



CITY OF FORT LAUDERDALE

**APPROVED MINUTES
 RESCHEDULED REGULAR MEETING MINUTES
 CITY OF FORT LAUDERDALE
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
 TUESDAY, SEPTEMBER 9, 2025 – 6:00 PM
 914 SISTRUNK BLVD, FORT LAUDERDALE FL 33301**

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair (<i>Via Zoom</i>)	P	1	0
Christopher Casey	A	0	1
Linda Fleischman	P	1	0
Fiona Johnson (<i>Arr. 6:09 p.m.</i>)	P	1	0
Thomas Mabey	P	1	0
Thomas Manos	P	1	0
Jason Ross (<i>Arr. 6:26 p.m.</i>)	P	1	0
Nikola Stan	P	1	0
Bobby Tinoco, Vice Chair	P	1	0
Olga Zamora (<i>Arr. 6:18 p.m.</i>)	P	1	0

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
 Cija Omengabar, CRA Planner/Liaison
 Elena Ward-Jankovic, CRA
 Clarence Woods, CRA Manager

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 6:01 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Minutes – August 6, 2025 Regular Meeting

Motion by Vice Chair Tinoco, seconded by Ms. Fleischman, to approve the August 6, 2025 minutes as presented. The motion passed unanimously by a voice vote.

Mr. Stan noted that the Board had previously agreed to move the approval of minutes toward the end of future meeting agendas. Ms. Omengabar will ensure that will be the case moving forward.

IV. Discussion and Recommendation: Property Safety Enhancement Program

Ms. Omengabar shared the revised program outline, noting that changes had been made following discussion at the last meeting. Members were directed to Page 11 of 38 in the back-up; a copy of which can be found in the public record. The following was verbally highlighted:

- Funding Structure. The distinction between focus areas and non-focus areas was eliminated; examples of funding scenarios were reviewed.
- Property Safety Enhancement Program. The name of the program was changed because non-profits would be allowed. It was stipulated that properties must be located within commercially zoned areas to be eligible.
- Funding Terms. It will be a forgivable loan, forgiven after three years. Funded property improvements and enhancements are to remain with the property.
- Hold Harmless Provision. This was included to protect the CRA and City from liability related to the project.
- Tenant Applicants. There must be a minimum of three years remaining on their lease, or a renewal option that provides a minimum lease term of three years.

Ms. Omengabar clarified that the CRA would continue to focus on commercial properties, including non-profits in commercial zones; she will revise the copy to make that more clear and anticipated being able to present the revised program to the CRA Board at their October meeting.

- Funding Tiers. Members recommended simplifying the language for the sake of clarity and consistency: Projects costing \$13,333 or less will qualify for \$7,500; those above that cost threshold will qualify for up to \$10,000.
- Ms. Omengabar highlighted that the three quote requirement had been eliminated as previously discussed; she noted that while Staff recommends two, one could be acceptable.
- Ineligible business types. The language in this section was discussed; members were in general agreement that the proposed revision was acceptable.

Chair White took a moment to welcome Ms. Olga Zamora as the newest member of the Board.

Ms. Omengabar stated that she will attempt to further simplify the program by seeking approval to eliminate the forgivable loan condition given that the waiver agreement was added, due to the limited amount of funds available and staffing shortage.

Motion by Vice Chair Tinoco, seconded by Ms. Johnson to approve the program as presented, with the understanding that if possible, the program will either be a forgivable loan forgiven after three years, or include a right of entry and liability waiver provision that allows

the property owner to hold the CRA harmless from any liability. The motion passed unanimously in a voice vote.

V. Communication to City Commission

None.

VI. Old Business Update

Chair White shared that Troy Liggett, President of Middle River Terrace, and Ed Catalano, President of South Middle River Terrace had expressed concerns about the sculpture and procedure as being managed by the Arts Board. He noted that the expectation of the CCRAB back in March was that this Board and community would have an opportunity to review the finalists and provide input. That was also the case when funds were authorized in June or July. It was his understanding at the last meeting that three designs would be presented but it appeared there had been some miscommunication. Chair White stated that he had raised the issue two weeks ago to Clarence Woods, Chris Cooper, and Anthony Fajardo. Mr. Stan acknowledged that he listened to the recording of the March meeting, and also understood from Josh Carden that the CCRAB would have input. Chair White heard that the Arts Board was scheduled to meet on August 16, 2025 to select three designs and the artist that would do the work; he was concerned that after two meetings with Mr. Carden, he had not heard further about them coming before this Board as was agreed in March. Mr. Woods indicated that he and Ms. Omengabar would discuss the matter with Mr. Carden to ensure that this Board would have the opportunity discussed; an update will be provided at the next CCRAB meeting. Ms. Omengabar clarified that there had been emails between Mr. Carden and the presidents of both associations.

Ms. Omengabar referred Members to Page 37 of 38 which summarized updates on ongoing projects and programs. She highlighted the following:

1. Rezoning Project. The tentative PZB date is still October 15, 2025.
2. Commercial Incentive Program. Elena Ward-Jankovic had been assisting with some applications; she was present and introduced to the Board earlier during the meeting.
3. Residential Paint and Landscaping. Applicants that had not yet submitted quotes will be emailed and encouraged to apply under the new program.
4. Light Pole Installation at Eight Permanently Closed End Streets. Ms. Omengabar will continue to follow up and provide an update at the next meeting.
5. NE 4 Avenue Complete Street Project. This is still in progress; lights have been ordered and are expected by the end of November. It was noted that the Broward County Grant Agreement will expire in December.
6. Event 409 Land Use Amendment. She will re-confirm the scope on September 10, 2025 as requested by Procurement.
7. Event 410 Capital Improvement Master Plan. Procurement was still in negotiation and expected to seek City Commission approval by November, if not sooner.
8. Miscellaneous: NE 13 Merger Inquiry from the Last Meeting. Ms. Omengabar was advised by TAM that no funds are available for a study, so she will look at the Capital Improvement Master Plan and the CIP budgets to identify any funding that may be available. Mr. Woods acknowledged that this area had been a concern for many residents; coordination would be required with other jurisdictional entities, such as TAM and the FEC, to find the best way to jointly fund the work needed. Chair White noted it would be

ideal to wait and discuss the matter with the consultants that would handle the rezoning and land use.

VII. New Business Suggestions

Members were asked to submit their suggestions via email to Ms. Omengebar directly.

Chair White stated that he learned from Chris Cooper the week prior that the revised six-year term limits were still with the attorney; they will mirror the updated Planning and Zoning limits and should be presented to the City Commission at their mid-October meeting. Any Members that 'term out prior' to the revision will be subject to current term limits. Ms. Omengebar agreed to follow up on this issue.

VIII. Adjournment

There being no further business before the Board, the meeting was adjourned at 7:01 p.m.

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

**4) Discussion and Recommendation
Property Safety Enhancement
Program**

**Cija Omengebar
CRA Planner**



PROPERTY SAFETY ENHANCEMENT PROGRAM (PSEP)

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Program Overview - Fort Lauderdale CRA

The Property Safety Enhancement Program (PSEP) is a reimbursement incentive initiative that provides financial assistance to support eligible property safety enhancements within Fort Lauderdale's Community Redevelopment Areas (CRA's). The program is designed to strengthen the safety and security of commercial properties and mixed-use corridors, encouraging reinvestment and revitalization.

Property safety enhancements are interior or exterior upgrades that help reduce crime, improve security, and support the renewal of businesses and mixed-use districts. By funding security upgrades, the PSEP aims to reduce criminal activity, enhance public safety, and foster a more secure and vibrant environment for both property users and surrounding communities.

Collaborative Approach & CPTED Strategies

The program is a partnership between the Fort Lauderdale CRA and the Fort Lauderdale Police Department's Environmental Crime Unit, leveraging Crime Prevention Through Environmental Design (CPTED) strategies focused on improving the built environment to deter crime, protect assets, and improve the safety of employees, customers and the broader community.

As part of the application process, the Fort Lauderdale Police Department will conduct a pre-screening inspection to help identify existing internal and external security gaps and recommend effective enhancements. This collaborative evaluation ensures that each project aligns with local safety priorities.

Funding Structure

All commercial properties within the CRA are eligible for funding. The CRA will cover 100% of project cost up to \$7,500. The maximum funding threshold is \$10,000 for project costing \$13,333 and up.

The applicant(s) is responsible for any remaining costs beyond the CRA contribution.

Funding Tiers:

- **Projects costing \$7,500 or less**, the CRA will cover 100% of the cost.
- **Projects over \$7,500 but less than \$13,333.33** are capped at \$7,500 CRA funding.
- **Projects totaling \$13,333 or more** qualify for the maximum CRA funding not to exceed \$10,000.

Eligibility

To qualify for the PSEP Program, applicants must be a business, non-profit, or owners/tenants of commercially zoned properties located within one of the two designated target areas: Northwest-Progresso-Flagler Heights (NPF) Redevelopment Area or Central City Redevelopment Area.

Program Conditions & Additional Information

Note, applicable restrictions and conditions apply. These may include limitations on eligibility improvements, required documentation, and compliance with CRA and City of Fort Lauderdale guidelines. For further details, navigate to the relevant section below.

KEY CONSIDERATIONS	
Element	Notes
Pre-approval required	Funds are not retroactive, if applicant incurs expenses before approval, those expenses are not reimbursable.
Clear Scope & budget	Changes to scope will require re-approval.
Reimbursement Basis	CRA pays after completion of work with proof of payment and completion of the required pre-work and final inspections.

Program Elements

I. Eligible Areas

PSEP is only applicable in the Northwest-Progresso-Flagler Heights (NPF) CRA and the Central City CRA Areas.

II. Property Eligible Requirements

A property must meet the following requirements.

A. Property Type

- 1) Be an existing commercial building used for office, retail, or service-oriented operation.
- 2) Or business located within a mixed-use building with active ground-floor commercial uses and residential units above.

B. Regulatory Compliance

- 1) Be consistent with applicable CRA Redevelopment Plan
- 2) Have a current City of Fort Lauderdale business tax receipt.

III. Eligible Improvements

PSEP supports improvements that enhance the safety and security of commercial and mixed-use corridors. Eligible improvements include both physical security and environmental or landscape design features.

A. Security Measures

- 1) Access Control Systems (e.g., key cards, pin codes, biometric entry)
- 2) Intrusion Detection Systems (e.g., motion sensors, alarms)
- 3) Closed-circuit Television (CCTV) surveillance systems
- 4) Fencing, gates, locks and reinforcement doors
- 5) Hurricane Impact Resistant windows and doors
- 6) Exterior and perimeter lighting (e.g., motion-activated, parking lot lighting)
- 7) Fire safety systems (e.g., signage, alarms, sprinkler systems, panic buttons)
- 8) Emergency Communication and Evaluation Systems

B. Environmental Design & Landscape (CPTED-based enhancements)

- 1) Surveillance
 - Use of adequate lighting (e.g., parking lot lighting and camera surveillance).
 - Placement of windows to overlook sidewalks and parking lots.
 - Clear sight lines e.g., (low or see-through landscaping that is under 2-3 ft) near sidewalk or entry point.
 - Tree canopies pruned above 6-7 feet to maintain visibility.
 - No large bushes near doors or windows.
- 2) Access Control
 - Natural barriers that restrict movement or guide people entering and exiting a space through design.
 - Dense shrubbery or thorny bushes along windows or fences to deter loitering or forced entry.
 - Boulders, bollards or large planters in front of entrances to block vehicle access or ramming prevention.
 - Secured access points and monitored entries.
- 3) Territorial Reinforcement and/or target hardening
 - Clear property boundaries (e.g., fences, signs, gates, or defined walkways).

- Design elements like pavement treatments.
- Use of symbolic barriers (like flower beds or benches).
- Stronger locks, gates, security cameras, and fencings to prevent break-ins.

Additional enhancements not specifically listed may be approved at the discretion of the CRA Executive Director or CRA Manager, provided they are aligned with the program's core objectives to improve safety and security.

IV. Ineligible Business Types

The following types of businesses are not eligible:

- 1) Pawn shops
- 2) Sexually oriented retail
- 3) Adult entertainment establishment
- 4) Nightclubs, bars, or lounges that primarily generate revenue from alcohol sales.
- 5) Massage Parlors
- 6) Check-cashing or payday loan establishments
- 7) Bail Bond Companies
- 8) Tattoo parlors and body piercing studios
- 9) Cannabis or CBD, dispensaries/retail
- 10) Smoke shops, vapor/E establishments
- 11) Gambling establishments, including internet or simulated gaming venues
- 12) Mobile businesses
- 13) Golf courses
- 14) Firearm sales, shooting ranges

Businesses eligible for the program are those whose activities support and advance the goals and objectives of the NPF or Central City CRA Plan. Businesses that do not align with these goals, as determined through the reasonable discretion of the NPF CRA, Central City CRA, or the City of Fort Lauderdale, may not qualify for participation.

V. Eligibility and Funding Conditions

- Applicants must either own or lease a qualifying property that is designated for commercial, retail or non-profit activity.
- Tenants must be hold a current City of Fort Lauderdale Business Tax Receipt, and have no outstanding code violations or open code enforcement cases with the City at the time of application; and must obtain written consent from the property owner to participate in the program.

- Applications will be reviewed on a first-come, first-served basis.
- Applicants are required to undergo a CEPTED assessment, conducted by the Fort Lauderdale Police Department's Crime Prevention Unit.

VI. Funding Terms

A. Forgivable Loan

This is a forgivable loan, forgiven after three (3) years. All improvements or security enhancements made to the property will remain with the property regardless of who initially paid the cost and was reimbursed by the CRA.

These are the following conditions:

- 1) The business continues operations at the funded location.
- 2) All CRA-funded safety and security improvements are properly maintained by the applicant.
- 3) The enhancement or improvement materials remain as part of the property for the life of the forgivable loan of three (3) years.
- 4) The business remains compliant with applicable local licensing requirements, inspections, and CRA guidelines

The CRA reserves the right to deny requests that do not meet established criteria or documentation standards. Failure to meet these conditions may result in full or partial repayment of the forgivable loan.

B. Hold Harmless Provision

Whether the applicant is the property owner or a tenant, the same program requirements apply. In cases where a tenant is the applicant, a joint agreement with the property owner will be required, including a hold harmless provision.

This provision protects the CRA and the City of Fort Lauderdale from liability related to the project. By signing, the property owner and the tenant agree to assume full responsibility for all aspects of the work and release the CRA and the City from any claims, damages, or losses arising from the improvements. The applicant (owner or tenant, or both) will be responsible for:

- 1) Obtaining the necessary quote(s) for the work
- 2) Coordinating and scheduling installation
- 3) Scheduling and facilitating CRA inspections before and after project completion
- 4) Ensuring ongoing maintenance of improvements
- 5) Complying with all other program requirements and conditions

C. Tenant Applicants

- Tenant applicants must have a minimum of three (3) years remaining on their lease at the time of approval.
- New tenants must have an active lease agreement with renewal options that, when combined, provide a minimum lease term of (3) years.
- In lieu of three (3) year lease term, tenant and owner shall agree the improvements and or security enhancement materials will stay with the property when tenant lease expires for the duration of the forgivable loan.

D. CRA Maximum Award

The CRA maximum award is \$10,000 for projects with a total cost of \$13,333 or more, and the applicant is responsible for the remaining balance. Funding terms for smaller projects are outlined in the Funding Structure section.

E. Disbursement of Funds

- 1) No reimbursement will be provided for expenses incurred prior to CRA approval and execution of the funding agreement.
- 2) All project cost must be paid upfront by the applicant. Furthermore, if the total cost of the approved security improvements exceeds the maximum funding amount, the applicant will be solely responsible for covering all additional expenses beyond the approved funding limit.
- 3) All improvements must be fully completed within one (1) year of funding approval.
- 4) All work must be completed by properly licensed, insured, and reputable business authorized to perform such services under local and state law.
- 5) If applicable, the applicant must obtain all required permits and schedule any necessary inspections through the City of Fort Lauderdale.
- 6) Applicants are required to submit itemized invoices and corresponding receipts for all completed work as part of the reimbursement request.
- 7) The applicant must also submit copies of all required permits, and final inspection approvals.
- 8) The CRA will issue reimbursement only after final inspection and written approval by the CRA Project Manager.
- 9) The CRA reserve the right to withhold reimbursement if documentation is incomplete, inaccurate, or inconsistent with the approved scope of work.

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VII. Application Process

- 1) **Application Submission** – The applicant must submit a complete application along with all required supporting documentation.
- 2) **Eligibility Review** – CRA staff will review the application to verify eligibility with program requirements and schedule a date and time for a CPTED assessment with PD Environmental Crime Unit.
- 3) **Approval** – The CRA will issue a written approval notification.
- 4) **Submit a minimum of one (1) estimate per enhancement or improvement type** – Applicants are required to submit at least one (1) estimate for each type of eligible improvement type they are applying for. Staff strongly recommend submitting two (2) estimates per improvement type to ensure competitive pricing and thorough evaluation.

For example, if you are requesting funding for fencing, lighting, and security cameras, you must obtain at least three (3) estimates (one for each improvement type), though submitting two per estimates per type is encouraged.
- 5) **Loan Agreement Execution** – A formal agreement will be executed between the applicant and the CRA outlining all terms and conditions. Project activities may commence only after the agreement has been fully executed.
- 6) **Project Implementation & Reimbursement** – The applicant will complete the approved improvements and submit all required documentation for reimbursement.

Final Inspection – CRA staff will conduct a final site inspection to verify completion and compliance prior to disbursing any funds.

Property Safety Enhancement Program (PSEP) Checklist

❖ Eligibility Requirements

- 1. Property located within the NPF CRA or Central CRA Boundaries
- 2. Property is used for commercial uses.
- 3. Have a current Business Tax Receipt.
- 4. Applicant is the property owner or a tenant written owner approval.

❖ Required Documentation

- 1. Completed PSEP Application
- 2. Proof of current City of Fort Lauderdale Business Tax Receipt.
- 3. Proof of property ownership or current lease agreement.
- 4. Letter of approval from the property owner (*if applicant is the tenant*).
- 5. Copy of current City of Fort Lauderdale Business Tax receipt or proof of nonprofit status.
- 6. Photos of the existing conditions of the property .
- 7. Preliminary scope of work and cost estimate (minimum of 1 estimates per improvement type).
- 8. Documentation showing contractor(s) are licenses and insured, where applicable.
- 9. Completed PSEP security Assessment Form

❖ Prior to Reimbursement

- 1. All work must be performed by licensed, insured and reputable business, vendor or contractor.
- 2. List of permits obtained, and proof of inspection completed (if applicable).
- 3. Final invoices and itemized receipts for all completed work.
- 4. Work completed within one (1) year of CRA Approval.
- 5. Final Site Inspection scheduled with CRA Staff

Property Safety Enhancement Program (PSEP) Application	
1)	Name (First, Last) <i>*Business Owner or authorized signatory</i>
2)	Phone Number
3)	Email address
4)	<input type="checkbox"/> YES
	<input type="checkbox"/> NO - if selected, provided landlord name, phone number and email #12 & #13
BUSINESS INFORMATION	
5)	Business Name
6)	<input type="checkbox"/> Northwest-Progresso Flagler Heights CRA
	<input type="checkbox"/> Central City CRA
7)	A) Business Physical Address
	B) Mailing Address if different
8)	Type of Business
9)	Current number of employees
10)	Duration Business has operated in the location
11)	Business Structure/ Type of Entity (ENTITY: SS, Partnership, LLC, S-Corp, C-Corp, Non-Profit)
12)	Name
	Phone Number
	Email Address
13)	Have you obtained written consent from the owner for the work?

Please provide a detailed list of the proposed improvements that focus on enhancing security and safety to the interior or exterior of the property. This may include, but is not limited to, items such as security lighting, surveillance cameras, reinforced windows or doors, fencing, gates, signage or other Crime Prevention measures (CEPTED)

STAFF SECTION ONLY	
<input type="checkbox"/> Reviewed	Inspection Date
<input type="checkbox"/>	

CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AREAS

CENTRAL CITY CRA



NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA





~~PROPERTY COMMERCIAL~~ SAFETY ENHANCEMENT PROGRAM (PSEP)

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Program Overview - Fort Lauderdale CRA

The ~~PropertyCommercial~~ Safety Enhancement Program (PESEP) is a ~~reimbursement initiative matching incentive~~ that provides financial assistance to support eligible property safety enhancements within Fort Lauderdale's Community Redevelopment Areas (CRA's). The program is designed to strengthen the safety and security of commercial properties and mixed-use corridors, encouraging reinvestment and revitalization.

Property safety enhancements are interior or exterior upgrades that help reduce crime, improve security, and support the renewal of businesses and mixed-use districts. By funding security upgrades, the PESEP aims to reduce criminal activity, enhance public safety, and foster a more secure and vibrant environment for both property users and surrounding communities.

Collaborative Approach & CPTED Strategies

The program is a partnership between the Fort Lauderdale CRA and the Fort Lauderdale Police Department's Environmental Crime Unit, leveraging Crime Prevention Through Environmental Design (CPTED) strategies focused on improving the built environment to deter crime, protect assets, and improve the safety of employees, customers and the broader community.

As part of the application process, the Fort Lauderdale Police Department will conduct a pre-screening inspection to help identify existing internal and external security gaps and recommend effective enhancements. This collaborative evaluation ensures that each project aligns with local safety priorities.

Funding Structure

~~All commercial properties within the CRA are eligible for funding. The CRA will cover 100% of project cost up to \$7,500. The maximum funding threshold is \$10,000 for project costing \$13,333 and up.~~

~~The applicant(s) is responsible for any remaining costs beyond the CRA contribution. The Fort Lauderdale CRA will cover 75% of total eligible project costs, while the applicant is responsible for the remaining 25% match. Funding amounts are determined by property location:~~

Funding Tiers:

- ~~• Projects costing \$7,500 or less, the CRA will cover 100% of the cost.~~

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- ~~Projects over \$7,500 but less than \$13,333.33 are capped at \$7,500 CRA funding.~~
- ~~Projects totaling \$13,333 or more qualify for the maximum CRA funding not to exceed \$10,000.~~

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- ~~Up to \$10,000 for properties located within designated Focus Areas~~
- ~~Up to \$7,500 for those located outside Focus Areas, but still within the boundaries of a Community Redevelopment Area.~~

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Eligibility

To qualify for the ~~GPSE-PSEP~~ Program, applicants must be a business, non-profit, or owners/tenants of commercially zoned properties located within one of the two designated target areas: Northwest-Progresso-Flagler Heights (NPF) ~~Redevelopment Area~~ or Central City ~~Redevelopment Area~~.

Program Conditions & Additional Information

Note, applicable restrictions and conditions apply. These may include limitations on eligibility improvements, required documentation, and compliance with CRA and City of Fort Lauderdale guidelines. For further details, navigate to the relevant section below.

KEY CONSIDERATIONS	
Element	Notes
Pre-approval required	Funds are not retroactive, if applicant incurs expenses before approval, those expenses are not reimbursable.
Clear Scope & budget	Changes to scope will require re-approval.
Reimbursement Basis	CRA pays after completion of work with proof of payment and completion of the required pre-work and final inspections.

Program Elements

I. Eligible Areas

~~GSEP-PSEP~~ is only applicable in the Northwest-Progresso-Flagler Heights (NPF) CRA and the Central City CRA Areas. ~~Within these designated areas, there are Focus Areas strategically selected where revitalization efforts are concentrated to accelerate positive impacts and attract additional private investments.~~

A. ~~_____~~ **NPF Focus Areas**

B. ~~Sistrunk Boulevard (between NW 24th Avenue and the FEC Railway), including one block north and south~~

G. Central City Focus Areas

- 1) Sunrise Boulevard (Northside only, between I-95 and the FEC Railroad)
- 2) NE 4th Avenue (between Sunrise Boulevard and NE 13th Street)
- 3) NE 13 Street (between NE 4th Avenue and the FEC Railroad)

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II. Property Eligible Requirements

A property must meet the following requirements.

A. Property Type

- 1) Be an existing commercial building used for office, retail, or service-oriented operation.
- 2) Or business located within a mixed-use building with active ground-floor commercial uses and residential units above.

B. Regulatory Compliance

- 1) Be consistent with applicable CRA Redevelopment Plan
- 2) Have a current City of Fort Lauderdale business tax receipt.

III. Eligible Improvements

GSEP/PSEP supports improvements that enhance the safety and security of commercial and mixed-use corridors. Eligible improvements include both physical security and environmental or landscape design features.

G.A. Security Measures

- 1) Access Control Systems (e.g., key cards, pin codes, biometric entry)
- 2) Intrusion Detection Systems (e.g., motion sensors, alarms)
- 3) Closed-circuit Television (CCTV) surveillance systems
- 4) Fencing, gates, locks and reinforcement doors
- 5) Hurricane Impact Resistant windows and doors
- 6) Exterior and perimeter lighting (e.g., motion-activated, parking lot lighting)
- 7) Fire safety systems (e.g., signage, alarms, sprinkler systems, panic buttons)
- 8) Emergency Communication and Evaluation Systems

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G.B. Environmental Design & Landscape (CPTED-based enhancements)

- 1) Surveillance
 - Use of adequate lighting (e.g., parking lot lighting and camera surveillance).
 - Placement of windows to overlook sidewalks and parking lots.
 - Clear sight lines e.g., (low or see-through landscaping that is under 2-3 ft) near sidewalk or entry point.

- Tree canopies pruned above 6-7 feet to maintain visibility.
- No large bushes near doors or windows.

2) Access Control

- Natural barriers that restrict movement or guide people entering and exiting a space through design.
- Dense shrubbery or thorny bushes along windows or fences to deter loitering or forced entry.
- Boulders, bollards or large planters in front of entrances to block vehicle access or ramming prevention.
- Secured access points and monitored entries.

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3) Territorial Reinforcement and/or target hardening

- Clear property boundaries (e.g., fences, signs, gates, or defined walkways).
- Design elements like pavement treatments.
- Use of symbolic barriers (like flower beds or benches).
- Stronger locks, gates, security cameras, and fencings to prevent break-ins.

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Additional enhancements not specifically listed may be approved at the discretion of the CRA Executive Director or CRA Manager, provided they are aligned with the program's core objectives to improve safety and security.

IV. Ineligible Business Types

The following types of businesses are not eligible:

- 1) Pawn shops
- 2) Sexually oriented retail
- 3) Adult entertainment establishment
- 4) Nightclubs, bars, or lounges that primarily generate revenue from alcohol sales.
- 5) Massage Parlors
- 6) Check-cashing or payday loan establishments
- 7) Bail Bond Companies
- 8) Tattoo parlors and body piercing studios
- 9) Cannabis or CBD, dispensaries/retail
- 10) Smoke shops, vapor/E establishments
- 11) Gambling establishments, including internet or simulated gaming venues
- 12) Mobile businesses
- 13) Golf courses

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14) Firearm sales, shooting ranges

Other ineligible businesses are businesses engaged in any business use that does not further the goals and objectives of the NPF CRA or Central City CRA Plan as determined by NPF CRA or Central City CRA or the City of Fort Lauderdale in the exercise of its reasonable discretion:

Businesses eligible for the program are those whose activities support and advance the goals and objectives of the NPF or Central City CRA Plan. Businesses that do not align with these goals, as determined through the reasonable discretion of the NPF CRA, Central City CRA, or the City of Fort Lauderdale, may not qualify for participation.

IV.V. Eligibility and Funding Conditions

- Applicants must either own or lease a qualifying property that is designated for commercial, retail or non-profit activity.
- Tenants must be in good standing hold a current City of Fort Lauderdale Business Tax Receipt and have no outstanding code violations or open code enforcement cases with the City at the time of application; and must obtain written get consent from the property owner to participate in the program.
- Applications will be reviewed on a first-come, first-served basis.
- Applicants are required to undergo a CEPTED assessment, conducted by the Fort Lauderdale Police Department's Crime Prevention Unit.

IV.VI. Funding Terms and Maximum Award

A. Forgivable Loan

This is a forgivable loan, forgiven after three (3) years. All improvements or security enhancements made to the property will remain with the property regardless of who initially paid the cost and was reimbursed by the CRA.

These are the following conditions:

- 1) The business continues operations at the funded location.
- 2) All CRA-funded safety and security improvements are properly maintained by the applicant.
- 3) The enhancement or improvement materials remain as part of the property for the life of the forgivable loan of three (3) years.
- 4) The business remains compliant with applicable local licensing requirements, inspections, and CRA guidelines

The CRA reserves the right to deny requests that do not meet established criteria or documentation standards. Failure to meet these conditions may result in full or partial repayment of the forgivable loan.

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B. Hold Harmless Provision

Whether the applicant is the property owner or a tenant, the same program requirements apply. In cases where a tenant is the applicant, a joint agreement with the property owner will be required, including a hold harmless provision.

This provision protects the CRA and the City of Fort Lauderdale from liability related to the project. By signing, the property owner and the tenant agree to assume full responsibility for all aspects of the work and release the CRA and the City from any claims, damages, or losses arising from the improvements. The applicant (owner or tenant, or both) will be responsible for:

- 1) Obtaining the necessary quote(s) for the work
- 2) Coordinating and scheduling installation
- 3) Scheduling and facilitating CRA inspections before and after project completion
- 4) Ensuring ongoing maintenance of improvements
- 5) Complying with all other program requirements and conditions

C. Tenant Applicants lease

- — Tenant applicants must have a minimum of three (3) years remaining on their lease at the time of approval.
- New tenants must have an active lease agreement with renewal options that, when combined, provide a minimum lease term of (3) years. tenant applicants must have a minimum of year lease at the time approval or a existing lease with options to renew that collectively equal a minimum of 5 years.
- In lieu of three (3) year lease term, tenant and owner shall agree the improvements and or security enhancement materials will stay with the property when tenant lease expires for the duration of the forgivable loan.
- —

A.D. CRA Maximum Award Matching Requirement

CRA will contribute up to 75% of eligible improvement costs, the applicant will be responsible for the remaining 25% match. The CRA maximum award is \$10,000 for projects with a total cost of \$13,333 or more, and the applicant is responsible for the remaining balance. Funding terms for smaller projects are outlined in the Funding Structure section.

~~E. Funding Amounts~~

~~Properties within a designated focus area are eligible for funding up to \$10,000, whereas properties in the broader redevelopment area are eligible for funding up to \$7,500.~~

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~~B.E. Disbursement of Funds~~

- ~~•1) No reimbursement will be provided for expenses incurred prior to CRA approval and execution of the funding agreement.~~
- ~~•2) All project cost must be paid upfront by the applicant. Furthermore, if the total cost of the approved security improvements exceeds the maximum funding amount, the applicant will be solely responsible for covering all additional expenses beyond the approved funding limit.~~
- ~~•3) All improvements must be fully completed within one (1) year of funding approval.~~
- ~~•4) All work must be completed by properly licensed, insured, and reputable business authorized to perform such services under local and state law.~~
- ~~•5) If applicable, the applicant must obtain all required permits and schedule any necessary inspections through the City of Fort Lauderdale.~~
- ~~•6) Applicants are required to submit itemized invoices and corresponding receipts for all completed work as part of the reimbursement request.~~
- ~~•7) The applicant must also submit copies of all required permits, and final inspection approvals.~~
- ~~•8) The CRA will issue reimbursement only after final inspection and written approval by the CRA Project Manager.~~
- ~~•9) The CRA reserve the right to withhold reimbursement if documentation is incomplete, inaccurate, or inconsistent with the approved scope of work.~~

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~~VI. Forgiveness Terms~~

~~Funding is provided as a forgivable loan that will convert to a grant after five (5) years, contingent upon the following:~~

- ~~• The business continues operations at the funded location~~
- ~~• All CRA-funded safety and security improvements are properly maintained~~
- ~~• The business remains compliant with applicable local licensing requirements, inspections, and CRA guidelines~~

The CRA reserves the right to deny advance funding requests that do not meet established criteria or documentation standards. Failure to meet these conditions may result in full or partial repayment of the forgivable loan.

DRAFT 2

VII. Application Process

- 1) **Application Submission** – The applicant must submit a complete application along with all required supporting documentation.
- 2) **Eligibility Review** – CRA staff will review the application to verify eligibility with program requirements and schedule a date and time for a CPTED assessment with PD Environmental Crime Unit.
- 3) **Approval** – The CRA will issue a written approval notification.

4) **Submit a minimum of one (1) estimate per enhancement or improvement types for eligible improvements** – Applicant will be required to submit (1) estimates for each type of eligible improvement(s) you are applying for. For example, if you are requesting funding for multiple types of improvements – such as fencing, lighting and security cameras – you must submit a total of (9) estimates (i.e., estimates per improvement type). Applicants are required to submit at least one (1) estimate for each type of eligible improvement type they are applying for. Staff strongly recommend submitting two (2) estimates per improvement type to ensure competitive pricing and thorough evaluation. For example, if you are requesting funding for fencing, lighting, and security cameras, you must obtain at least three (3) estimates (one for each improvement type), though submitting two per estimates per type is encouraged.

4)5) **Loan Agreement Execution** – A formal agreement will be executed between the applicant and the CRA outlining all terms and conditions. Project activities may commence only after the agreement has been fully executed.

5)6) **Project Implementation & Reimbursement** – The applicant will complete the approved improvements and submit all required documentation for reimbursement.

Final Inspection – CRA staff will conduct a final site inspection to verify completion and compliance prior to disbursing any funds.

DRAFT 2

DRAFT 2

Property Safety Enhancement Program (PSEP) Checklist

❖ Eligibility Requirements

- 1. Property located within the NPF CRA or Central CRA Boundaries
- 2. Property is used for commercial uses.
- 3. Have a current Business Tax Receipt.
- 4. Applicant is the property owner or a tenant written owner approval.

❖ Required Documentation

- 1. Completed PSEP Application
- 2. Proof of current City of Fort Lauderdale Business Tax Receipt.
- 3. Proof of property ownership or current lease agreement.
- 4. Letter of approval from the property owner (*if applicant is the tenant*).
- 5. Copy of current City of Fort Lauderdale Business Tax receipt or proof of nonprofit status.
- 6. Photos of the existing conditions of the property .
- 7. Preliminary scope of work and cost estimate (minimum of 19 estimates per improvement type).
- 8. Documentation showing contractor(s) are licenses and insured, where applicable.
- 9. Completed PSEP security Assessment Form

❖ Prior to Reimbursement

- 1. All work must be performed by licensed, insured and reputable business, vendor or contractor.
- 2. List of permits obtained, and proof of inspection completed (if applicable).
- 3. Final invoices and itemized receipts for all completed work.
- 4. Work completed within one (1) year of CRA Approval.
- 5. Final Site Inspection scheduled with CRA Staff