

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

**REGULAR MEETING**

**WEDNESDAY – January 4, 2023**

**3:30 P.M.**

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

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|-------|---|-------------------------------|
| I.    | The Pledge of Allegiance  | Ray Thrower<br>Chairperson    |
| II.   | Call to Order & Determination of Quorum   |                               |
| III.  | Introduction of Board Members and Staff   | Ray Thrower<br>Chairperson    |
| IV.   | Approval of Regular Meeting Minutes<br>December 7, 2022   | Ray Thrower<br>Chairperson    |
| V.    | Program and Project Status Update <ul style="list-style-type: none"><li>• NE 4<sup>th</sup> Avenue Streetscape Project</li><li>• Incentive Programs</li><li>• Rezoning Project</li><li>• Facade and Landscape Program</li></ul> | Cija Omengebar<br>CRA Planner |
| VI.   | Review available funds in Fiscal Year 2023  | Clarence Woods<br>CRA Manager |
| VII.  | Communication to City Commission  | Ray Thrower<br>CCRAB Chair    |
| VIII. | Old/New Business <ul style="list-style-type: none"><li>• July 5<sup>th</sup> meeting rescheduled to July 6<sup>th</sup></li><li>• February agenda item suggestions</li></ul>  | Cija Omengebar<br>CRA Planner |
| IX.   | Adjournment   | Ray Thrower<br>CCRAB Chair    |

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**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – FEBRUARY 1, 2023**

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**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  
Chairperson**

**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**

**Ray Thrower  
Chairperson**

**III. Introduction of Board Members and Staff**

**Ray Thrower  
Chairperson**

**IV. Approval of Regular Meeting Minutes  
December 7, 2022**

**Ray Thrower  
Chairperson**



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, DECEMBER 7, 2022 – 3:30 PM**  
**CITY HALL – 8<sup>TH</sup> FLOOR CONFERENCE ROOM**  
**100 NORTH ANDREWS AVENUE**  
**FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2022-August 2023</b>	
		<b>Present</b>	<b>Absent</b>
Ray Thrower, Chair	P	4	0
Edward Catalano	P	4	0
Linda Fleischman	P	2	0
Justin Greenbaum	P	3	1
Jason Hoffman	A	2	2
Shane Jordan	P	4	0
Joseph Maca	A	1	3
Christina Robinson	A	2	2
Scott Sheckman	P	2	0
Dennis Ulmer, Vice Chair	P	3	1

At this time, there are 10 appointed members to the Board; therefore, 6 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
D'Wayne Spence, Assistant City Attorney  
Clarence Woods, CRA Manager  
Carla Blair, Recording Secretary, Prototype Inc.

**Others:**

Troy Liggett, President, Middle River Terrace Neighborhood Association

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

Board members recited the pledge of allegiance.

## **II. Call to Order & Determination of Quorum**

Chair Thrower called the meeting to order at 3:35 p.m. and turned the meeting over to Vice Chair Ulmer, as Chair Thrower was under the weather. 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 Meeting Minutes**

- Regular Meeting: November 2, 2022

Mr. Jordan noted his attendance count was incorrect. Chair Thrower noted a correction on page 4.

**Motion** by Mr. Catalano, seconded by Mr. Jordan to approve the minutes of the November 2, 2022 meeting as amended. In a voice vote, motion passed unanimously.

## **V. Florida Sunshine Law Presentation**

D'Wayne Spence, Assistant City Attorney, provided the presentation. He stressed that members should not have any discussions among themselves outside the Board meeting.

Mr. Spence stated he would research whether including on its agenda language that two or more advisory board members may be present at an HOA/Civic Association meeting was sufficient to comply with Sunshine rules.

## **VI. Program and Project Status Update**

- Rezoning Project

Ms. Omengebar reported the rezoning project had gone before the Planning and Zoning Board on November 16. One of the Board members wanted to change the recommendation and Ms. Omengebar had asked to defer the presentation to January so staff could improve the presentation.

Mr. Catalano said the Planning and Zoning Board had asked them to change the rezoning to include just NW 9<sup>th</sup> Street, but that street was not a problem, NW 8<sup>th</sup> Street was. He intended to take photographs to create a package for the Planning and Zoning Board to address the concerns they had expressed. Mr. Greenbaum suggested the consultant meet with individual Planning and Zoning Board members prior to the presentation to the Board.

Mr. Spence said the Planning and Zoning Board had wanted to understand why this zoning designation had been chosen, and they thought this was a drastic change from the existing built environment. He agreed that individual Planning and Zoning Board



members needed to be educated about the vision for redeveloping the area and why the proposed zoning worked to achieve that vision.

- NE 4th Avenue Streetscape Project

Ms. Omengebar reported they had received approval from Broward County to extend the life of the contract for funding to December 2024. She would continue updating the Board.

- Incentive Programs

Ms. Omengebar stated she was still working with one applicant.

- CRA Façade and Landscaping Program

Ms. Omengebar stated they would begin outreach in January, targeting homesteaded, single-family homes.

Mr. Liggett asked about the \$703,000 that was rolling over from last year to this year. Ms. Omengebar said this would go toward the incentive programs.

## **VII. Communication to City Commission**

None

## **VIII. Old/New Business**

- January agenda item suggestions
  1. Façade and PBIP Funding Request

Ms. Omengebar stated she would provide another update on the rezoning project.

Mr. Greenbaum reported Turnstone had put the old School Board property up for sale, so that project was apparently not happening.

## **IX. Adjournment**

There being no further business, the meeting was adjourned at 4:38 p.m.

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

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

**V. Program and Project Status Update**

- NE 4<sup>th</sup> Avenue Streetscape Project
- Incentive Programs
- Rezoning Project
- Façade and Landscape Program - see *attachment*

**Cija Omengabar  
CRA Planner**



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#22-0707**

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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Greg Chavarria, CRA Executive Director

**DATE:** November 1, 2022

**TITLE:** Resolution Adopting a Modified Version of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Residential Façade & Landscaping Program for the Central City Area and Approving a Budget of \$150,000 - **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to adopt a modified version of the Northwest-Progresso-Flagler Heights (NPF) CRA Residential Façade & Landscaping (RFL) Program for the Central City Area and approve a budget of \$150,000.

**Background**

At the May 4, 2022 and June 1, 2022 Central City Redevelopment Advisory Board (CCRAB) meetings, staff presented two types of home improvement programs that are currently in operation in the NPF Area. One was a Residential Façade and Landscaping Program and the other a Home Repairs and Renovation Program administered by *Rebuilding Together Broward County Inc.* The CCRAB discussed the benefits of collaborating with *Rebuilding Together* in a similar partnership, tailored to the housing profile of the Central City CRA area. Pursuant to the Central City Community Redevelopment Plan, 32% of housing is owner-occupied and 68% is renter-occupied. As such, consensus was reached that the program would primarily benefit owner-occupied, single-family detached properties. Renter-occupied, single-family detached properties would be secondary. This is to ensure that the revitalization efforts of the program can be visible throughout the area. The approved meeting minutes are provided as Exhibit 1.

On July 6, 2022, in a (5-1) vote, the CCRAB recommended the approval of \$150,000 to fund the CRA Residential Façade and Landscaping (RFL) Program, in partnership with *Rebuilding Together Broward County*. The level of funding depends on whether the property is homestead or investment-owned. Homestead properties would receive up to \$5,000 in assistance. Renter-occupied properties would receive 50% of the total improvement cost, not to exceed \$2,500. The approved meeting minutes have been provided as Exhibit 2.



While discussions with the CCRAB demonstrated a strong preference to collaborate with *Rebuilding Together*, in order to provide the improvement services, the RFL Program must first be established as an ongoing program in the area. CRA staff recommends the adoption of a modified version of the RFL Program, and funding in the amount of \$150,000 to provide external painting and low maintenance landscaping services for eligible single-family homes in the Central City Area. The program description and application form are provided as Exhibit 3.

Under the RFL Program, the Central City CRA will administer the program application. Eligible homesteaded properties will receive up to \$5,000, and eligible investment properties will receive 50% of the total improvement cost, not to exceed \$2,500, with applicable restrictions. The budget of \$150,000 is adequate to fund 30 homestead properties or 25 homestead and 10 tenant owned properties. The difference between the RFL Program in the NPF CRA and the Central City CRA RFL Program is the distinction and different level of funding between a homestead property and investment owned property. The former may receive up to the maximum benefit of \$5,000, the investment owned property may receive only 50% of the improvement cost not to exceed \$2,500.

#### Objective

The objective of the CRA Residential Façade and Landscaping Program is to improve the visual landscape of the Central City CRA area, to enhance the pride of ownership, and to improve the property values by enhancing the homes and landscapes.

#### AWARD GUIDELINES AND FUNDING CONDITIONS

The properties eligible for improvements are detached single-family homes in the Central City residential core area. The program favors homestead/owner-occupied properties. Investment/tenant-occupied properties will be allowed on a case-by-case basis. Staff will identify priority streets to roll out the program (Exhibit 4). All homes must be approved by the Area Manager.

Once approved, property owners must submit a completed application as well as a right of entry and liability waiver agreement (Exhibit 5 and Exhibit 6). Three estimates from licensed and insured contractors are also required. The application and right of entry and liability waiver agreement is reviewed by the CRA staff and approved by the Executive Director prior to the commencement of any exterior improvements.

Low maintenance landscaping is designed specifically for areas that are susceptible to drought, or for properties where water conservation is indicated. Non-eligible expenses include, but are not limited to, sprinkler system, driveway gate, paving or improvements to a driveway, removal and/or trimming of trees, backyard landscaping, and fencing. Participation is subject to availability of funds and is subject to change without notice.

Payment for completed improvements shall be contingent on inspection and sign-off by CRA staff to ensure that the completed work is satisfactory. The CRA will only reimburse for external painting and low maintenance landscaping. The following conditions apply:

- Award(s) are a one-time benefit per property, duplicate funding is restricted in future years.
- The CRA will pay 100% of improvement cost, not to exceed \$5,000, for homestead/owner-occupied, single-family detached homes.
- The CRA will pay 50% of the improvement cost, not to exceed \$2,500, for investor owned/renter-occupied, single-family detached homes.
- The Executive Director or his designee reserves the right to waive the eligibility requirements and allow multi-family properties that consist of two (2) to four (4) units. The property must also have a need for painting and landscaping upon CRA inspection.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled "Purpose", recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", the conservation of existing homes.

The RFL program is used to improve the visual impact of the residential properties and to enhance the pride of ownership, as well as the property values, in the entire redevelopment area. This project is consistent with the Central City Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and improve the quality of life.

**Resource Impact**

Funds for this transaction are contingent upon the approval of a Fiscal Year 2023 budget transfer.

Funds available as of October 25, 2022					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-121-1521-552-40-4203-CRA092314	Residential Façade & Landscaping CC FY23	Other Operating Expenses/Redevelopment Projects	\$0	\$0	\$150,000
<b>TOTAL AMOUNT ►</b>					<b>\$150,000</b>

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Public Places Focus Area
  - Goal 3: Build a healthy and engaging community
  - Objective: Enhance the City's identity through public art, well-maintained green spaces and streetscapes
- The Neighborhood Enhancement Focus Area
  - Goal 4: Build a thriving and inclusive community of neighborhoods



- Objective: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services
- Objective: Ensure a range of affordable housing options
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community and We Are Prosperous.

**Attachments**

Exhibit 1 - May 4, 2022 and June 1, 2022 Approved Minutes

Exhibit 2 - July 6, 2022 Approved Minutes

Exhibit 3 - CRA Residential Façade and Landscaping Program

Exhibit 4 - Location Map

Exhibit 5 - Application and Agreement – Homestead Property Owner

Exhibit 6 - Application and Agreement – Investment Property Owner

Exhibit 7 - Resolution

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Prepared by: Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria



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

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**PROGRAM OVERVIEW**

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

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

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

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

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

## AWARD GUIDELINES AND FUNDING CONDITIONS

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

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

## ELIGIBILITY CONDITIONS

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

## NON-ELIGIBLE EXPENSES

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

- 1) Sprinkler system.



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

## APPLICATION PROCESS

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

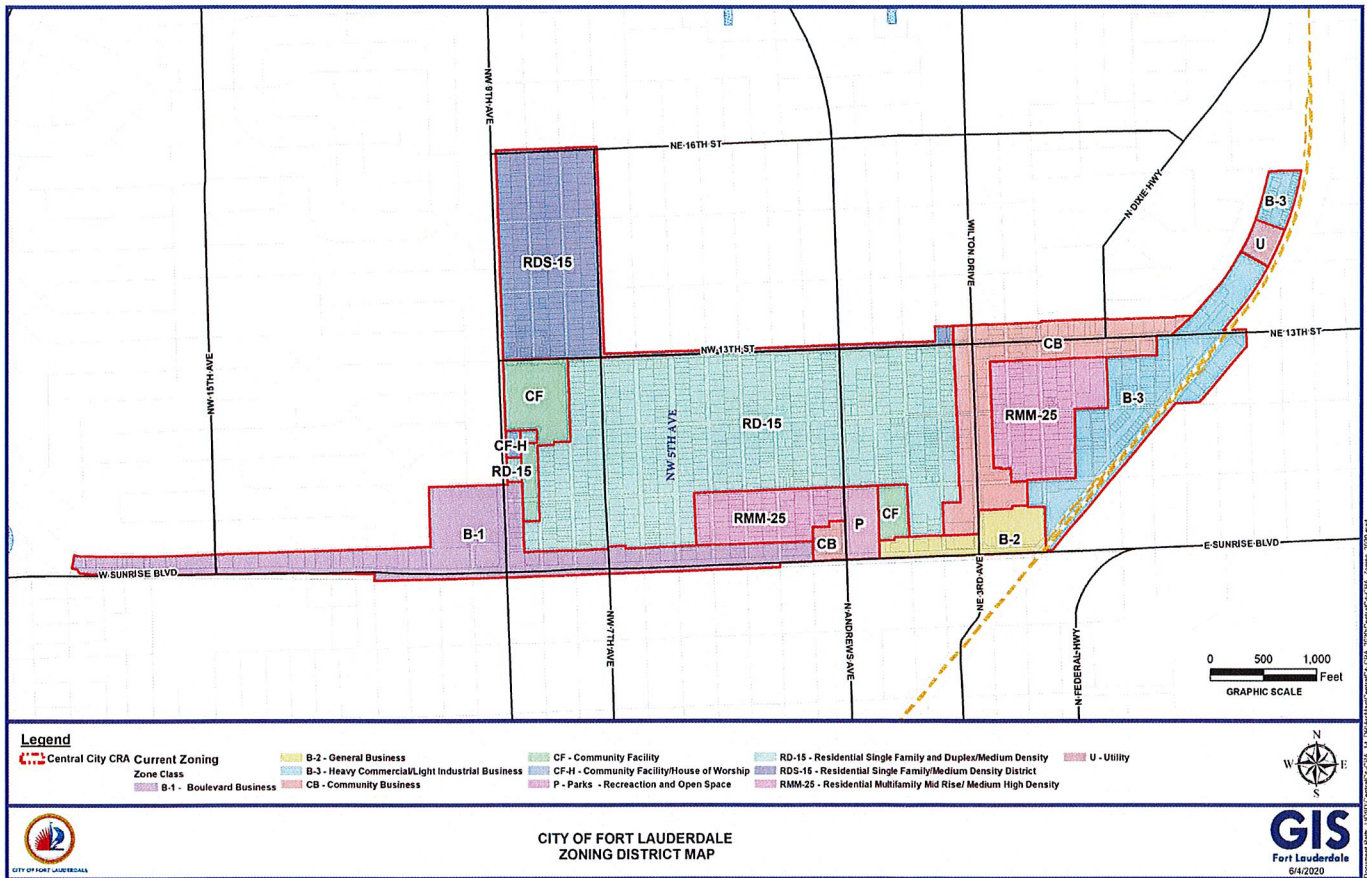
## **HAND-DELIVER SIGNED AND NOTARIZED APPLICATIONS TO THE FOLLOWING ADDRESS:**

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

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## QUESTIONS

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



**VI. Review available funds in Fiscal Year 2023**  
*(Backup forthcoming)*

**Clarence Woods**  
**CRA Manager**

**VII. Communication to City Commission**

**Ray Thrower  
CCRAB Chair**

## **VIII. Old/New Business**

- July 5<sup>th</sup> meeting rescheduled to July 6
- February agenda item suggestions
- Miscellaneous

**Cija Omengebar  
CRA Planner**

**IX. Adjournment**

**Ray Thrower  
CCRAB Chair**

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**THE NEXT CCRAB REGULAR MEETING  
WILL BE HELD ON WEDNESDAY – DECEMBER 1, 2023**