

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

DATE: WEDNESDAY, SEPTEMBER 4, 2024

TIME: 6:00 P.M

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

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| I. | The Pledge of Allegiance | Kimber White
Chair |
| II. | Call to Order & Determination of Quorum | Kimber White
Chair |
| III. | Approval of Minutes
August 7, 2024 Regular Meeting | Kimber White
Chair |
| IV. | Discussion of Fiscal Year 2025 Budget | Vanessa Martin
Business Manager |
| V. | Discussion of Façade & Landscape Program | Cija Omengebar
CRA Planner |
| VI. | Discussion of Eligibility
Commercial Incentive Program | Clarence Woods
CRA Manager |
| VII. | Project & Program Updates
• NE 4 th Avenue Complete Street Project | Cija Omengebar
CRA Planner |
| VIII. | Old/New Business
• Miscellaneous
• NE 13 St Beacon Update
• Hope South Florida Update
• Streetscape & Infrastructure Guidelines and Standards Update
• October Agenda Recommendations | Cija Omengebar
CRA Planner |
| IX. | Communication to City Commission | Board Members |
| X. | Adjournment | Kimber White
Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON EITHER – October 2, 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.

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CITY OF FORT LAUDERDALE

1st DRAFT

REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, AUGUST 7, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311

Cumulative Attendance
September 2023-August 2024

Board Members	Present/Absent	Present	Absent
Troy Liggett, Chair	P	7	0
Carlton Smith, Vice Chair	P	10	1
Edward Catalano	P	12	0
Linda Fleischman	P	11	1
Justin Greenbaum	A	10	2
Thomas Mabey	P	2	0
Christina Robinson	P	10	2
Nikola Stan	P	12	0
Bobby Tinoco	P	5	0
Kimber White	P	2	0
Antoinette Wright	P	4	0

Staff:

Anthony Fajardo, Assistant City Manager
D'Wayne Spence, Deputy City Attorney
Cija Omengabar, CRA Planner/Liaison
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Robin Martin, Rebuilding Together
K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

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

III. Approval of Meeting Minutes

Motion by Mr. Catalano, seconded by Mr. White to approve the minutes of the July 24, 2024 regular meeting as corrected. In a voice vote, the motion passed unanimously.

IV. Discussion with Deputy City Attorney

D'Wayne Spence, Deputy City Attorney answered questions; discussion topics included:

- Informational presentations, handling of motions, need for respectful exchanges, points of order, structure and implementation of other procedures to streamline future meetings.
- Mr. Spence addressed the comprehensive re-zoning process and clarified that this advisory Board is not expected to know land use and planning or to have the same viewpoint as the Planning and Zoning Board which does not have the same redevelopment goals that CCRAB has. He also thanked the Board for their service in this redevelopment area.
- Mr. White asked about individual member liabilities and insurance. Mr. Spence explained the advisory boards have no liability, that the City Commission is the Community Redevelopment Agency Board. He explained the structure and that the City Commission would make the final decisions with regards to the CRA; individual members are protected.
- Ms. Wright asked whether there are legal, documented or other regulatory requirements for members to survey the public in the decision-making process. Mr. Spence explained that the statutory process requires that Planning and Zoning as well as City Commission have public hearings; recommendations made by this Board are not part of that process.
- Mr. Stan asked whether re-zoning cases that involve lawsuits with the City could involve lengthy delays while proceedings were ongoing. Mr. Spence said it could, it would depend on the length of the challenge; that the suit would have to seek an injunction, would generally be a regulatory taking, and not affect the effectiveness of the zoning being put in place.
- Ms. Fleishman inquired whether the Planning and Zoning Board and CRA can override the Board's recommendations. Mr. Spence advised that they could. Ms. Fleischman also asked if the Board could meet stakeholders involved; Mr. Spence explained that planning staff could set up public meetings or workshops. Mr. Fajardo added context with regards to cost and process.
- Ms. Wright inquired whether there was in fact a challenge and if the request was submitted to the Planning and Zoning Board. Ms. Omgenbar clarified that there was no legal challenge, that staff is still in the proposal phase, and the interested parties would be coming to the Board. Mr. Spence recommended the Board attempt to resolve the issue prior to forwarding their document to the Planning and Zoning Board and added the Board was doing a good job for the community.
- Mr. Liggett outlined the history on re-zoning being considered for an area partially zoned for commercial business up to 150 feet. He requested guidance as current zoning is not amenable to development and that the Board's intent is to implement incentives for the smaller heights desired in certain locations, and up to 15 stories with parking and other things. Mr. Spence said that question was diving into land use law, that comprehensive re-

zoning is deemed to be more legislative and recommended seeing whether those plans could accommodate some of the community's concerns.

- There was additional discussion and clarification on procedural matters led by Mr. White relative to the Board, interactions with neighborhood associations, and Robert's Rules which Mr. Spence indicated is a recognized guide on parliamentary procedures.

V. Informative Presentation Rebuilding Together

Mr. Robin Martin, Executive Director of Rebuilding Together Broward County provided a PowerPoint presentation, a copy of which is attached to these minutes for the public record. He added that their waitlist has over 100 people and is prioritized by need.

Ms. Fleischman inquired about the criteria for a person to be eligible for grant funding and whether the home had to be paid off. Mr. Martin advised that the criteria is based on the funder; owners must have taxes paid, may have a mortgage or reverse mortgage in good standing, and that their general requirements are listed online.

Mr. Stan asked about bandwidth to service people in the CRA soon if the Board were to partner on a program. Mr. Martin advised if funding was approved, they would be able to service them sooner because they outsource to home technicians.

Mr. Smith inquired about the potential for partnering with Rebuilding Together. Ms. Omengabar advised they had partnered with the organization for the Northwest CRA previously, the difference being that this CRA allocated \$5,000 for the homestead and \$2,500 for rental properties, adding that the majority of the homes are multi-family. Ms. Robinson added that the neighborhood is primarily tenant occupied with South Middle River being at 75%; the program would give \$2,500 to the majority so those owners would be required to match funding.

Ms. Wright asked whether they should discuss the CRA's existing program, the potential for a partnership opportunity or create something new. Mr. Smith felt it would be a good opportunity to partner with someone that could stretch those funds further than the CRA alone. Ms. Omengabar pointed out that the CRA's program was a pilot and had not been advertised; while the Board asked to expand to the entire area, she had not had the outreach to inform everyone and those that she had reached out were not ready to invest the \$2,500.

Mr. Catalano reminded the Board that they are required to get three bids from entities that must be insured and licensed; this could eliminate all of that.

Mr. Liggett asked what was done for the Northwest CRA, and about the cost. Mr. Martin advised it was a beautification program; they painted and landscaped 40 homes at an average cost of \$5,000 per home. Mr. Martin added they average \$3,000 to \$5,000 per home, would add value through partners, and had also done block rebuilds with volunteers.

Ms. Robinson stated they also address health and safety issues inside homes.

Ms. Wright asked whether the Board could take an existing program and change it, sunset it or charter another one. Mr. Liggett advised the Commission acting as the CRA Board has approved the CRA's program; they would have to request approval to change it. Mr. Martin advised they

have a template and process to work with landlords, that they are ready to work with the CRA on a program.

Mr. Tinoco asked if the Board can set the rules as to who qualifies. Mr. Martin said yes, as long as the parameters make sense, and they are helping the community; they can help anyone in Broward County or the CRA districts.

Mr. Stan asked if Rebuilding Together would reach out to people since one of the challenges had been getting through to people and deciding who would participate. Mr. Martin said yes, that they would be asked to contact his organization which would go door to door with flyers and explain what would be provided.

Mr. White asked whether their program could be customized if they considered consolidating it into the CRA's existing program which included homes valued at \$750,000, and whether the CRA could prioritize the work. Mr. Martin said it could be customized and his organization would work with the CRA's waitlist if there was one; they would work with City staff to inspect homes and determine priorities.

Mr. Fajardo asked how much would go to overhead out of any funds allocated. Mr. Martin said their general overhead is less than 15% since they outsource and layer partners.

VI. Discussion of the Façade & Landscape Program

Ms. Robinson stated that based on feedback from neighbors, the Board should consider including driveways and fencing within the parameters of the program.

Mr. White agreed. Mr. Stan also agreed and suggested they include hardscape where owners do not have sprinklers.

Mr. Fajardo pointed out that in some cases, fence and driveway work could need permits and hit thresholds. Mrs. Omengebar added that this is a beautification program.

Ms. Wright asked why sprinklers and irrigation are not included. Ms. Omengebar said it had been a rule since the program had been established. Mr. Fajardo added that landscaping must be drought tolerant, and the City follows the Florida Friendly requirement.

Ms. Omengebar asked whether the Board was considering increasing the allowed funding for each applicant. Ms. Wright said \$5,000 was insufficient in the current economy; Mr. White suggested they raise it to \$7,000.

The Board discussed partnering with Rebuilding Together. Mr. Fajardo suggested considering parallel programs for a while since the program was already advertised. Mr. Catalano agreed a

combination program would be best, at least initially, and they needed to simplify the paperwork. Mr. White did not recommend turning the CRA program over 100% to Rebuilding Together.

There was also discussion on whether to continue the requirement for a contractor to be hired, as well as adding consideration for the disabled and elderly.

The Board asked staff to come back with a proposal for adjustments. Mr. Fajardo said based on their discussion, staff would work on three options and associated costs for consideration.

Motion by Mr. Smith, seconded by Mr. White, to table additional conversation on this subject to a future meeting. All were in favor by a voice vote.

VII. Old/New Business

- **Miscellaneous**

Ms. Omengabar provided an overview of what staff had done so far with the Capital Improvement Project; she is working on the scope and will bring it back in September.

- **Streetscape & Infrastructure Design Standards and Guidelines Update**

Ms. Omengabar is in the planning and preparation phase; by the time it goes to procurement it will be about 3 months.

- **September Agenda Recommendations**

1. Programs Outreach Discussion
2. Incentive Program Presentation – Eligibility
3. Scope Discussion: Streetscape and Infrastructure Design and Guidelines
4. NE 4th Ave Update

VIII. Nomination and Selection of Positions

- **Chair Position**

Mr. White was elected as Chairman at 8:13 p.m. in a roll 6-4 vote with Mr. Mabey, Mr. Smith and Mr. Stan voting in favor of Mr. Liggett.

- **Vice Chair Position**

Ms. Wright was elected Vice Chair at 8:16 p.m. in a 7-3 roll vote with Mr. Smith, Mr. Stan and Mr. Liggett voting in favor of Mr. Smith.

IX. Communication to City Commission

None.

X. Adjournment

There being no further business, the meeting was adjourned at 8:16 p.m.

IV. Discussion of Fiscal Year 2025 Budget

**Vanessa Martin
Business
Manager**

V. Discussion of Façade & Landscape Program

**Cija O.
CRA Planner**



**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 .

**VI. Discussion of Eligibility
Commercial Incentive Program**

**Clarence Woods
CRA Manager**



City of Fort Lauderdale Community Redevelopment Agency
Central City Area Incentive Program

NON-RESIDENTIAL INCENTIVE PROGRAMS

Goal: To encourage private participation in the undertaking the preservation, rehabilitation, and redevelopment of the Central City CRA consistent with the outlined community redevelopment program and strategies outlines in the Central City Redevelopment Plan.

CRA Funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over 225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

Program Types:

- 1. NON-RESIDENTIAL FACADE IMPROVEMENT PROGRAM (NRFIP)**
- 2. PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)**
- 3. STREETScape ENHANCEMENT PROGRAM (SEP)**
- 4. DEVELOPMENT INCENTIVE PROGRAM (DIP)**
- 5. PROPERTY TAX REIMBURSEMENT (PTR)**

Focus Areas of Non-residential Incentive Programs:

- Focus Area 1: NE 13th Street within CRA boundaries
- Focus Area 2: NE 4th Avenue within CRA boundaries
- Focus Area 3: Sunrise Boulevard within CRA boundaries

Funding Restrictions: Incentive funds may not be used to directly fund:

1. Socially benefiting programs; or
2. Inherently religious activities.*

**U.S. Department of Housing and Urban Development Notice CPD 04-10 will be used to evaluate applications from faith-based organizations.*

Administrative Approval: Means the CRA Executive Director is authorized to administratively approve awards.

Central City Redevelopment Advisory Board Review:

All applications will be reviewed by the Central City Redevelopment Advisory Board for compliance to the Community Redevelopment Plan and policies and procedures as specified by the Community Redevelopment Board of Commissioners.

1. NON-RESIDENTIAL FACADE IMPROVEMENT PROGRAM (NRFIP)

NRFIP Objective: To eliminate slum and blight, remove deterioration; update exteriors of existing buildings in a manner that improves conditions of non-residential areas.

NRFIP Eligible Projects:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

NRFIP Eligible Project Costs:

1. All costs associated with exterior improvements which include but are not limited to: entry doors, windows, lighting, shade canopy, sidewalks, signage, and parking facilities the further the objectives of this incentive.
2. Cost of restoration, rehabilitation or both of exterior building are eligible for consideration.
3. Costs of associated with design and permitting of exterior improvements, restoration, or rehabilitation such as architectural, engineering, permit and application fees.

NRFIP Award Guidelines:

CRA Area:

- 75% of the eligible costs not to exceed \$125,000.

Focus Areas:

- 90% of the eligible project costs not to exceed \$125,000.
- 100% of the eligible project costs not to exceed \$75,000.
- Project costs that exceed the initial \$75,000 may be funded if the owner provides cash investment of 5% of the additional cost.

NRFIP Administrative Approval:

Not to exceed \$100,000, subject to an advisory board request for review.

NRFIP Funding Conditions:

- Applicants shall propose a performance measure that demonstrates how the project contributes to the elimination or prevention of slum and blight. Job creation or job retention is an example of a performance indicator that may be required to fulfill this requirement.
- The program award will have ongoing obligations or covenants, which includes but is not limited to a lien on the applicant's property.
- In the case of multiple structures on a single property, the CRA Board (and/or designee), at its sole discretion, may consider a forgivable loan application for each structure subject to the terms, conditions, and limits applicable to location of the subject property.
- There must be a documented selection process for the General Contractors selected for this project. The CRA recommends the use of General Contractors from its approved contractor list.
- A CRA or City approved contractor must be used for projects where 60% or more of the project costs are paid by the CRA.

2. PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)

PBIP Objectives: Eliminate slum and blight, remove deterioration, retrofitting and rehabilitation of structures to remove undesirable uses, improve the “energy efficiency” of existing buildings in the CRA, or renovations designed to bring the structure into compliance with the current building codes.

PBIP Eligible Projects:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Construction a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

PBIP Eligible Project Costs:

1. All costs associated with interior and exterior renovation of existing non-residential buildings including interior improvements, restoration, rehabilitation, and permanently attached fixtures or systems.
2. All costs associated with construction of a new non-residential building.
3. Architectural, engineering, permit fees, application fees, property taxes, tax liens, City liens and property insurance.
4. All costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment or systems. The kitchen design or engineering, construction materials, and equipment or systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department of Agriculture (USDA), Food and Drug Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer’s Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale.

PBIP Award Guidelines:

CRA Area:

- 75% of the eligible costs not to exceed \$225,000.

Focus Areas:

- 90% of the eligible project costs not to exceed \$225,000.
- In the Focus Area, owner's equity investment for funding requests that do not exceed \$150,000, will be determined on a case-by-case review. The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits and equity investment requirements on a case-by-case basis.

Administrative Approval:

- Not to exceed \$100,000, subject to an advisory board request for review.

PBIP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- The CRA's project contribution cannot exceed the documented contribution of the business/project owner.
- Terms and Obligations: The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.
- Special Conditions: There must be a documented selection process for the General Contractors selected for the applicants project. The City recommends the use of General Contractors from its approved contractor list.
- A CRA / City approved contractor must be used for projects where 60% or more of the costs are paid by the CRA. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

3. STREETScape ENHANCEMENT PROGRAM (SEP)

SEP Objective: To enhance the exterior public space beginning at the face of a building extending to the adjacent right-of-way (“streetscape”) with high quality urban and environmental design that creates a sense of place and eliminates slum and blight.

SEP Eligible Projects:

1. Streetscape improvements for an existing building within the Central City-CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Streetscape improvements associated with the construction of a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

SEP Eligible Project Costs: All costs associated with enhanced (features/finishes beyond mandatory City requirements) streetscape improvements constructed on or within the public right-of-way. The proposed improvements may include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings and must comply with CRA design guidelines for the particular street on which the project is located, the Plan, the City of Fort Lauderdale Complete Street Guidelines, the CRA Implementation Plan, the Downtown Master Plan (as applicable), and the Fort Lauderdale Connectivity Master Plan. Design/engineering must be consistent with City, county and state requirements for roadway design/construction.

SEP Award Guidelines:

CRA Area:

- 70% of the eligible costs not to exceed \$500,000.
- The CRA Board (and/or designee), at its sole discretion, may consider increasing the funding limits on a case-by-case basis subject to a dollar for dollar match by the applicant

Focus Areas:

- 90% of the eligible project costs not to exceed \$500,000.

Administrative Approval:

- Not to exceed \$100,000, subject to an advisory board request for review.

SEP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- Terms and Obligations: The program award will have ongoing obligations / covenants, which includes, but is not limited to a lien on the applicant's property.
- Special Conditions: There must be a documented process for the General Contractors and sub-contractors selected for the project. The CRA / City encourage the use of contractors from its approved contractor list. Contractors on the City/CRA contractor list, must be invited to bid on all work solicited by the project owner/developer.

3. DEVELOPMENT INCENTIVE PROGRAM (DIP)

DIP Objectives: This program seeks to eliminate slum and blight by attracting new businesses to the CRA or existing businesses to expand within the CRA. DIP is a custom designed incentive to meet the appropriate needs of a specific development project in the CRA that represents an investment or total project cost that exceeds five (\$5,000,000) million dollars and creates a significant economic engine or destination project in the CRA.

DIP Eligible Properties:

1. Improvements to an existing building within the Central City CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Construction a new building within the Central City CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

DIP Eligible Project Costs: All costs associated with the CRA desired redevelopment project (Project), including costs and fee's associated with acquisition, rehabilitation and fines. The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review or approval by the City of Fort Lauderdale Planning Division, Code Compliance Division, and CRA staff.

DIP Award Guidelines:

- DIP award (with no minimum or maximum amount) will provide a forgivable loan or low interest loan to assist the eligible project. The CRA Staff will review the project and recommend a funding plan/strategy and amount to the CRA Advisory Board and CRA Board.
- This program will allow the CRA to use any of its incentive programs and options, including tax abatement, fee waivers, land donation and/or purchase, etc.
- In order to be eligible for the DIP, the business/property owner must invest at a minimum, a dollar-for-dollar match of the CRA investment within the project. The CRA's project contribution cannot exceed the documented contribution of the business/project owner

DIP Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- Terms and Obligations: The program award will have ongoing obligations/covenants, which may include, but is not limited to a lien on the applicant's property.
- Special Conditions: Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.

4. PROPERTY TAX REIMBURSEMENT (PTR)

PTR Goals: Eliminate slum and blight, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.

PTR Eligible Project:

All properties used for non-residential, multifamily, or a Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof within Central City CRA that generate ad-valorem tax revenue which contribute to the tax increment funds deposited in the redevelopment trust fund for the Central City CRA .

Substantial capital improvements or new construction.

Substantial capital improvements means the cost of rehabilitation/renovation exceeds 50% of the current property value, as indicated by Broward County Property Appraiser or private appraisal.

PTR Eligible Project Costs: The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The property owner will only be entitled to the incremental tax increase generated by project that would be returned to the CRA as tax increment revenue. The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Fort Lauderdale Planning Division and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.

PTR Award Guidelines:

PTR provides for the reimbursement of ad valorem property taxes paid. A PTR award will run for a maximum of five (5) years and the limits are as follows:

- . Year 1 – 95% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 2 – 90% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 3 – 85% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 4 – 80% of real property Ad Valorem taxes returned to the CRA as tax increment revenue
- . Year 5 – 75% of real property Ad Valorem taxes returned to the CRA as tax increment revenue

PTR Funding Conditions:

- Applicant: The property owner /developer (Owner) must be the applicant. A RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.
- Special Conditions: Where possible, the developer will use best efforts to hire Fort Lauderdale contractors to work on approved projects. If a HCD/CRA approved contractor is awarded work, it will be for the portion of the project that is funded through the CRA.
- Program Terminates November , 2020

VII. Project & Program Updates

- NE 4th Avenue Complete Street Project

**Cija O.
CRA Planner**



TRANSPORTATION & MOBILITY – PROJECT MANAGEMENT DIVISION

CERTIFICATE OF SUBSTANTIAL COMPLETION

Rev: 1 | Revision Date: 8/22/2024 | Print Date: 8/23/2024
I.D. Number: 12557

Project Name: NE 4th Avenue Streetscape Improvement

Project #: 12557

Location: NE 4th Ave. between Sunrise Blvd and NE 13th Street, Fort Lauderdale Date: 8/22/2024

DEFINITION OF SUBSTANTIAL COMPLETION

Substantial completion is the stage in construction when all work, excluding punch list items, has been completed, inspected, and accepted by the City.

To: Bao Dang and Gabriel Aponte
FG Construction LLC
2701 NW 55th Ct.
Tamarac, FL 33309

Dear:

The Work performed under this Contract has been inspected by authorized representatives of the City, Contractor, and Consultant, and the Project is hereby declared to be substantially completed on the above date.

A list of items to be completed or corrected (Punch List) date is appended hereto. This list may not be exhaustive, and the failure to include an item on it does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents.

You may contact me at 954-828-3707 or at Mphilippi@fortlauderdale.gov should you have any questions.

Sincerely,

Mackendy Philippi

Mackendy Philippi, CPM, MATS
Project Manager II

Cc: Kristin Thompson, Division Manager
Milos Majstorovic, MSCE, PE, Acting Director

Attachment: Punch List – NE 4th Avenue Streetscape Improvement

NE 4th AVE PROJECT PUNCH LIST

To: MacKendy Philippi, City of Fort Lauderdale Project Manager

From: Jonathan Haigh, Kimley-Horn

Date of visit: August 15, 2024

Project / Site Location: NE 4th Ave Streetscape project limits

Observations and Commentary:

Kimley-Horn visited the site on 07/15/2024 to observe the Project at Substantial Completion and prepare the Project Punch List.

The following is a list of observations related to conformance of the work in comparison to the requirements of the Contract Documents. This list may not be all-inclusive, and the failure to include any items on this list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Concrete Sidewalks

- A control joint/ score joint is missing throughout most of the west side of NE 4th. This joint should be saw cut 1/3 the thickness of the sidewalk, installed per plan layout.
- Only on the West side, north of 12th St, several areas were observed with concrete splatter on the sidewalk, some areas that could cause tripping. All areas are to be grinded or hand-rubbed smooth:
 - Between STA 43+75 and 43+85
 - Between STA 44+10 and 44+30
 - Between STA 44+55 and 44+70
 - Between STA 45+00 and 45+10
 - Between STA 48+00 and 48+30
- Re-set the meter box lid at STA 41+00 RT flush with surrounding pavement. Currently, the lid elevation is above surrounding pavement and could be a trip hazard.
- A cracked sidewalk flag was observed at STA 43+85 LT. This flag should be repaired.

Backflow Enclosures

- All backflow enclosures were observed unlocked and loose. All require locks to secure the enclosures. One enclosure on the north end was observed loose and off the eyebolts.

Trees

- One Live Oak was observed dead and will require replacement. (STA 40+82 LT)
- One Crape Myrtle was observed severely stressed and does not appear to be receiving irrigation. This tree was also observed with severe trunk damage and will require replacement. (STA 50+81RT)
- All Live Oaks are to be selectively pruned to remove all limbs below 8', per landscape plan specifications. Crape Myrtles do not require pruning below 8'.
- Remove all suckering growth below 8' for all exiting Live Oaks in the corridor and remove all suckering growth from all Crape Myrtles.
- Remove all weeds from all tree pits.
- Remove all plastic or fabric nursery tape from all trees and palms.
- A School Zone sign was observed sharing a tree pit with a Crape Myrtle at STA 44+92 RT. This could be a long-term maintenance issue for the City, and should be discussed before accepting the condition.

FlexiPave Tree Pits

- One Crape Myrtle tree pit at STA 50+53LT was observed with wellington tape on the rootball area. Per planting specifications, this is required to be removed.
- Repair divot near the South Bubbler at the tree pit located at STA 44+25 LT

Decorative Banner Poles

- The northernmost sign was observed with chipped paint on the gold accent pieces at 6'-8' on the street side and will need touch up.

Crosswalk Treatment

- Crosswalk patterning is acceptable as installed.
 - New thermoplastic crosswalks markings in this area would help freshen the crosswalks at NE 12th and NE 13th. (City to address / not a punch list item)

FG Construction Administrative Punch List Items:

- FGC to provide proof of installer qualifications for FlexiPave product and provide product and installation warranty information.
- FGC to provide change order credit for the City's acceptance of the painted steel guard shack enclosure in lieu of the stainless steel model.
- FGC to provide change order credit for the City's acceptance of smaller trees than specified.

Attachment: Annotated photos:12 pages

CC: FG Construction (Gabriel Aponte, Bao Dang, Uyen Dang, Marylin Ventura)



Sidewalks on West side of NE 4th are missing a concrete joint. Please sawcut this joint where missing.



Replace dead tree
STA 40+82 LT



Leaking water meter observed at STA 38+85 RT



Existing bubbler remains from adjacent private development (Animal Care Clinic). Confirm direction with City; K-H recommends capping the private irrigation.



Existing bubbler remains from adjacent private development (Animal Care Clinic). Confirm direction with City; K-H recommends capping the private irrigation.



K-H recommends relocating sign out of planter pit. This Cape Myrtle has already been required to be severely pruned to accommodate the sign. This condition will only get worse until addressed.



Remove suckering growth from all Crape Myrtles. Remove weeds where present.



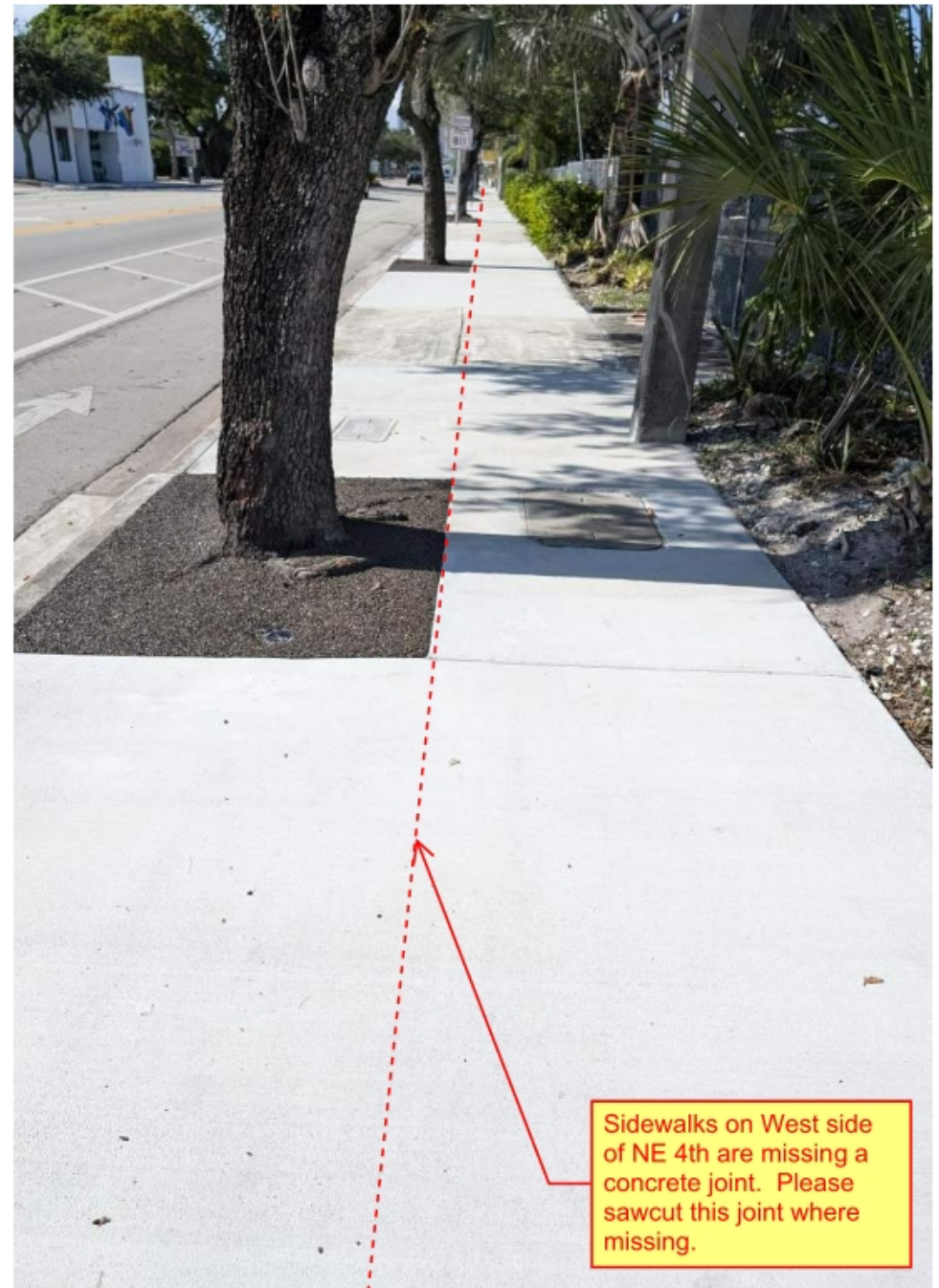
Tree observed severely stressed and appears as if it is not receiving adequate irrigation. (even the suckering growth was wilting at the time of my visit). Refer to Punch List.





Sidewalks on West side of NE 4th are missing a concrete joint. Please sawcut this joint where missing.

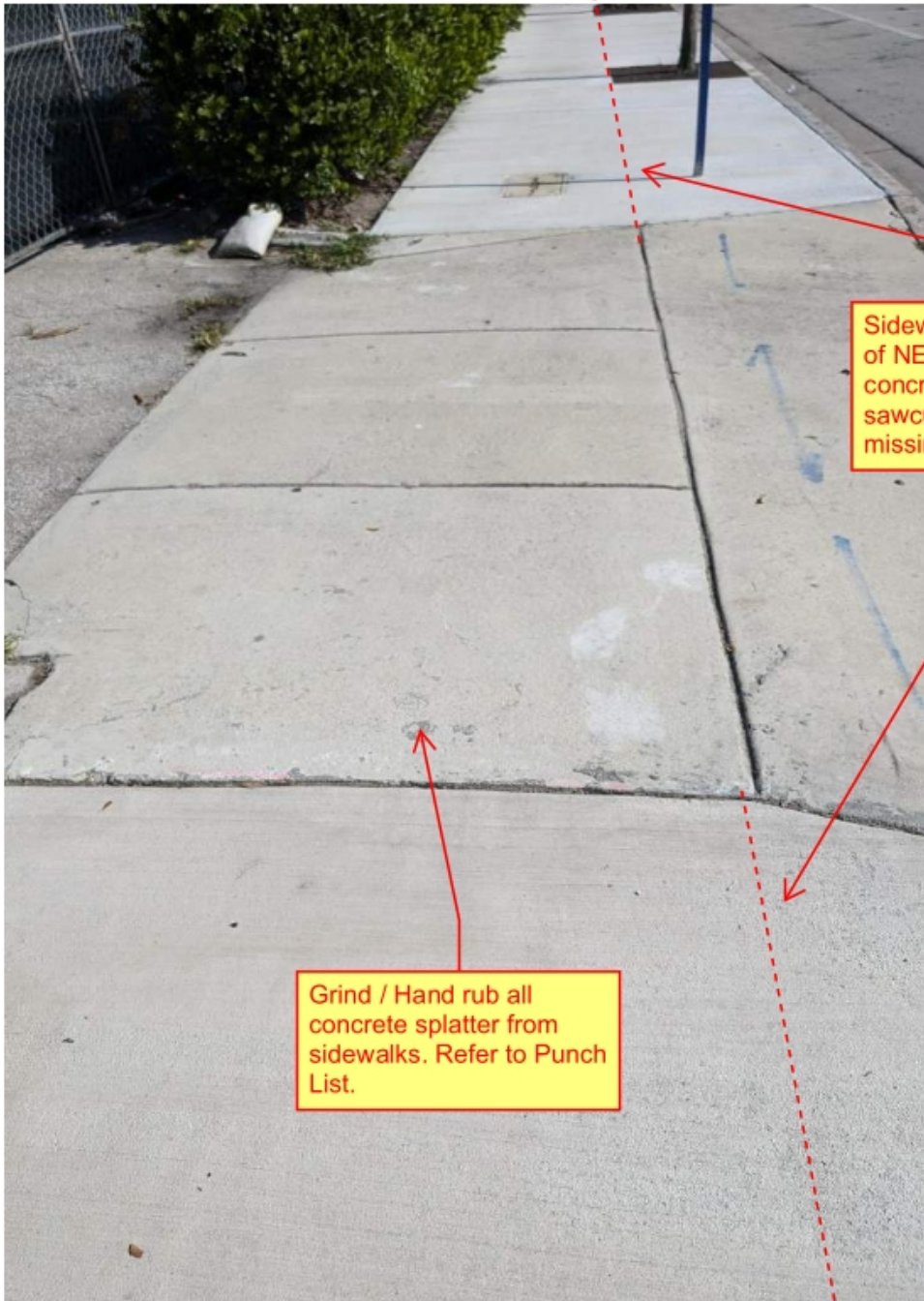




Sidewalks on West side of NE 4th are missing a concrete joint. Please sawcut this joint where missing.



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Sidewalks on West side of NE 4th are missing a concrete joint. Please sawcut this joint where missing.

VIII. Old/New Business

**Cija Omengebar
CRA Planner**

- 1) Miscellaneous
- 2) NE 13 St Beacon Update
- 3) Hope South Florida Update
- 4) Streetscape & Infrastructure Guidelines and Standards Update
- 5) October Agenda Recommendations

IX. Communication to City Commission

Board Members

X. Adjournment

**Kimber White
Chair**



CITY OF FORT LAUDERDALE

**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

Communications to the City Commission

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 its 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 relative 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.



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, 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 & Standards 4. NE 4 Ave Streetscape Project Update <ol style="list-style-type: none"> a. Median 	<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. Property Owners Informative Presentation - pending confirmation 2. Project & Program Updates Update: <i>NE 4th Ave</i> 	<ol style="list-style-type: none"> 1. Presenters 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 ? pending confirmation 	<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. Streetscape Master Plan 3. Strategic Plan for maintaining infrastructure 4. Project & Program Updates Update: Rezoning 	<ol style="list-style-type: none"> 1. DSD-CODE 2. T&M-CONFIRMED 3. PW – either a report to share or PPT 4. CRA
Wednesday December 4, 2024 6:00 pm	<ol style="list-style-type: none"> 1. Branding & Business Targeting Discussion 2. Land Use Plan Scope Discussion 	<ol style="list-style-type: none"> 1. CRA 2. DSD PLANNING
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 2. Selected Firm
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. Design Firm Introduction Presentation 2. Project & Program Updates Update: <ol style="list-style-type: none"> a. Copy of CRA Annual Report 	<ol style="list-style-type: none"> 1. Selected Firm 2. 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
Wednesday April 02, 2025 6:00 pm		
Wednesday May 07, 2025 6:00 pm		
Wednesday June 04, 2025 6:00 pm		
Wednesday July 02, 2025 6:00 pm		
Wednesday August 06, 2025 6:00 pm		
Wednesday September 03, 2025 6:00 pm		

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.