

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

WEDNESDAY – December 1, 2021

3:30 P.M.

**CITY HALL – 8TH FLOOR CHAMBER ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

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|-------|---|--------------------------------------|
| I. | The Pledge of Allegiance | Luis Castillo-Olivera
CCRAB Chair |
| II. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| III. | Approval of Minutes <ul style="list-style-type: none">Rescheduled Regular Meeting
November 17, 2021 | Luis Castillo-Olivera
CCRAB Chair |
| IV. | CRA Basics Presentation | Cija Omengebar
CRA Planner |
| V. | Program and Project Status Update <ul style="list-style-type: none">Rezoning ProjectIncentive Programs | Cija Omengebar
CRA Planner |
| VI. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VII. | Old/New Business <ul style="list-style-type: none">January agenda item suggestions | Cija Omengebar
CRA Planner |
| VIII. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – JANUARY 5, 2022

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

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. The Pledge of Allegiance

**Luis Castillo-Olivera
CCRAB Chair**

THE PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America,
and to the republic for which it stands, one nation under God,
indivisible,
with liberty and justice for all."

**II. Call to Order & Determination of Quorum Luis Castillo-Olivera
CCRAB Chair**

- III. **Approval of Minutes**
- **Rescheduled Regular Meeting
November 17, 2021**

**Luis Castillo-Olivera
CCRAB Chair**



DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
REGULAR HYBRID MEETING
VIRTUAL/IN PERSON
WEDNESDAY, NOVEMBER 17, 2021 – 2:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2021-August 2022	Present
Luis Castillo-Olivera, Chair	P	3	0
Ray Thrower, Vice Chair	A	2	1
Robert Ayen	P	2	1
Adam Gellar	A	2	1
Charlene Gunn	P	3	0
Shane Jordan	A	2	1
Christina Robinson	A	0	2
Dennis Ulmer	P	3	0
Moshe Yehoshoua	P	3	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Presenter:

Jonathan Haigh, Kimley Horn

Staff:

Cija Omengebar, CRA Planner/Liaison

Clarence Woods, CRA Manager

Bob Wojcik, CRA Housing and Economic Development Manager

Istvan Virag, Project Manager, Transportation and Mobility

Jamie Opperee, Prototype Inc.

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 2:32 p.m. and Roll was called, and it was noted that a quorum was present.

Motion made by Ms. Gunn, seconded by Mr. Ulmer, to move item 6 up on the agenda. In a voice vote, motion passed unanimously.

VI. Discussion of 1210 NE 5 Terrace

Bob Wojcik, CRA Housing and Economic Development Manager

Mr. Wojcik said this was one of seven properties that had been designated for affordable housing that the City Commission had given to the CRAs. Six were in the Northwest Progresso Flagler Heights CRA and one was located in the Central City CRA.

Mr. Wojcik said per zoning, the 8,781 square-foot parcel could support five units. The County valued the land at approximately \$14,000. He said there had been \$1,300 in Code Enforcement liens against the property and even though the City Manager had the ability to reduce liens, these were hard costs, not fines, so someone had to pay them. The City Manager's office was exploring options. The property would be conveyed with a restrictive covenant that it would only be used for affordable housing in perpetuity. This was restricted to those making no more than 120% of the area median income. He said the current median area income in Broward County was \$73,400. Mr. Wojcik stated they would work with Housing and Community Development to put out an RFP to secure a community-based organization or community housing development organization to undertake the project. The City had set aside \$10,000 for maintenance of the property.

Mr. Woods asked if there was a restriction that the property must be sold, not rented. Mr. Wojcik stated if they went through the Land Trust, they would permanently own the land and provide a land lease with restrictions on any sale.

Chair Castillo-Olivera noted that someone purchasing the home would not be able to realize significant equity because the selling price would be controlled by the area median income. Mr. Woods thought multi-family redevelopment would be preferable.

III. Approval of Minutes

- Regular Meeting October 6, 2021

Mr. Ulmer noted a typo on page 3.

Motion made by Mr. Ulmer, seconded by Ms. Gunn, to approve the minutes as amended. In a voice vote, motion passed unanimously.

**IV. NE 4th Avenue Streetscape Project
90% Design Presentation**

Jonathan Haigh, Kimley Horn

Istvan Virag, Project Manager, Transportation and Mobility

Mr. Haigh provided a Power Point presentation, a copy of which is attached to these minutes for the public record. There was a three-color option for the crosswalk voids: mustard, cobalt and cranberry or any of those colors or terra cotta for a single-color option.

Mr. Haigh described where sidewalks would be replaced.

Mr. Ayen asked about the color of the treatment around the trees. Mr. Virag displayed a photo of the brown flexible material.

Mr. Yehoshoua thought the three colors for the sidewalk were overwhelming and preferred the terra cotta. Discussion ensued regarding the crosswalk color options.

Motion made by Mr. Ulmer, seconded by Mr. Ayan, to select cobalt blue for the sidewalk voids. In a voice vote, motion passed unanimously.

Motion made by Mr. Yehoshoua to select terra cotta for the sidewalk voids. Motion died for lack of a second.

Ms. Omengebar said staff would keep Board members apprised of the project's progress.

V. Program and Project Status Update

- Budget Amendment \$666,807
 - Rezoning Project – increase of scope

Ms. Omengebar stated the current budget was \$678,633 and said on December 7 they would request the City give back the money they did not use last year. The total was \$666,807, with \$150,000 to go toward operations and the rest toward incentives. They would also request an amendment for the rezoning consultant agreement for additional work at the Northwest section of the project and for a land use plan amendment. This would include \$74,200 to increase the scope and \$30,000 for cost of the City and County applications. This would bring the overall budget to approximately \$1 million.

- Incentive Programs

Ms. Omengebar said there was no interest now, but this may change because the budget had increased.

- **Event Funding Application – December 4, 2021**

Ms. Omengebar stated they had provided funding for the 13th Street Craft Beer and Wine Festival with Exotic Car Show on December 4 from 4 PM until 8 PM. They would have their own booth to distribute information and asked any Board member interested in helping out to contact her.

Chair Castillo-Olivera asked about the TIFF tax increment and Mr. Woods said estimating was difficult because there were many factors involved, including market conditions and the level of development in the area.

VII. Communication to City Commission

None

VIII. Old/New Business

- CRA Basics Presentation

Chair Castillo-Olivera requested this for the public and had received significant interest. He hoped this would be available for their next meeting.

- Incentives Inquiries

None

Chair Castillo-Olivera requested an update on the Turnhill Project.

Chair Castillo-Olivera requested an update from Code Enforcement on violations in the entire CRA.

IX. Adjournment

There being no further business, the meeting was adjourned at 3:39 p.m.

The next meeting was scheduled for December 1, 2021.

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

IV. CRA Basics Presentation

**Cija Omengebar
CRA Planner**

**Central City
Redevelopment Advisory
Board (CCRAB)**

Regular Meeting

Wednesday, December 1, 2021

CRA BASICS

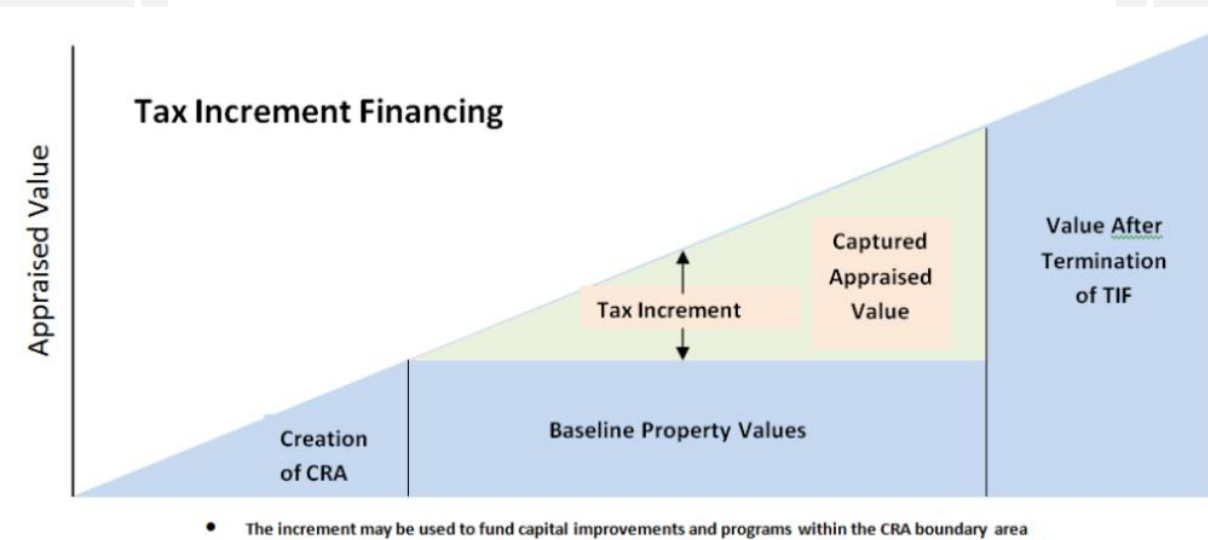
WHAT IS A COMMUNITY REDEVELOPMENT AREA?

- **CRA** [SEE-R-A], noun: A dependent special district in which any future increase in property values are set aside to support economic development projects within that district.
- Under **FL law Chapter 163, Part III** – local governments can designate areas as Community Redevelopment Areas.
 - 1) **Finding a Necessity** – presences of inadequate or substandard structures, shortage of affordable housing, inadequate infrastructure, insufficient roadways, inadequate parking.
 - 2) **Create a Redevelopment Plan**
 - 3) **Create an Agency** to develop and implement the Redevelopment Plan.

HOW IS IT FUNDED?

Tax Increment Financing (TIF)

The dollar value of all real property in the CRA is determined as of the fixed date or “frozen value”. Taxing authorities will receive tax revenues based on the frozen value, and any tax revenues from increases in real property value referred to as “increment” are deposited into the CRA Trust Fund and dedicated to the redevelopment Area.



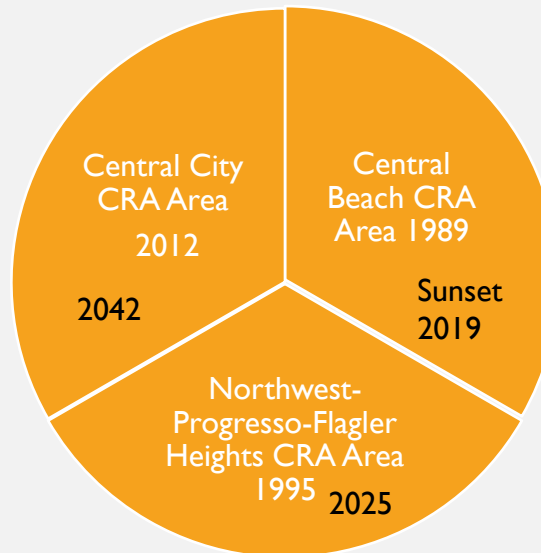
IMPORTANT TO NOTE

- **CRA**s play a role in eradicating ‘slum and blight’
- If not in the **redevelopment plan** you can’t do it
- **CRA area funds** cannot be used outside of the area’s boundaries.
- **CRA funds** cannot pay for construction or expansion of administrative buildings for public bodies, police or fire facilities.
- **CRA funds** cannot pay for publicly owned capital improvements if scheduled in city or county capital improvement plan until removed and 3 years have elapsed.
- **CRA funds** cannot pay for General government operating expenses unrelated to planning and carrying out of the community redevelopment plan.
- **CRA funds** are used for administrative overhead, projects and incentives as identified in an area’s redevelopment plan.

OVERVIEW OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

Mission:

To positively impact the quality of life of the residents of three distinct community redevelopment areas.



Charge with:

Prevention and elimination of slums and blight within areas.

FRA Soundbite: *“CRAs use increase in taxable values, for a limited period of time within a deteriorating area, to transform those areas into one that again contributes to the overall health of the community.”*



GOVERNING BODY= CRA BOARD OF COMMISSIONERS

- Executive Director
- Mayor/Chairperson
- Vice Mayor/Vice Chair
- Other members are CRA Commissioners

Mayor And Commissioners



Mayor
Dean J. Trantalis



Commissioner
District 1
Heather Moraitis



Commissioner
District 2
Steven Glassman



Commissioner
District 3
Robert L. McKinzie



Vice Mayor/Comm.
District 4
Ben Sorensen



Elected officials



Determination of an area to be slum or blighted



Appoint board members of advisory board



Final approval of redevelopment plans/modifications



Approve annual budgets



Annual strategic planning session



Direct staff, public input, visioning



carry out/ implement redevelopment plan

CRA GOVERNING BODY



ADVISORY BOARD MEMBERS ROLE

- **Ordinance No. C-12-26**
- **Section 3.** The Purpose and Duties of the Board shall be as follows:
 - (a) To review the Plan 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 MRSMRSB Plan and carry out and effectuate the purpose and provisions of the Community Redevelopment Act in the MRSMRSB Area.
 - (c) To receive input from members of the public interested in redevelopment of the MRSMRSB CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

CENTRAL CITY CRA

**2012 Redevelopment
Plan** – modified and
restated 2018

Rezoning Project – started
in January 2018

**Non-residential Incentive
Program** – Started end of
2018

**NE 4th Avenue Streetscape
Improvement Project** –
December 2019

ADDITIONAL RESOURCES

Central City CRA City Webpage:

<https://www.fortlauderdale.gov/departments/community-redevelopment-agency/central-city-cra>

City Clerk's Office Forms and Guides:

<https://www.fortlauderdale.gov/government/departments-a-h/city-clerk-s-office/forms-and-guides>

- Meeting procedures on voting, conducting meeting, absences, etc.

Rezoning Project Update:

<https://www.fortlauderdale.gov/government/departments-a-h/community-redevelopment-agency/central-city-cra/central-city-cra-rezoning-project>

V. Program and Project Status Update

**Cija Omengebar
CRA Planner**

1. Rezoning Project

- Referenced CRA Memo 21-004
- Next Steps in the Process
 - **December 7, 2021 CRA Board Meeting | Memo No. 21-1038**
Motion Approving and Amendment to the Agreement for Central City Rezoning Consultant II

2. 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 Redevelopment Plan.

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

CENTRAL CITY INCENTIVE PROGRAM POTENTIAL APPLICANT LIST FY19-2022

	Name	ADDRESS	VM	EMS	Business Name	Notes
1	*Andy Sutton	1226 NE 4th Avenue	9/14/2018	9/14/2018	Leather Werks	Andy inquired on behalf of Randall Klett, application
2	*Mel Lenet	920 NE 13 ST	6/20/2018	9/24/2018	Call of Africa	reached out to BW in June, program wasn't approved yet, sent forms via email sept 24 . 10.08.18; attempting to complete application by end of october.
3	Cesar Balbin		9/7/2018	9/7/2018	none	residential properties owner, no funds available for residential programs at this time.
4	Angela	700 N Andrews Ave.	9/20/2018	9/20/2018	Auto Repair Lady	Outside Central City CRA, provided BW contact info for NW CRA
5	Ken Zarrilli	NE 850 13 ST		9/12/2018	Leasing out to Warsaw coffee	let message a while back, sent application information
6	Ms. Mazor			7/23/2018		called in, sent application at the time.
7	Vladimir Champagne	480 NE 13 ST	9/24/2018	9/24/2018	Law Office of Champagne and Surin	Wants to start asap
8	Kathreen Howell	800 NE 13 ST	9/22/2018	9/24/2018	Leasing to Christmas Shop	Property Owner, leasing to Christmas Shop
9	Carol Parague	1020 NW 9 Ave	9/24/2018	9/24/2018		requests someone to go out there to review property and answer questions, someone with GC experience. Passed to Cory; meeting 9.25.18 @ 10 am
10	Jade Monae	1130 NE 6th Avenue, FTL 33304	9/24/2018	9/25/2018	Northern Auto and Truck , Sales and Repair	voicemail left by Jade Monae aka Jimbo, calling on behalf of Whisler Fleurino, requestng application and program description be sent in the mail.
11	Sandy Ziya			9/25/2018	Acupuncture Physician	property address unknown, request made by Pratima via email with potential applicant. Send applications and requested address info. Applicant not eligible as seeking upfront capital to open business and subsidize rent.
12	Ashley Gonzalez	115 NE 5th Ave	9/26/2018	9/27/2018	Rents out 4-plex	interested in repainting building, zoning for properties is Residential
13	Roland Jeanty	1032 NW 9 Ave	10/1/2018		R&R Plaza	Owner has 3 units, wants to remodel building and the parking lot. At this time does not have money to put down toward the project. Instructed applicant to contact HCD and ask if opportunities exist for the project he wants to do. Applicant will hold off paying, said he recently purchased the property less than 3 years ago. Does not have funding for the upgrades he wants.
14	* Randall Klett	1226 NE 4th Avenue	10/4/2018	10/4/2018	The Werks Family of Companies	CEO, has been interested since FY18, did inform will applying in FY19
15	Rod Amar		10/4/2018		IAG Foundation ?	email questions
16	Aileen Turner-nestor	901 NE 13 ST 919 NE 13 ST	10/8/2018		Arways	Nonprofit - questions 1) organization considering submitting for 1 different pacels, does she need two separate applications? 2) are there design standards? Needs contractor list. Question on Drawings, I informed her so long as drawings depict the project - what they plan to change.
17	Joe Kaller		10/15/2018			Architect calling on behalf of client, a business owner in the area. LVM, need details and email, as well as property address to ensure its in central city area. 101/16/18 left another msg, I returned phone call and left voicemail
18	Blaise					
19	Alex L.	1200-1218 NE 4 th Ave	10.23/2018	10/25/2018		inquired meeting Nov 9, out of town, as a result staff requesting conference call details for prospect to attend remotely. Application and program descption sent.
20	Marisa Valdez	400 NE 13th Street		5/23/2019		
21	*Mel Lenet	920 NE 13 ST		2/29/2019 & 9/14/2021	Call to Africa	continued communication. Likely to submit FY 2022

22	Anna McMaster			5/13/2019	Green Mills Group	considering a property in the area. Rehab of building that is blighted and not to code, interior and exterior work.
23	Noah Bachow	900 NE 13 Street		10/8/2019	Bachow Ventures	buying said property address exploring CRA financing to help finance project.
24	Peggy	603 B NE 13 Street	11/19/2020		Bruno Eats Application	meeting with applicant, several reviews, unable to complete application.
25	Queen		2/10&11/2020		Ice Cream Shop	Wants to open ice cream shop in central city. I'm not sure if she's looking for space, however has expressed interest in incentives. I left a voicemail requesting call back.
26	Daniel		2/10/2020			Century 21 captial brokers, US housing equity fund, broker, had been in contact since december, wants to follow up on tax credits availble for development of affordable housing.
27	Mason	535 ne 13 St Tenant	7/15/2021		Strokes Art Bar	Mason is renting from Abby, he's building out the space and wants to open business in October of 2021, will likely miss the deadlines for board review and recommendation, also depending on level of funding request, either administrative approval or CRA board of commissioners approval.



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

CITY OF FORT LAUDERDALE
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge		Tel. No.	E-Mail Address
Primary Contact for this CRA Request		Tel. No.	E-Mail Address
Name of Business		Tax I.D. No.	Company Website
Business Address		Tel. No.	Fax No.
City		State	Zip Code
Commencement Date to Begin Project: _____		<u>JOB INFORMATION</u>	
Completion Date for Project: _____			
Check Appropriate Description ↑Existing Business <input type="checkbox"/> ↑New Business <input type="checkbox"/>	Project Type ↑Expansion <input type="checkbox"/> ↑Relocation <input type="checkbox"/>	Facility Description Existing Space _____ sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type _____	Date of Incorporation _____	State where the business was incorporated _____	
Proposed Project Location/City		Proposed Address	
Property Control Number(s)		Property Owner	
Owner Tel. No. (include Area Code)	Is there a lien on the property? ↑ Yes ↑ No		
Bank(s) Where Business Accounts for Projects Are Held			
1. _____		2. _____	
Name of Participating Bank/Lender			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ _____
2. Please state the overall project costs related to the CRA’s assisted activity?	\$ _____
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds			
Company’s current cash assets			
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses			

NOTE 3: Other “uses” include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

- 26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
- 27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
- 28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
- 29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: _____

By: _____
 Signature and Title Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date

Central City Area Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: _____ City: _____ State: _____ Zip: _____	Participating Bank/Lender: _____ City: _____ State: _____ Zip: _____
---	---

Personal Statement of (if you do not have a middle name, put NMN):

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____ Place of Birth: _____

Present Address: _____ City: _____ State: _____ Zip: _____ From: _____ To: _____	Previous Address: _____ <small>(needed if in present address less than 5 years)</small> City: _____ State: _____ Zip: _____ From: _____ To: _____
--	--

Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: _____%	Are you a U.S. Citizen: <input type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____
---	--

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? <small>(If YES, indicate the date parole or probation is to expire) _____</small>	<input type="checkbox"/> YES <input type="checkbox"/> NO
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted.	<input type="checkbox"/> YES <input type="checkbox"/> NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation?	<input type="checkbox"/> YES <input type="checkbox"/> NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature	Title	Date
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***ORIGINAL SIGNATURES REQUIRED**

Central City Area Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: _____

Current Home Address (*PO Boxes not accepted*): _____

City: _____ State: _____ Zip Code: _____

Employer: _____

Employer Address: _____

City: _____ State: _____ Zip Code: _____

Company Phone No.: _____ Other No.: _____

Signature: _____

Date: _____

***ORIGINAL SIGNATURES REQUIRED**

Central City Area Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that 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 years 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.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I _____ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Signature of Property Owner or Business Owner

Print Name



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

Memorandum

Memorandum No: 21-004

Date: July 21, 2021

To: Honorable CRA Chairman and Board of Commissioners

From: Christopher J. Lagerbloom, Executive Director

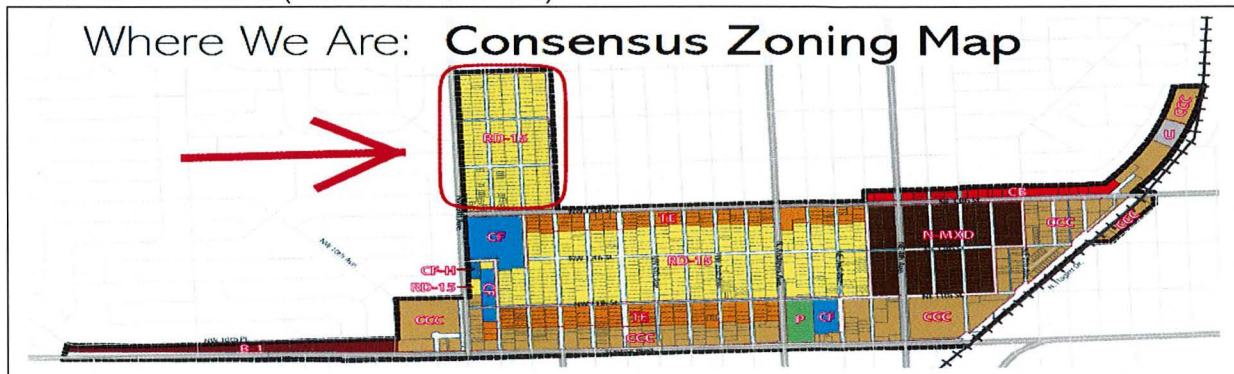
Re: Central City Redevelopment Area Rezoning Project Update No. 2 -
(Commission Districts 2 and 3)

The City Commission directed Staff to prepare a summary of the timing and funding required to accomplish an in-dept analysis of the Northwest portion of the Central City CRA; this memorandum also provides an update of the rezoning project by highlighting the limitations of the proposed zoning classifications with respect to the City of Fort Lauderdale Comprehensive Plan; and presents the needs, cost and schedule adjustments necessary to accommodate the maximum redevelopment vision of the Central City CRA Area.

Background Information

At the April 6, 2021 City Commission Conference Meeting, the Central City Redevelopment Advisory Board sent a Communication expressing the desire to increase the development potential of the Northwestern portion of the Central City CRA by increasing the density and range of permitted uses. The Commission directed staff to prepare a summary of the time and cost estimates of an in-dept analysis of the Northwest area.

The Northwest area in question is bordered by NW 9th Avenue/Powerline Road to the West, and NW 7th Avenue to the East, between NW 16th Street to the North and NW 13th Street to the South (See Attachment 1).



On June 25, 2021, The Corradino Group provided a letter in response to the Commission request, as well as a summary of the limitations of the proposed zoning districts, the need for a Land Use Plan Amendment (LUPA), and how these will affect the cost and schedule of completing the rezoning project within the original 12 month timeframe; it entails tracking the current rezoning project with a companion LUPA not only for the proposed zoning districts, but also for the Northwest portion of the CRA (See Attachment 2 and 3).

The comparative chart demonstrates the current scope versus additional needs that will impact the project timing and cost.

REZONING II PROJECT		NEED	
NEW PROPOSED ZONING DISTRICTS	CURRENT BUDGET \$49,500	COMPREHENSIVE PLAN AMENDMENT & LAND USE MAP AMENDMENT	ADDITIONAL COST \$74,200
TRANSITIONAL EDGE (TE)	X	X	X
COMMUNITY COMMERCIAL CORRIDOR (CCC)	X	X	X
NEIGHBORHOOD MIXED USE (N-MXD)	X	X	X
AMENDMENT TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)	X	X	X
DOCUMENTATION, MEETINGS, AND RELATED CHARGES	X	X	X
SCHEDULE	12 Months	-	-
ADDED SCOPE			
NORTHWEST AREA IN-DEPT ANALYSIS	-	X	X
COMPREHENSIVE PLAN AMENDMENT	-	X	X
LAND USE MAP AMENDMENT	-	X	X
DOCUMENTATION, MEETINGS, AND RELATED CHARGES	-	X	X
SCHEDULE	-	X	20 months

The additional work to perform the required analysis, documentation, meetings, and intergovernmental review for tracking the rezoning project with a LUPA will cost \$74,200 and increase schedule from 12 months to 20 months.

Staff is seeking direction from the CRA Board of Commissioners on the LUPA to move forward, and concurrently with the ongoing Central City Rezoning and Master Plan effort. As noted in Corradino's memorandum, if the LUPA does not move forward, the limitations of mixed-uses in the area will be highly limited due to the City's Comprehensive Plan for non-residential uses in the Residential Land Uses.

Current Project Status and Overview

On October 27, 2020, an agreement was reached with the planning firm, The Corradino Group, to complete the process for the proposed new-mixed use zoning classification for the Central City Area in the amount of \$49,500. The scope includes review and evaluation

of the work that has been completed by a previous consultant, and to identify issues, propose changes/amendments, and develop a plan to complete the project within 12-month timeframe. The work consists of the following tasks:

1. Outline of project understanding of task and schedule
2. Identification of Code Format and Structure
3. Finalization of Code Language
4. Implementation Strategy

REZONING PROJECT II TIMELINE		STATUS
OCTOBER 27, 2020	FULLY EXECUTED AGREEMENT – CORRADINO GROUP	COMPLETE
DECEMBER 17, 2020	REZONING PROJECT II KICK-OFF MEETING	COMPLETE
TASK 1 – OUTLINE OF PROJECT UNDERSTANDING OF TASK AND SCHEDULE		COMPLETE
JANUARY 14, 2021	PROJECT TEAM MEETING – ENGAGEMENT PLAN	COMPLETE
FEBRUARY 3, 2021	CCRAB – REZONING REFRESHER – STATUS AND NEXT STEPS	COMPLETE
FEBRUARY 25, 2021	PROJECT TEAM MEETING – COMPREHENSIVE PLAN, ULDR, FLEX	COMPLETE
* MARCH 3, 2021	CCRAB – REZONING UPDATE	COMPLETE
** APRIL 6, 2021	CC – NORTHWEST AREA COST AND TIME ESTIMATES REQUEST	COMPLETE
APRIL 8, 2021	PROJECT TEAM MEETING – GAP DISCUSSION	COMPLETE
*APRIL 16, 2021	CCRAB – REZONING PRESENTATION – STATUS, TIMELINE, APPROACH	COMPLETE
TASK 2 – IDENTIFICATION OF CODE FORMAT AND STRUCTURE		IN PROGRESS
MAY 18, 2021	PROJECT TEAM MEETING – COMPREHENSIVE PLAN LIMITATIONS	IN PROGRESS
JUNE 2021	PROJECT TEAM DISCUSSIONS – LUPA	IN PROGRESS
*AUGUST 2021	REZONING PRESENTATION	TBD
TASK 3 – FINALIZATION OF CODE LANGUAGE		TBD
TASK 4 – IMPLEMENTATION STRATEGY		TBD
KEY	* (CCRAB) CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING ** (CC) CITY COMMISSION CONFERENCE MEETING	

For more information, please contact Clarence Woods, CRA Manager, Communication Redevelopment Agency, at (954) 828-4519 or cwoods@fortlauderdale.gov.

Attachments:

- Attachment 1: Consensus Zoning Map & Current Zoning District Map
- Attachment 2: June 25, 2021 Corradino Letter – Land Use Plan Amendment for Greater Potential for Companion Rezoning
- Attachment 3: June 1, 2021 Corradino Letter – City of Fort Lauderdale Comprehensive Plan Amendment – Reasons supporting and opposing a Central City Land Use Plan Amendment at this time

c: Tarlesha Smith, Esq., Assistant City Manager
Greg Chavarria, Assistant City Manager
Alain Boileau, City Attorney
Jeff Modarelli, City Clerk
John Herbst, City Auditor

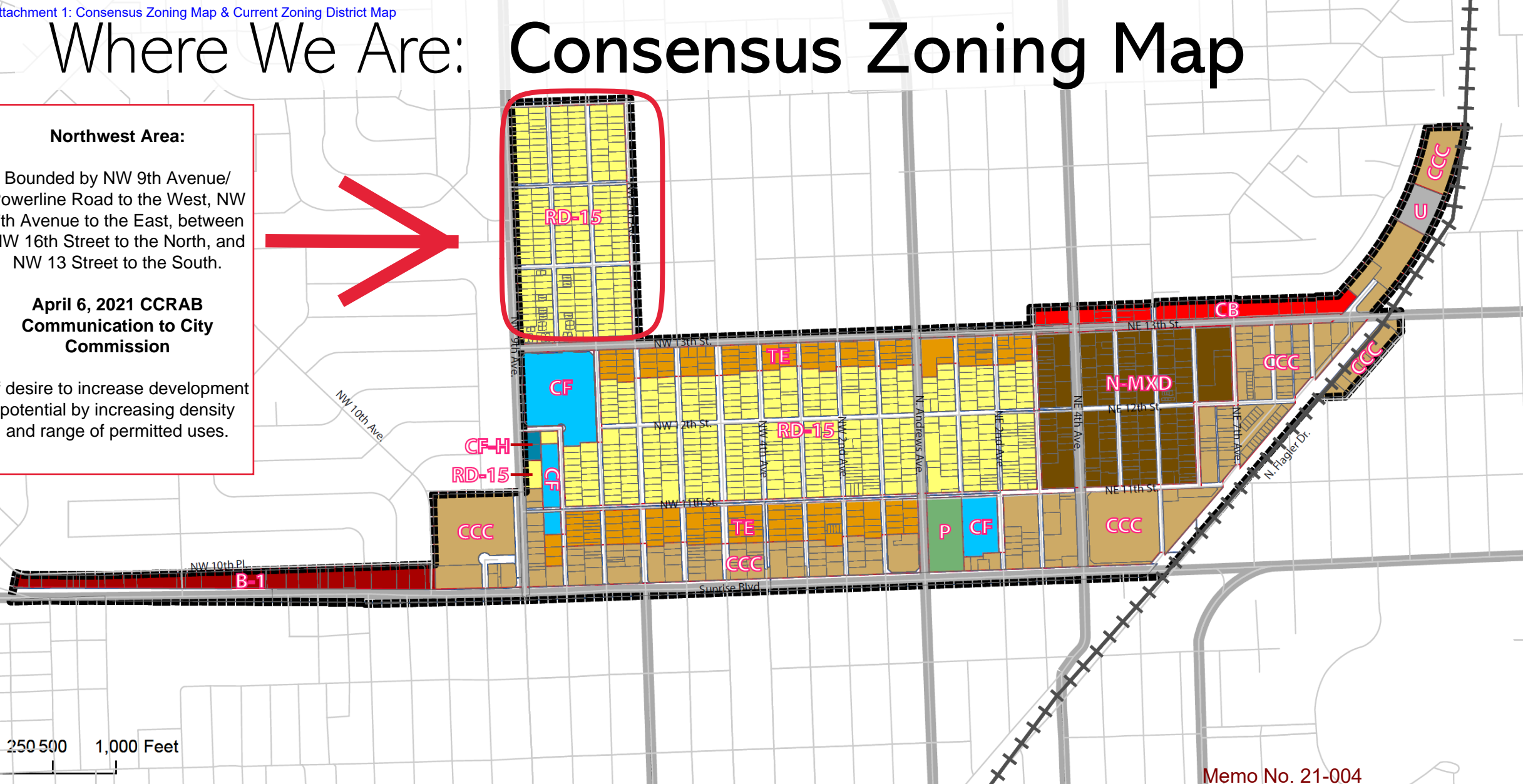
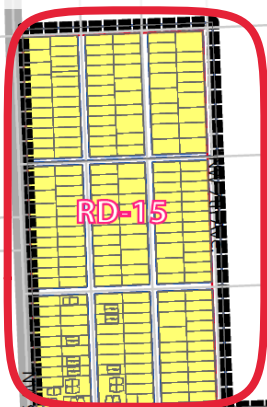
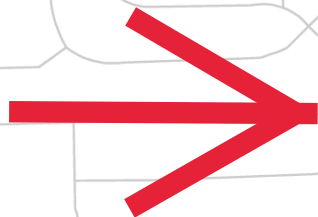
Where We Are: Consensus Zoning Map

Northwest Area:

Bounded by NW 9th Avenue/
Powerline Road to the West, NW
7th Avenue to the East, between
NW 16th Street to the North, and
NW 13 Street to the South.

**April 6, 2021 CCRAB
Communication to City
Commission**

of desire to increase development
potential by increasing density
and range of permitted uses.

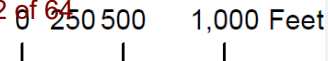


Memo No. 21-004

Attachment 1

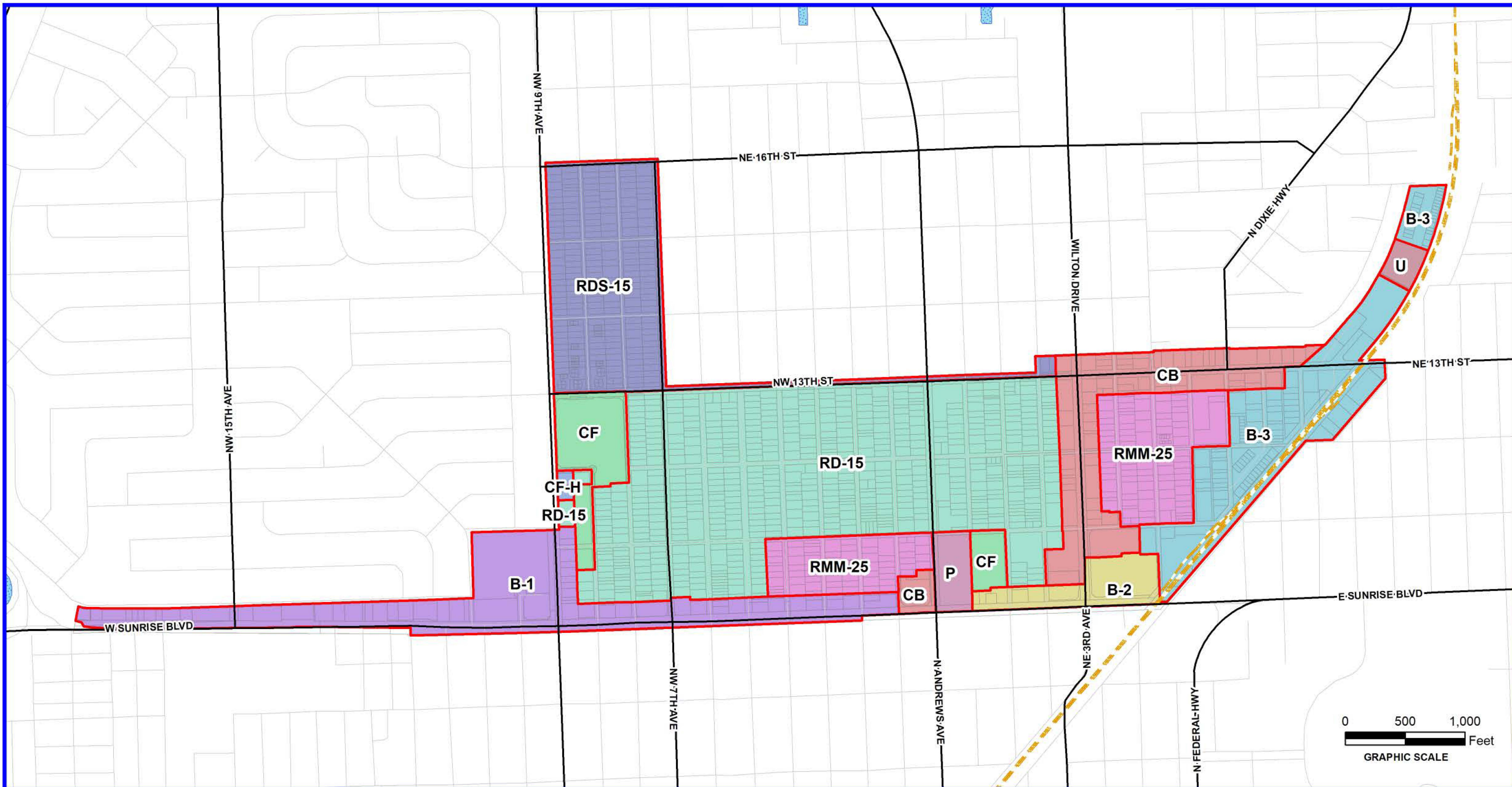
Page 1 of 2

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	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		

12.01.2021 CCRAB Reg Meeting



Legend

- | | | | | |
|---------------------------------|--|--|--|-------------|
| Central City CRA Current Zoning | B-2 - General Business | CF - Community Facility | RD-15 - Residential Single Family and Duplex/Medium Density | U - Utility |
| Zone Class | B-3 - Heavy Commercial/Light Industrial Business | CF-H - Community Facility/House of Worship | RDS-15 - Residential Single Family/Medium Density District | |
| B-1 - Boulevard Business | CB - Community Business | P - Parks - Recreation and Open Space | RMM-25 - Residential Multifamily Mid Rise/ Medium High Density | |



**CITY OF FORT LAUDERDALE
ZONING DISTRICT MAP**

Memo No. 21-004
Attachment 1
Page 2 of 2
Page 53 of 64



THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

June 25, 2021

Cija Omengebar, FRA-RP, CRA Planner
 City of Fort Lauderdale | Community Redevelopment Agency
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Subject: Central City Land Use Plan Amendment for Greater Potential for Companion Rezoning

This memo summarizes information regarding the need, schedule, and cost to complete the rezoning of the Central City CRA district with a companion City of Fort Lauderdale Comprehensive Plan Land Use Plan Amendment (LUPA).

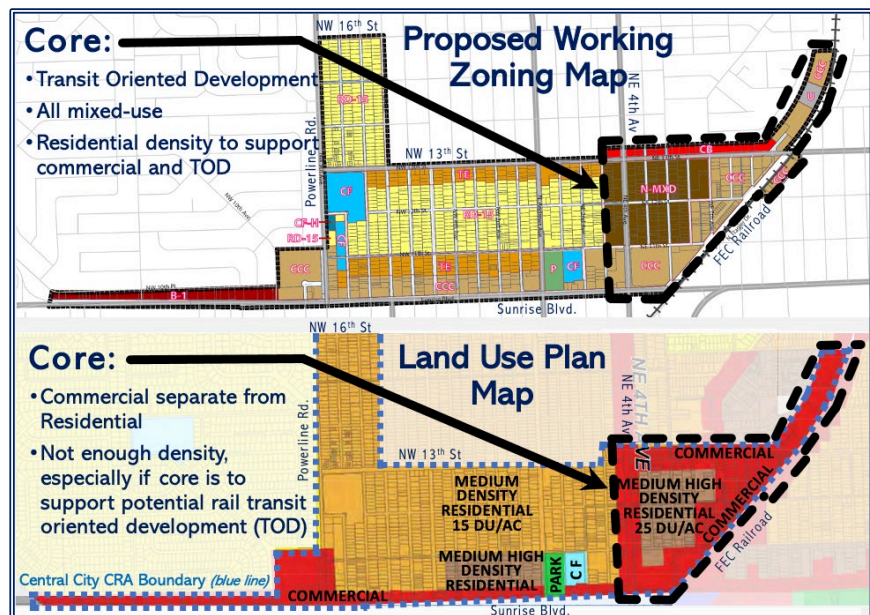
It is important to understand that while the zoning code is the immediate day-to-day control for land development, the zoning code implements and cannot exceed the provisions of the City's Comprehensive Plan to understand the relationship, the Comprehensive Plan can be compared to the Constitution for land development regulations with the zoning code as the body of laws.

There are three sub-areas of concern that motivate a LUPA to facilitate that the Central City CRA rezoning can more effectively stimulate private market investment: the "Core", the "Sunrise Corridor and Transitional Edge", and the "Northwest"

MIXED USE CORE

The planned mixed-use core of the Central City CRA, generally east of NE 4th Avenue is to be zoned "Neighborhood Mixed-Use" (N-MXD) and "Community Commercial Corridor" (CCC), which are both written to encourage new mixed-use development in a form and scale that attracts further redevelopment and urban activity, while respecting transitions to the residential neighborhood west of NE 4th Avenue.

The designation of this area in the City's Comprehensive Plan is "Commercial" and "Medium High Density Residential" (25 DU/acre). These designations separate residential from commercial use and do not permit mixed-use zoning regulation to the extent needed.

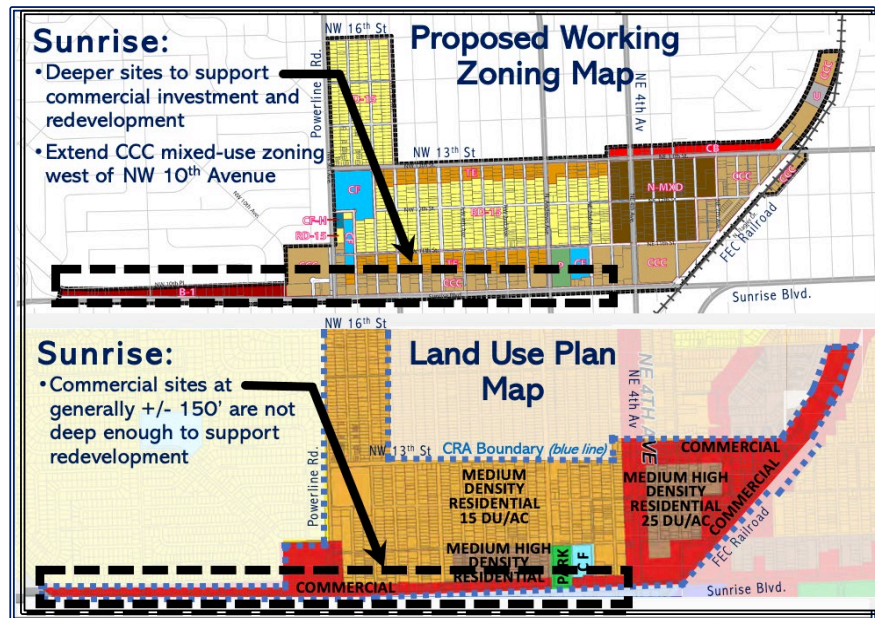


Also, the 25 dwelling-unit-per-acre limit may not be sufficient to attract a level of development necessary to revitalize the Central City core area or serve as a potential rail transit-oriented development (TOD).

SUNRISE COMMERCIAL CORRIDOR

The commercial corridor along Sunrise Boulevard cannot be rezoned as intended for *Community Commercial Corridor* (CCC)

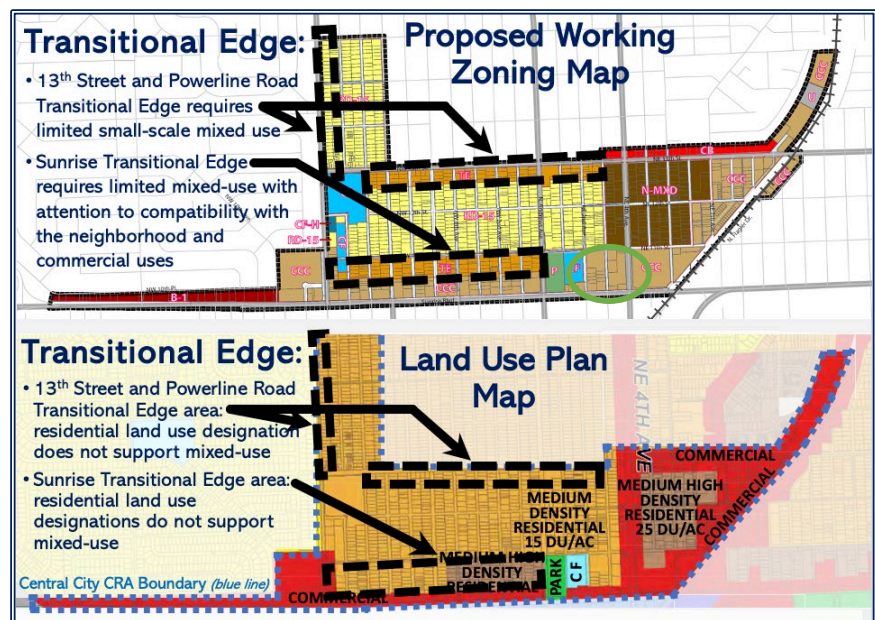
The Comprehensive Plan mapping of the *Commercial* designation is an area that is too shallow in depth from Sunrise Boulevard to create a margin of benefit necessary to attract redevelopment of the corridor. Live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are limited by designation in the Comprehensive Plan of *Medium Density Residential* (15 DU/acre).



TRANSITIONAL EDGE

The *Transitional Edge* zoning district is proposed for area behind the CCC zoning along Sunrise Boulevard to form a transition buffer to the residential neighborhood with appropriate mixed-use development that is scaled compatibly to the residential neighborhood.

The *Transitional Edge* is also proposed for the south side of NW 13th Avenue and possibly along the east side of Powerline Road to redevelop limited mixed-use that is more compatible along higher traffic volume roadways, yet provides a compatible buffer and transition into the neighborhoods behind them. In the location on Powerline Road, the large, higher traffic roadway creates an inhospitable environment for



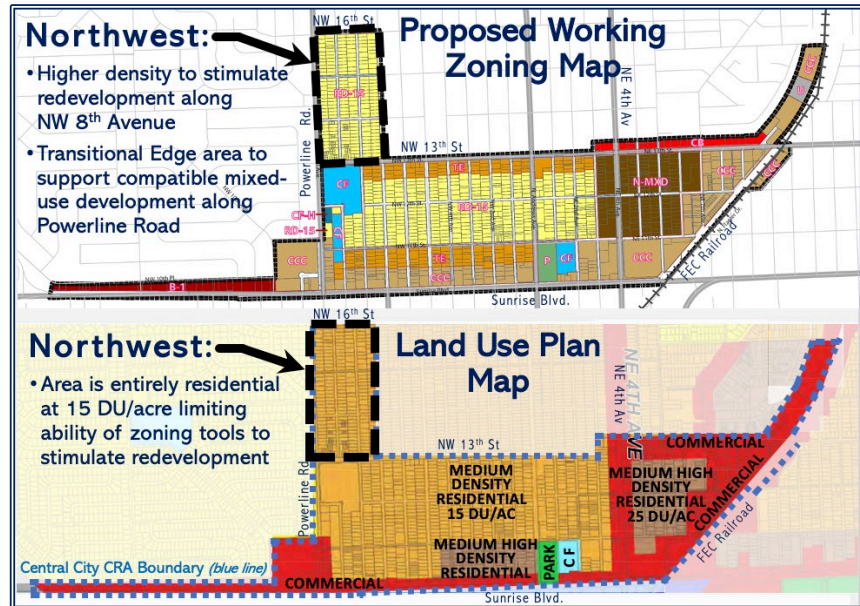
residential only and could be better designated as a limited mixed-use allowed by the *Transitional Edge*. The live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are limited by residential designation in the Comprehensive Plan.

NORTHWEST

The part of the Central City CRA that is north of NW 13th Street up to NW 16th Street and between Powerline Road and NW 7th Avenue, is the most blighted and strained area in the CRA district. Currently, the area is proposed for a change from RDs-15 zoning to RD-15 zoning in order to remove the detached single-family house restriction; however, the properties along NW 8th Avenue will need greater incentive to redevelop.

Along Powerline Road, additional redevelopment incentive is needed with the capacity for mixed-use buildings facing Powerline Road.

Neither of these rezoning possibilities are possible with the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre).



THE PROCESS

NEED: As part of the state-required process, it is necessary to perform an analysis to identify the need for increased development and housing based on population projections, employment projections and other market factors.

CONCURRENCY: The state-required process for a LUPA also requires an analysis to forecast the impact of increased development on water system capacity, wastewater capacity, drainage infrastructure, traffic / roadway system capacity, transit capacity and school system capacity.

INTERGOVERNMENTAL REVIEW: After preparing the LUPA analysis and documentation, the state process requires an intergovernmental review with the County, adjacent municipalities, the South Florida Regional Planning Council, the Florida Department of Economic Opportunity (DEO) (lead agency) and other state agencies or departments with jurisdiction relevant to the proposal.

TIME: To track the rezoning with a companion LUPA process, the time to complete the rezoning would increase from the current 12 months to approximately 20 months, including the intergovernmental review. The schedule started in January; therefore, completion with the LUPA would be by or before September 2022.

COST: There would be an additional cost to perform the necessary land-use, need, consistency, compatibility, concurrency analysis and traffic impact analysis. In addition to the cost of analysis and intergovernmental review, there could be a need for mitigation of infrastructure or traffic impacts. For example, if land use changes produce more traffic that causes a roadway to exceed its allowable level-of-service standard, then implementing the LUPA could require additional capacity, ranging from signal timing changes to adding lanes. Typically, in the process of the analysis, such needs are identified and the change in the LUPA will maximize potential density and buildout within infrastructure capacity before incurring these costs. The cost of LUPA analyses as described with the intergovernmental review is approximately \$74,200.

SUMMARY

At this time, we are continuing with the rezoning work as currently scoped without a LUPA; however, as we continue the work through Task 2, we maintain the capability to adapt quickly to the inclusion of a companion LUPA. As the rezoning continues without the LUPA, the existing Comprehensive Plan will limit the zoning amendments in their ability to provide the density and range of permitted uses that accommodate the potential of redeveloping the CRA. On the other hand, if the rezoning is continued as a companion to the LUPA, then the land development controls are only limited by infrastructure capacity and compatibility with the surroundings, which will better enable the potential and vision of redeveloping Central City. We are available to meet and provide additional information as you need.

Best regards,
Mark Alvarez



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think and think again before you print

THE CORRADINO GROUP, INC.

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ENGINEERS · PLANNERS · PROGRAM MANAGERS · ENVIRONMENTAL SCIENTISTS

June 1, 2021

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Subject: City of Fort Lauderdale Comprehensive Plan Amendment

Responding to the Central City CRA and District 2 Commissioner Glassman's request, this memo summarizes information regarding the need, schedule and cost to complete the rezoning of the Central City CRA district with a companion City of Fort Lauderdale Comprehensive Plan Land Use Plan Amendment (LUPA).

It is important to understand that while the zoning code is the immediate day-to-day control for land development, the zoning code implements and cannot exceed the provisions of the City's Comprehensive Plan (pursuant to Florida's Growth Management Act, specifically §163.3194(b) F.S. and §163.3202 F.S.). To understand the relationship, the Comprehensive Plan is often likened to the Constitution for land development regulations with the zoning code as the body of laws. The Comprehensive Plan is updated through an evaluation and appraisal report (EAR) process every 7 years, and the most recent EAR-based update of the City's Comprehensive Plan was adopted in 2020. The next EAR-based amendment would not be until 2027. Private property owners or the City may sponsor amendments prior to this, either under the Small-Scale Amendment Process (§ 163.3187 F.S.) for land areas that are 5 acres or less, or by the Expedited Review Process (§ 163.3184 F.S.) for land areas greater than 5 acres. The Expedited Review Process would be relevant to performing a LUPA for Central City.

Reasons supporting and opposing a Central City Land Use Plan Amendment at this time

There are a number of concerns that motivate a LUPA for the Central City and a number of concerns regarding retracking the rezoning work to follow with a companion LUPA.

- a. The planned mixed-use core of Central City, generally east of NE 4th Avenue is to be zoned "*Neighborhood Mixed-Use*" (N-MXD) and "*Community Commercial Corridor*" (CCC), which are two zoning districts designed to encourage mixed-use redevelopment in a form and scale that attracts further redevelopment and urban activity in the short and medium-term future, while respecting transitions to the neighborhood west of NE 4th Avenue. The designation of this area in the City's Comprehensive Plan is "*Commercial*" and "*Medium High Density Residential*" (25 DU/acre). These designations are specific to either residential use of commercial use, and do not permit mixed-use zoning regulation to the extent needed. While the Comprehensive Plan does provide for residential components of vertical-mixed use within the *Commercial* designation; within the *Medium High Density Residential* designation, only 5% commercial use is permissible which would not permit a complete ground floor façade of commercial use as foreseen by the Central City vision.
- b. Further, certain stakeholders and members for the Central City CRA Board continue to provide input that the 25 dwelling-unit-per-acre limit is not sufficient to attract a level of development necessary to revitalize the Central City core area. To increase the density, a LUPA is a necessity.

- c. Combined with the changes to the Unified Flex Zone, the commercial corridor along Sunrise Boulevard cannot be rezoned as intended for *Community Commercial Corridor* (CCC) with the *Transitional Edge* zoning district behind it to transition into the neighborhood. The Comprehensive Plan mapping of the *Commercial* designation is an area that is too shallow in depth from Sunrise Boulevard to create a margin of benefit necessary to attract redevelopment of the corridor. Live-work units and small ground floor incubator businesses that are anticipated for the *Transitional Edge* zone are also limited by the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre)
- d. The part of the Central City CRA that is north of NW 13th Street up to NW 16th Street and between Powerline Road and NW 7th Avenue is the most blighted and strained area in the CRA district. Currently the area is proposed for a change from RD-15S zoning to RD-15 to remove the single-family house form restriction; however, the blocks transitioning to NW 8th Avenue along Powerline Road need greater incentive for redevelopment and greater capacity for mixed-use buildings facing Powerline Road. Neither of these are possible with the Comprehensive Plan designation of *Medium Density Residential* (15 DU/acre).

There are also concerns that oppose retracking the rezoning work to follow with a companion LUPA. They include:

- a. The time to complete the rezoning would increase from the current 12 months to approximately 20 months.
- b. There would be a higher cost, including the cost to perform concurrency analysis and traffic impact analysis.
- c. Part of the higher cost would be the possible need for mitigation of infrastructure or traffic impacts. The need for and the magnitude of mitigation will not be known until the analysis is performed.
- d. It is necessary to perform an analysis to identify the need for increased development and housing based on population projections, employment projections and other market factors. The need, magnitude, and the extent to which redevelopment objectives align with the need will not be known until the analysis is performed.

At this time, we are continuing with the rezoning work as currently scoped without a LUPA; however, we continue the work at this point in a manner that is adaptable to the possibility of including a companion LUPA process if it is before the completion of Task 2.

Schedule

Responding to the CRA and Commissioner's request, we have estimated that tracking the rezoning for along with a LUPA for Central City would add approximately 8 months to the 12-month schedule. At least 4 months of this time would be for additional analysis and documentation that would need to take place before the rezoning can be adopted and the other 4 months is for required inter-governmental review processes.

In summary, the process requires at least one meeting of the Local Planning Agency (LPA) before the first reading of the Land Use Plan Amendment with the amended zoning code as a companion ordinance. After approval on first reading by the City Commission, the LUPA and all required documentation is transmitted to the Florida Department of Economic Opportunity (DEO) and other local governments and agencies. After transmittal, the proposed comprehensive plan amendment will be reviewed by the DEO and other state and local agencies, governments and other jurisdictions. Within 60 days of transmittal,

the DEO and the other review agencies, will respond with letters of objections, recommendations and comments (ORC). After receiving the ORC report, the City must respond to objections, and recommendations and may incorporate comments contained therein and continue with the process of adoption. If there are no objections from affected parties (resulting in an administrative hearing process), then 31 days after adoption, the amendment becomes effective. At the time of or subsequent to 31 days after adoption, the companion zoning text and map amendments if approved will also become effective.

Whereas currently the zoning ordinance without the LUPA is scheduled to go to second reading for adoption in December 2021, the timeline with the LUPA would go to a second reading for adoption in or before July 2022, and would become effective 31 days after adoption.

Cost

Responding to the CRA and Commissioner’s request, we have estimated that the cost of performing the work to include analysis, documentation and meetings for tracking the rezoning with a Land Use Plan Amendment would be \$74,200.

Population Projections, Housing Needs and Market Analysis	\$15,900
Land Use Analysis for objectives, compatibility and consistency	\$19,700
Traffic and Roadway Impact Analysis (does not include data collection if needed)	\$12,600
Other Infrastructure Analysis (including transit)	\$ 7,500
<u>Meetings, Presentations and Intergovernmental Review</u>	<u>\$18,500</u>
	\$74,200

Please feel free to call me at any time for questions or clarifications. We are available to meet and provide additional information as you need.

All the best regards,
Mark Alvarez



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think and think again before you print

VI. Communication to City Commission

**Luis Castillo-Olivera
CCRAB Chair**

- VII. **Old/New Business**
- **Reminder NE 13TH Street Event**
 - **January agenda item suggestions**

**Cija Omengebar
CRA Planner**



3rd Annual 13th Street Craft Beer & Wine Festival with Exotic Car Show

VIII. **Adjournment**

Luis Castillo-Olivera
CCRAB Chair