

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

REGULAR MEETING

WEDNESDAY – MAY 4, 2022

3:30 P.M.

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

- | | | |
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| I. | The Pledge of Allegiance | Ray Thrower
CCRAB Chair |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members and Staff | Ray Thrower
CCRAB Chair |
| IV. | Approval of Meeting Minutes <ul style="list-style-type: none">• Regular meeting April 6, 2022 | Ray Thrower
CCRAB Chair |
| V. | Discussion and Recommendation
Fiscal Year 2023 Budget Prioritization and Work Program | Clarence Woods
CRA Manager |
| VI. | Presentation and Recommendation
Residential Façade & Landscaping Program | Jonelle Adderley
CRA Project
Coordinator |
| VII. | Program and Project Status Update <ul style="list-style-type: none">• Rezoning Project• NE 4th Avenue Streetscape Project• Incentive Programs• Streetlights Installation Project | Cija Omengabar
CRA Planner |
| VIII. | Communication to City Commission | Ray Thrower
CCRAB Chair |
| IX. | Old/New Business <ul style="list-style-type: none">• June agenda item suggestions<ul style="list-style-type: none">○ Lauder Trail Plan○ NE 4th Avenue Utility Box Presentation• Miscellaneous | Cija Omengabar
CRA Planner |
| X. | Adjournment | Ray Thrower
CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – June 1, 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

**Ray Thrower
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

**Jamie Opperlee
Prototype**

III. Introduction of Board Members and Staff

**Ray Thrower
CCRAB Chair**

- IV. Approval of Meeting Minutes**
- **Regular meeting April 6, 2022**

**Ray Thrower
CCRAB Chair**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, APRIL 6, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	6	1
Justin Greenbaum	P	1	0
Shane Jordan	P	5	2
Christina Robinson	P	4	2
Dennis Ulmer, Vice Chair	P	7	0

At this time, there are 5 appointed members to the Board; therefore, 3 constitute a quorum.

Staff:

- Cija Omengabar, CRA Planner/Liaison
- Clarence Woods, CRA Manager
- Officer Brian Blount
- Jamie Opperlee, Prototype Inc. Recording Secretary

Communication to the City Commission:

Motion made by Mr. Ulmer, seconded by Mr. Jordan to recommend the City have a public service campaign to discourage people from giving donations to panhandlers. Motion passed unanimously.

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:32 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Rescheduled Regular Meeting January 12, 2022
- Regular Meeting February 2, 2022

Chair Thrower noted a correction to the January 12, 2022 minutes.

Motion by Mr. Ulmer, seconded by Mr. Jordan to approve the minutes of the January 12, 2022 meeting as amended. Motion passed unanimously.

Motion by Mr. Ulmer, seconded by Mr. Jordan to approve the minutes of the February 2, 2022 meeting. Motion passed unanimously.

V. Homeless Initiative Discussion

Officer Brian Blount, Homeless Outreach Team

Officer Blount described outreach efforts in coordination with the City's partners, to help the homeless transition into getting off the streets. He remarked that many people refused services and chose to remain homeless. He said Community Court was held every Wednesday to allow people to gain access to services if they wished. Officer Blount said they also visited HOPE South Florida once per week to offer services. He noted the lack of shelter beds and services available and said Covid Protocols were still in place in the shelters.

Officer Blount stated they were overwhelmed in Fort Lauderdale. He said when a homeless person was released from the main jail in Fort Lauderdale, they often stayed in the City. In January, they estimated 2,500 homeless in the County and 750 in Fort Lauderdale.

Officer Blount said people must stop giving money to panhandlers, which would hopefully encourage them to seek the services available. He said they were starting initiatives to get this message out to the public.

Officer Blount said beds were distributed through the County Task Force for Ending Homelessness. The biggest issues for providing services were low staffing and lack of budget. He said Homelessness was often at the bottom of the list for City and County budgets.

Officer Blount described the Community Court process and how people were tracked.

Officer Blount said during Covid last year, the City had used Covid and FEMA funds to house the homeless in a hotel. The City had investigated buying a hotel to house people and offer the services, but the problem was no one wanted such a residence in their neighborhood.

Chair Thrower wanted to send a Communication to the City Commission that it should make more of an effort to tell the public not to give money to homeless people.

Officer Blount said per the annual surveys, the number of homeless in Fort Lauderdale had remained fairly consistent.

Ms. Robinson asked how the Board could partner with HOPE South Florida. She suggested creating an area on their property with benches or chairs and tables with shade to allow them to eat. Or they could move the feeding area onto the parking lot on the other side of Andrews, away from the residential area, because they did not need all that parking. Officer Blount felt that would be a good start. Ms. Robinson asked if Officer Blount would suggest street lighting the Board could fund to help with the homeless situation. Officer Blount said every business came through the Crime Prevention Through Environmental Design, which advised them where lighting would serve as a deterrent.

Ms. Robinson asked about the closed streets and Officer Blount said the streets had been closed during the crack epidemic of the 1980s and 1990s to prevent people from the western suburbs from cruising side streets in search of drugs. He stated these closures were preventing crime.

Chair Thrower said he lived on a street that was not blocked and he felt safer there. He thought they should consider reopening some of the closed streets.

Mr. Ulmer pointed out that the County controlled homeless funds, so they needed to remind the County that it was not doing its job.

VI. Discussion and Recommendation

- Street Closure FPL Lighting Installation Cost Estimates

Ms. Omengbar had provided Board members with the cost estimates from FPL for the lighting: \$12,000 for eight light poles. The City would cover the energy costs of \$203 per month.

Mr. Greenbaum asked how much money they could allocate to something that was not an incentive program. Mr. Woods said operational/administrative costs should be no more than 20% of the total budget. Ms. Omengbar said the Board would vote on the budget in May or June.

Mr. Woods said they had been concentrating on completing the rezoning project. In the past, they had discussed starting conversations about other projects they could do, such as creating design standards and guidelines for facades but the previous Board had wanted to concentrate on the rezoning.

Mr. Greenbaum wanted to include an agenda item to discuss a residential improvement incentive program.

Motion made by Mr. Greenbaum, seconded by Mr. Jordan, to include the FPL street lights in the next capital project budget, and to include a contingency of up to 20%. Motion passed unanimously.

VII. Program and Project Status Update

- Rezoning Project

Ms. Omengabar said they were finishing the scope of the proposal and would then solicit firms to complete the Land Use Plan Amendment. The proposal was projected to be done by the end of the year.

- NE 4th Avenue Streetscape Project

Ms. Omengabar said they were still in the FDOT approval process.

- Incentive Programs

Ms. Omengabar had received a draft application for a tenant at 603 NE 13th Street and hoped to present it to the Board in May.

VIII. Communication to City Commission

Board members discussed the City discouraging people from giving money to panhandlers.

Mr. Greenbaum suggested signs in the downtown area. Mr. Jordan suggested using social media. Mr. Ulmer said they should suggest a public service campaign and let the City decide how.

Motion made by Mr. Ulmer, seconded by Mr. Jordan to send a communication to the City Commission to recommend the City have a public service campaign to discourage people from giving donations to panhandlers. Motion passed unanimously.

IX. Old/New Business

May Agenda Items Suggestions

1. Discuss instituting a residential façade program.
2. Review the LauderTrail plan so the Board could make suggestions to improve it in their area.
3. Review commuter rail options that would affect the CRA so the Board could provide input.
4. Discuss what they could do to partner with HOPE South Florida.

X. Adjournment

There being no further business, the meeting was adjourned at 5:15 p.m.

The next meeting will be held on May 4, 2022.

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

**V. Discussion and Recommendation
FY23 Budget Prioritization and
Work Program**

**Clarence Woods
CRA Manager**

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2023 Proposed Budget Summary

Revenue Sources	Adopted FY 2022	Proposed FY 2023	FY 2022 Adopted vs. Proposed FY 2023 % Change
Tax Increment Revenue (TIF)			
City of Fort Lauderdale	678,633	692,206	2.0%
<i>*Transfer and Other Sources - FY 2021 re-allocation</i>	150,000		
<i>**Transfer and Other Sources - FY 2021 re-allocation</i>	516,807		
Total Revenues	\$ 1,345,440	\$ 692,206	
Expenditures			
Services & Materials	37,190	35,500	
Other Operating Expenses			
Indirect Admin Services (City departments)	20,886	27,405	
Service Charge - CRA Salaries	77,194	84,929	
Service Charge - Information Systems	5,843	5,843	
Service Charge - Print Shop	2,500	300	
<i>Rezoning project funds</i>	150,000	-	
CRA Incentives			
Funds Available for Incentive Projects	535,020	538,229	
<i>** Additional funds allocated - For Incentive Projects</i>	516,807	-	
Total Expenditures	1,345,440	692,206	
Surplus/(Deficit)	-	-	

** An additional \$150,000 was re-allocated from FY2021 to the FY2022 operations budget for the C. City Rezoning project.*

***An additional \$516,807 was re-allocated from FY2021 to the FY2022 incentive fund for a total incentive balance of \$1,051,827*

**VI. Presentation and Recommendation
Residential Façade & Landscaping
Program**

**Jonelle Adderley
CRA Project
Coordinator**

CITY OF FORT LAUDERDALE

CRA RESIDENTIAL FAÇADE & LANDSCAPING PROGRAM

RECEIVE UP TO \$5,000 IN HOME IMPROVEMENTS
EXTERIOR PAINTING & XERISCAPE LANDSCAPING





BEFORE



AFTER

05.04.2022 CCRAB Regular Meeting

The Residential Façade and Landscaping Program is designed to provide funding for the beautification of single-family residential homes and includes external painting and landscaping. The CRA will provide up to \$5,000 per property for external painting, patching, pressure cleaning and xeriscape landscaping. Xeriscape landscaping is landscaping designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated. This form of landscaping also includes the use of stone and mulch.

To qualify for the Residential and Landscaping Program, the property must be located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The property must also have a need for painting and landscaping upon CRA staff inspection. Only one (1) application per household will be accepted.

Applications are now being accepted for the following neighborhoods:

- River Gardens / Sweeting Estates
- Durrs
- Home Beautiful

ELIGIBLE PROPERTIES:

Single-family residential homes, either owner-occupied or tenant-occupied. **The CRA Executive Director or designee reserves the right to waive the eligibility requirements and allow a multi-family property with two (2) to four (4) units.*

APPLICATION PROCESS:

- Submit Residential Façade and Landscaping program application
- Applications are available online at www.fortlauderdalecra.com
- Submitted applications will be reviewed by CRA staff to ensure that it is complete and the property qualifies for the program. CRA staff may inspect your home to determine the need for improvements.
- Home owners will be notified by CRA staff if they are approved for the program.
- Upon approval, all home owners are required to submit the following before the commencement of work on the eligible property: (a) three written estimates from contractors for landscaping and/or painting. 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, (b) a copy of the work contract signed by both the contractor and yourself, and (c) a Notice of Commencement form.
- Upon completion of work, the homeowner must contact the CRA staff to arrange a completion inspection. The CRA will directly pay and /or reimburse home owners for project costs, up to a maximum of \$5,000. The homeowner shall be responsible for all remaining costs. **Reimbursements will not be provided for any work done on properties prior to approving CRA approval.*



BEFORE

AFTER



09/04/2022 GCRAB Regular Meeting

For more information, application and guidelines call (954) 828-4617 or visit www.fortlauderdalecra.com

SUBMIT APPLICATIONS TO THE:

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



CITY OF FORT LAUDERDALE

Durrs & Home Beautiful Park



The City Fort Lauderdale Community Redevelopment Agency
~~Northwest Progresso Flagler Heights~~
Residential Facade and Landscaping Program Application

INSTRUCTIONS: You must be the property owner to complete this application. Only one (1) application per household will be processed. For more information or to request assistance in completing this application, please contact the Fort Lauderdale Community Redevelopment Agency at (954) 828-4517.

Return to: The City of Fort Lauderdale Community Redevelopment Agency, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.

Name: _____

Property Address: _____

Mailing Address (If different from above): _____

Home Phone: (____) _____ Cell Phone: (____) _____

E-Mail Address: _____

Type of Improvement Requested: Paint _____ Landscape _____

I HEREIN CERTIFY, REPRESENT AND WARRANT THAT I AM THE SOLE PROPERTY OWNER OF THE ADDRESS ABOVE AND NO OTHER PARTY'S SIGNATURE IS REQUIRED TO APPROVE THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE: _____ DATE: _____

PRINT NAME: _____

RIGHT OF ENTRY AND LIABILITY WAIVER AGREEMENT

This Agreement is by and between, _____
(the "Owner(s)") of the property commonly identified as:

Folio No(s): _____

_____, _____

City/Town

Street (attach legal description if available) (referred to hereafter as the "Property")

And

Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency organized pursuant to Chapter 163, Part III of the Florida Statutes ("NPF-CRA").

RECITALS

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

Whereas, the NPF-CRA has created a program for exterior improvements for owners in the CRA Area, which may provide, at the discretion of the NPF-CRA, up to \$5,000 for certain exterior improvements to existing homes.

TERMS

Now therefore, in consideration of one or more of the following activities to be conducted on the Property, the Owner(s) thereof hereby grants to NPF-CRA a right of entry and access to the Property and a waives liability against NPF-CRA, its employees, agents and public officials, for activities conducted under this Agreement in order to conduct one or more activities on the Property:

- _____ (1) painting of the exterior, in accordance with the selection made by the Owner;
- _____ (2) landscaping, in accordance with the selections made by the Owner.

Owner may select a contractor from a list of approved contractors created by NPF-CRA. Alternatively, Owner may select a qualified contractor of its own choosing. Before the NPF-CRA will make any disbursements, the Owner must provide adequate and sufficient documentation that it has procured a minimum of three (3) bids from qualified contractors, and upon selecting one of the bids, Owner must provide a copy of the contract between the Owner and the Contractor, a copy of the contractor's license and proof of insurance and such other information as requested by the NPF-CRA. The NPF-CRA reserves the right to reject any contractor it deems unqualified in its sole discretion. Further, if a notice of commencement is required, the NPF-CRA must be listed on the Notice as an additional party to receive notice to owner. The NPF-CRA shall make one disbursement to the Owner when the work is completed and inspected by the NPF-CRA. Notwithstanding, the NPF-CRA reserves the right to issue a joint check payable to the Owner and the Contractor and to withhold payment to the Owner and issue a check directly to a subcontractor or lien or providing notice to owner to the NPF-CRA. In some instances, the NPF-CRA may require partial and/or final releases of liens in its sole discretion.

This right of entry and waiver of liability granted by the Owner(s) is a requirement in order to access the funds under the Residential and Landscaping Program (the "Program"), which was established by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners. The purpose of the Program is to provide assistance to qualified home owners to landscape, paint the exterior of their homes and/or complete other improvements to the façade of their homes.

This right of entry and access to the Property is hereby granted by the Owner to the NPF-CRA and its contractors and their subcontractors thereof, employees, and authorized agents, for the purpose of accomplishing the above purpose. The Owner agrees and warrants to hold harmless NPF-CRA, its officers, agents, employees or assigns for damage of any type, whatsoever, either to the above described Property or to any persons present thereon and hereby releases, discharges and waives and releases NPF-CRA from any action against NPF-CRA, its officers, agents, employees, or assigns from all liability to Owner(s), Owner(s)'s children, relatives, guests, representatives, assigns, or heirs, for defects in the work product, bodily injury, death or property damage that Owner(s) may suffer in connection with any activities on the Property, whether caused solely or partially by the NPF-CRA, its officers, agents, employees, or assigns.

I/we have read this Right of Entry and Liability Waiver Agreement, or it has been read to me/us, and I/we fully understand its terms, understand that I have given up substantial rights by signing it, am aware of its legal consequences, and have signed it freely and voluntarily without any inducement, assurance, or guarantee being made to me and intend for my signature to be a complete and unconditional release of all liability to the greatest extent allowed by law.

After the improvements are completed, Owner agrees to maintain the improvements at his or her expenses. NPFCRA shall have no obligation to maintain the improvements. Further, NPFCRA shall have no liability for any defects in the quality of the work product.

Owner understands and acknowledges if it does not understand the legal consequence of signing this Agreement, it is encouraged to seek the advice and counsel of an attorney.

WHEREOF, the undersigned has caused this Right of Entry and Waiver of Liability Agreement to be executed on this ____ day of _____, 20__.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

Property Owner(s):

[Print Name]

[Print Name]

[Signature]

[Signature]

Witness:

[Signature]

[Print Name]

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by _____ and _____ by means of physical presence or online notarization this ___ day of _____, 2021.

He / She is personally known to me _____ or has presented the following _____ as identification.

(SEAL)

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

My Commission expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

WITNESSES:

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY, A SPECIAL
DISTRICT

By: _____
CRA Executive Director

Approved as to form:

CRA Attorney

WORKING DRAFT

Paint Color Selection Agreement

NOTE: Please pick a Main (Body) Color, Trim Color and Accent Color from the color swatch.

Property Owner Name (Please print): _____

Property Address (Please print): _____

Main (Body) Color (Please print): _____

Trim Color (Please print): _____

Accent Color (Please print): _____

The undersigned property owner hereby agrees to the paint color selection described Above. I understand that once the color selection is made, colors cannot be changed.

Property Owners Signature Date

Landscaping Design Selection Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to meet with the landscaper to discuss their individual design.

Property Owner's Signature

Date

WORKING DOCUMENT

Property Maintenance Agreement

Property Owner Name: _____
(Please print)

Property Address: _____
(Please print)

The undersigned property owner agrees to maintain the property improvements and landscaping.

Property Owner's Signature

Date

WORKING DOCUMENT



RESIDENTIAL FAÇADE AND LANDSCAPING APPLICATION CHECKLIST FOR HOMEOWNER

- Submit Completed Residential Façade and Landscaping Program Application.

After Receipt of Approval Letter

- Submit three detailed estimates from licensed and insured contractors for landscaping and/or painting. These estimates must include the contractors name, address, phone number, license number, description of work and cost associated with each item. **Please note chosen contractor.**
- Submit a copy of the license and the certificate of liability insurance for each chosen contractor. (The Fort Lauderdale CRA, 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311 must be listed as additional insured)
- Provide swatch/chips of selected paint colors.
- Submit the completed Notice of Commencement. (Included with Approval Letter)

**** Once the above is received, CRA staff will set up an inspection of the home with the Contractor/s, CRA Project Manager, and Homeowner/s. A contract will be signed at the inspection between the homeowner and each contractor. After the inspection is complete, work can begin on the home. ****

After Work is Complete at the Home

- Contact CRA staff to arrange a final inspection when satisfied with the completed job.
- Submit final invoice/s.

After Receipt of Payment Check

- Submit photocopy or picture of payment check.
- Submit paid receipts from contractor/s.

VII. Program and Project Status Update

**Cija Omengebar
CRA Planner**

- 1. Rezoning Project**
- 2. NE 4th Avenue Streetscape Project**
- 3. Incentive Programs**
- 4. Streetlights Installation Project**

VIII. Communication to City Commission

**Ray Thrower
CCRAB Chair**

IX. Old/New Business

Cija Omengebar

- **June agenda item suggestions**

CRA Planner

- **Lauder Trail Plan**

- **NE 4th Avenue Utility Box Presentation**

- **Miscellaneous**

X. Adjournment

**Ray Thrower
CCRAB Chair**