

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

July 08, 2025 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

Zoom link added for participation by Noel A. Edwards

- | | | |
|-------|---|--|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 05/13/2025 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Manager |
| iv. | FY2026 Budget recommendation | Vanessa Martin
CRA Business Manager |
| v. | Funding Request and Recommendation: Addition of the
Commercial Property and Safety Enhancement Program to
Existing NPF-CRA Incentive Programs, with a Proposed
Allocation of \$250,000 | Jonelle Adderley
CRA Staff |
| vi. | Funding Request and Recommendation: Proposed
Modifications to the NPF-CRA Residential Façade
and Landscaping Incentive Program, with a Total Allocation
of \$500,000 for FYs 2026 and 2027 | Jonelle Adderley
CRA Staff |
| vii. | Old/New Business | Rhoda Glasco F.
Chair |
| viii. | Public Comments | Rhoda Glasco F.
Chair |
| ix. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, August 12, 2025.**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. 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 Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA and to report such information to the City Commission.

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 participating 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: *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
July 08, 2025 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>June 2024-May 2025 Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	8	1
Jinny Bissainthe	P	7	2
Sonya Burrows	P	9	0
Kenneth Calhoun	P	9	0
Lisa Crawford	A	6	3
Noel Edwards	P	6	3
Marion Howard	P	2	0
Christopher Murphy	A	6	3
Alfredo Olvera	P	7	2
John Quailey, Vice Chair	P	9	0
Brian Stafford	P	4	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

- Lizeth DeTorres, Sr. Administrative Assistant
- Vanessa Martin, CRA Business Manager
- Bob Wojcik, Housing and Economic Development Manager
- Eleni Ward Jankovic, Housing and Economic Development Manager
- Jonelle Adderley, CRA Project Coordinator
- Corey Ritchey, CRA Project Manager
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- J. Opperee, Prototype Inc. Recording Secretary

Others

- Tommy Bolden
- Lester Jones

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. Roll was called and a quorum was present.

II. Approval of Minutes

NPF CRA Board

- March 11, 2025 Minutes

Motion made by Ms. Bissainthe, seconded by Mr. Calhoun to approve the Board's March 11, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin had provided the updated Projects in Progress report with changes highlighted. With the additions, there was approximately \$11 million in awarded incentives, a total of approximately \$70 million. There was still \$48 million outstanding.

Mr. Ritchey reported on construction progress at Rhythm 2.0, which was approximately 65% complete. He said the Omega House had needed to be completely demolished to address water retention issues and they may return to request additional funding. The Jerk Jamaican Shack was approximately 40% completed and they were working every day.

IV. Funding for Funding Increase – V & R Family Enterprises, Corp. – Buildout of a Mixed-Used Development at 1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Eleni Ward
CRA Staff

- **\$375,000 – CRA Property and Business Improvement Program**

Ms. Ward said V & R Family Enterprises, Corp. had been funded a total of \$350,000 in 2020 from the PBIP and the façade programs and in 2023 had received a forgivable loan increase in the amount of \$400,000 for unforeseen construction costs. They were requesting an additional \$375,000, which would bring the total to \$1,125,000.

Ms. Ward stated once the demolition was complete and the building started construction, it became apparent that structural changes were necessary due to the building's age and poor condition. These change orders include the following:

- The original building walls, made of 4-inch concrete masonry blocks (CMUs), have been strengthened with metal framing to improve structural stability.
- The exterior soffit was demolished and rebuilt to align with the updated exterior walls.
- The main roof required demolition and reconstruction due to improper installation by the owner's roofer, who did not follow the approved drawings.

- The rear wall lacked reinforcing steel within the CMU structure. To correct this, the structural engineer directed the installation of vertical steel reinforcement and the complete re-grouting of the wall.
- Additionally, the structural engineer mandated the construction of an extra curb on the rear block wall to support the roof joist.
- The steel contractor needed to adjust the steel joist seat from 10 inches to 12 inches to ensure the steel joist could securely rest on the angle supports.

Ms. Ward said the CRA contribution to this project would be 75% of the total project cost of \$1,494,268.00. The applicant’s contribution would be \$369,268.00, the remaining 25%.

Tommy Bolden, owner, explained the work he had paid for at the property. He remarked on how building costs had increased. Mr. Ritchey said the project had taken a long time to develop. When they opened up the building, they had identified several expensive repairs that were not anticipated. Chair Foderingham noted the age of the building and the changes in the building codes.

Regarding the roofing, Mr. Ritchey said the owner had been pressured by the City regarding the 40-year inspection and had paid a roofer to repair the roof but that roofer had not done the work to the plans. That was why the roof needed to be redone now.

Motion by Ms. Burrows, seconded by Ms. Bissainthe, to approve staff’s recommendation. In a roll call vote, motion passed 9-0.

- V. Request for Funding Increase – Regal Development
Buildout of Neighborhood Unisex Barbershop
733 Sistrunk Boulevard, Fort Lauderdale, FL 33311**
 - **\$195,000 – CRA Property and Business Improvement Program**

Eleni Ward
CRA Staff

Ms. Ward said in 2023, Regal Development, Inc. was awarded \$90,000.00 from the PBIP program, and \$90,000 from the Commercial Façade Improvement Program, a total of \$180,000.00, to renovate and modernize the plaza, including roof repairs, removal and replacement of fascia boards, installation of new lighting for security and crime prevention, repair of drywall, as well as improvement of drainage around the building. At that time, the total build-out cost was estimated at \$240,000.00, of which the CRA covered 75%.

Ms. Ward stated the applicant was requesting a funding increase of \$195,000.00 for the buildout of Lester Jones’s Neighborhood Unisex Barbershop, which had been a cornerstone of the community and a hub for professional and economic growth. With 18 years of operation at this location, and 10 prior years at another location in Fort Lauderdale, this establishment was a historic institution that had served Fort Lauderdale’s residents, fostered job creation, and provided valuable training opportunities for aspiring

barbers. Mr. Jones wished to expand the shop's facilities by adding an esthetician room, and a nail salon, which would create more jobs and support the local economy. He was training young people with internships, seminars, and trade classes in coordination with the Florida Barber Academy.

Ms. Ward informed the Board that the additional funds would be used to install a new AC unit, new electrical and plumbing, new acoustic ceilings and updated floors, as well as new windows and doors, a nail tech area and an aesthetician room. The additional funding would bring the CRA's forgivable loan contribution to \$375,000, or 86%, of the total project cost for the plaza's renovation.

Lester Jones, owner, described their outreach, educational programs and events they hosted for the community. He said since 2008, he had employed 60 people who had gone on to open their own businesses in the industry.

Motion by Ms. Burrows, seconded by Mr. Stafford, to approve staff's recommendation. In a roll call vote, motion passed 9-0.

VI. Old/New Business

CRA Update

Chair Foderingham requested Mr. Woods provide an update on the CRA extension and his meeting with the Budget Advisory Board at the next meeting.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:29 PM.

The next regular NPF-CRA meeting will be held **Tuesday – June 10, 2025.**

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

Minutes by J. Opperlee, Prototype Inc.

MEMORANDUM

DATE: July 8, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Jonelle Adderley, CRA Planner

SUBJECT: Funding Request and Recommendation: Addition of the Commercial Property and Safety Enhancement Program to Existing NPF-CRA Incentive Programs, with a Proposed Allocation of \$250,000

FUNDING REQUEST AND RECOMMENDATION

It is recommended that the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) establish a new incentive program titled the Property and Safety Enhancement Program (PSEP) as an addition to its existing incentive programs. A budget allocation of \$250,000 is proposed for the implementation of this program.

BACKGROUND

The Property and Safety Enhancement Program (PSEP) is designed to deter criminal activity, promote a safer business environment, and encourage private reinvestment by providing financial assistance for eligible safety-related improvements. Through this program, the NPF CRA will offer forgivable loans to qualifying applicants.

Award amounts will vary by location: up to \$10,000 will be available for properties located within the designated focus area—defined as the Sistrunk corridor between NW 24th Avenue and the FEC Railway—and up to \$7,500 for eligible properties located elsewhere within the NPF CRA boundaries. All applicants will be required to contribute a 25 percent match, with the CRA covering the remaining 75 percent of the total project cost to ensure shared investment and commitment.

The program will be open to individuals, sole proprietorships, partnerships, nonprofit organizations, and other legally recognized for-profit entities that own or operate commercial property within the NPF CRA area. Both property owners and business tenants may apply.

Eligible improvements include access control systems, intrusion detection technologies, closed circuit television surveillance, motion-activated and perimeter lighting, reinforced doors and windows, panic alarms, fire safety systems, and strategic landscaping that

helps deter criminal activity. The CRA Executive Director or CRA Manager will also have the discretion to approve additional security-related expenses not specifically listed.

To ensure that improvements are impactful, all applicants will be required to participate in a Crime Prevention Through Environmental Design (PSEP)-based security assessment. These assessments will be conducted by certified Environmental Crimes Detectives from the Fort Lauderdale Police Department and will evaluate physical conditions, environmental vulnerabilities, and crime patterns. Based on their findings, applicants will receive expert recommendations for improvements such as lighting, fencing, visibility enhancements, and ongoing maintenance practices.

According to data provided by the Fort Lauderdale Police Department's Criminal Analysis Unit, 257 business burglaries occurred within the NPF CRA between January 2022 and March 2025, including 81 incidents in 2024 alone. These statistics underscore the urgent need for targeted security interventions. The PSEP is designed to directly address these challenges by helping protect business assets, promote reinvestment, and foster a greater sense of safety and stability throughout the community.

CONSISTENCY WITH THE NPF-CRA COMMUNITY REDEVELOPMENT PLAN

This proposed program is consistent with Section 8.C. of the NPF CRA Community Redevelopment Plan, which authorizes the creation and modification of financial incentives to address redevelopment challenges. As revitalization continues across the CRA area, the PSEP will support the CRA's broader efforts to improve public safety, stimulate private investment, and enhance overall quality of life.

RECOMMENDATION

CRA staff recommends approval of the Property and Safety Enhancement Program, along with the allocation of \$250,000 to support its implementation beginning in Fiscal Year 2026.

EXHIBIT



PROPERTY SAFETY ENHANCEMENT PROGRAM (PSEP)

Table of Contents

PROPERTY SAFETY ENHANCEMENT PROGRAM (PSEP)	1
Program Overview - Fort Lauderdale CRA	2
Collaborative Approach & CPTED Strategies.....	2
Funding Structure.....	2
Eligibility	2
Program Conditions & Additional Information.....	3
Program Elements.....	3
I. Eligible Areas.....	3
II. Property Eligible Requirements	3
III. Eligible Improvements	4
IV. Ineligible Business Types	5
V. Eligibility and Funding Conditions.....	5
VI. Funding Terms and Maximum Award	6
VII. Forgiveness Terms	6
VIII. Application Process.....	8
Property Safety Enhancement Program (PSEP) Checklist.....	9
Property Safety Enhancement Program PSEP Application.....	10

Program Overview - Fort Lauderdale CRA

The Property Safety Enhancement Program (PSEP) 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 PSEP 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

PSEP 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 free-standing commercial building used for office, retail, or service-oriented operation.
- 2) Be located within a mixed-use building with active ground-floor commercial uses and residential units above, in accordance with the City's Unified Land Development Regulations (ULDR).

B. Regulatory Compliance

- 1) Be consistent with applicable CRA Redevelopment Plan
- 2) Have a current business tax receipt.

III. Eligible Improvements

PSEP 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 window.
- 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 5 year lease at the time approval or a 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.
 - 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 advance funding 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.

DRAFT

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 (3) 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., three 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 PSEP Application
- 2. Proof of current 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 business tax receipts 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 PSEP 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

Property 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)
	B) Mailing Address if different		
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)

--	--

STAFF SECTION ONLY

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

EXHIBIT



FORT LAUDERDALE POLICE DEPARTMENT

Criminal Investigations Division | Crime Analysis Unit

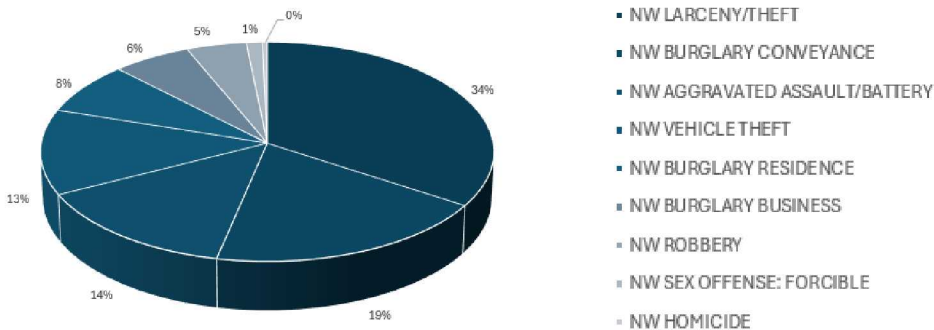
1.5115 W CYPRESS CREEK RD, FORT LAUDERDALE, FL 33309 | (954) 828-5700 | www.flpd.org

Northwest CRA

COUNT PART 1 CRIMES BY OFFENSE GROUP PER YEAR					
JAN 1, 2022 - MAR 31, 2025					
OFFENSE GROUP	2022	2023	2024	2025	GRAND TOTAL
AGGRAVATED ASSAULT/BATTERY	154	190	203	52	599
BURGLARY BUSINESS	85	74	81	17	257
BURGLARY CONVEYANCE	284	244	211	69	808
BURGLARY RESIDENCE	105	101	96	25	327
HOMICIDE	2	11	3	0	16
LARCENY/THEFT	425	475	455	95	1450
ROBBERY	48	69	61	17	195
SEX OFFENSE: FORCIBLE	14	11	22	5	52
VEHICLE THEFT	155	167	174	35	531
GRAND TOTAL	1272	1342	1306	315	4235

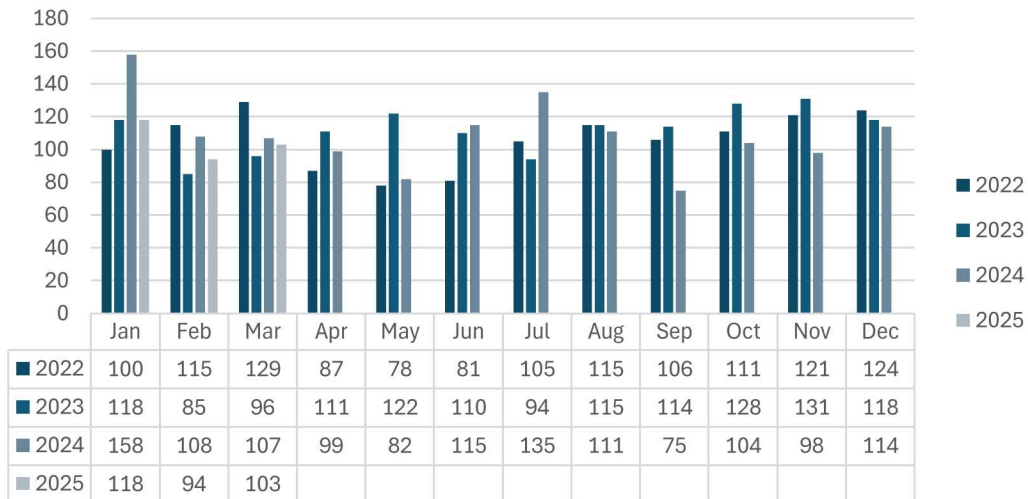
PART I CRIMES PERCENTAGES

JAN 1, 2022 - MAR 31, 2025



COUNT OF PART I CRIMES BY MONTH/YEAR

JAN 1, 2022 - MAR 31, 2025





FORT LAUDERDALE POLICE DEPARTMENT

Criminal Investigations Division | Crime Analysis Unit

1.515 W CYPRESS CREEK RD, FORT LAUDERDALE, FL 33309 | (954) 828-5700 | www.flpd.org

TOP 10 CALLS FOR SERVICE BY NATURE CODE DESCRIPTION JAN 1, 2020 - MAR 31, 2025

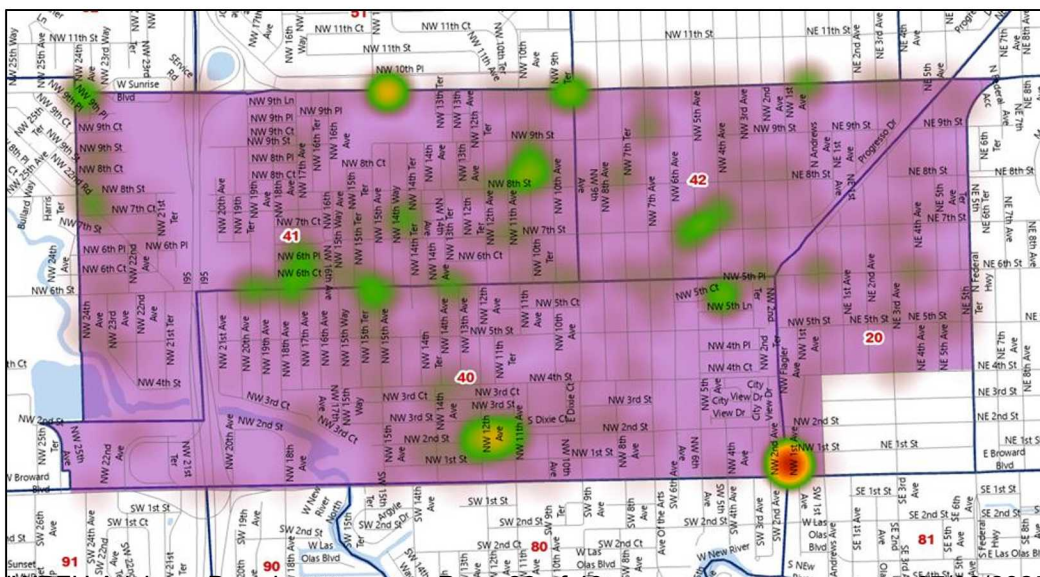
NATURE CODE DESCRIPTION	TOTAL
68-POLICE SERVICE CALL	19073
13I-SUSPICIOUS INCIDENT/PACKAGE	14267
14-INFORMATION	11826
22-DISTURBANCE/NUISANCE	11773
911 HANG UP/DROP OFF	11259
49A-AUDIBLE/INTRUSION ALARM	5207
51-TRESPASSING	4898
04-ACCIDENT-MINOR	4712
73-TRAFFIC/PARKING COMPLAINT	4339
66-CIVIL MATTER/CUSTODY ISSUE	4005
Grand Total	91359

CALLS FOR SERVICE - TOP 5 RECURRING LOCATIONS JAN 1, 2020 - MAR 31, 2025

ADDRESS	PREMISE	TOTAL
101 NW 1ST AV	BCT STATION	3946
1450 W SUNRISE BLVD	CARTER PARK	3622
540 NW 4TH AV	REGAL TRACE APTS	1974
600 NW 19TH AV	LINCOLN PARK	2076
920 NW 7TH AV	HOMELESS ASSISTANCE CENTER	1730
GRAND TOTAL		13348

CALLS FOR SERVICE DENSITY MAP

JAN 1, 2020 - MAR 31, 2025



MEMORANDUM

DATE: July 8, 2025

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Jonelle Adderley, CRA Planner

SUBJECT: Funding Request and Recommendation: Proposed Modifications to the NPF CRA Residential Façade and Landscaping Incentive Program, with a Total Allocation of \$500,000 for FYs 2026 and 2027

FUNDING REQUEST AND RECOMMENDATION

It is recommended that the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF-CRA) approve modifications to the Residential Façade and Landscaping Incentive Program (RFL). The proposed changes include increasing the maximum amount of assistance available per property and expanding the scope of eligible improvements to further advance residential revitalization efforts within the Community Redevelopment Area (CRA). A total of \$500,000 in additional funding is recommended, to be allocated over Fiscal Years 2026 and 2027.

BACKGROUND

On February 5, 2019, the CRA Board of Commissioners approved a modification to the Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs by adding the “Residential Façade and Landscaping Program” (RFL), (CAM#19-0056). The RFL Program aims to improve neighborhood aesthetics, foster pride of ownership, and increase property values—particularly in areas targeted for CRA-led infill housing development. Eligible properties include single-family homes, whether owner-occupied or tenant-occupied. To date, the program has received \$950,000 in total funding and has supported improvements to over 139 residential properties.

In response to increased property improvement costs and continued resident interest, staff recommends several updates to the program. First, the maximum assistance amount per property would be increased from \$5,000 to \$10,000. Second, the list of eligible improvements would be expanded to include items that address City-issued code enforcement violations. These improvements may include exterior painting, fencing, exterior lighting, driveway repair or installation, and landscaping.

The RFL program will continue to serve single-family residences, whether owner-occupied or tenant-occupied. Two-to-four-unit multi-family properties may also be eligible, subject to the discretion of the CRA Executive Director or CRA Manager. Previous participants in the program will not be eligible to reapply unless they can provide a current code enforcement citation demonstrating the need for further improvements.

Program Administration

The RFL Program will continue to be administered by CRA staff. Currently, applicants must submit a completed application, a notarized Right of Entry and Liability Waiver, and three estimates from licensed and insured contractors. To reduce barriers to participation and align with the City's procurement policy for informal purchases, staff recommends modifying this requirement to allow the submission of only one estimate.

This change is consistent with the authority delegated to City departments under Section 2-179 of the Procurement Ordinance. CRA staff will be responsible for reviewing all submissions, evaluating contractor estimates, conducting site inspections upon project completion, and processing payments once the work is verified as satisfactory. Property owners will remain responsible for maintaining improvements and complying with all applicable City of Fort Lauderdale code requirements.

CONSISTENCY WITH THE NPF-CRA COMMUNITY REDEVELOPMENT PLAN

The proposed program modifications align with Section 8.C. of the NPF-CRA Community Redevelopment Plan, which allows the CRA to establish, modify, or expand incentive programs as needed to address redevelopment obstacles. Revitalizing residential neighborhoods is a core objective of the redevelopment plan. The RFL Program directly supports this goal by enhancing curb appeal, fostering pride of ownership, and improving overall property values and neighborhood quality. These efforts contribute to an improved quality of life throughout the CRA area.

RECOMMENDATION

CRA staff recommends approval of the proposed modifications to the Residential Façade and Landscaping Incentive Program (RFL). These modifications include increasing the maximum funding amount to \$10,000 per property, expanding the list of eligible improvements to support code compliance, and reducing the number of required estimates from three to one. Staff also recommends allocating an additional \$500,000 in funding over Fiscal Years 2026 and 2027. These changes will strengthen the program's ability to address rising property improvement costs, improve accessibility for applicants, enhance neighborhood revitalization, and align with the long-term goals of the NPF-CRA Community Redevelopment Plan.

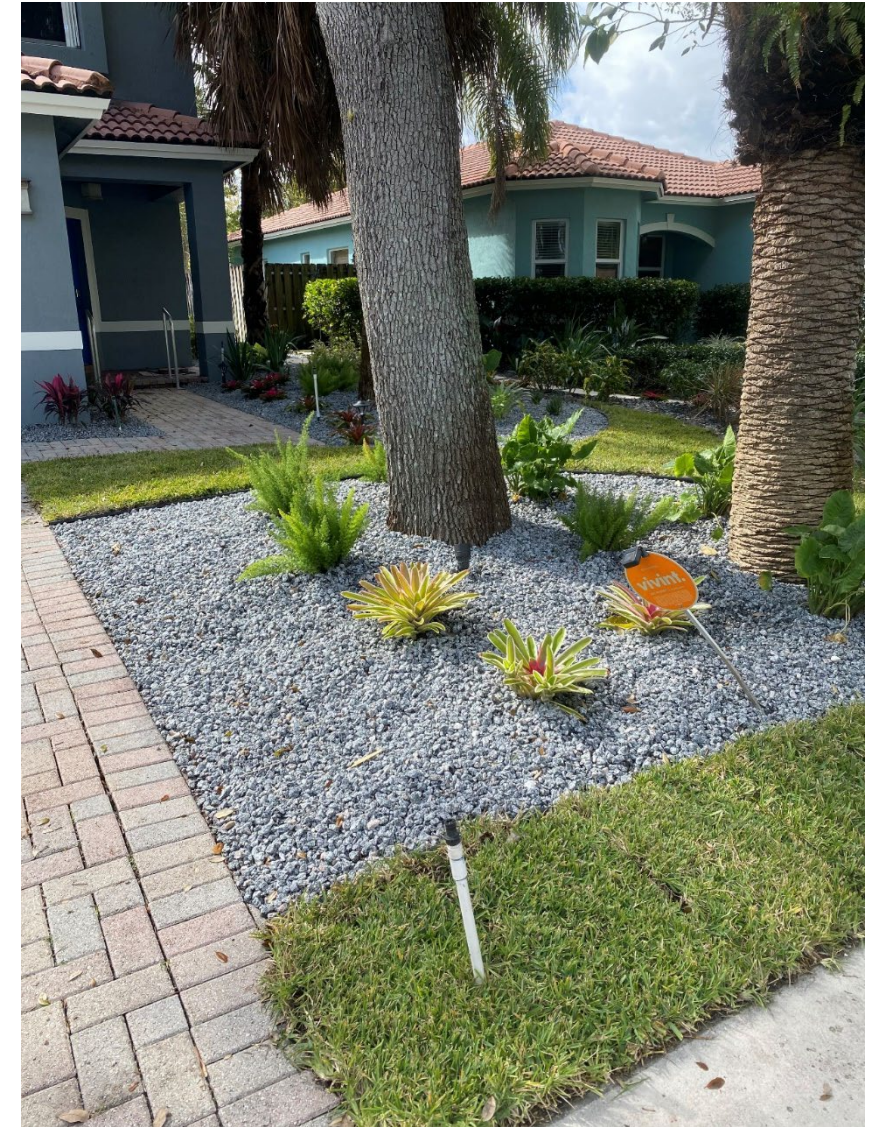
EXHIBIT



CRA Residential Façade & Landscaping Program



The Residential Façade & Landscaping (RFL) Program is a CRA incentive that provides funding to improve the exterior appearance of single-family homes.



PROGRAM GUIDELINES

- ✓ Serves Single Family Homes, either owner-occupied or tenant-occupied that demonstrate a need for exterior improvements
- ✓ Small multi-family properties (case-by-case)
- ✓ Up to \$5,000 (Originally \$7,500)



Proposed Modifications

➤ Increased funding to \$10,000 per property

➤ Expanded improvements

- Paint
- Landscaping
- Fencing
- Exterior lighting
- Driveway repairs / installation



AFTER
Page 30 of 49



CRA Program Administration

- ✓ Application & Agreement
- ✓ Review estimates
- ✓ Walk-through
- ✓ Payment







QUESTIONS



EXHIBIT

**The City of Fort Lauderdale Community Redevelopment Agency
Northwest - Progresso – Flagler Heights
Residential Facade and Landscaping Program Application & Agreement**

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.

Return 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 _____ Landscaping _____

Exterior Lighting _____ Driveway Repair / Installation _____

Fencing _____

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.

PRINT NAME: _____ DATE: _____

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

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 ("NPFCRA").

RECITALS

Whereas, the NPFCRA was created in part to the improve the appearance of the Northwest, Progresso Flagler Heights Community Redevelopment Area ("CRA Area"); and

Whereas, the NPFCRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the NPFCRA, up to \$10,000 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 NPFCRA a right of entry and access to the Property and a waives liability against NPFCRA, 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;
- _____ (3) exterior lighting, in accordance with the selections made by the Owner;
- _____ (4) driveway repairs and or installation, in accordance with the selections made by the Owner;
- _____ (5) fencing, in accordance with the selections made by the Owner.

Owner may select a qualified contractor of its own choosing. Before the NPF CRA will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of two (2) bids from qualified contractors, and 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 NPF CRA. The NPF CRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the NPF CRA must be listed on the Notice as an additional party to receive notice to owner. The NPF CRA shall make one disbursement to the Owner when the work is completed and inspected by the NPF CRA. Notwithstanding, the NPF CRA 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 NPF CRA. In some instances, the NPF CRA 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 NPF CRA 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 NPF CRA, 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 NPF CRA from any action against NPF CRA, 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 NPF CRA, 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. NPFCRA shall have no obligation to maintain the improvements. Further, NPFCRA shall have no liability for any defects in the quality of the work product.

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]

DRAFT

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 by means of physical presence or online, this ___ day of _____, 20___, by _____.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

AGENCY:

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

WITNESSES:

By: _____
Rickelle Williams, Executive Director

[Witness type or print name]

[Witness type or print name]

Approved as to form and correctness:
D'Wayne M. Spence
Interim City Attorney / General Counsel

ATTEST:

Lynn Solomon,
Assistant General Counsel

David R. Soloman,
CRA Secretary

DRAFT

Paint Selection Agreement

Property Owner Name (Please print): _____

Property Address (Please print): _____

Main (Body) Color (Please print): _____

Trim Color (Please print): _____

Accent Color (Please print): _____

The undersigned property owner hereby agrees to meet with the selected painting contractor to confirm the paint color selection as described above. I understand that once the selection is made, it cannot be changed.

Property Owners Signature

Date

Fence Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the selected fence company to discuss the proposed fence layout and placement.

Property Owner's Signature

Date



Exterior Lighting Selection Agreement

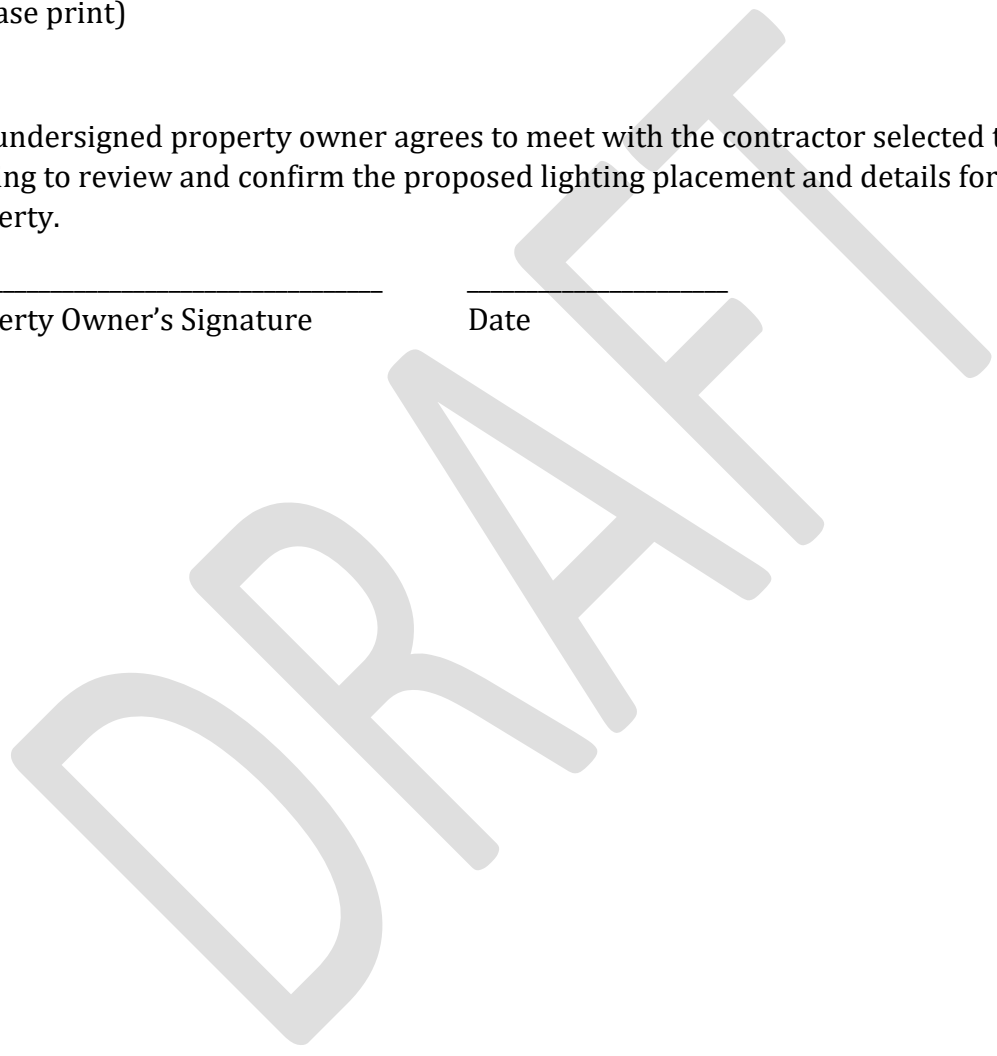
Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the contractor selected to install lighting to review and confirm the proposed lighting placement and details for their property.

Property Owner's Signature

Date



Driveway Repair / Installation Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the contractor selected to repair or install their driveway to review the proposed work and confirm project details.

Property Owner's Signature

Date

DRAFT

Landscaping Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the landscaper to discuss the installation of landscaping to the exterior of the property. This may include basic planting, mulching, sod installation, trimming of overgrown vegetation, and other minor improvements intended to enhance curb appeal.

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

DRAFT

RESIDENTIAL FAÇADE AND LANDSCAPING APPLICATION
CHECKLIST FOR HOMEOWNER

- Submit Completed Residential Façade and Landscaping Program Application.

After Receipt of Approval Letter

- Submit one detailed estimates from licensed and insured contractors for painting, fencing, exterior lighting, driveway repair or installation, and landscaping. 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)
- 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.