



CITY OF FORT LAUDERDALE

**APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, MARCH 5, 2025 – 6:00 PM  
101 NE 3 AVENUE, 11TH FLOOR CONFERENCE ROOM  
FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2024-August 2025</b>	
		<b>Present</b>	<b>Absent</b>
Kimber White, Chair	P	7	0
Antoinette Wright, Vice Chair*	P	5	2
Christopher Casey	P	1	0
Edward Catalano	P	7	0
Linda Fleischman	A	6	1
Justin Greenbaum	P	6	1
Thomas Mabey	P	7	0
Thomas Manos	P	2	0
Jason Ross	A	4	2
Nikola Stan	P	7	0
Bobby Tinoco	P	7	0

\*Vice Chair Wright participated via Zoom

**Staff:**

Laura Reece, Acting Asst City Manager  
Eric Abend, Senior Assistant City Attorney  
Clarence Woods, CRA Manager  
Vanessa Martin, CRA Business Manager  
Cija Omengebar, CRA Planner/Liaison  
Tania Bailey-Watson, CRA Senior Administrative Assistant  
MacKendy Phillipi, Project Manager II, Transportation & Mobility  
Joshua Carden, Cultural Affairs Officer

**Others:**

Olga Zamora  
K. Cruitt, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None.

**I. Pledge of Allegiance**

Board members recited the Pledge of Allegiance.

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

The meeting was called to order at 6:03 p.m. Roll was called, and it was noted that a quorum was present.

**Motion** by Mr. Catalano, seconded by Mr. Tinoco, to allow Vice Chair Wright to participate virtually, via Zoom. In a voice vote, the motion passed unanimously.

Chair White welcomed Mr. Christopher Casey as a new Member,

**Motion** by Mr. Catalano, seconded by Mr. Manos, to amend the agenda by moving up the discussion on the NE 13 Street Call to Artist to the first position. In a voice vote, the motion passed unanimously.

**III. Approval of Minutes – February 5, 2025 Regular Meeting**

**Motion** by Mr. Catalano, seconded by Mr. Tinoco, to approve the February 5, 2025 Regular Meeting minutes as presented. In a voice vote, the motion passed unanimously.

**IV. NE 13 Street Call to Artist Update**

Joshua Carden, Cultural Affairs Officer/City of Fort Lauderdale, provided an update on the removal and replacement of the Unity Beacon sculpture on NE 13 Street, for which \$150,000 had been approved by the CRA.

The sculpture was offered to the two original artists in compliance with the Visual Artist Rights Act, however, they declined to accept it, so a demolition permit had been applied for. Additionally, the Public Arts and Placemaking Advisory Board (PAPB) approved the deaccessioning of the piece. Landscaping will be installed once the sculpture is removed.

The Call to Artist was recently approved by the PAPB. Mr. Carden reviewed the 13 Street Roundabout Survey, a copy of which can be found in the public record. This community survey will inform business owners and residents about the deaccession; solicit their input through a series of 10 questions that will include preferences on theming, aesthetics, color schemes and styling; and solicit feedback on the importance of representing local culture and history. The survey data will be incorporated into the Call to Artist which will then be posted for two to three weeks on major public art platforms as well as online. Mr. Carden outlined the distribution channels and project funding allocations. Printed copies of the survey as well as electronic links will be provided to Members for further distribution to their respective civic associations.

Discussion ensued on whether the border surrounding the existing sculpture should be removed, and regarding the functionality of the roundabout. Mr. Carden stated that they first need to determine whether there had been any water intrusion. Mr. Manos recommended that the apron be addressed by City engineering and planning teams; Chair White and Mr. Woods agreed.

Vice Chair Wright inquired whether the cost of reinstalling the base of the sculpture was included. Mr. Carden clarified that no assumptions were made, and the cost in the Call to Artists was inclusive of that type of work. He also clarified that the artist is typically paid 10-20% of the actual

budget; the remainder of the funds are typically used for fabrication, installation and permitting. Illumination was also discussed in the context of current lighting in the area.

Next steps in the approval process were discussed. It was agreed that the PAPB should select the top three artists, and present them to the CCRAB and CRA prior to seeking final approval from the City Commission.

**V. Informative Discussion – Sunshine Law, Code of Conduct, Code of Ethics**

Mr. Eric Abend, Senior Assistant City Attorney gave a PowerPoint presentation on these topics, a copy of which is in the public record. The background and scope of the Sunshine Law was explained; questions were fielded on the protocol around Board and City Commission meetings. The consequences for failing to comply with Sunshine Law was also discussed.

Mr. Abend reviewed the Code of Ethics which was established by the Florida Constitution. Highlighted sections included Quid Pro Quo; the support available through, the Commission on Ethics, and Voting Conflicts. Clarification as well as guidance was provided on voting conflicts. The review of the City Code of Conduct included expectations on decorum and ethics.

Chair White opened discussion on recent impropriety observed by a Member who handed out flyers to promote their opinion on an issue which was pending a vote. That Member was perceived to have been working against the Board. Ms. Reece referenced an opinion from Interim City Attorney D'Wayne Spence to provide context for Mr. Abend.

Mr. Abend asserted that Members have a duty to make the best decision on behalf of the City, as opposed to the best decision on behalf of themselves. He clarified it would not be appropriate to promote an opinion on social media outside of an approved account. The appearance of impropriety was discussed; it was noted that strongly campaigning on an issue could "cross the line." Chair White shared that in the opinion of Mr. Spence, that individual had crossed the line. Ms. Reece referenced the Section highlighted by Mr. Spence in that specific case: C-24-42 - *Members should refrain from participating in any proceeding in which their impartiality may be questioned*. Mr. Abend advised that informing the public is "acceptable," and reiterated that Members must use their best judgement for the community and City at large. They should serve in their capacity instead of advocating on a personal level. He clarified that would be a violation of the Code of Conduct.

Chair White requested clarification on whether Board Members could appeal to City officials to stop a decision made by the Board. Mr. Abend stated that Members can seek redress from government; they can express an opinion within limits to avoid agency disruption, and referenced the Pickering Test for additional insight.

**VI. NE 4<sup>th</sup> Avenue Complete Street Project: Status Update and Funding Request \$82,000**

MacKendy Phillipi, Project Manager II, Transportation & Mobility advised that while the Complete Street portion of the project was fully completed, the installation of lighting is still pending. He explained that while the CCRAB approved \$83,000 for lighting based on the initial estimate in July 2024, City Procurement required formal bidding because the cost exceeded their threshold of \$50,000. While going through the lengthy procurement process, the contractor they had been

working with pulled out. New bids came were received on January 21, 2025 with R&D Electric being the lowest at \$165,144. He reported an extension had been approved by both the City Commission and Broward County for the work to be completed by December 2025. He was present to request \$82,000 in additional funding so that the lighting portion of the project could be completed.

Chair White reminded Members that using FPL to complete the work was not an option because the equipment was not theirs. Mr. Phillipi affirmed that the cost for lighting had almost doubled within a year; the incremental expense includes mobilizing a new vendor for the project and inflation. He clarified that there were three bids; the other two were for \$211,000 and \$281,000 and for the same materials.

Discussion ensued on the time line, scope of the project and related processes that caused the additional six-month delay. Chair White clarified that the project was funded by a County grant for \$1M and stressed the importance of completing the lighting phase of the project within the approved extended time-frame. Ms. Omengabar further clarified that lighting was always part of the scope, and considered "Phase II." FPL quoted \$106,000 but never finalized their portion of the contract or submitted an invoice. She confirmed that FPL would not complete the project because the conduit and other components were not their materials. Ms. Omengabar reiterated that the delay was largely due to the lengthy bidding process, and that the bid package was posted in December 2024. She recapped the grant funding process which was for design and

construction (Phase I). It was clarified that \$864,000 had been spent for construction; the rest was for design.

Mr. Stan inquired what guarantees Mr. Phillipi could provide that he would not return with a request for additional funds. Ms. Reece highlighted that while unforeseen situations could arise, they would have a signed contract with the contractor.

Mr. Tinoco raised the issue of conformity within the community; Mr. Woods stated that design standards and guidelines would apply.

Discussion ensued on the best way to incorporate some flexibility to mitigate the chances of additional administrative delays. Ms. Reece explained how any unspent funds would be handled.

Mr. Phillipi estimated that the completion date would be in August or September 2025, subject to weather; this included two months of construction.

Mr. Manos suggested that an additional 10% contingency be built in for material escalation considering the current market conditions.

**Motion** by Vice Chair Wright, seconded by Mr. Catalano, to proceed with allowing for the additional requested funds, up to the value of the second lowest bid. In a roll vote, the motion passed unanimously.

Mr. Manos recommended a future discussion around the approval process to avoid similar project delays in the future; he felt there should have been provisions for a change order since the issues arose during construction instead of handling the change as a new project.

It was clarified that the next step was to seek approval from the CRA Board.

## **VII. Budget Amendment Update \$1,929,864**

Assistant City Manager Laura Reece conducted a presentation to update Members on the Budget Amendment; a copy of which can be found starting on page 33 of the back-up for this meeting. She began with a review of the Central City Tax Increment Financing (TIF) contribution, and explained the calculation behind the FY 2025 contribution of \$1,239,394. Highlights included a bar graph showing strong and consistent growth over the past five years and a review of the 2025 amended budget allocations. Ms. Reece estimated that the CRA balance for re-appropriation is approximately \$2.2M, pending the completion of final comprehensive financial statements. Vanessa Martin, Business Manager reviewed the recommended allocations; this

included placing \$700,000 in incentives and using the CIP as a balancer; nothing additional was needed for the operational account.

It was determined that two actions would be needed to move the budget forward to the CRA Board and the Commission. One to move funds approved for lighting on NE 4 Avenue, and one for the recommended budget amendment.

Mr. Catalano inquired whether any funds had been set aside for the land use changes. Ms. Martin indicated that would be covered under the amended Operations budget with \$180,000 under Services & Materials in the current fiscal year.

Mr. Greenbaum inquired whether the CRA had received any other applications for developer incentives. Ms. Omengebar recalled receiving one for the Northwest corner close to the roundabout; she believed another project had applied to the County for the Southwest corner of NE 4 Avenue at NE 13 Street, possibly for a project with approximately 100 units.

Discussion ensued on the best way to manage the budget allocations; Ms. Reece recapped the recommendations by Staff.

**Motion** by Mr. Tinoco, seconded by Vice Chair Wright to accept the recommendations made by Staff to reallocate the remaining FY 2024 funds. In a voice vote, the motion passed unanimously.

Vice Chair Wright left the meeting at 7:47 p.m.

#### **VIII. Residential Program Discussion: Façade and Landscape**

Ms. Omengebar acknowledged that the Board had expressed an interest in either increasing the funds available to applicants or adding more eligible items. She reported that to date, the CRA received 20 home owner applications, of which nine were "In Progress". The program was outlined, and it was highlighted that owners are required to secure three quotes in order for a check to be disbursed to them. It was noted that none of the applications were for rental properties, which comprise the majority, so program amounts could be increased to encourage more participation and achieve program objectives.

Discussion ensued on ways to address the challenges faced by owners when attempting to obtain three written proposals for the relatively small \$5,000 disbursements. It was noted that checks are disbursed only after the approved projects are completed. Mr. Manos and Mr. Greenbaum recommended streamlining the process by identifying a list of contractors to assist owners. Ms. Reece cautioned that could result in liability exposure, and would be best handled by seeking legal guidance.

Chair White inquired whether a mailing had been done to all homeowners in the CRA as had been previously discussed. Ms. Omengebar advised it had been done, and they could do another.

Ms. Omengebar opened discussion on increasing the list of eligible items. Recommendations included items visible in the front yards such as driveways, fencing, sod, and lighting. Members

also discussed increasing the thresholds with parameters (from \$5,000 for homesteaded properties and \$2,500 for rentals.)

Ms. Olga Zamora identified herself as a grant recipient, and described the process of getting three quotes as “extremely difficult.” She was in favor of increasing funding for homesteaded property owners.

It was agreed that owners previously approved at \$5,000 could re-apply for additional funding for other eligible improvements.

**Motion** by Mr. Manos, seconded by Mr. Catalano, to increase the amount to up to \$10,000 per applicant, subject to the parameters that staff will recommend for review at the next meeting. In a voice vote, the motion passed unanimously.

Mr. Manos expressed an interest in asking Staff to look into the number of bids that will be required. Ms. Reece stated that she would look into that.

### **Communication to City Commission**

None. However, Chair White shared that he received clarification on the process that should have taken place when the Board voted on zoning at the last meeting. Instead of making a recommendation to the City Commission, they should technically have sent a communication to the CRA Board, who would in turn recommend it to Planning and Zoning. He understood that the City Commission should receive an internal memo through the City Manager’s office. Ms. Omengebar acknowledged this and added that her office is working simultaneously to get the ordinance drafted for review by Legal in preparation for it being sent to the Planning and Zoning Board.

## **IX. Old Business Update**

Ms. Omengebar provided the following updates:

- Call of Africa - Rescheduled for the March 18, 2025 CRA Board of Commissioners Meeting. The CCRAB had recommended \$404,562.
- NE 5 Terrace Light Fixture - Installation is in queue with FPL.
- Light Pole Installations at Eight Permanently Closed End Streets - Pending FDOT permit review and approval.
- NE 4 Avenue Complete Street Project Light Poles – As discussed earlier; additionally, the CRA is working to finalize the extension to December 2025 at the County level.
- NE 4 Avenue Median - 18 trees were scheduled to be installed that Friday at \$13,680.
- NE 4th Avenue Western Sidewalk between NE 11 Street and NE 12 Street - It was inspected, and while she understood it was not damaged, she cautioned that it may not be possible to expand it through Public Works. A formal report is expected in the near future.
- The Land Use Plan Amendment Plan – The RFQ solicitation was withdrawn last week, and will be re-issued as an RFP in keeping with the expertise needed.
- Capital Improvement Master Plan – Extended by one week to March 10, 2025 as they had only received one submission; it will be further extended as needed.
- Street Paving on NE 12 Street between NE 5 Terrace and NE 6 Avenue - Paving has begun.
- Commercial Safety and Security Enhancement Program – Being discussed with the Police Department; additional details should be available next month, or by the following month.
- December 5, 2025 Communication to the City Commission – Will be going before the City Commission at the March 18, 2025 Conference meeting. It was determined that Chair White would represent the Board.
- Andrews Avenue Corridor Improvements, Sunrise Boulevard to Oakland Park Boulevard – She is awaiting a response from the project manager regarding a presentation to the CCRAB, and will follow up.

Mr. Stan inquired whether the Sidewalk Master Plan would address sidewalks on both sides of the streets. Ms. Reece clarified that there are two plans; the priority will be the repair and replacement of existing sidewalks; the gap analysis will be more of a long term process.

## **X. New Business Suggestions**

- Ms. Omengebar advised that the CRA Annual Report is being drafted; she will share the final copy with the Board when available.
- Expanding the landscape and façade program.

Due to scheduling conflicts, Members agreed that the next meeting would be rescheduled for April 9, 2025 at 6:00 p.m. Additionally, the June meeting was rescheduled for June 11, 2025. Both will be likely be held at the CRA office.

Chair White recommended that the Board begin to focus on community improvement projects moving forward, and requested that Members submit their ideas for consideration via email.

## **XI. Adjournment**

There being no further business, the meeting was adjourned at 8:37 p.m.



[Minutes prepared by K. Cruitt, Prototype, Inc.]



**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) .



CITY OF FORT LAUDERDALE

**APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
MONDAY, APRIL 21, 2025 – 6:00 PM  
CRA CONFERENCE ROOM  
914 SISTRUNK BOULEVARD, SUITE 200  
FORT LAUDERDALE, FL 33311**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2024-August 2025</b>	
		<b>Present</b>	<b>Absent</b>
Kimber White, Chair	P	8	0
Antoinette Wright, Vice Chair	P	6	2
Christopher Casey	P	2	0
Edward Catalano	P	8	0
Linda Fleischman*	P	7	1
Fiona Johnson**	P	1	0
Thomas Mabey	P	8	0
Thomas Manos	A	2	1
Jason Ross	A	4	3
Nikola Stan	P	8	0
Bobby Tinoco	A	7	1

\*Ms. Fleischman arrived at 6:05 p.m.

\*\*Ms. Johnson arrived at 6:08 p.m.

**Staff:**

Chris Cooper, Acting Assistant City Manager  
Vanessa Martin, CRA Business Manager  
Cija Omengebar, CRA Planner/Liaison  
Tania Bailey-Watson, CRA Senior Administrative Assistant

**Others:**

K. Cruitt, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None.

**I. Pledge of Allegiance**

Board members recited the Pledge of Allegiance.

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

The meeting was called to order at 6:03 p.m. Roll was called, and it was noted that a quorum was present.

**III. Approval of Minutes – March 5, 2025 Regular Meeting**

**Motion** by Mr. Catalano, seconded by Vice Chair Wright, to approve the March 5, 2025 Regular Meeting minutes as presented. In a voice vote, the motion passed unanimously.

Chair White welcomed Ms. Fiona Johnson as the newest member of the Board.

**IV. Discussion and Recommendation:**

**Modification of Residential Façade & Landscaping Program**

Cija Omengebar, CRA Planner, presented an overview of the current Residential Façade & Landscaping Program which was designed to enhance the visual appeal of the neighborhood by focusing on public-facing improvements which contribute to curb appeal and cohesion in the community. A copy of her presentation is available in public record.

It was highlighted that no applications had been received for two- to four-unit multi-family properties. While the CRA had fielded a few inquiries from owner-occupied units for a \$5,000 disbursement instead of \$2,500, they were declined based on current guidelines.

The list of non-eligible expenses were discussed. Chair White felt that owner-occupied, multi-family units should be recognized as a primary residence. Vice Chair Wright requested data on the number of multi-family units so it could be determined whether a large percentage of the population was being excluded. Mr. Chris Cooper, Acting Assistant City Manager, asked Ms. Omengebar to pull data from the GIS on single parcels with multiple units that include a Homestead Exemption for a future meeting.

Ms. Omengebar outlined the current application approval and work-flow processes, and noted that only six of the 15 applications received since 2022 had been completed.

Discussion ensued on the low participation rate and what was perceived to be a cumbersome quote process. Ms. Omengebar clarified that funds are distributed directly to property owners upon completion of the work; they in turn pay the contractors. Mr. Cooper informed Members that the City requires evidence of reaching out to three vendors, as opposed to submittal of three quotes. Members were receptive to his suggestion that the CRA consider applying that standard.

Ms. Omengebar advised that while attempting to find an alternative to the three quotes that are currently required, Procurement raised a concern regarding liability with identifying contractors that could be referred. Ms. Vanessa Martin, CRA Business Manager, referenced the Commitment of Commencement section under Statue 713 as the reason for that concern, and stated she would reach out to Legal to explore the issue further. Ms. Omengebar indicated she would also discuss these issues with Procurement and Legal.

Ms. Johnson requested that Staff follow up with individual owners that had not completed their projects to determine what the specific issues are. Ms. Omengebar agreed to do so.

Discussion continued around the perceived challenges and barriers to participation; the requirement for contractors to be licensed and insured was highlighted in light of the relatively small budget for jobs that would qualify. Vice Chair Wright noted that it is necessary to remove

barriers because after three years, only six homes were completed. She was of the opinion that the spirit of the program is not being executed while funds are available. Chair White agreed that some of the smaller parameters should be stripped for “handyman” work in order for the program to work. Ms. Martin cited success with using the same contractors multiple times in the Northwest Progresso area; she would determine whether they were licensed and insured. Ms. Omengabar highlighted that that area primarily has single-family units; their disbursements were up to \$7,500 as compared to \$5,000 (in this CRA); and those contractors were primarily referred by word of mouth.

Ideas for promoting the program and identifying suitable contractors were discussed. Suggestions included the use of flyers that could include a list of “previously used” or “recommended” contractors, and promoting to contractors that could be interested in the program.

Vice Chair Wright reiterated that it was necessary to look at the program differently. Mr. Casey stated that evidence a property owner reached out to three contractors should suffice if they submit one or two bids; Chair White agreed. Ms. Martin confirmed she would investigate with Legal. Ms. Fleischman suggested they also investigate the use of disclaimers. It was agreed there is a need to move forward; Ms. Omengabar and Ms. Martin were asked to provide feedback from Procurement and Legal at the next meeting.

Discussion ensued on allowing reimbursement for self-improvements given the positive impact that could have on the program. Ms. Martin did not believe that CRAs are able to pay for self-improvements.

Mr. Stan raised the concept of allowing the painting of chain link fences as a way to enhance beautification at a low cost. Members later agreed that should be added.

Ms. Johnson encouraged the planting of hedges in place of fences to be considered, in conjunction with urban forestry initiatives, to supplement beautification initiatives. Mr. Cooper indicated that Staff would look into the Tree Preservation Program as a means to supplement plantings on public property and right-of-ways.

Chair White recalled that Mr. Clarence Woods said he would look into support for lighting at commercial properties. Ms. Omengabar advised that was “in the works” under a separate program that would allow non-profits to apply.

Chair White reiterated the importance of allowing multi-family structures with two to four units to participate, given their prevalence and potential for improving neighborhood aesthetics.

**Motion** by Mr. Catano, seconded by Mr. Stan, to allow owner-occupied two- to four-unit multi-family structures under the Façade Program within the same improvement parameters that currently apply to single-family homes. In a roll vote, the motion passed unanimously.

Ms. Fleischman recommended assembling a package be put together for prospective applicants as a way to communicate what beautification could look like in the neighborhood; it should include a list of approved local contractors. Other members suggested the inclusion of pre- and post-photos, the use of yard signs to highlight completed projects, and guidance on

Code requirements. It was agreed that such a package would educate residents and remove some of the barriers.

Ms. Omengebar highlighted the process required for implementation of program changes; \$150,000 is available for beautification and enhancement of the curb appeal in the CRA.

There was a brief recess between 7:06 p.m. and 7:09 p.m.

Members agreed that funding limits should continue to be available at 100% for homesteaded property, and at 50% for investor properties.

**Motion** by Mr. Stan, seconded by Mr. Catalano, to increase the program limit from \$5,000 to \$10,000, keeping the same funding parameters. The motion passed unanimously in a voice vote.

Ms. Omengebar highlighted that the current program specifically states that awards are a one-time benefit.

**Motion** by Vice Chair Wright, seconded by Mr. Stan, to allow applicants to re-apply for the total value of up to \$10,000 for projects that had not been previously covered. The motion passed unanimously in a voice vote.

Eligible expenses were debated in the context of the new limit of \$10,000, and total funding of \$150,000. While discussing Staff resource limitations, neighborhood or civic associations were viewed as a potential additional resource at the aesthetic stage.

**Motion** by Vice Chair Wright, seconded by Mr. Stan, to add all non-eligible expense items except removal of trees, and backyard landscaping to an eligible expenses list, with the clarification that fencing improvements will be allowed if they are superficial and in the front of the house; exterior lighting will be allowed in the front of the house if affixed to the building and landscaping. The motion passed unanimously in a voice vote.

## **V. Informative Discussion: House Bill 991 and Senate Bill 1242**

Ms. Vanessa Martin, CRA Business Manager explained how CRAs could be significantly limited or eliminated by the recent filing of House Bill 911 and Senate Bill 1242. She noted that she just received notification that changes were made; they included “mark-outs” and additions.

Mr. Cooper clarified that the House Bill had been tabled, and the Senate Bill remains active. As of Friday, the amended version of the Senate Bill allows existing CRAs to continue, but it will restrict new CRA creation and boundary changes; it will also limit CRA funding initiatives due to findings of misuse. Mr. Cooper shared that it appeared the Central City CRA would not be greatly impacted. Staff will continue to track progress of the bills, and provide updates accordingly.

Chair White expressed concern about the potential impact on new projects; Mr. Cooper clarified the ban on new projects was removed from the current Senate Bill.



## VI. Communication to City Commission

None

Chair White took the opportunity to notify Members that the Commission had approved their proposed changes to the CCRAB voting rules at their last meeting. It was noted that the next Board election would be in August 2025.

## VII. Old Business Update

Ms. Omengebar provided the following updates:

- Capital Improvement Masterplan. Five proposals had been received during the solicitation process; a Selection Committee Meeting is scheduled for May 16, 2025. Subsequent approval would be required from the CRA Board of Commissioners and the City Commission.
- Call of Africa. Chair White advised that the project was approved at the last City Commission meeting. Ms. Omengebar added they are in the contract execution phase.
- NE 4 Avenue Complete Street Project – Light Poles. She will share the schedule once the contract is signed, and anticipates that completion by December 2025 as the lights have to be purchased and installed. Chair White advised that the project is with the permitting department at FPL.
- Land Use Plan Amendment. The RFQ was withdrawn by Procurement because a licensed engineer is not required; the project was re-scoped, and should be reposted the following week.
- Street Paving – 12 Street between NE 5 Terrace and NE 6 Avenue. The road is completed. Chair White observed that they had done a nice job.
- Commercial Safety and Security Enhancement Program. This continues to be a work in progress.
- Andrews Avenue Improvement Corridor. She will follow up with the DOT to schedule a virtual presentation via Zoom; a live presentation was not likely. Chair White clarified that the project scope would include bike lanes, new overheads, new right-of-ways, widening of blocks, cross walks and traffic calming between Sunrise and Oakland Park boulevards; funding has been procured. Ms. Johnson shared that she learned in a recent meeting that a similar project is planned for NE 15 Avenue.
- NE 13 Street Beacon Replacement Project. The sculpture was removed. Chair White understood that the concrete base is usable. Vice Chair Wright requested that the “shelf” on the circle that impedes traffic be professionally assessed.
- Upcoming meetings.
  - Members agreed to cancel the May meeting due to lack of business.
  - It was agreed that the next meeting would held be on June 11, 2015.

Chair White advised Members that the proposed re-zoning had been approved, and was with Legal. Chris Cooper, Acting Assistant City Manager, added that they are drafting language based on the recommendations provided by the Committee to Staff. Public participation meetings would be scheduled prior to going before the Planning and Zoning Board in August, so there would be additional opportunities for input;. Members were reminded of the appropriate protocol for their participation.

Chair White added that it had been brought to his attention that proposals would be made; he reiterated the importance of adhering to Code of Conduct guidelines. Mr. Catalano disclosed that he was told what is being proposed; it involved setback and total height changes. Mr. Catalano stated the individual was advised that he would listen, but not respond during the SMRCA meeting that was scheduled for the following day. He emphasized that he made it clear there would be no discussion [on the proposal].

Chair White highlighted that this Board made their recommendations; suggested changes may be made through the ensuing process which includes community hearings and Planning and Zoning. He emphasized the importance of not participating in those meetings, and clarified that there had been no changes since to the proposal since it was voted on by the Board.

**VIII. New Business Suggestions**  
None

**IX. Adjournment**  
There being no further business, the meeting was adjourned at 8:05 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]



# DISCUSSION AND RECOMMENDATION: MODIFICATION OF THE RESIDENTIAL FAÇADE & LANDSCAPE PROGRAM

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CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING  
MONDAY, APRIL 21, 2025 | 6:00 P.M.  
CIJA OMENGEAR, CRA PLANNER

# CURRENT PROGRAM

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- Designed to enhance the overall visual appeal of the neighborhood by focusing on public-facing improvements that contribute to curb appeal and cohesion in the community.
- Funds are intended only for painting and front yard landscaping.
- Improvement costs exceeding the established funding limits will be the responsibility of the property owner.
- Awards are a one-time benefit; duplicate funding is restricted in future years.



# QUALIFYING PROJECTS

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## PRIMARY PROJECT RECEIVE UP TO \$5,000

- Detached single family home
- Owner occupied and registered homestead

## SECONDARY PROJECTS RECEIVE UP TO \$2,500 MATCH

- Detached single family home
- Tenant occupied
- Only 2 are allowed per owner, exception if (3<sup>rd</sup>) property is on the same street.

# OTHER TYPES OF PROPERTIES

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## MULTI-FAMILY PROPERTIES ( 2-4 UNITS)

- 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

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1) Sprinkler System

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2) Driveway gate

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3) Driveway paving or improvement

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4) Removal and/or trimming of trees.

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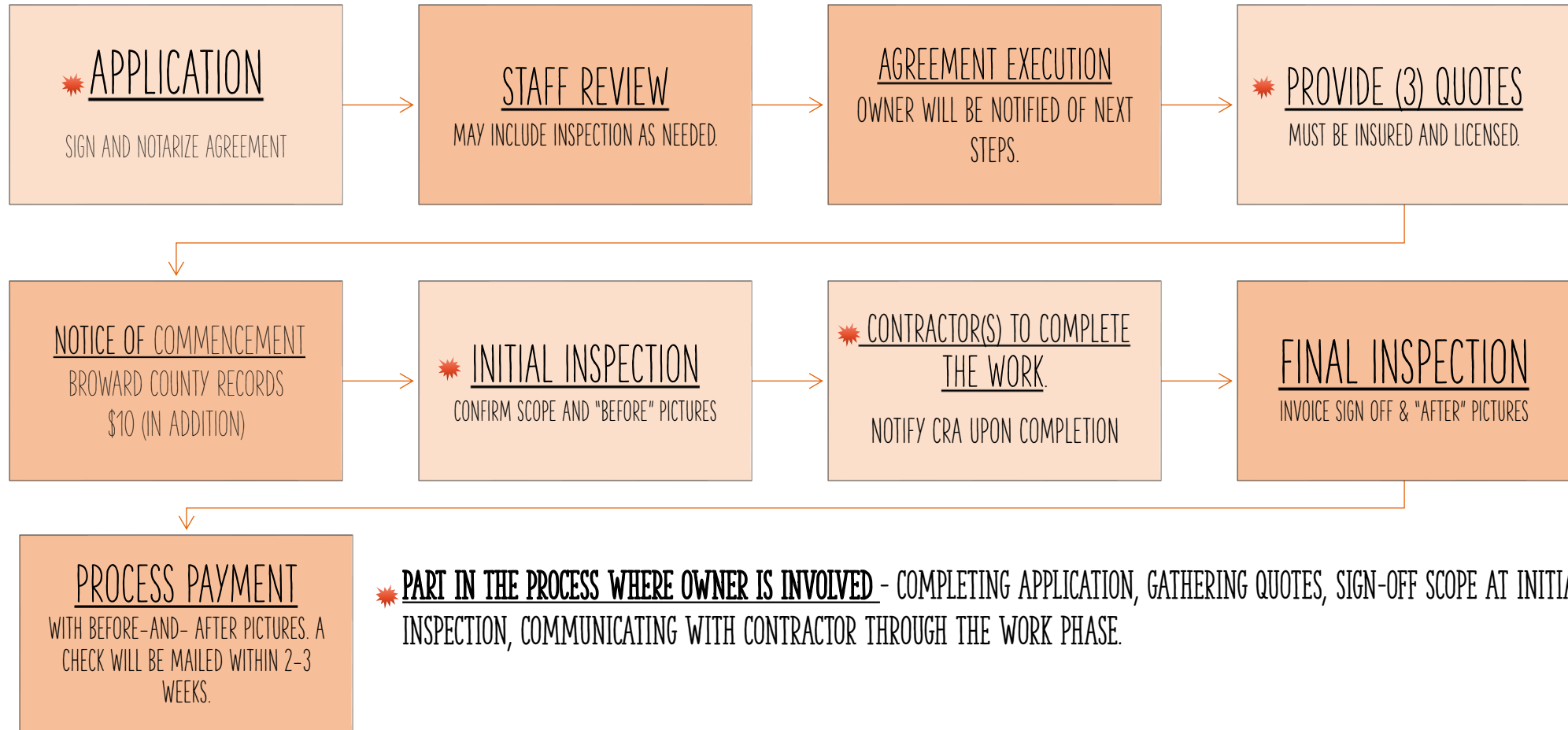
5) Backyard landscaping.

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6) Fencing.

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# APPLICATION APPROVAL AND WORK PROCESS





# APPLICATIONS TO DATE

F&L Applications							
	ADDRESS	TYPE	WORK	ELIGIBILITY	STATUS	NOTE	AMOUNT
1	1200 NW 4 AVE	SF-HMSTD	Landscape	Approved	Completed	paid	\$ 5,000.00
2	1206 NW 4 AVE	SF-HMSTD	Landscape	Approved	Completed	paid	\$ 5,000.00
3	1217 NW 4 AVE	SF-HMSTD	Paint & Landscape	Approved	Completed	paid	\$ 4,985.00
4	1115 NW 3 AVE	SF-HMSTD	Landscape	Approved	Completed	paid	\$ 5,000.00
5	1207 NE 1 AVE	SF-HMSTD	Paint & Landscape	Approved	Completed	paid	\$ 5,000.00
6	1119 N Andrews Ave	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
7	1118 NW 4 AVE	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
8	1218 NW 4 AVE	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
9	1112 NE 5 TERR	SF-HMSTD	Landscape	Approved	In Progress	pending insurance copy	\$ 1,500.00
10	1008 NW 2 AVE	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
11	1401 NW 7 Ave	SF-HMSTD	Paint & Landscape	Approved	Completed	paid	\$ 5,000.00
12	1207 NW 6 Ave	SF-HMSTD	Paint & Landscape	Approved	In Progress	pre-Inspection complete	\$ 5,000.00
13	1023 NW 7 Terrace	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
14	1221 NE 3 Ave	SF-HMSTD	Paint & Landscape	Approved	In Progress	pending quotes	\$ 5,000.00
15	1221 NE 5 Ave	SF-HMSTD	Painting Only	Approved	In Progress	pending site final re-inspection	\$ 5,000.00

# CCRAB 3/5/2024 MEETING SUGGESTIONS

01

Enable previously approved owner ability to reapply for additional funding for newly-added eligible items.

02

Increase funding amount to \$10,000

03

Find alternative to (3) quotes submission.

# COMPARING CURRENT VS CCRAB SUGGESTIONS

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## ➤ PROGRAM

- ❖ Up to \$5,000 SFH homestead property
- ❖ Up to \$2,500 match per investor-owned SFH property.
- ❖ Director reserve the right to waive eligibility requirements for multi-family property applications.
- ❖ One-time award per property.
- ❖ None-eligible items:
  - ✓ Driveway gate
  - ✓ Driveway paving or improvement
  - ✓ Fencing
  - ✓ Backyard landscaping
  - ✓ Removal or trimming of trees
  - ✓ Sprinkler system

## ➤ Modification Suggestions

- ☐ Funding increase "up to \$10,000" per eligible property or follow funding limits 100% and 50%, and management discretion for multi-family properties.
- ☐ Returning applicants are only applicable to newly added eligible items; and are limited up to \$5,000.
- ☐ lift restrictions on non-eligible items.
- ☐ Establish 1 year application deadline to use funds.

# CONSIDERATION WHEN DECIDING

REINFORCE THE CORE PURPOSE OF PROGRAM



NEIGHBORHOOD-FOCUSED REVITALIZATION  
(not a renovation or home improvement fund)



COMMUNITY OVER INDIVIDUAL  
GAIN



PREVENT MISUSE

# CONSIDERATIONS WHEN DECIDING

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## MAINTAIN PROGRAM INTEGRITY AND FAIRNESS

- ❖ EQUITY ACROSS NEIGHBORHOODS - expanding the program too broadly may mean fewer properties benefit overall. It's important to ensure resource are equitably distributed.
- ❖ PRIORITIZE CRITERIA - consider how to prioritize project. e.g., focus on areas that are not within the rezoning project footprint- the "core residential area".
- ❖ AVOID SCOPE CREEP - Be cautious that the program does not become so expansive that it loses focus or becomes unsustainable.
- ❖ MATCHING CONTRIBUTIONS - consider requiring owner contribution to ensure shared investment and reduce full reliance on CRA funds.

# CONSIDERATIONS WHEN DECIDING

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## FINANCIAL STABILITY

budget limitations

Matching  
contributions

# ELIGIBILITY ITEM EVALUATION

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## ➤ PUBLIC VISIBILITY

- Improvements that are clearly visible from the street, like painting and front of yard.

## ➤ DISCRETION FOR BACKYARD IMPROVEMENTS

- Only include items if they meet specific criteria: visible from public areas or directly impact neighborhood aesthetics.

## ➤ TREE TRIMMING/REMOVAL

- Tree maintenance can align with safety and beautification but should be prioritized based on condition and visibility.

## ➤ FENCE AND DRIVEWAY IMPROVEMENTS:

- These can be included if deteriorated conditions impact curb appeal but may need to be capped or reviewed carefully.

# NON-ELIGIBLE EXPENSES

---

1) Sprinkler System

---

2) Driveway gate

---

3) Driveway paving or improvement

---

4) Removal and/or trimming of trees.

---

5) Backyard landscaping.

---

6) Fencing.

---



# DISCUSSION POINTS

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1

Should limits remain between homestead v.s. investor/funding limitations (100% vs 50%)?

2

Should multi-family properties be included in the program?  
Currently at discretion of management.

3

Is \$10,000 for all properties or follow funding limits?

4

Should program allow repeat applicants with new changes?

5

What safeguards can be implemented to maintain program focus and prevent overreach?

# CENTRAL CITY REDEVELOPMENT PLAN

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## ➤ EXECUTIVE SUMMARY, B. FINDINGS, PAGES I-1, I-2:

- The estimated population in the Middle River/ South Middle River, Sunrise Boulevard area as of 2010, was approximately 4,300 people.
- Within the CRA Boundaries, 32.0% of the house is owner-occupied, and 68.0% is renter-occupied.



END

