

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

DATE: WEDNESDAY, August 7, 2024

TIME: 6:00 P.M

**LOCATION: CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311**

- | | | |
|-------|--|---|
| I. | The Pledge of Allegiance | Troy Liggett
Chair |
| II. | Call to Order & Determination of Quorum | Troy Liggett
Chair |
| III. | Board Member Introductions | Troy Liggett |
| IV. | Approval of Minutes
July 24, 2024 Rescheduled Regular Meeting | Troy Liggett
Chair |
| V. | Discussion with Deputy City Attorney | D'Wayne Spence
Deputy City Attorney |
| VI. | Informative Presentation Rebuilding Together | Robin Martin
<i>Rebuilding Together</i>
<i>Executive Director</i> |
| VII. | Discussion of the Façade & Landscape Program | Cija Omengabar
CRA Planner |
| VIII. | Old/New Business <ul style="list-style-type: none">• Miscellaneous• Streetscape & Infrastructure Design Standards and Guidelines Update• September Agenda Recommendations<ul style="list-style-type: none">○ See work plan sheet | Cija Omengabar
CRA Planner |
| IX. | Nomination and Selection of Positions <ul style="list-style-type: none">• Chair Position• Vice Chair Position | Cija Omengabar
CRA Planner |
| X. | Communication to City Commission | Cija Omengabar |
| XI. | Adjournment | Cija Omengabar |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON EITHER – September 4, 2024

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.

- I. The Pledge of Allegiance**
- II. Call to Order & Determination of Quorum**
- III. Board Member Introductions**
- IV. Approval of Minutes**
July 24, 2024 Rescheduled Regular Meeting

Troy Liggett
Chair



CITY OF FORT LAUDERDALE

2nd DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JULY 24, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 3331

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	6	0
Carlton Smith, Vice Chair	P	9	1
Edward Catalano	P	11	0
Linda Fleischman	P	10	1
Justin Greenbaum	P	10	1
Thomas Mabey	P	1	0
Christina Robinson	P	9	2
Nikola Stan	P	11	0
Bobby Tinoco	P	4	0
Kimber White	P	1	0
Antoinette Wright	P	3	0

Staff:

Susan Grant, Acting City Manager
 Anthony Fajardo, Assistant City Manager
 Laura Reece, Acting Assistant City Manager
 Yvette Wright, Acting Director Office of Management and Budget
 Clarence Woods, CRA Manager
 Cija Omengabar, CRA Planner/Liaison
 Vanessa Martin, CRA Business Manager

Others:

Ross Parker, Owner, Call of Africa Marketing
 Mel Lenet, Operations Director, Call of Africa
 Joshua Carden, Cultural Affairs and Public Art Officer, City of Fort Lauderdale
 MacKendy Philippi, Project Manager II, Transportation Mobility
 Blaise Nageon, South Middle River
 K. Cruitt, Recording Secretary, Prototype Inc.

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 6:02 p.m. Roll was called, and it was noted that a quorum was present.

Chair Liggett gave special thanks to Susan Grant, Acting City Manager, for attending the meeting.

III. Approval of Meeting Minutes

Motion by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the June 5, 2024 regular meeting as corrected. In a voice vote, motion passed 8/3; Mr. White and Mr. Mabey abstained because they were not members then; Ms. Wright had not yet arrived.

IV. Funding Request – Call of Africa Realty Inc.

Mr. Ross Parker, owner of Call of Africa Marketing, gave a PowerPoint presentation on proposed renovations and improvements to his existing 11,437 square foot property owned by Call of Africa Realty at 920 N.E. 13th Street. The project will include the addition of a new fine art gallery, and 4 new retail bays fronting 13th Street which he expects to include a restaurant. They recently renamed the area Studio City. The estimated cost of the project is \$1,456,901 of which just over \$1 million will be self-funded. Their CRA funding requests are: \$125,000 for non-residential façade improvement, \$225,000 for property business improvement and \$62,607 for streetscape enhancement.

Carlton Smith thanked Mr. Parker for all the work he has been doing in the area and asked if he could guarantee a restaurant in that space. Mr. Parker said he could not but would try to hold the space for a good restaurant.

Mr. Smith also asked what the project would do for residents aside from improving the appearance of the area. Mr. Parker stated that the additional retail stores would make the area more pedestrian-friendly with restaurants, bars and galleries once it becomes established; more people will be drawn to the street just with his clients.

Mr. White asked what his wish list timeline was for completion. Mr. Parker said plans had been with City since the end of November, and that his builder is ready to go. Mr. Mel Lenet, Call of Africa's operations director, added that they are in the second phase of comments, nothing major is holding them up and they are well in the process. He estimated the buildout timeline, once approved, at 6-8 months.

Ms. Wright stated it sounds like an amazing project and asked if they anticipated a significant amount of disruption to traffic flow during construction. Mr. Lenet said no as there will be a lot of parking; Mr. Parker added there would be 30 spots of their own for staging.

Ms. Wright also asked if there was a standard for how their funding requests are applied to each category as they were asking for almost 30% of their cost to be

funded by the CRA. Mr. Lenet stated they had taken the work that was applicable to each program and the only portion they were low on is the streetscape because there isn't as much within the right of way; they were well under in the other programs. Ms. Omengabar added that the project is on 13th Street, a focus area, so they can provide funding up to 90%, noting that this project is mostly self-funded.

Mr. Stan noticed that the existing shade trees were removed from the renderings. Mr. Parker stated that those trees had lifted the sidewalk and that the coconut palms would stay; he has been fighting for trees that don't disrupt the sidewalks and have a 12 foot spread.

Mr. Tinoco asked if they planned to add a mural to the building. Mr. Lenet advised that while murals are great, that wouldn't be the right approach for their building or target tenants.

Mr. Tinoco also asked if the gallery would be open to the public. Mr. Parker said yes, they will initially be closed on Mondays and Sundays but hope to be open seven days a week.

Motion made by Mr. Greenbaum, seconded by Mr. Catalano, to recommend approval of the funding request as presented. In a voice vote, motion passed unanimously.

Public Comments

Marjorie McGinley, Treasurer of the Central City Alliance advised that they think this project will be transformational and hopes the board will support it.

Chair Ligget inquired about the process for transferring grant funding. Vanessa Martin, CRA business manager, advised she would do a budget transfer contingent on receiving the recommendation.

V. **Discussion: NE 13th Street Beacon Sculpture**

Mr. Joshua Carden, Cultural Affairs & Public Art Officer, City of Fort Lauderdale gave a PowerPoint presentation. He indicated that the Central City Unity Beacon had not been constructed with techniques to ensure longevity. The hand poured resin was not suitable for public art in Florida and had started to crack; the wood base is rotting and the untreated metal is deteriorating. He presented two options, the first of which was conservation, noting it would need to be entirely rebuilt and re-commissioned.

Chair Ligget asked what the estimated cost would be. Mr. Carden estimated the cost to rebuild it to be between \$150,000 and \$200,000 using different materials.

The second option presented by Mr. Carden was to commission a whole new piece, noting that the CRA proposed a contribution of \$150,000 for a new sculpture

which would take 21-24 months; examples of similar pieces made with more durable, hurricane compliant materials were presented.

Mr. Catalano asked how long such a new piece would last. Mr. Carden said 30-40 years with annual or every-other-year maintenance and that the current sculpture had not had any upkeep.

Chair Ligget asked about the funding process and if the City would govern the process. Mr. Carden stated the City would facilitate the project.

Mr. Smith asked whether they would use local or national artists. Mr. Carden said it would depend on the parameters of the call to artist or RFP process; they would work with the neighborhood, advisory board and City Commission.

Mr. Stan asked about the lifespan and conservation of the project. Mr. Carden said the life span would depend on materials used, especially with the salt and humidity in South Florida; that precautions would be taken to ensure it would last longer than the existing piece, and a maintenance plan would be required from the artist.

Ms. Wright asked whether the current piece was safe to remain where it is considering the critical flaws he pointed out. Mr. Carden said he is not an engineer or compliance officer so could not say on behalf of the City. Ms. Wright suggested they have someone look at it to ensure it is safe to stay.

Mr. Tinoco asked how much the initial cost was. Mr. Carden said it was \$100,000 in addition to in-kind contributions from the City as it was in the midst of a streetscape project. Chair Ligget added that the cost included the base and electric.

Mr. Greenbaum asked whether there was artwork already existing that could work for this site to save time and money, similar to Tunnel Top Park. Mr. Carden said there could be, but that best practice would be to have a piece reflective of the community that is site specific; he added there were donations for Tunnel Top and the City had worked with an art advisor to select the pieces.

Mr. White said uniqueness is very important for 13th Street, that the piece will be a focal point so going out for artists is needed to open up ideas.

Motion by Ms. Wright, seconded by Mr. Catalano, to make a recommendation to proceed with commissioning a new piece to replace the existing one with funding at \$150,000. In a roll vote, motion passed 10-1 with Ms. Robinson opposed.

Ms. Robinson asked whether they would be giving the money to the Central City Alliance. Chair Ligget advised the City would requisition and contract, with funding coming from the CRA.

Ms. Robinson asked if maintenance would be included in the \$150,000. Mr. Carden advised that 15% of the contract would be used as contingency, then rolled into a maintenance endowment for the fees.

Ms. Robinson also asked if the base had cost \$100,000, whether we need only fund \$50,000 or \$60,000. Ms. Wright acknowledged her concern and added that the area needed a focal point to attract businesses. Mr. Stan agreed it would be a focus area and Chair Liggett added that the original funding was not through the CRA.

Mr. White commented that they had already seen what other cities have done for \$150,000 and they need to fund 15% additional for maintenance.

Mr. Woods and Ms. Omengebar stated that they cannot fund maintenance. Mr. Carden said that no maintenance would be necessary in the first few years; only cleaning at about \$1,000.

Mr. Stan asked if the cost of removing the existing structure was included. Mr. Carden said no, and they would need to offer the artist the first right of refusal with removal at the artist's expense; if the artist did not want the sculpture back, the City would unbolt and remove it.

Mr. Tinoco commented they should only consider local artists and pay attention to the corrosive behavior of metal in Florida. Mr. Carden said the City would work on a community survey in conjunction with the Board, the call to artists would reflect the results of the survey and the Public Art and Placemaking Board would make the final recommendation to the City Commission; he did not recommend going out exclusively to local artists. Mr. Fajardo added they can put a preference for local artists and Mr. White stated the fabricating could take place here.

Public Comment

Marie McGinley said she was involved with the process from the beginning, and that the community spent a long time deciding on the shape. The community foundation, in partnership with Art Serve and Homes Inc., paid for the sculpture and required that the community make it. Ms. McGinley asked that the Board listen to the community to see whether they want a re-creation of the rendering in the proper materials or a brand-new piece. She added the reason it wasn't maintained is no one knew who owned it, she then explained the funding and that it included a very solid base.

Mr. Parker did not recommend limiting the selection to local artists, and said stainless steel would be the best material for the project.

VI. Supplement Funding Request: NE 4th Avenue Complete Street Project, \$80,000

Mr. MacKendy Philippi, Project Manager II, Transportation Mobility gave a PowerPoint presentation a copy of which is attached for the public record. He

stated that this \$1,000,000 project included \$152,000 for the design, and \$865,000 to widen the sidewalks; add trees, landscaping, irrigation and signage; install colored stamped asphalt sidewalks and add new pedestrian lighting. The project manager is Transportation and Mobility. Mr. Philippi added that lighting was intended to be the second phase, but FPL had never created an invoice and were never scheduled. He stated they needed extra funding for the lighting component overrun which includes light pole and light fixture installation; conduit and pole boxes are already installed. Their goal is to complete this grant project by September; they have until the end of December 2024 to submit all their paperwork.

Chair Ligget asked how much of the \$1,000,000 grant was set aside for the light poles, and how much was currently available. Mr. Philippi said there were no funds for the lighting currently; it was to have cost \$106,000 in the second phase.

Chair Ligget said the project was to have been substantially completed by June 1st and the Flexi-Pave has not been installed around the trees; he added there are 3 or 4 deadlines that had not been met so he is very hesitant to authorize this funding without a full accounting of the project. He stated that during a walk-through with Mr. Philippi, FPL, the contractor and engineer during the second week of June, he learned the City had not followed up on receiving a signed contract from FPL since 2021. He was told that FPL would have to put in their own boxes and conduit to install their lights so their best bet is to hire a contractor. Mr. Philippe stated that they had been in contact with FPL on a consistent basis and that that meeting was a follow-up, some of the people from FPL were not very familiar with the project and that things were clarified after that meeting. Mr. Philippi added that there was nothing wrong with the specifications. After additional discussion, Mr. Fajardo stated that while he wasn't familiar with that aspect of this project, he constantly gets conflicting information from FPL and had observed substantial turnover dealing with them can be a challenge.

Mr. White reminded the group that streetlights for NE 4th Avenue were never in the \$1,000,000 first-phase budget and they need to be funded. He added that FPL was going to charge \$106,000, that the first phase is over budget, and they could get it done for less by not using FPL.

Mr. Woods clarified that FPL wasn't saying what was installed was incorrect, but that FPL has to use their own materials and would not install over the work of another contractor.

Chair Ligget asked if approved today, when it would be installed. Mr. Philippi said it would take a budget amendment and he would have to get two more quotes; it could take 45-60 days after he received the quotes.

Ms. Wright said that the sidewalk is not safe at night and there is a critical flaw because a whole block was not done; she agreed they need to authorize the

lights. Ms. Wright asked for an update on the project and whether they would consider fixing the block that was not done in phase two. Mr. Philippi explained that weather days and other events caused delays which are typical in construction; they will install the Flexi-Pave for existing trees, having not been able to do that on wet root systems, and that new trees already have Flexi-Pave on them. He added the project is substantially completed and they have until September for final completion.

Motion by Mr. White, seconded by Ms. Robinson, to recommend that the CRA appropriate \$83,000 from CIP funds of the \$1.3 million to complete the lighting of the streets. In a roll vote, the motion passed 10-1 with Chair Ligget opposed.

VII. **Discussion and Recommendation: Fiscal Year 2025, \$1,248,621**

Ms. Yvette Matthews, Acting Director, Office of Management and Budget gave a PowerPoint presentation, a copy of which is attached to these minutes for the public record. Ms. Matthews reviewed the funding and expenditure allocations within the Central City CRA and CRA CIP budgets so the Board could begin discussions on what projects and incentives they wanted to allocate within the fiscal year; she indicated that funds could be moved between incentive projects. Unexpended FY 2024 incentive funding is \$1,562,630 with the roll-over from last year; all funds must be expended or returned to the City and the City Commission has historically re-appropriated funds back to the CRA upon request.

Mr. Smith asked if the pie chart numbers could be changed. Ms. Matthews said yes, and that those figures are considered starting points.

Ms. Wright asked if the land use amendment work that was planned for this year was completed, and if any of those costs needed to be a line item in the budget. Ms. Matthews said that an open encumbrance would automatically be rolled over; if there isn't a current encumbrance, a budget amendment would be needed to appropriate the funds.

Mr. White asked if funds for a streetscapes consultant would come from this fund. Ms. Matthew said yes.

Ms. Wright asked if the TIF amount allocated by the City could be increased, noting that other CRAs have much bigger budgets. Mr. Woods said it will grow over time; Ms. Mathews added that one of the unique features of the Central City CRA is the funding comes from just the city's millage rate.

Chair Ligget asked about the \$19,985 encumbrance. Ms. Matthews advised that would have been an already-approved incentive.

Chair Ligget said that Mr. White raised a good point about needing to pay for a consultant this year and asked whether that should be addressed here as a budget amendment. Mr. Woods said it would probably come from next year's budget. Ms. Omengebar reminded the Board that they discussed about \$200,000, and the funds

would have to be in place. Ms. Matthews stated the funds could be moved to Services and Materials from Incentives. The group agreed to move the funds now.

Motion by Ms. Wright, seconded by Mr. White, to recommend accepting the budget as proposed with one revision, which is to allocate \$200,000 from Incentives to Operations for the streetscape design consultant contract. In a voice vote, motion passed unanimously.

VIII. **Discussion on Streetscape Improvements and Infrastructure**

Ms. Omengebar gave a PowerPoint presentation, a copy of which is attached to these minutes for the public record. She stated that the additional back-up that had been sent on discussions from February and April was meant to provide background for the new members. The community was surveyed for their input on prioritizing projects and the Board agreed to put \$1.3 million aside, but that was not enough to fund all the projects. The options were to estimate the cost for all the projects or establish a uniform standard; she asked that the board re-affirm which direction they wanted to go in.

Ms. Wright asked whether there wasn't already a vote and decision made on which option to pursue, and what had been done in the last four months.

Ms. Omengebar said staff has been having internal discussions with different departments on the second option, and that it takes a while to put together a scope for discussion by the Board; she did not want negative perceptions that staff wasn't doing anything. She added that after those discussions in April, there had been rezoning and other items on the agenda. Ms. Omengebar reminded the board of the project sequence, that she is only one staff and neither an engineer nor project manager, so she must coordinate with other departments having those areas of expertise.

Mr. Fajardo advised that he had spoken with staff earlier and clarified that Ms. Omengebar was responding to Board members that asked why they can't go with an individual project approach. He reminded the Board they could change their decision if they wished, however, he cautioned against that stating that they would be going from a uniform approach to an individual ad-hoc basis and lose consistency.

Chair Ligget stated that when they made this decision in April, he specifically said he didn't want it to take a year to have those designs. He thinks the project prioritization process should be going on now and would like the Board to ask the City to start prioritizing the projects, then come back in 2-3 months with a plan so that when we have the designs they would already have the priorities in order. Additionally, some projects would not be affected by streetscape design.

Mr. Woods stated that they need to manage expectations and while the Board had approved the second option, they were being asked to go back to individual

projects and prioritize them with the consultant; some are streetscape, infrastructure, design standards and guidelines. Chair Ligget clarified that he did not want to stray from what they decided in April. Mr. Woods said it was intended to be a holistic approach. After further discussion, Mr. White advised that Wilton Manors found that things they did not think were streetscapes, were such and it is important to have uniformity. Ms. Robinson agreed with Chair Ligget and suggested they take a step back considering that four members could now be on the board for the next three years, they now have funding and want to improve the community, so she recommended taking a long view look at the process.

Mr. Woods clarified that since the meeting in April, Ms. Omengebar had been coalescing with other departments and there had been movement, they're trying to do procurement which is a lengthy process. Ms. Omengebar added the scope is not ready, they would further define it then bring it back for discussion.

Ms. Robinson suggested it would be more productive to have a conversation about expectations and timeline since they don't have the resources, and asked whether they wanted to revote to make exceptions for emergencies.

Chair Ligget thanked Ms. Omengebar for her presentation.

IX. Discussion on Work Plan Schedule

Ms. Omengebar distributed a proposed FY 2024-2025 work plan and stated she would have it on future agendas on a rolling basis, as it is a fluid document. Chair Ligget liked the idea and said it would be their game plan moving forward.

**X. Old/New Business
Miscellaneous**

Chair Ligget said there were rezoning topics that needed to be addressed, including a parking presentation and that commercial property owners want to come to them in October with a presentation on feedback they want to make to the plan; he added the group had hired an attorney and are prepared to litigate against the plan. The group agreed to wait for the presentation.

There was discussion on whether to have a special rezoning meeting or to dedicate an entire CCRAB meeting for that purpose in September. Mr. Fajardo recommended allowing Mr. Crush and his team the time they needed before deciding.

Ms. Robinson stated that height restrictions had triggered this and all the business owners along 13th need to be considered. Chair Ligget said they could revisit the issue when they hear from the commercial business owners. Mr. White stated that the investors are not happy with the decision, and they need to be heard. Chair Ligget stated the areas that were carved out could not be done yet, that it was not

a decision of this Board, and none of those areas can be done until there is a land use amendment.

Mr. Wright reminded the group that as a point of order, items cannot be discussed or voted on unless they are on the agenda.

August 7th Agenda Recommended Items

1. Nomination and Selection Positions for Chair and Vice Chair
2. Discussion with Deputy City Attorney on Rezoning
3. Property Owners Informative Presentation
4. Façade & Landscape Program Discussion
 - Residential
 - Rebuilding Together

XI. Communication to City Commission

Ms. Wright stated there is an organization operating social services in a residential zoning area and felt the CRA had a role to speak up regarding their application for a permit from the City.

Mr. Blaise Nageon said he is cautiously optimistic that putting pressure to stop the illegal operation which includes feeding and showers would help keep attention on the issue until they find a proper location for their services. Ms. Wright clarified that residents in the community are not against homeless services, but are challenged by their operation in a residential zone and want them to follow the laws.

Motion by Mr. White, seconded by Mr. Catalano, to send a communication to the City Commission that CCRAB opposes the approval of social services facilities by Hope South Florida in their present location at 1100 N Andrews Avenue because the current operations violate local ordinances as written; specific concerns are that it is within 500 feet of a residential neighborhood, 100 feet from a school, 50 feet from a park and abuts several residential properties. The Board opposes the application for any permits related to social services in that location. It would deviate from the strategic plan to eliminate blight in the Central City Community Redevelopment Area. In a voice vote, motion passed 11-0.

Motion by Ms. Wright, seconded by Mr. Catalano, to send Board member Wright on behalf of the CRA to speak at the next available Commission meeting regarding Hope South Florida to provide clarification. In a voice vote, motion passed 11-0.

It was agreed that Ms. Wright would read the comments being communicated to the City Commission at the Special Magistrate meeting on behalf of the Board.

XII. Adjournment

There being no further business, the meeting was adjourned at 8:58 p.m.

V. Discussion with Deputy City Attorney

**D'Wayne Spence
Deputy City Attorney**

**VI. Informative Presentation
Rebuilding Together Broward County**

**Robin Martin
Rebuilding Together
Executive Director**



Rebuilding
Together.

Broward County

About REBUILDING TOGETHER BROWARD

WHO ARE WE?

Rebuilding Together Broward County is a local affiliate of the nation's largest nonprofit organization dedicated to ensuring a safe and healthy home for every person while improving the existing low-income housing stock.

WHAT IS OUR MISSION?

Repairing Homes; Revitalizing Communities; Rebuilding Lives

WHAT IS OUR GOAL?

In partnership with the community, our primary goal is to eliminate unsafe and deplorable living conditions for low-income homeowners who are elderly, veterans, and/or have disabilities.

Our Impact

Rebuilding Together Broward works to make a sustainable impact in our community by addressing quality of life issues by providing critical home repairs and improvements at no cost to the homeowner.

OUR WORK HAS A DIRECT IMPACT ON:

- Retention of low-income home ownership and improvement of affordable housing stock
- Health, safety and independence of vulnerable populations
- Community and neighborhood revitalization



The work of **Rebuilding Together** has been proven to improve...



2023

REBUILDING TOGETHER:

Safe at Home

299 

Senior Homes

Safe at Home

 26

Veteran Homes

PERFORMED INDICATORS

\$1.350M Income In-Kind

\$1.275M Expense \$262K

Volunteers 738

Volunteer Hrs. 4,428

Total Homes 345

21 Block Rebuilds

3 Impact Communities

Healthy Neighborhoods

  44

Homes Revitalized

Healthy Neighborhoods

4 

Nonprofit Partners

Revitalization Work in Broward

IN 2023, REBUILDING TOGETHER BROWARD COMPLETED 44 HOMES:

- 24 homes received or are in the process of receiving additional AAA home repairs services
- 11 homes were completed as Block Rebuilds/with community partners
- 2 homes were owned by veterans

OUR WORK HAS INCLUDED THE FOLLOWING:

- Providing & installing safety equipment
- Repairing flooring
- Minor plumbing work
- Minor a/c service
- Door & window repairs
- Installing wheelchair ramp(s)



SUCCESS STORY

DANIA BEACH, FL

2023

JOHNATHAN CARTER

122 NW 7 AVE, DANIA BEACH



- 89-year-old Army veteran who has lived in Dania Beach since 1978
- His home required attention to ensure his safety and wellbeing, having faced obstacles like an unsafe ramp that led to a few unfortunate falls
- The exterior of his home was revitalized with a fresh coat of paint, new gutters, and a beautifully landscaped yard
- Rebuilding Together Broward installed a sturdy ramp with a railing, providing Mr. Carter the confidence to navigate in and out of his home securely
- Rebuilding Together Broward identified safety hazards in the bathroom, so we updated it, ensuring it became a secure space for him to use comfortably
- In collaboration with the support of Dania Beach, community volunteers, and the Rebuilding Together Broward County team, Mr. Carter's home now stands as a testament to the transformative power of community and collective efforts

Before



A fter





BEFORE and AFTER

DANIA BEACH, FL
2023

734 SW 8th St. Richard A.



BEFORE



AFTER

275 SW 9th St. Scott S.



BEFORE



AFTER

718 SW 4th St. Wanda A.



334 Phippen Waiters Rd. Holly D.



BEFORE



AFTER

37 th NW 5th Ave. Thereoce J.



BEFORE



AFTER



VOLUNTEER DAYS

DANIA BEACH, FL

2023

ma | **Re** | Builder
Rebuilding Together

Volunteer Day Homes & Partners

April 14, Bozzuto

- 260 NW 13th Ct.

April 28, UKG

- 721 SW 4th St.
- 710 SW 4th St.

August 19, Memorial

- 726 SW 4th St.

(rained so landscape only)

September 16, FPL

- 734 SW 8th St.

October 6, Realtor's Assoc.

- 725 SW 4th St.
- 726 SW 4th St. (paint)

October 21, Wells Fargo

- 324 SW 13th St.
- 309 SW 13th St.

October 28,

Construction Challenge

- 724 SW 2nd Pl.
- 732 SW 2nd Pl.

November 9, Home Depot

- 122 NW 7 Ave.













Rebuilding
Together.

Broward County

Repairing Homes,
Revitalizing Communities,
Rebuilding Lives.

**VII. Board Discussion
Façade & Landscape Program**

**Cija Omengebar
CRA Planner**

F&L Applications						\$ 150,000.00
	ADDRESS	TYPE	WORK	STATUS		
1	1118 NW 4 AVE	SF-HMSTD	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
2	1200 NW 4 AVE	SF-HMSTD	Landscape	Completed	paid	\$ 5,000.00
3	1206 NW 4 AVE	SF-HMSTD	Landscape	Completed	paid	\$ 5,000.00
4	1217 NW 4 AVE	SF-HMSTD	Paint & Landscape	Completed	paid	\$ 4,985.00
5	1218 NW 4 AVE	SF-HMSTD	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
6	1115 NW 3 AVE	SF-HMSTD	Landscape	Completed	paid	\$ 5,000.00
7	1112 NE 5 TERR	SF-HMSTD	Landscape	In Progress	pending final inspection	\$ 5,000.00
8	1008 NW 2 AVE	SF-HMSTD	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
9	1207 NE 1 AVE	SF-HMSTD	Paint & Landscape	Final Phase	Passed inspection, in payment process	\$ 5,000.00
10	1119 N Andrews Ave	SF-HMSTD	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00

Total Paid Out	\$ 19,985.00	4 Completed
Encumbered	\$ 30,000.00	5 In Progress
Balance	\$ 100,015.00	

Rev.8.5.24

STATUS KEY	
1	In Progress - pending contractor quotes, BC commencement form, schedule pre-inspection, before pictures.
2	Final Phase - final inspection, final invoice and after pictures.
3	Completed - final invoice and payment processed.



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

PROGRAM OVERVIEW

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

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

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

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

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

AWARD GUIDELINES AND FUNDING CONDITIONS

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

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

ELIGIBILITY CONDITIONS

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

NON-ELIGIBLE EXPENSES

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

- 1) Sprinkler system.

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

APPLICATION PROCESS

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

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

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

QUESTIONS

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

VIII. Old/New Business

**Cija Omengebar
CRA Planner**

- **Miscellaneous**
- **Streetscape & Infrastructure Design Standards and Guidelines Update**
- **September Agenda Recommendations**
 - **See work plan sheet**

CAPITAL IMPROVEMENT PROJECT ACTIVITY OVERVIEW		
09.09.23	CCRAB	Discussed holding a workshop to discuss infrastructure projects
11.01.23	CCRAB	Discussion of potential work programs and fund balance \$2,296,431
		\$1.3 toward CIP and remainder to incentives.
01.10.24	CCRAB	Update of January 9, 2024 CC decision to hold off fund balance return to CIP and incentives until discussion with advisory board.
02.07.24	CCRAB	Update on Capital Improvement Plan potential meeting spaces and dates.
02.22.24	CCRAB	Special Workshop: Working Toward Capital Improvement Plan
		CCRAB recommended support \$1.300,000 toward CIP and \$941,000 for incentives.
		4 of 7 CCRAB members, ranked the following top three: roadway lighting, pedestrian pathways/sidewalk, traffic calming.
02.28.24 – 3.14.24		Online Ranking Survey to prioritize potential improvement projects similar to CCRAB exercise sent to neighborhood associations for distribution.
		57 online survey respondents and 25 SMRCA exercise participants, ranked top 3 priorities: pedestrian pathways, roadway lighting, and traffic calming.
03.15.24		CRA Memorandum 24-001 – CIP Status Update
04.03.24	CCRAB	Discussed locations in the area where City has planned sidewalks and exiting lighting program.
		Discussed streets within the area and needs.
		Discussed 2 options. <u>Option 1</u> : Planning Phase, Design Phase, Construction for each project. <u>Option 2</u> : Streetscape Design Standards, Bid project(s) as funding become available, entire project or in sections. CCRAB motion to support option 2.
05.07.24	CRA	24-0406 Resolution Approving Budget Amendment - Return of Central City Community Redevelopment Agency Fund Balance for Reallocation
	CC	24-0321 Resolution Approving the Consolidated Budget Amendment to Fiscal Year2024 - Appropriation

PROCUREMENT GENERAL ESTIMATED TIMELINE

The procurement timeline for professional services like public engagement and creating design standards can vary depending on several factors, including the complexity of the project, the specific requirements of the requesting department, and the responsiveness of proposers during the bidding process. Here's a general estimated timeline:

1. **Planning and Preparation (2-3 weeks)**
 - Define project scope, objectives, and deliverables with Project Manager.
 - Draft a request for qualifications (RFQ).
 - Obtain necessary COI requirements, approvals (management and using agency), and budget allocations.
2. **Issuance of RFP/RFQ (3-5 days)**
 - Obtain approvals to publish the RFP/RFQ and distribute it to potential vendors.
 - Determine applicable commodity codes .
3. **Proposal Submission Period (4-6 weeks)**
 - Allow time for vendors to prepare and submit their proposals
 - This period may vary depending on the complexity of the project.
 - May be extended if low/no vendor interest.
4. **Proposal Review and Evaluation Committee Meeting(s) (6-8 weeks)**
 - Form a review committee to evaluate proposals.
 - Assess vendors based on criteria such as experience, qualifications, and cost.
 - Conduct interviews or presentations if needed (2 EC meetings may be required).
 - Select the preferred vendor.
 - Post the NOI for the Public Protest Period.
5. **Selection and Contract Negotiation (8-12 weeks)**
 - Negotiate terms, conditions, and pricing and finalize the contract.
 - Obtain necessary approvals for the contract (including CAM process for Commission Award).

Total Estimated Timeline: Approximately 6-8 months, depending on the complexity of the project and the efficiency of the using agency in responding to questions and Requests for Information during the process.

IX. Nomination and Selection of Positions

- **Chair Position**
- **Vice Chair Position**

**Cija Omengebar
CRA Planner**

X. Communication to City Commission

XI. Adjournment



CITY OF FORT LAUDERDALE

Central City Redevelopment Advisory Board FY 2024 – 2025 Work Plan

Community Redevelopment Agency
914 Sistrunk Blvd, Fort Lauderdale, FL 33311

Date	Topic of Discussion	Department/ Vendor
Wednesday August 7, 2024 6:00 pm	<ol style="list-style-type: none"> 1. Nomination and Selection Positions 2. Discussion with Deputy City Attorney 3. Façade & Landscape Program Discussion 4. Rebuilding Together 	<ol style="list-style-type: none"> 1. CRA 2. CAO 3. PRESENTER 4. PRESENTER
Wednesday, September 4, 2024 6:00 pm	<ol style="list-style-type: none"> 1. Programs Outreach Discussion 2. Incentive Program Presentation - Eligibility 3. Scope Discussion: Streetscape and Infrastructure Design & Guidelines 	<ol style="list-style-type: none"> 1. CRA 2. CRA 3. CRA
Wednesday October 2, 2024 6:00 pm	<ol style="list-style-type: none"> 1. Project & Program Updates 	<ol style="list-style-type: none"> 1. DSD-PLANNING 2. CRA
SPECIAL MEETING OCTOBER TBD, 2024 6:00 PM	<ol style="list-style-type: none"> 1. Informative Presentation – Property Owners on mixed use zoning proposal 	<ol style="list-style-type: none"> 1. Area property owners
Wednesday November 6, 2024 6:00 pm	<ol style="list-style-type: none"> 1. Code Enforcement Presentation 2. Branding & Business Targeting Discussion 3. Project & Program Updates Update: Rezoning 	<ol style="list-style-type: none"> 1. DSD-CODE 2. SELECTED FIRM 3. CRA 4. CRA
Wednesday December 4, 2024 6:00 pm	<ol style="list-style-type: none"> 1. LUPA Scope Presentation & Process Timeline 	<ol style="list-style-type: none"> 1. CRA
Wednesday January 1, 2025 6:00 pm	<ol style="list-style-type: none"> 1. Project & Program Updates 	<ol style="list-style-type: none"> 1. CRA
Wednesday February 5, 2025 6:00 pm	<ol style="list-style-type: none"> 1. Project & Program Updates Update: 2. FY2025 Budget Prioritization Discussion 	<ol style="list-style-type: none"> 1. CRA
Wednesday March 05, 2025 6:00 pm	<ol style="list-style-type: none"> 1. Project & Program Updates Update: <ol style="list-style-type: none"> a. Copy of CRA Annual Report 	<ol style="list-style-type: none"> 1. CRA



CITY OF FORT LAUDERDALE

Central City Redevelopment Advisory Board FY 2024 – 2025 Work Plan

Community Redevelopment Agency
914 Sistrunk Blvd, Fort Lauderdale, FL 33311

Date	Topic of Discussion	Department/ Vendor
<p style="text-align: center;">Wednesday April 02, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>
<p style="text-align: center;">Wednesday May 07, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>
<p style="text-align: center;">Wednesday June 04, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>
<p style="text-align: center;">Wednesday July 02, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>
<p style="text-align: center;">Wednesday August 06, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>
<p style="text-align: center;">Wednesday September 03, 2025 6:00 pm</p>	<p>1. Project & Program Updates Update:</p>	<p>1. CRA</p>

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