



## **City of Lauderdale Lakes**

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

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### **COMMUNITY REDEVELOPMENT AGENCY MEETING AGENDA**

**Commission Chambers**

**March 21, 2017**

**5:30 PM**

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES FROM PREVIOUS MEETING**

**A. APPROVAL OF MINUTES**

**4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)**

**A. PUBLIC COMMENTS**

All petitioners must sign in with the CRA Secretary and will be seated in a designated area. Petitioners will be allowed to speak for two (2) minutes.

**5. EXECUTIVE DIRECTOR REPORT**

**A. EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR**

This report provides a summary of the Community Redevelopment Agency related activities.

**6. FINANCE DIRECTOR REPORT**

**A. CRA RESOLUTION 2017-008 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 4 - (JANUARY) FINANCIAL ACTIVITY REPORT**

This Resolution serves to ratify the January 2017 - (Period 4) Financial Activity Report provided by the Financial Services Department.

**7. CHAIRMAN REPORT**

**8. COMMITTEE REPORTS : STANDING**

**9. COMMITTEE REPORTS : AD HOC**

**10. LEGAL REPORT**

**11. OLD BUSINESS**

**A. MOTION TO APPROVE PROPOSAL FOR THE INSTALLATION OF TWO SOLAR POWER SUPPLY UNITS, AT FOUR LOCATIONS REQUIRING ELECTRICAL SUPPLY, RECOMMENDED TO COMPLETE THE WIRELESS SECURITY CAMERA PROJECT APPROVED FOR THE NW 31ST AVE CORRIDOR**

A motion is needed to approve the proposal for the installation of two solar power supply units, of four electrical supply, recommended to complete the wireless security camera project approved for

the N.W. 31st Avenue Corridor by the City of Lauderdale Lakes Community Redevelopment Agency. The installations shall require no change in approved contract pricing.

- B.** CRA RESOLUTION 2017-009 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

This is a Resolution authorizing the execution of a Development Agreement with Oakland Development Partner. Oakland Development Partner LLC (Developer) has requested that the Community Redevelopment Agency agree to an amendment to the Final Site Plan by the City of Lauderdale Lakes to reflect a new unit configuration for the Developer's project to include 319 apartment units, which will be comprised of 42 three-bedroom units, 205 two-bedroom units and 132 one-bedroom units.

## **12. NEW BUSINESS**

- A.** RESOLUTION 2017-110 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CRITERIA FOR THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (THE 'PROGRAM'); AUTHORIZING THE FUNDING FOR THE PROGRAM UP TO \$50,000

This is a Resolution approving, in concept, a City of Lauderdale Lakes Community Redevelopment Agency Commercial Property Improvement Program. Upon approval, staff would proceed with developing the documents necessary to facilitate the Community Redevelopment Agency Commercial Property Improvement Project.

- B.** PROPOSED ALLOCATION OF \$200,000 IN COMMUNITY REDEVELOPMENT AGENCY FY2017 FUNDING FOR THE DESIGN AND DEVELOPMENT 2 COMMUNITY GATEWAY/MESSAGE BOARD STRUCTURES, THE SELECTION OF COMMUNITY GATEWAY/MESSAGE BOARD DESIGN PREFERRED, INSTALLATION LOCATION SELECTION AND THE ISSUANCE OF A DESIGN - BUILD PROJECT BID SOLICITATION IS ALSO PROPOSED

The FY2017 Gateway/Message Board project proposal is consistent with adopted CRA plans and is sponsored for consideration by the CRA Commissioners by CRA Commissioner Hazelle Rogers. The following is proposed for approval by the Community Redevelopment Agency (CRA): 1). Allocation of \$200,000 in CRA FY2017 funding (To be transferred, from FY2017 CRA Budget Commercial Façade Program, to Streetscape Improvements); 2). Selection of preferred Gateway/Message Board design and identification of 2 preferred installation locations for the project; 3). Approval of Design/Build procurement, contract approval and development process for the project

## **13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS**

## **14. ADJOURNMENT**

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Chairperson Beverly Williams - Vice Chairperson Sandra Davey

Commissioner Veronica Edwards Phillips - Commissioner Gloria Lewis - Commissioner Hazelle Rogers

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**COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES**  
**Commission Chambers**  
**February 21, 2017**  
**5:30 PM**

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**1. CALL TO ORDER**

Chairperson Beverly Williams called the February 21, 2017 Community Redevelopment Agency Meeting to order at 5:30 p.m. in the Commission Chambers located at 4300 N.W. 36th Street, Lauderdale Lakes, Florida 33319.

**2. ROLL CALL**

**PRESENT**

Chairperson Beverly Williams  
Vice Chairperson Sandra Davey  
Commissioner Gloria Lewis (arrived at 5:34 p.m.)  
Commissioner Veronica Edwards Phillips  
Commissioner Hazelle Rogers

**ALSO PRESENT**

CRA Administrator Phil Alleyne  
CRA Attorney Michael Haygood  
CRA Secretary Sharon Houslin

**3. MINUTES FROM PREVIOUS MEETING**

**A JANUARY 17, 2017 CRA MEETING MINUTES**

Commissioner Hazelle Rogers made a motion to approve the January 17, 2017 Commission Meeting Minutes. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval. The minutes were approved unanimously.

**4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)**

There were no public comments

**5. EXECUTIVE DIRECTOR REPORT**

**A EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR**

This report provides a summary of the Community Redevelopment Agency related activities.

CRA Executive Director J. Gary Rogers provided information regarding the Director's monthly report and advised the Board that the report will be presented as backup but not read in full each month.

**6. FINANCE DIRECTOR REPORT**

**A. CRA RESOLUTION 2017-006 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 3 (DECEMBER) FINANCIAL ACTIVITY REPORT**

This Resolution serves to ratify the December 2016 - (Period 3) Financial Activity Reports provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following resolution by title only:

**CRA RESOLUTION 2017-006**

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 3 (DECEMBER) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Financial Services Director, Susan Gooding-Liburd presented the December 2016 Monthly Financial Activity Report and

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-006 to the floor. Vice Chairperson Sandra Davey seconded the motion. There was a unanimous voice vote of approval.

FOR: Chairperson Beverly Williams, Vice Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers

Motion passed: 5-0

**B. CRA RESOLUTION 2017-007 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE CITY OF LAUDERDALE LAKES FINANCIAL SERVICES DEPARTMENT PURSUANT TO THE SERVICE AGREEMENT TO EXPAND THE BANKING SERVICES FOR THE AGENCY TO INCLUDE ON-LINE ELECTRONIC PAYMENT PROCESSING**

This Resolution would expand the banking services for the Agency to include on-line electronic payment processing. City of Lauderdale Lakes recommends additional banking services for the Community Redevelopment Agency (CRA) to expand available banking services and increase efficiencies for its Bank of America Business Checking Account.

CRA Attorney Michael Haygood read the following resolution by title only:

**CRA RESOLUTION 2017-007**

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING THE CITY OF LAUDERDALE LAKES FINANCIAL SERVICES DEPARTMENT PURSUANT TO THE SERVICE AGREEMENT TO EXPAND THE BANKING SERVICES FOR THE AGENCY TO INCLUDE ON-LINE ELECTRONIC PAYMENT PROCESSING; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Gloria Lewis made a motion to move CRA Resolution 2017-007 to the floor. Commissioner Veronica Edwards Phillips seconded the motion. There was a unanimous voice vote of approval.

Financial Services Director, Susan Gooding-Liburd explained the On-Line Electronic Payment Process and responded to questions from the Commission.

Chairperson Beverly Williams requested a roll call:

FOR: Chairperson Beverly Williams, Vice Chairperson Sandra Davey, Commissioner Gloria Lewis, Commissioner Veronica Edwards Phillips, Commissioner Hazelle Rogers

Motion passed: 5-0

**7. CHAIRMAN REPORT**

Chairperson Beverly Williams provided an update on the Broward County Bus Shelters Project; spoke regarding crosswalks in need of painting; and the City's slogan.

Commissioner Hazelle Rogers spoke regarding the N.W. 31st Avenue Corridor collaborative. Commissioner Gloria Lewis chimed in regarding sidewalks on N.W. 31st Avenue.

**8. COMMITTEE REPORTS : STANDING**

**9. COMMITTEE REPORTS : AD HOC**

**10. LEGAL REPORT**

None to Report

**11. OLD BUSINESS**

**A. DISCUSSION AND CONSIDERATION OF SITE PLAN DEVELOPMENT TO INCLUDE RENTAL AND OWNERSHIP HOUSING DEVELOPMENT OPTIONS FOR THE 19 ACRE COMMUNITY REDEVELOPMENT AGENCY OWNED COMERCE PARK SITE. THE SUBJECT PROPERTY BEING LOCATED ON WEST OAKLAND PARK BOULEVARD IN THE CITY OF LAUDERDALE LAKES.**

This is a discussion requested by the Commissioners of the City of Lauderdale Lakes Community Redevelopment Agency (CRA). On January 17, 2017 the CRA Commissioners requested that American Land Ventures, designated site redeveloper, return to the Community Redevelopment Agency agenda with site development strategies to include options for rental and ownership housing development for consideration by the CRA Board. The selection of one of 3 development plans to be considered on the February 21, 2017 CRA meeting agenda will result in the development of a formal Development Agreement proposal to be presented to the Commissioners of the CRA at a future date for review and approval.

Commissioner Gloria Lewis spoke in regards to upscale high-rise apartment complexes being built in other cities and stated that she would support a secured, upscale, high-rise apartment building before supporting a storage facility because she would like to see people in the City.

James Caras, Principal, Carras Community Investment, Inc. spoke regarding the request from the CRA Board at the February 21, 2017 CRA Meeting to provide additional options for the Commerce Center. Mr. Carras stated that the Board requested Land Development Ventures return with site development strategies which would include options for rental and ownership housing development.

Jason Robertson, Vice President of Development for American Land Ventures presented three site plan options to the Board and provided an economic impact assessment which was prepared by the South Florida Regional Planning Council. The three site options included: the previously approved site plan for 396 Multi Family luxury rental units; a new site plan for 134 townhouse units; and a new site plan for 40 family detached homes.

Discussion ensued regarding the actual number of single family homes that will be built, the economic impact to the CRA, and the advantages and disadvantages of three options.

The consensus of the Board is to move forward with the option to build 40 single family detached homes.

Marcia Barry-Smith, Director of Community Outreach, Habitat Homes spoke about obtaining housing and homeownership.

## **12. NEW BUSINESS**

### **A. DISCUSSION REGARDING PROGRAM SUSPENSION OF \$200,000 IN BUDGETED FY2017 COMMUNITY REDEVELOPMENT AGENCY - COMMERCIAL FAÇADE IMPROVEMENT PROGRAM FUNDING TO ALLOW FOR THE COMPLETION OF COMMUNITY ELECTRONIC MESSAGE BOARD/GATEWAY FEATURES AND OTHER PROJECTS REFLECTED IN THE ADOPTED COMMUNITY REDEVELOPMENT PLAN.**

This is a discussion regarding the construction of a community electronic message board. The Community Redevelopment Agency (CRA) Commercial Façade Improvement Program has provided rehabilitation assistance to commercial property owners for many years to bring property standards up to a quality state of design. In the adopted FY2017 CRA budget an allocation of \$200,000 has been reserved for Commercial Façade Improvement Program delivery, however; consideration of a temporary program suspension, pending completion of other CRA Capital Improvement Projects has been suggested by CRA Commissioners and members of the community. Program suspension will allow CRA FY2017 funding to be re-prioritized allowing for the construction of planned Community Message Board/Gateway Features designed to beautify major corridors and to provide distinctive message displays promoting City/community event information and to serve as distinctive Community Gateway features to greet visitors to commercial districts within the City.

Gary Rogers, CRA Executive Director presented information regarding the construction of a community electronic message board. Mr. Rogers stated that the Community Redevelopment Agency (CRA) Commercial Façade Improvement Program has provided rehabilitation assistance to commercial property owners for many years to bring property standards up to a quality state of design. In the adopted FY2017 CRA budget an allocation of \$200,000 has been reserved for Commercial Façade Improvement Program delivery, however; consideration of a temporary program suspension, pending completion of other CRA Capital Improvement Projects has been suggested by CRA Commissioners and members of the community. Program suspension will allow CRA FY2017 funding to be re-prioritized allowing for the construction of planned Community Message Board/Gateway Features designed to beautify major corridors and to provide distinctive message displays promoting City sponsored community event information and to serve as distinctive Community Gateway features to greet visitors to commercial districts within the City. Mr. Rogers responded to questions from the Board regarding the number of signs that will be erected. Mr. Rogers stated that Board will have the option to choose between two designs.

### **B. DISCUSSION ALTERNATIVE FINANCING FOR FEE SIMPLE OWNERSHIP**

This is a discussion regarding Alternative Financing for Fee Simple Ownership with the Community Redevelopment Agency (CRA) Commissioners facilitated by Ms. Marcia Barry-Smith Director of Community Outreach & Program Services - Habitat for Humanity of Broward with invited guest from various Public/Private and Non-profit housing industry sectors who will participate in the discussion of available options for the financing and development of ownership housing in the S.E. Florida Region.

Gary Rogers, CRA Executive Director stated that this item was discussed under Item 11A.

## **13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS**

### **A. MESSAGE BOARD/GATEWAY DESIGN AND LOCATION OPTIONS TO BE PROPOSED FOR CRA BOARD CONSIDERATION/SELECTION MARCH 21, 2017**

Gary Rogers, CRA Executive Director asked the Board if they would prefer a workshop setting in the Alfonso Gereffi Room to view the designs for the Electronic Message Board/Gateway Design.

## **14. ADJOURNMENT**

Meeting adjourned at 6:50 p.m.

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BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

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SHARON HOUSLIN, CITY CLERK

## CITY OF LAUDERDALE LAKES

### Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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EXECUTIVE REPORT FROM THE CRA EXECUTIVE DIRECTOR
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Summary
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This report provides a summary of the Community Redevelopment Agency related activities.
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Staff Recommendation
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**Background:**

Not applicable

**Funding Source:**

**Sponsor Name/Department:** J. Gary Rogers, CRA Executive Director

**Meeting Date:** 3/21/2017

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Executive Report	Executive Summary

**LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY  
INTEROFFICE MEMORANDUM**

<b>TO:</b>	City Manager Phil Alleyne	<b>DATE:</b>	March 6, 2017
		<b>CC:</b>	Michael Haygood - CRA Attorney Celestine Dunmore - Economic Dev. Manager
<b>FROM:</b>	J. Gary Rogers - CRA Executive Director	<b>RE:</b>	UPDATE: Community Redevelopment Agency (CRA) activities through February 28, 2017

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**CRA Executive Director Report**

**1. Northwest 31<sup>St</sup>. Avenue Corridor Improvements**

**Wildfire Wireless Video Security Program**

Installation of the N.W. 31<sup>St</sup> Ave. corridor project remains on-hold, pending FPL providing power to pole locations as required. All required deposits are paid and the equipment has been awaiting delivery/installation. Permit negotiation/application processing with Florida Power and Light (For the installation of power supply for 2 of 4 camera clusters in the project approved) has been active and on-going for over 12 months without resolution.

As instructed by the CRA Board in October of 2016, and in-lieu of the use of Solar Power for 2 camera placement locations as recommended to the Board, renewed efforts to secure FPL power supply have been active to reach the determinations/conclusions below:

\*As-of March 10, 2017, it has been determined that:

1. Cameras may NOT be placed on FPL owned poles as requested per policy
2. FPL rejects the proposed strategy of power supply without meter installation requiring monthly billing as-is the case with existing streetlights, power supply is available, but; this will require metering at both locations per FPL policy
3. The power supply (\*Required for the most critical camera placement at N.W. 31<sup>St</sup> Ave. and 44<sup>th</sup> St. /Boyd Anderson H.S. entry site) will require the acquisition of 2 private property easements to allow the installation of underground power lines, spanning approximately 150 feet, across the back yard spaces of 2 existing multi-family residential properties.

**Recommendation to the CRA Board:** The use of 2 Solar panels, with battery re-charge capacity, is to be proposed for approval by the CRA Board on March 21, 2017 to allow the project to be installed immediately in support of Community Policing as requested by Broward County Sheriff's Office. There will be no added cost if this option is approved.

### **Complete Streets Contract - NW 31<sup>st</sup>. Ave.**

The City contract with the Florida Department of Transportation for the design and development of the project, through the \$1m. State of Florida FY2016 Legislative Appropriation, was approved by the City Commission on February 14, 2017 for the implementation of the Complete Streets redevelopment project design developed by the Community Redevelopment Agency.

The approved project design calls for the modification of existing medians to gain space for a sidewalk to be installed on the East side of the corridor. Landscaping, lighting, street furnishings and project signage will also be included in the final project design which is under development at this time under the contract with FDOT.

\*Following the completion of final project engineering and design the project will proceed to bidding/development in FY-2017/8.

### **N.W. 31<sup>st</sup>. Ave. Corridor Planning Collaborative**

Initiation of the Corridor Planning Collaborative is under development at this time as requested by CRA Commissioner/Mayor Hazelle Rogers. The initiative will be implemented in partnership with the Broward County MPO, Broward County, and the Cities of: Fort Lauderdale, Lauderhill, Lauderdale Lakes, Oakland Park and Tamarac for the development of Complete Streets designs for N.W. 31<sup>st</sup> Ave. from: Sistrunk Boulevard, to McNabb Rd. where past roadway widening caused undesirable visual qualities for the corridor and created unsafe street conditions.

## **2. Northwest 31<sup>st</sup>. Avenue Residential Improvements**

In accordance with the 2014 CRA Plan Update, provisions to address aging private residential property conditions and unsafe parking are included to encourage the redevelopment of N.W. 31<sup>st</sup>. Avenue corridor properties.

City and CRA staff have initiated an analysis of improvements that might be made in the area to enhance/replace landscape materials along the streets within the public Right Of Way in coordination with City Code Enforcement efforts.

\*A Residential Façade Improvement Program funding proposal will be presented to the CRA Board for consideration when resources become available. This program is intended to provide an incentive for the improvement of private property on the corridor and in the immediate area.

### **3. Electronic Messaging Board/Community Gateway**

Funding for the Electronic Messaging Board is provided within the adopted FY2017 CRA Budget. The design of the project is underway through the firm Saltz Michaelson and Associates to develop design alternatives for the Message Board/s which is designed to also serve as a Community Gateway feature.

At the March 21, 2017 CRA meeting, the CRA Board will consider architectural design alternatives, and select the preferred design for development in 2017. Also, locations for the recommended development of 2 Message Board/Community Gateway features will be considered with one proposed to be placed on Oakland Park Boulevard and the other recommended for placement on SR7/US 441.

The procurement of contractors will follow CRA Board approval of structural design and placement of the Message Board/Community Gateway features.

### **4. Redevelopment/Town Center - Master Developer/Development Agreement**

Following the sale of the Marketplace Plaza at the Town Center District in 2016 the new owners engaged City and CRA staff to discuss the opportunities for the stabilization of the property, improvements to the existing drainage system, and to craft strategies for the redevelopment of the property as reflected within the adopted CRA Plan and to conform to Town Center Zoning standards.

The property owner has submitted an application for financial commitment/partnership with the CRA through the Commercial Façade Improvement Program for filing to a future CRA meeting agenda for funding consideration by the CRA Board of Directors.

An Architectural firm has been engaged by the property owners to design the build-out of the Town Center in areas presently developed as surface parking.

A preliminary/conceptual design for the project was recently shared with City/CRA staff for review and comment. The design is being evaluated for conformance/modification to conform to the adopted CRA Plan, City of Lauderdale Lakes Land Use standards,

Architectural Code and Local Activity Center (LAC) regulations which prevail throughout the 144 acre LAC zone approved by Broward County.

## **5. Transit Improvement Planning**

**The FY2017 Transportation Improvement Program (TIP)** is adopted to reflect:

- Funding for the design of a Pedestrian Safety Crossing project to be constructed at SR7/US 441 and the C-13 Greenway Trail.
- Funding for the design of a Pedestrian Safety improvements at SR7/US 441 and Oakland Park Boulevard

The Florida Department of Transportation (FDOT) will design and develop the projects referenced above in partnership with the MPO and the City of Lauderdale Lakes.

## **6. Commercial Facade Improvement Program**

CRA Board approved/contracted Commercial Façade work is underway at the Lauderdale Lakes Industrial Park located at 2696 N.W. 31<sup>St</sup>. Ave. Commercial Facade improvements have been completed at the Oakland Center site located at 4406-4420 West Oakland Park Boulevard with requested inspection/release of funding in processing at this time.

NOTE: The Commercial Façade Improvement Program was recommended for temporary suspension on February 21, 2017. Approved FY2017 program funding will be recommended for use in the implementation of the Message Board/Community Gateway project. Funds will also be recommended for the implementation of a 2017 Small Business Assistance Program within the March 21, 2017 CRA Meeting agenda.

## **7. Community Policing Initiatives**

Community Policing Initiatives are approved in the adopted CRA Plan to continue on an on-going basis to provide innovative strategies to insure public safety and to enhance public safety within the CRA area.

**Directed Patrol:** Broward Sherriff's Office (BSO) Directed Patrol services in the CRA area are funded periodically based upon need for deployment within the CRA District. Additional funding for this activity will be presented to the CRA Board in the future should anticipated funding sources be determined to be unavailable to meet local needs.

**Video Security:** CRA funded installation of WildFire Camera Networks Wireless Video Security Cameras, on the N.W. 31<sup>St</sup> Avenue corridor, and at the City of Lauderdale

Lakes Alzheimer's Center facility, in partnership with the City of Lauderdale Lakes and the Broward County Sheriff's Office is underway at the present time.

Both installations require the cooperation of Florida Power and Light (FPL) as several camera locations are not presently provided with power from existing electrical system connections to provide FPL power supply needed to complete the projects.

The installation of the CRA approved SR7/Oakland Park Blvd. system is awaiting required FDOT approval of Right Of Way (ROW) Camera installation for data collection and pedestrian/vehicular interaction monitoring purposes to improve public safety and transportation management.

### **8. The C-13 Greenway Trail "Gap"**

Federal and local project funding in the amount of \$458,504 was secured in partnership with the City of Lauderdale Lakes, Broward MPO through the 2016 Broward County TIGER Grant program application.

The C-13 Greenway Trail "GAP" project will connect the existing Greenway Trail in the undeveloped area between the City of Oakland Park and Lauderdale Lakes to include pedestrian lighting, landscaping, and aesthetic features.

By Resolution, the City of Lauderdale Lakes pledged TIGER matching funds of \$250,000 for the project. The release of pledged matching funds for project engineering and design from the City has been approved for release by April 1, 2017. The design of the project by FDOT, under consulting contract administered by FDOT, will commence in FY 2017 and project construction is anticipated to take place in FY2018.

### **9. C-13 Greenway Trailhead Park**

Project design and cost estimates have been developed for this site and efforts to identify/secure competitive grant funding to complete the project are on-going.

NOTE: A single Masonry Bus Shelter is under development at this site is now approximately 50% complete at the present time.

### **10. Vincent Torres Memorial Park**

The CRA Board approved FY2016 funding for the improvement of the Vincent Torres (VT) Memorial Park facility in partnership with the City to address:

- Outdated Video Cameras replaced throughout the park
- Electronic Scoreboard replaced
- Exterior Restroom drainage repaired
- Outdoor Children's Playground floor mats repaired

\*FY2017 funding for additional park improvements might be considered through a proposal to the CRA Board under the adopted CRA Plan.

**Healthy Community Zone** This project represents an expansion of the CRA Healthy Living Initiatives Program in cooperation with the City of Lauderdale Lakes – Parks and Leisure Services Department through FY2016 grant award of \$70,000 at Vincent Torres Park. Year II FY2017 funding has now been requested with consideration and approval underway.

Program funding was secured from the Broward Community Foundation through partnership with the Broward Regional Health Planning Council (BRHPC). Funding and technical support is provided through the Broward Community Foundation B-Fit program to support the implementation of the Healthy Community Zone in the City of Lauderdale Lakes.

On August 9, 2016 the City Commission approved an Interlocal Agreement with BRHPC for implementation of B-Fit/Healthy Community Zone services.

Year 2 Healthy Community Zone program funding is under consideration through a request to the Broward Community Foundation

## **11. Ireland Property / Community Gardens**

The Ireland Property @ NW 36<sup>Th</sup> St. is leased to the City for recreational use related to the Vincent Torres Memorial Park, providing parking for the Vincent Torres Park, and a home for the ¼ acre Community Garden project, another City/CRA Healthy Living Initiatives recreational activity.

Flowers and fruit bearing trees have been added to the 49 individual family garden beds on the site with all material required for garden development and on-going utilization provided by the CRA. Physical improvements to the properties have been built and are maintained by community volunteers from the Community Garden Club of Lauderdale Lakes.

Healthy Community Zone (HCZ) program funding now provides support for the active utilization of: Community Gardens, Vincent Torres Park, C-13 Greenway Trail and the City Aquatic Facility. The primary HCZ program objective is to educate members of the community to encourage the adoption and practice of healthy behaviors, and to promote the individual adoption of active lifestyles throughout the community for all age groups, with a focus upon youth.

## **12. Library/Educational & Cultural Programs**

Community Redevelopment Agency funding for events/activities at the Library/ECC facility continues in FY2017 in partnership with the City for community benefit activities such as: business training/educational events/seminars/exhibits/cultural experiences. These activities are classified as Marketing and Promotion expenses within the adopted CRA Plan.

CRA/City staff continue to provide/sponsor various forums in response to on-going community, non-profit and business needs and request for support.

In collaboration with the City of Lauderdale Lakes and American Express, November 26, 2017 was proclaimed as Small Business Saturday. Small business owners were honored for playing in significant role in the City and CRA's economic growth.

The Seaport Training Initiative, a program that provides technical assistance and resources to off-site Foreign Trade Zone areas, was officially launched. Informational Workshops were held in November 2016, December 2016 and February 2017. One on one meetings have been held to identify the appropriate resources that will help the businesses. Additionally, the coordinators of the program from Broward College and the Greater Caribbean American Chamber of Commerce, are developing a curriculum focused on the Foreign Trade Zone.

In collaboration with SpotOn, a loyalty rewards program, the CRA and City of Lauderdale Lakes are promoting businesses. The development of a customized program for the City will be introduced in an effort to assist local businesses.

The Property Assessed Clean Energy (PACE) Program provides financing for renovations related to energy efficiency. A PACE Contractor's Workshop was held to certify local contractors. To date, business owners in the CRA have been able to secure contracts for home rehab, hurricane shutter installation and related renovations.

The 5<sup>th</sup> Annual Business Conference, coordinated by the Minority Business Development Agency Export Center and M. Gill & Associates, is planned on March 8, 2017. Presenters will include representatives from the Export-Import Bank of the U.S., Small Business Administration, Minority Business Development Agency Export Center and U.S. Department of Labor.

In Fiscal Year 2017, the CRA will implement the Business Consultation Program to provide for the development of business plans for existing business owners located in the CRA area.

Workshops continue to be scheduled for new and prospective entrepreneurs interested in investing in the City of Lauderdale Lakes CRA on an on-going basis.

### **13. Commerce Park/ Somerset Drive Redevelopment**

American Land Ventures (ALV), designated site redeveloper, is nearing the completion of Step II - Development Agreement allowing for project planning, design and development negotiations.

The required \$50,000 good faith development negotiation deposit fee was paid to the CRA to fund pre-development land planning, site planning, to support the market analysis process, project development budget, and time-line needed to create a Development Agreement for consideration, modification and approval by the CRA Board.

On January 17, 2017 the CRA Board requested the development of alternatives to rental housing development for the property, to include home ownership opportunities was presented for consideration for inclusion in the Development Agreement under development for the project as an alternative to rental housing development only. The CRA Commissioners voted to select a single-family, for sale, home development strategy for the property, in-lieu of Multifamily Rental unit development with retail.

A new site plan and development strategy for single-family home development on the 19 acre site will be presented for CRA approval on April 18, 2017. Following approval, a project cost-revenue based property appraisal will be secured to establish fair market value for the land and the Broward County Tree Preservation/mitigation study will also be modified to meet the single-family site plan design to inform project negotiations for the generation of a proposed Development Agreement for future consideration by the CRA Board.

### **14. City-Wide Bus Shelter Development Project**

The stalled development of 5 masonry Bus Shelters by Broward County Transit (BCT), through contract with the City of Lauderdale Lakes (BCT as development and grant manager for the City), is anticipated to resume in the next 2 months with a new contractor at: the CRA owned Children's Community Garden and "C-13 Greenway Trail-Trailhead" site on N.W. 31<sup>St</sup> Ave., with the development of additional shelters on: N.W. 31<sup>St</sup> Ave., Oakland Park Boulevard.

\*10 Additional Masonry Shelters are being prepared for bidding at the present time also.

BCT representatives who presented a project overview report to the CRA Board on January 17, 2017.

## **15. ICMA LOKAL+/Sister City Kenscoff Haiti-City of Lauderdale Lakes**

On-going collaboration continues with City and ICMA staff for the Kenscoff Haiti providing recommendations and research materials to complete the ICMA work program. The project has implemented the formal agreement between ICMA, Kenscoff and Lauderdale Lakes, and resulted in the generation of research/data to guide project activities for water supply and for the production, processing and marketing of local foods to impact the regional economy, and to preserve the tree canopy, water and soil quality of the region. Sister City linkages to implement the formal Sister City relationship with Kenscoff as approved by the City Commission and to guide the LOKAL+ Partnership Program through ICMA remains incomplete due to the suspension of activity following the 2016 Hurricane.

### **FY2017 COMMUNITY REDEVELOPMENT AGENCY PROJECT EXPENDATURES**

**NOTE:** Only approved/funded activities underway/contracted are tracked monthly using the template below. Activities such as regular operating expenses approved within the adopted CRA Budget paid are not tracked/reported within the report below: for instance, the purchase of office supplies, or the regular payment utility expenses. The information provided below is offered for review and consideration by the members CRA Board and the Lauderdale Lakes community. CRA staff is available for inquiry/discussion regarding any entry/project, or for consideration of any recommended revisions to the reporting template for use in future reports.

## Community Redevelopment Agency Project Expenditures

Project Name	Total Budget					Contractual Information			
	FY2017 Adopted Budget	FY2017 Revised Budget	Encumbered	Spent To Date	Available Balance	Total Contract Amount	Spent To Date	Available Balance	Comments
<b>Commerce Park - Master Development</b>									
Florida Atlantic (Tree Study)						23,000	20,560	2,440	
Prestige Property Maintenance, Inc.						14,112	5,618	8,494	
Anderson & Carr						6,000	0	6,000	
American Land Ventures (Predevelopment Cost)						30,000	0	30,000	
Carras Community Investment, Inc.						10,000	0	10,000	
Action Fence ( Fence Repairs)						1,100	1,100	0	
National Construction (Fence Lease)						3,926	35	3,891	
<b>Commercial Facade Improvement Project</b>	400,000	400,000	200,000	0	200,000				
Lauderdale Lakes Industrial Park						150,000	0	150,000	
The Oakland Center						50,000	0	50,000	
<b>Community Policing</b>	25,000	25,000	0	0	25,000				
<b>Educational/Cultural/Business Programs</b>	70,000	70,000	0	0	70,000				
<b>Healthy Living Facilities</b>	12,500	12,500	0	0	12,500				
All American Waste						5,280	3,080	2,200	
Home Depot						4,000	1,102	2,898	
Action Fence (Windscreen)						1,446	1,446	0	
<b>Vincent Torres Memorial Park</b>	2,500	2,500	0	0	2,500				
<b>Video Surveillance Project</b>	50,000	50,000	0	0	50,000				
Wild Fire Camera Networks (NW 31st & NW 41st)						40,000	30,868	9,132	
TEI Innovations (poles)						27,000	16,164	10,836	
Wild Fire Camera Networks (441 & Oakland Park Blvd.)						23,000	17,990	5,010	
<b>Streetscape</b>	244,787	244,787	92,000	0	152,787				
Broward County (Bus Shelter)						85,000	0	85,000	
McMahon and Associate						195,968	8,824	187,144	
JBC Planning & Design						10,000	0	10,000	
Craven & Thompson & Assoc.						41,640	24,000	17,640	
Radis International, LLC						8,279	0	8,279	
Saltz Michelson (Electronic Message Board)						5,200	0	5,200	
<b>Total CRA Expenses</b>	<b>804,787</b>	<b>804,787</b>	<b>292,000</b>	<b>-</b>	<b>512,787</b>	<b>734,952</b>	<b>130,788</b>	<b>604,164</b>	

Total invoices paid submitted for payment in February 2017: 16

Total amount for invoices submitted in February 2017: \$21,934.76

Total invoices directly related to projects listed: 9

Total amount for invoices directly related to projects listed: \$9,605.37

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
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CRA RESOLUTION 2017-008 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 4 - (JANUARY) FINANCIAL ACTIVITY REPORT
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Summary
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This Resolution serves to ratify the January 2017 - (Period 4) Financial Activity Report provided by the Financial Services Department.
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Staff Recommendation
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**Background:**

Staff recommends the City Commission accept the filing of the City Fiscal Year 2017 Financial Activity Reports for the month of January (Period 4).

The intended purpose of this agenda item is to provide for the Financial Reporting as required under Ordinance No. 2011-22;

### Section 82-304 – Financial Reporting

The city shall provide for the ongoing generation and utilization of financial reports on all funds comparing budgeted revenue and expenditure information to actual on a monthly and year-to-date basis. The Financial Services Department shall be responsible for issuing the monthly reports to departments, the Mayor and City Commission, and provide any information regarding any potentially adverse trends or conditions.

**Funding Source:**

Not Applicable.

**Sponsor Name/Department:** Susan Gooding-Liburd, MBA, CPA, CGFO, Director of Financial Services

**Meeting Date:** 3/21/2017

**ATTACHMENTS:**

Description	Type
❑ CRA Resolution 2017-008 - January 2017 Financial Activity Report	Resolution
❑ CRA Monthly Financial Report - January 2017	Exhibit

CRA RESOLUTION 2017-008

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY") RATIFYING THE CITY MANAGERS FILING OF THE AGENCY'S FISCAL YEAR 2017, PERIOD 4 (JANUARY) FINANCIAL ACTIVITY REPORT, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager's Office, through an Interlocal Agreement is responsible for monitoring the financial affairs of the Agency; and

WHEREAS, the City Manager's Office has recommended, and the Commissioners of the Agency have accepted such recommendation that the fiscal affairs of the Agency should be conducted in a manner which is open and transparency; and

WHEREAS, in furtherance of the principal of such openness and transparence, the Financial Services Department will make monthly reports of the financial affairs of the Agency to the Commissioners of the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. RATIFICATION: The Commissioners of the Agency hereby ratify the City Manager's filing of the Agency Fiscal Year 2017, Period 4 (January) Financial Activity Reports, as prepared by the Department of Financial Services.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES  
COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD  
MARCH 21, 2017.

\_\_\_\_\_  
BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SHARON HOUSLIN, SECRETARY

VOTE:

Chairperson Beverly Williams	____(For)	____(Against)	____(Other)
Vice Chairperson Sandra Davey	____(For)	____(Against)	____(Other)
Commissioner Gloria Lewis	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Hazelle Rogers	____(For)	____(Against)	____(Other)

**Bank of America**  
**Merrill Lynch**

P.O. Box 15284  
Wilmington, DE 19850

AG 0 075 700 096 000369 #01 AB 0.403

CITY OF LAUDERDALE LAKES  
COMMUNITY REDEVELOPMENT AGENCY  
4300 NW 36TH ST  
LAUDERDALE LAKES, FL 33319-5506

**Customer service information**

Customer service: 1.888.400.9009

bankofamerica.com

Bank of America, N.A.  
P.O. Box 25118  
Tampa, Florida 33622-5118

## Your Public Funds Interest Checking

for January 1, 2017 to January 31, 2017

Account number: 0054 8772 0348

**CITY OF LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY**

### Account summary

Beginning balance on January 1, 2017	\$3,158,716.36
Deposits and other credits	18,633.86
Withdrawals and other debits	-0.00
Checks	-16,686.14
Service fees	-257.69
<b>Ending balance on January 31, 2017</b>	<b>\$3,160,406.39</b>

# of deposits/credits: 3

# of withdrawals/debits: 14

# of days in cycle: 31

Average ledger balance: \$3,161,718.30

Annual Percentage Yield Earned this statement period: 0.15%.  
Interest Paid Year To Date: \$402.76.

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**Community Redevelopment  
Agency**

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Equal Housing Lender



CITY OF LAUDERDALE LAKES | Account # 0054 8772 0348 | January 1, 2017 to January 31, 2017

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/03/17	CITY LAUDER 3272 DES:ACHPayment ID:CRA2017-04 INDN:Lauderdale Lakes CRA CO ID:JXXXXXXXXX CCD		902365011944773	12,939.00
01/12/17	Deposit		813104052479126	5,292.10
01/31/17	Interest Earned			402.76
<b>Total deposits and other credits</b>				<b>\$18,633.86</b>

## Checks

Date	Check #	Bank reference	Amount	Date	Check #	Bank reference	Amount
01/03	2647	813109592858900	-650.00	01/03	2655	813109592815855	-429.78
01/03	2648	813109892244522	-69.00	01/26	2658*	813109592671086	-420.00
01/03	2649	813104392135656	-591.80	01/23	2659	813108992279596	-111.44
01/03	2651*	813109692288110	-219.98	01/19	2660	813108692442145	-8.47
01/13	2652	813109692835726	-8,444.63	01/19	2661	813100252829068	-44.50
01/03	2653	813104492698510	-5,470.84	01/25	2662	813105792673337	-25.70
01/11	2654	813109292691771	-200.00				

\* There is a gap in sequential check numbers

## Service fees

Date	Transaction description	Amount
01/17/17	12/16 ACCT ANALYSIS FEE	-257.69
<b>Total service fees</b>		<b>-\$257.69</b>

Note your Ending Balance already reflects the subtraction of Service Fees.

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Community Redevelopment  
Agency

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
01/01	3,158,716.36	01/13	3,160,871.43	01/25	3,160,423.63
01/03	3,164,223.96	01/17	3,160,613.74	01/26	3,160,003.63
01/11	3,164,023.96	01/19	3,160,560.77	01/31	3,160,406.39
01/12	3,169,316.06	01/23	3,160,449.33		

## Check images

Account number: 0054 8772 0348

Check number: 2647 | Amount: \$650.00

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002647  
Date: 01/10/2017  
Amount: \$650.00

Pay To The Order Of:  
ACTION FENCE CORPORATION  
4900 N.W. 40TH STREET  
DAVE  
FL 33014

By: *By m. uelle*  
P. J. H.

⑆00 2647⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2648 | Amount: \$69.00

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002648  
Date: 01/10/2017  
Amount: \$69.00

Pay To The Order Of:  
AEB PORTABLE SANITATION, INC.  
11000 NW 30 AVE  
MIAMI  
FL 33167

By: *By m. uelle*  
P. J. H.

⑆00 2648⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2649 | Amount: \$591.80

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002649  
Date: 12/18/2016  
Amount: \$591.80

Pay To The Order Of:  
HUNTER DEPT. CREDIT SERVICES  
DEPT 37-200004041  
P.O. BOX 9024  
DES MOINES  
IA 50308-2008

By: *By m. uelle*  
P. J. H.

⑆00 2649⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2651 | Amount: \$219.98

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002651  
Date: 12/23/2016  
Amount: \$219.98

Pay To The Order Of:  
ALL AMERICAN WASTE SERVICES, INC.  
P.O. BOX 22180  
MEMPHIS  
TN 38127

By: *By m. uelle*  
P. J. H.

⑆00 2651⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2652 | Amount: \$8,444.63

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002652  
Date: 12/23/2016  
Amount: \$8,444.63

Pay To The Order Of:  
BROWARD COUNTY TAX COLLECTOR  
165 ANDREWS AVENUE  
FORT LAUDERDALE  
FL 33301-1800

By: *By m. uelle*  
P. J. H.

⑆00 2652⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2653 | Amount: \$5,470.84

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002653  
Date: 12/23/2016  
Amount: \$5,470.84

Pay To The Order Of:  
CITY OF LAUDERDALE LAKES  
4300 N.W. 36TH STREET  
LAUDERDALE LAKES  
FL 33318

By: *By m. uelle*  
P. J. H.

⑆00 2653⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2654 | Amount: \$200.00

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002654  
Date: 12/23/2016  
Amount: \$200.00

Pay To The Order Of:  
FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT  
1915 N. WASHINGTON STREET  
TALLAHASSEE  
FL 32304-0300

By: *By m. uelle*  
P. J. H.

⑆00 2654⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2655 | Amount: \$429.78

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002655  
Date: 12/23/2016  
Amount: \$429.78

Pay To The Order Of:  
WPS  
P.O. BOX 682300  
POMPAN BEACH  
FL 33060-0200

By: *By m. uelle*  
P. J. H.

⑆00 2655⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2658 | Amount: \$420.00

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002658  
Date: 01/05/2017  
Amount: \$420.00

Pay To The Order Of:  
INTERNATIONAL ECONOMIC DEVELOPMENT  
CORPORATION  
P.O. BOX 78426  
SALT LAKE CITY  
UT 84107-0218

By: *By m. uelle*  
P. J. H.

⑆00 2658⑆ ⑆06 300004⑆ ⑆005487720348⑆

Check number: 2659 | Amount: \$111.44

Community Redevelopment Agency  
City of Lauderdale Lakes  
4300 N.W. 36th Street  
Lauderdale Lakes, FL 33318

Check Number: 002659  
Date: 01/05/2017  
Amount: \$111.44

Pay To The Order Of:  
NATURE BOO OF POMPAN BEACH, INC.  
2801 N. US HIGHWAY  
POMPAN BEACH  
FL 33064

By: *By m. uelle*  
P. J. H.

⑆00 2659⑆ ⑆06 300004⑆ ⑆005487720348⑆

## Check images - continued

Account number: 0054 8772 0348

Check number: 2660 | Amount: \$8.47

Community Redevelopment Agency City of Lauderdale Lakes 4000 N.W. 30th Street Lauderdale Lakes, FL 33310		Check Number: 002660
Pay To The Order Of:	Amount	Check Date
PUBLIX SUPERMARKETS, INC. CUSTOMER SERVICE P.O. BOX 30006 LAUDERDALE, FL 33309-0006	\$8.47	01/10/2017
*002660* 10630000474005487720348*		

Check number: 2661 | Amount: \$44.50

Community Redevelopment Agency City of Lauderdale Lakes 4000 N.W. 30th Street Lauderdale Lakes, FL 33310		Check Number: 002661
Pay To The Order Of:	Amount	Check Date
BEACH FRONTING P.O. BOX 28485 DAVIE, FL 33329	\$44.50	01/10/2017
*002661* 10630000474005487720348*		

Check number: 2662 | Amount: \$25.70

Community Redevelopment Agency City of Lauderdale Lakes 4000 N.W. 30th Street Lauderdale Lakes, FL 33310		Check Number: 002662
Pay To The Order Of:	Amount	Check Date
HOME DEPOT CREDIT SERVICES DEPT 35 260248941 P.O. BOX 5006 DES MOINES, IA 50306-0006	\$25.70	01/10/2017
*002662* 10630000474005487720348*		

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FEB - 7 2017  
Community Redevelopment Agency

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183



Page 1 of 2  
66/E00/0175/0/40  
1000083159920  
01/31/2017  
0000

## Account Statement

COMMUNITY REDEVELOPMENT AGENCY CITY OF  
LAUDERDALE LAKES  
4300 NW 36TH ST  
LAUDERDALE LAKES FL 33319-5506

Questions? Please call  
1-800-786-8787

Is it time to make a personal commitment to improve your financial health?  
Then it's time to take action.  
Join us at OnUp.com to learn how to move from financial stress to confidence.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW	1000083159920	01/01/2017 - 01/31/2017

Description	Amount	Description	Amount
Beginning Balance	\$244,513.59	Average Balance	\$244,508.00
Deposits/Credits	\$51.92	Average Collected Balance	\$244,508.00
Checks	\$0.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$25.00	Annual Percentage Yield Earned	.25%
Ending Balance	\$244,540.51	Interest Paid Year to Date	\$51.92

Deposits/ Credits	Date	Amount	Serial #	Description
	01/31	51.92		INTEREST PAID THIS STATEMENT THRU 01/31
Deposits/Credits: 1		Total Items Deposited: 0		

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	01/23	25.00		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	244,513.59	244,513.59	01/31	244,540.51	244,540.51
	01/23	244,488.59	244,488.59			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

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FEB - 7 2017

Community Redevelopment  
Agency



## Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787). Business clients call 1-800-752-2515

Complete this section to balance this statement to your transaction register.

Month \_\_\_\_\_ Year \_\_\_\_\_

Bank Balance Shown on statement \$ \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Deposits not shown on this statement (if any). \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-)

Checks and other items outstanding but not paid on this statement (if any).

	\$		\$
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

These balances should agree ↑

Your Transaction Register Balance \$ \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Other credits shown on this statement but not in transaction register. \_\_\_\_\_

Add (+) \$ \_\_\_\_\_

Interest paid (for use in balancing interest-bearing accounts only). \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$
_____	_____
_____	_____
_____	_____
_____	_____

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

↑

### In Case Of Errors Or Questions About Your Electronic Transfers (ETF)

Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

**State Board of Administration  
Local Government Surplus Funds Trust Fund  
Participant Statement**

**AGENCY ACCOUNT 211152**  
2/1/2017 - 2/28/2017

Page 1 of 1

CITY OF LAUDERDALE LAKES  
ATTN: FINANCE DEPT. COMMUN. REDEV. AGCY.  
4300 N.W. 36TH STREET  
LAUDERDALE LAKES, FL 33319

Participant Return: 0.97 %

Date	Transaction Type	Description	Amount	Balance
2/1/2017	BEGINNING BALANCE			24,588.32
2/28/2017	EARNED INCOME	INTEREST	18.30	24,606.62
Totals:			18.30	24,606.62

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title
-------

MOTION TO APPROVE PROPOSAL FOR THE INSTALLATION OF TWO SOLAR POWER SUPPLY UNITS, AT FOUR LOCATIONS REQUIRING ELECTRICAL SUPPLY, RECOMMENDED TO COMPLETE THE WIRELESS SECURITY CAMERA PROJECT APPROVED FOR THE NW 31ST AVE CORRIDOR
--

Summary
---------

A motion is needed to approve the proposal for the installation of two solar power supply units, of four electrical supply, recommended to complete the wireless security camera project approved for the N.W. 31st Avenue Corridor by the City of Lauderdale Lakes Community Redevelopment Agency. The installations shall require no change in approved contract pricing.
---

Staff Recommendation
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### Background:

As instructed by the CRA Board in October of 2016, and in-lieu of the use of Solar Power for 2 camera placement locations as recommended to the Board, renewed efforts to secure FPL power supply have been active in FY 2017.

\*As-of March 10, 2017, it has been determined that:

1. Cameras may NOT be placed on FPL owned poles as requested per policy
2. FPL rejects the proposed strategy of power supply without meter installation requiring monthly billing as-is the case with existing streetlights, power supply is available, but; this will require metering at both locations per FPL policy
3. The power supply (\*Required for the most critical camera placement at N.W. 31St. Ave. and 44th. St. /Boyd Anderson H.S. entry site) will require the acquisition of 2 private property easements to allow the installation of underground power lines, spanning approximately 150 feet, across the back yard spaces of 2 existing multi-family residential properties.
4. Recommendation to the CRA Board: The use of 2 Solar panels, with battery re-charge capacity, is proposed for approval by the CRA Board on March 21, 2017 to allow the project to be installed immediately in support of Community Policing as requested by Broward County Sheriff's Office. There will be no added cost if this option is approved.

The Community Redevelopment Agency (CRA) approved installation of the WildFire Wireless Security Camera - N.W. 31St Ave. corridor project remains on-hold, pending FPL providing power to pole locations as required.

All required deposits are paid, and the equipment has been awaiting delivery and installation, while permit negotiation/application processing with Florida Power and Light (For the installation of power supply for 2 of 4 camera clusters in the project approved) has been active and on-going for over 12 months without resolution for 2 locations: CRA owned Children's' Community Garden site at: NW 31<sup>ST</sup> Ave. and 40<sup>th</sup> St. and also at NW 41St. St. at the Boyd Anderson High School campus entry.

Recommendation is for CRA Board approval of the use of 2 Solar panels, with battery re-charge capacity, to allow the project to be installed immediately in support of Community Policing as requested by Broward County Sheriff's Office. There will be no added cost if this option is approved.

**Funding Source:**

CRA Increment

**Sponsor Name/Department:** CRA Chair Beverly Williams

**Meeting Date:** 3/21/2017

**ATTACHMENTS:**

Description	Type
 Solar Safety Camera	Backup Material

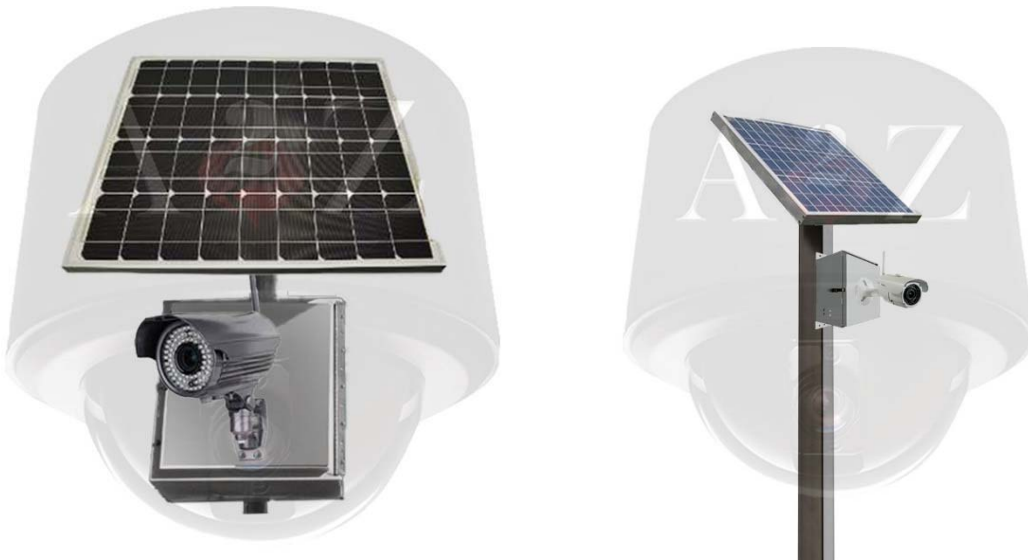
## Solar powered safety cameras/street crossings



### What are the Solar Surveillance and Security options?

One of the alternative sources of power that the security industry worldwide is using today is derived from the sun. Solar energy is increasingly used to power CCTV cameras installed in various high-security areas.

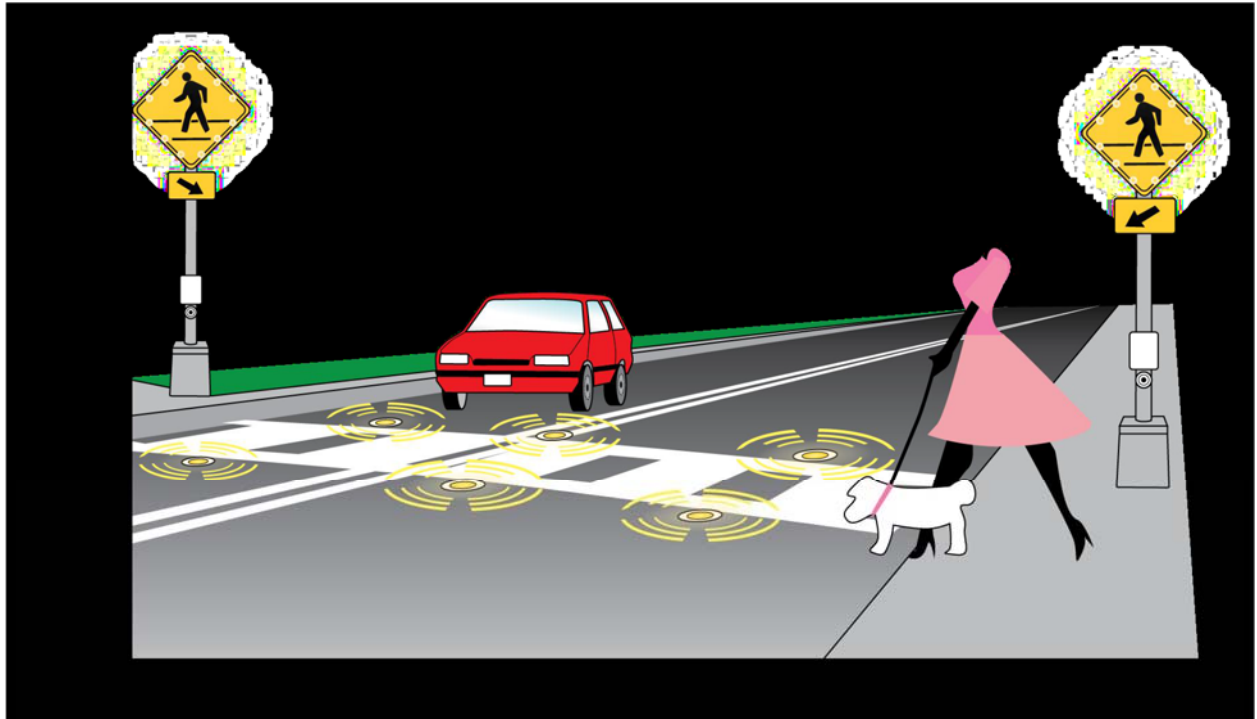
Solar power security cameras provide 24-hour surveillance during the day and at night irrespective of adverse weather conditions and strong wind. These cameras have a solar panel with solar or photovoltaic cells to trap sunlight and convert it into electricity for efficiently powering one or more security cameras.



**A2Z SS-FIRBW Solar Camera WiFi HD IR Bullet @**

<http://www.a2zsecuritycameras.com/a2z-wifi-solar-camera-ssfirbw/>

## Solar powered road crossing systems



## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: Yes

### Title

CRA RESOLUTION 2017-009 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

### Summary

This is a Resolution authorizing the execution of a Development Agreement with Oakland Development Partner. Oakland Development Partner LLC (Developer) has requested that the Community Redevelopment Agency agree to an amendment to the Final Site Plan by the City of Lauderdale Lakes to reflect a new unit configuration for the Developer's project to include 319 apartment units, which will be comprised of 42 three-bedroom units, 205 two-bedroom units and 132 one-bedroom units.

### Staff Recommendation

#### Background:

United Homes International, Inc., the predecessor in interest to Developer entered into an Agreement for Development and Disposition of Property dated February 8, 2005; which was amended by a First Amendment to Agreement for Development and Disposition of Property dated January 20, 2006 ("First Amendment"), and further amended by Second Amendment to Agreement for Development and Disposition of Property dated January 26, 2008 ("Second Amendment"), Third Amendment to Agreement for Development and Disposition of Property dated July 25, 2008 ("Third Amendment"), and Fourth Amendment to Agreement for Development and Disposition of Property dated July 21, 2010 ("Fourth Amendment").

The proposed Fifth Amendment to the Agreement for Development and Disposition of the site known as Bella Vista, located on Oakland Park Boulevard in the City of Lauderdale Lakes, is proposed for approval by the Community Redevelopment Agency (CRA) Board of Directors following negotiations with Oakland Development Partner LLC (Developer), City and CRA Staff.

The Developer has requested that the Community Redevelopment Agency agree to an amendment to the Final Site Plan by the City of Lauderdale Lakes to reflect a new unit configuration for the Developer's project to include 319 apartment units, which will be comprised of 42 three-bedroom units, 205 two-bedroom units and 132 one-bedroom units.

The agreement, upon approval shall be entered into by and between the Lauderdale Lakes Community Redevelopment Agency and Oakland Development Partner LLC, a Florida limited liability company.

#### Funding Source:

Not Applicable

**Sponsor Name/Department:** CRA Chairperson Beverly Williams

**Meeting Date:** 3/21/2017

#### ATTACHMENTS:

Description	Type
<input type="checkbox"/> CRA Resolution 2017-009 - Oakland Park LLC	Resolution
<input type="checkbox"/> Rendering - CRA Resolution 2017-009	Backup Material
<input type="checkbox"/> Site Plan - CRA Resolution 2017-009	Backup Material
<input type="checkbox"/> Development Agreement - CRA Resolution 2017-009	Backup Material
<input type="checkbox"/> Fiscal Impact - CRA Resolution 2017-009	Backup Material
<input type="checkbox"/> Exhibits A - D - CRA Resolution 2017-009	Backup Material

CRA RESOLUTION 2017-009

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lauderdale Lakes Community Redevelopment Agency (the "Agency") was established pursuant to Part III, Chapter 163, Florida Statutes, and the powers there under delegated by Broward County; and

WHEREAS, by Resolution No. 02-205, the City Commission of the City of Lauderdale Lakes adopted a Community Redevelopment Plan (the "Plan") for the Community Redevelopment Area as fully described in that Resolution (the "Community Redevelopment Area"); and

WHEREAS, Agency and United Homes International, Inc., the predecessor in interest to Oakland Development Partner, LLC ("Developer") entered into an Agreement for Development and Disposition of Property dated February 8, 2005; which was amended by a First Amendment to Agreement for Development and Disposition of Property dated January 20, 2006 ("First Amendment"), and further amended by Second Amendment to Agreement for Development and Disposition of Property dated January 26, 2008 ("Second Amendment"), Third Amendment to Agreement for Development and Disposition of Property dated July 25, 2008 ("Third Amendment"), and Fourth Amendment to Agreement for Development and Disposition of Property dated July 21, 2010 ("Fourth Amendment") (collectively the "Agreement"); and

WHEREAS, the Developer and the Agency have agreed to amend the Agreement as set forth in the attached Agreement; and

WHEREAS, the CRA has determined that it is in the public interest and in furtherance of the Plan to approve the proposed Fourth Amendment to Agreement for Development and Disposition of Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION, DIRECTION: The Chair and the Secretary are hereby authorized and directed to execute the Fifth Amendment to Agreement for Development and Disposition of Property substantially in the form attached hereto as Exhibit A.

Section 4. AUTHORIZATION AND DIRECTION: The Chair, Secretary and the Executive Director of the CRA, on behalf of the CRA, are each hereby authorized to take such steps as shall be necessary and proper to carry out the purposes hereof.

Section 5. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD MARCH 21, 2017.

\_\_\_\_\_  
BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SHARON HOUSLIN, SECRETARY

VOTE:

Chairperson Beverly Williams  
Vice-Chairperson Sandra Davey  
Commissioner Veronica Edwards Phillips  
Commissioner Gloria Lewis  
Commissioner Hazelle Rogers

____	(For)	____	(Against)	____	(Other)
____	(For)	____	(Against)	____	(Other)
____	(For)	____	(Against)	____	(Other)
____	(For)	____	(Against)	____	(Other)
____	(For)	____	(Against)	____	(Other)



DRAWN	
CHECKED	-
DATE	.
SCALE	AS SHOWN
JOB NO.	1733.0.PRJ

Proposed New Unit Areas:	
Unit Type	Unit Area (A/C)
<b>1 BD</b>	
A1 (1bd/1bth)	615 sf
B1 (1bd/1bth)	704 sf
<b>2 BD</b>	
C1 (2bd/1bth)	1,064 sf
D1/D2/D3 (2bd/2bth)	1,158 sf
<b>3 BD</b>	
E1/E2	1,107 sf

N.W. 36 TERRACE  
(80' RIGHT OF WAY PER  
P.B. 175, PG 197)



SCALE: 1"=80'-0"

**FIFTH AMENDMENT TO  
AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY**

THIS FIFTH AMENDMENT TO AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY ("Fifth Amendment") is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2017, by and between the LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, a body politic and corporate of the State of Florida (the "Agency"), and OAKLAND DEVELOPMENT PARTNER LLC, a Florida limited liability company (hereafter defined as "Developer").

WHEREAS, Agency and United Homes International, Inc., the predecessor in interest to Developer entered into an Agreement for Development and Disposition of Property dated February 8, 2005; which was amended by a First Amendment to Agreement for Development and Disposition of Property dated January 20, 2006 ("First Amendment"), and further amended by Second Amendment to Agreement for Development and Disposition of Property dated January 26, 2008 ("Second Amendment"), Third Amendment to Agreement for Development and Disposition of Property dated July 25, 2008 ("Third Amendment"), and Fourth Amendment to Agreement for Development and Disposition of Property dated July 21, 2010 ("Fourth Amendment") (collectively the "Agreement"); and

WHEREAS, Developer wishes to modify the plans for that portion of the Project Site as described on Exhibit A attached hereto ("Developer's Project"); and

WHEREAS, Agency and Developer have agreed to enter into this Amendment to modify certain terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein in the sum of Ten and no/00 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Agency and Developer agree as follows:

1. In the event of any conflict between the terms of this Fifth Amendment and the terms of the Agreement, then the terms of this Amendment shall control. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Unless otherwise defined herein all capitalized but undefined terms used herein shall have the same meanings assigned to the same in the Agreement.
3. Paragraph 4.01 is hereby amended to add the following provisions:

The Developer has requested and the Agency has agreed to an amendment to the Final Site Plan to reflect a new unit configuration for the Developer's Project; to wit, the Developer's Project shall include 319 apartment units, which will be comprised of 52 three bedroom units, 201 two bedroom units and 66 one bedroom units (collectively, the "**Modifications**"). Notwithstanding the foregoing, this provision is subject to submission by Developer, and

approval by Agency and City of an amended Final Site Plan reflecting the Modifications, which amended Final Site Plan shall, once approved, be inserted into this Agreement as replacement Exhibit I-A.

All units shall have the amenities set forth in Schedule AM attached hereto and made a part hereof.

Developer shall cause potential all tenants to be screened and shall run background checks in compliance with all applicable laws. If, and to the extent, permitted under applicable law, Developer shall share its means and methods of such screening and background checks with Agency.

Developer acknowledges that the Project Site is subject to the terms and conditions of that certain Declaration for Bella Vista recorded in Official Records Book 44333, Page 1495 of the Public Records of Broward County, Florida, as amended from time to time (the "**Declaration**"). Developer further acknowledges that the provisions of Section 14.05 of the Agreement, regarding the right of the homeowners' association formed under the Declaration to approve leases of residential units, have been substantially incorporated into the Declaration. Developer's failure to comply with the provisions of said Section 14.05 (following any applicable notice and cure period under the Agreement) shall constitute a default under the Agreement and the Agency shall have the right to seek such legal remedies, equitable remedies, or both, as set forth in Section 15.01 thereof.

Developer agrees to implement reasonable security measures upon the Developer's Project reaching 85% occupancy.

Developer agrees that the maximum occupancy for each rental unit, depending on the number of bedrooms therein, shall be as follows:

One (1) bedroom – maximum of three (3) persons

Two (2) bedrooms – maximum of five (5) persons

Three (3) bedrooms – maximum of seven (7) persons

4. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same instrument. A facsimile copy of this Amendment and any signatures hereon shall be considered for all purposes as originals, recognizing that each party shall have the obligation to provide to the other party the original signature pages within three (3) business days following execution thereof (though such obligation or failure to comply with the same shall not render ineffective the facsimile counterparts). Except as otherwise amended and modified hereby, the Agreement shall remain unmodified and in full force and effect and shall be deemed effective.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused their representatives to execute this Amendment this \_\_\_\_ day of \_\_\_\_\_, 2017.

Signed in the presence of:

AGENCY

LAUDERDALE LAKES COMMUNITY  
REDEVELOPMENT AGENCY, a body politic and  
corporate under the laws of the State of Florida

\_\_\_\_\_  
Print Name \_\_\_\_\_

By: \_\_\_\_\_

As Chairman

Date \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

DEVELOPER

OAKLAND DEVELOPMENT PARTNER LLC, a  
Florida limited liability company

\_\_\_\_\_  
Print Name \_\_\_\_\_

By: \_\_\_\_\_

As \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

### **SCHEDULE AM**

Full Size in Unit Washer Dryer  
Granite Counter Tops  
Hard Surface Flooring  
Stainless Steel Appliances with built-in Microwave  
Impact Windows and Doors  
Interior Corridors  
Private Balcony  
Nine (9) foot ceiling  
Ceramic tile backsplashes  
Pendant lighting  
Ceiling Fans

As a common amenity for all units, the Clubhouse addition will include a fitness center

# **FISCAL IMPACT ANALYSIS OF THE PROPOSED LAUDERDALE LAKES APARTMENTS RESIDENTIAL DEVELOPMENT**

Friday, January 6, 2017



## **Report Commission**

Oakland Development Partners commissioned this report in support of a proposed development of a 319-unit apartment project. The purpose of the analysis is to forecast the annual revenues that will accrue to the various taxing authorities once the project has been completed. One-time revenues such as impact fees, development fees, building permit fees, and engineering fees have not been forecasted. Development fees, building permit fees, and engineering fees are generally self-liquidating in that the expenses associated with the provision of those services should approximate the charges for services against the project. Impact fees do not recur and are restricted as to use and have a direct offsetting expenditure. This report was prepared using the most up-to-date information and represents, at a moment in time, the likely revenue paid to all taxing.

## **Study Conclusions**

The study concludes that the proposed residential project will provide \$819,483 annually to all taxing authorities, including \$680,354 to the City of Lauderdale Lakes and its Community Redevelopment Agency.

- The project will generate \$329,464 in tax increment payments to the City's Community Redevelopment Agency (CRA) and \$190,336 to other taxing authorities that do not pay into the CRA.
- The City of Lauderdale Lakes can expect to receive an additional \$124,029 from the State of Florida due to the increase in population associated with the development.
- Fire Assessment Revenue will increase by \$116,681 annually.
- The project would generate \$91,083 per year in franchise fees and utility taxes for the City.
- The City will receive an additional \$16,899 per year in stormwater fees.
- The City will also receive an additional \$2,198 annually in new business taxes.
- For each year the project is not built, the City's CRA will lose an estimated \$143,615 in tax increment funding provided by non-city taxing authorities.
- The project would bring in about \$4,810,828 in tax increment funding over the remaining life of the CRA, with \$2,097,061 of that amount provided by taxing authorities other than the City.

## **SOURCES OF REVENUES TO THE VARIOUS LOCAL GOVERNMENTS**

There are several taxing authorities that will receive revenue from this project. The City of Lauderdale Lakes levies taxes, fees, assessments, and charges for services from several sources, whereas the remaining taxing authorities receive almost all of their revenue from the increased property tax base provided by this redevelopment. The City also receives more intergovernmental revenue as its population increases. The proposed project will initially generate a total of \$819,483 from all sources and to all local governments annually once it is complete. Table A summarizes the amounts and sources of annual revenue the project would provide to each local government under each of the studied scenarios:

**TABLE A**

<b>Lauderdale Lakes Apartments Development</b>								
<b>Source of Revenue</b>	<b>City of Lauderdale Lakes</b>	<b>Lauderdale Lakes CRA</b>	<b>School Board of Broward County</b>	<b>South Florida Water Management District</b>	<b>Florida Inland Navigation District</b>	<b>Children's Services Council of Broward County</b>	<b>North Broward Hospital District</b>	<b>Totals</b>
<b>Recurring Revenues</b>								
Property Taxes		\$ 329,464	\$132,187	\$ 6,330	\$ 612	\$ -	\$ -	<b>\$ 468,593</b>
Assessments	116,681	-	-	-	-	-	-	<b>\$ 116,681</b>
Franchise and Utility								
Taxes	91,083	-	-	-	-	-	-	<b>\$ 91,083</b>
Stormwater	16,899	-	-	-	-	-	-	<b>\$ 16,899</b>
Intergovernmental	124,029	-	-	-	-	-	-	<b>\$ 124,029</b>
Business Tax	2,198	-	-	-	-	-	-	<b>\$ 2,198</b>
<b>Totals</b>	<b>\$ 350,890</b>	<b>\$ 329,464</b>	<b>\$132,187</b>	<b>\$ 6,330</b>	<b>\$ 612</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 819,483</b>

Property taxes, franchise fees, fire assessments, and stormwater fees can be calculated with a substantial degree of certainty. Intergovernmental revenue increases as population increases. Franchise and utility taxes can vary with occupancy and weather.

### **PROPERTY TAXES**

The property is taxed by the School Board of Broward County, the Broward County Board of County Commissioners, the City of Lauderdale Lakes, the South Florida Water Management District, the Florida Inland Navigation District, the Children's Services Council of Broward County, and the North Broward Hospital District. A total property tax rate of 24.4824 mills has been levied for FY2017.

### **COMMUNITY REDEVELOPMENT AGENCY TAX INCREMENT PAYMENTS**

The project is located within the City's Community Redevelopment Agency's boundaries. The CRA captures the incremental property taxes from new development within its boundaries. The incremental property taxes paid back to the CRA come from the City, Broward County, the Children's Service Council of Broward County, and the North Broward Hospital District. These increment payments continue through the sunset date of the CRA. Based upon existing tax rates from each of these taxing authorities, the CRA can expect to receive \$329,464 in tax increment payments once the project is completed. Assuming the value of the property increases each year by an average of 3.5%, the CRA will receive \$4,810,828 over the course of time, with \$2,097,061 paid by taxing authorities other than the City. For each year the project is not built, the City will forego \$143,615 in tax increment funding provided by non-city taxing authorities that it will never recapture.

## **ASSESSMENTS**

The City levies an annual assessment for fire protection services. The cost is \$365.77 for each multi-family unit. The project would increase revenues for these services by \$116,681 annually.

## **FRANCHISE AND UTILITY TAXES**

The City of Lauderdale Lakes levies both franchise fees and utility service taxes on electrical and fuel oil consumption, and water. It also charges franchise fees on electrical and solid waste services. The City will receive an additional \$91,083 from these sources, largely from the electric utility consumption on the additional units being built.

## **INTERGOVERNMENTAL REVENUE**

The City receives several revenues from the State of Florida. The amount received is largely based upon the City's population. Based upon the per capita receipts anticipated for FY2017, the City is expected to receive \$124,029 in additional State shared revenues. The City is likely to also receive additional funding from federal sources due to the increased population.

## **BUSINESS TAXES**

The City of Lauderdale Lakes levies a tax on apartments. The tax is \$6.89 annually on each apartment. The City would receive \$2,198 from this tax.

### **STORMWATER FEES**

The City levies an annual fee based upon the impervious area developed. Portions of this project have already had parking areas constructed, but the floor areas of the apartment buildings have not yet been poured. Once constructed, the City will receive an estimated additional \$16,899 in stormwater fees.

# **COMMUNITY REDEVELOPMENT AGENCY MEETING**

**MARCH 21, 2017**

## **ITEM #11B**

CRA RESOLUTION 2017-009 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT AND DISPOSITION OF PROPERTY BETWEEN OAKLAND DEVELOPMENT PARTNER, LLC TO SUCCESSOR IN TITLE TO UNITED HOMES OF LAUDERDALE LAKES, INC. AND LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

### **EXHIBITS A – D**

**ARE TOO LARGE TO UPLOAD**

**HARDCOPIES OF THE EXHIBITS ARE AVAILABE ONLINE**

<http://fl-lauderdalelakes.civicplus.com/407/CRA-Related-Documents>

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: No

Title
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RESOLUTION 2017-110 OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CRITERIA FOR THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (THE 'PROGRAM'); AUTHORIZING THE FUNDING FOR THE PROGRAM UP TO \$50,000
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Summary
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This is a Resolution approving, in concept, a City of Lauderdale Lakes Community Redevelopment Agency Commercial Property Improvement Program. Upon approval, staff would proceed with developing the documents necessary to facilitate the Community Redevelopment Agency Commercial Property Improvement Project.
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Staff Recommendation
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**Background:**

(See the attached Commercial Property Improvement Program Design)

**Funding Source:**

Increment Revenue

**Sponsor Name/Department:** CRA Chairperson Beverly Williams

**Meeting Date:** 3/21/2017

**ATTACHMENTS:**

Description	Type
❑ Resolution 2017-110 - Establishing the Commercial Property Improvement Program	Resolution
❑ Backup to Resolution 2017-110 - Commercial Property Improvement Program	Backup Material

## CRA RESOLUTION 2017-110

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE CRITERIA FOR THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (THE 'PROGRAM'); AUTHORIZING THE FUNDING FOR THE PROGRAM UP TO \$50,000; DIRECTING AND AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lauderdale Lakes Community Redevelopment Agency ("CRA") was established pursuant to Chapter 163, Florida Statutes, and the powers delegated by Broward County, and

WHEREAS, by Resolution No.02-205, the City Commission of the City of Lauderdale Lakes adopted a community redevelopment plan (the "Plan") for the community redevelopment area as fully described in that Resolution (the "Community Redevelopment Area"); and

WHEREAS, the CRA has a Commercial Facade Improvement Program; and

WHEREAS, there is a need to provide funding to improve interior spaces of commercial buildings within the Community Redevelopment Area: and

WHEREAS, the Program provides among other things, that \$50,000 would be appropriated for the Program; that funding would be provided to property owners or tenant on a reimbursement basis; and that the owners of the properties or tenant provide matching private funds on a one-to-one ratio, and

WHEREAS, City staff has developed a Commercial Facade Improvement Application, with certain criteria, and

WHEREAS, staff recommends approval of the Commercial Property Improvement Program as is more specifically set forth in Exhibit "A".

**NOW**, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1.        ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2.        APPROVAL: The Community Redevelopment Agency hereby approves the Commercial Property Improvement Program attached hereto as Exhibit "A."

Section 3:        AUTHORIZATION AND DIRECTION: The Chair, Secretary and the Executive Director of the CRA, on behalf of the CRA, are each hereby authorized to take such steps as shall be necessary and proper to carry out the purposes hereof.

Section 4.        EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD MARCH 21, 2017.

\_\_\_\_\_  
BEVERLY WILLIAMS, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SHARON HOUSLIN, SECRETARY

VOTE:

Chairperson Beverly Williams	____(For)	____(Against)	____(Other)
Vice-Chairperson Sandra Davey	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Gloria Lewis	____(For)	____(Against)	____(Other)
Commissioner Hazelle Rogers	____(For)	____(Against)	____(Other)

## City of Lauderdale Lakes Community Redevelopment Agency COMMERCIAL PROPERTY IMPROVEMENT PROGRAM DESIGN

### PROGRAM OVERVIEW

The City of Lauderdale Lakes Community Redevelopment Agency (CRA) Commercial Property Improvement Program is designed specifically to improve commercial properties located within the CRA target area. Such improvements must be essential to the function of the business. Support funding, totaling 50% of the project cost, will be made available on an application submittal basis to qualified owners and in relation to CRA budget allocations for the program. The Commercial Property Improvement Program is a reimbursement program in which funds are paid to property owners or tenants after receipts have been submitted showing that all contractors and subcontractors have been paid in full.

### PROGRAM GUIDELINES

#### Eligible Improvements:

- Redesign Floor plan reconfiguration (*i.e. interior walls, ceilings, replacing flooring, adding lighting features, painting, wall coverings*)
- Exterior: signage, storefront and lighting improvements
- Electrical and plumbing additions
- Built-in display systems (*i.e. built-in display cabinets*)
- Leasehold improvements that enhance a substantial amount of the leased space

All work must be in conformity with City's Code of Ordinance and Land Development Regulations.

#### Ineligible Improvements:

- Operational Cost (*i.e. rent, utilities, payroll, etc.*)
- Repairs existing/used equipment
- Acquisition of real estate
- Construction of added building area
- Uses that involve illegal and unlawful activity

#### Required Documentation:

- Complete Copy of Lease/Deed/Proof of Ownership
- Copy of Business Tax Receipt (*City, County and State*)
- Color Photographs/Slides of Current Condition
- Three estimates/quotes/bids for all costs associated with the project (*"Sweat equity" hours will not be credited*) prepared by a qualified architect, engineer, or licensed contractor
- Complete and detailed scope of rehabilitation work
- Evidence (*such as a letter from your banker*) of available private funds to contribute the required match
- Proof of insurance coverage (*Please ask your insurance agent to provide a copy for inclusion in application package*)

### LOAN PROVISIONS

- All funding is subject to approval by the City of Lauderdale Lakes Community Redevelopment Agency Board of Directors.
- The borrower must be the property owner or current tenant, as evidenced by a deed or current lease.
- Applicants may receive program funding on a one-to-one (*public to private fund*) matching basis. The funds will be provided on a reimbursement basis once all work, as approved by is complete (*Lien release for all work required for payment processing/release, if applicable*). All backup documentation and on-site review/inspection by CRA staff is required for reimbursement processing. All approved improvements must be complete within three (3) months.

- All private funds must be invested and related work elements completed prior to the release of CRA funds and the property owner/tenant will be responsible for any and all debt incurred in completing work proposed.
- All funds provided shall be in the form of a Deferred Payment Note filed to ensure the maintenance and protection of funded improvements for a two-year period.
- Loan recipients must also sign a Personal Guarantee and Promissory Note.
- No repayment is required and all debt is forgiven on a pro-rata monthly basis over a two-year period.
- Transfer of ownership is allowed so long as the buyer agrees to maintain or upgrade funded improvements for the remainder of the provisional term.
- All projects must follow/incorporate adopted regulations.

#### APPLICATION CONSIDERATIONS

- The project must be in the CRA Target area.
- Priority will be given to projects that are completed within the fiscal year.
- Priority will be given to projects with major/substantial community impact (*i.e., interior modifications will score higher than a "paint-over"*).
- Priority will be given to projects that create and/or employment opportunities.
- Priority will be given to projects that provide products and services to the community.
- Priority will be given to projects that will prevent, diminish, or eliminate a blighting condition.
- Priority will be given to projects, which will provide more than fifty percent (50%) private funding versus City of Lauderdale Lakes CRA funding for improvements.
- Priority will be given to "public/private projects" that will upgrade a substantial commercial space simultaneously, thus giving greater "impact" to the project.

## CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: Yes

Title
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PROPOSED ALLOCATION OF \$200,000 IN COMMUNITY REDEVELOPMENT AGENCY FY2017 FUNDING FOR THE DESIGN AND DEVELOPMENT 2 COMMUNITY GATEWAY/MESSAGE BOARD STRUCTURES, THE SELECTION OF COMMUNITY GATEWAY/MESSAGE BOARD DESIGN PREFERRED, INSTALLATION LOCATION SELECTION AND THE ISSUAM NCE OF A DESIGN - BUILD PROJECT BID SOLICITATION IS ALSO PROPOSED
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Summary
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The FY2017 Gateway/Message Board project proposal is consistent with adopted CRA plans and is sponsored for consideration by the CRA Commissioners by CRA Commissioner Hazelle Rogers. The following is proposed for approval by the Community Redevelopment Agency (CRA): 1). Allocation of \$200,000 in CRA FY2017 funding (To be transferred, from FY2017 CRA Budget Commercial Façade Program, to Streetscape Improvements); 2). Selection of preferred Gateway/Message Board design and identification of 2 preferred installation locations for the project; 3). Approval of Design/Build procurement, contract approval and development process for the project
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Staff Recommendation
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### Background:

In 2009, the City Purchasing Division, in partnership with the CRA, prepared and issued and advertised a Request For Proposals (RFP) to establish a contract with a Contractor to design and construct four (4) Gateway Entrance Features at the following locations: Location 1: Oakland Park Boulevard at N.W. 33rd Avenue – west of the intersection, Location 2: Oakland Park Boulevard at N.W. 50th Avenue – east of the intersection, Location 3: State Road No. 7 at N.W. 29th Street – south of the intersection and on the north side of the canal and Location 4: State Road No. 7, just south of N.W. 49th Street, near the east/west canal. The Features were to be installed on both sides of the road to showcase the City limits to approaching visitors.

Costal Construction, Inc. was identified as the lowest cost qualified vendor among three firms responding to the solicitation of proposals and the project was ultimately terminated during the 2010 fiscal crisis that negatively impacted the capacity of both the CRA and the City to complete the project as planned.

The approved 2015 Community Redevelopment Agency (CRA) CRA Plan contains provisions for the development of Gateway and Community Message Board features. The adopted FY 2017 budget contains sufficient funding to design and develop 2 Community Gateway/Message Board features in FY2017.

The Saltz Michelson Architectural firm has completed the development of alternative designs for the CRA to consider in the selection of a preferred architectural design for the Gateway and Community Message Board project.

The CRA will also identify 2 preferred locations for the installation of 2 Gateway and Community Message Board features as recommended, 1 will be placed on SR7/US441, the other will be developed at a single site, to be selected by the CRA, on Oakland Park Boulevard within the CRA target area.

### Funding Source:

CRA Increment

**Sponsor Name/Department:** CRA Commissioner Hazel Rogers

**Meeting Date:** 3/21/2017

### ATTACHMENTS:

Description	Type
-------------	------

📁	Gateway Proposal	Backup Material
📁	Project Location	Backup Material
📁	Project Location Map	Backup Material
📁	Signage Scheme 1 pic 1	Backup Material
📁	Signage Scheme 1 pic 2	Backup Material
📁	Signage Scheme 2 pic 1	Backup Material
📁	Signage Scheme 2 pic 2	Backup Material
📁	Signage Scheme 2 pic 3	Backup Material
📁	Signage Scheme 2 pic 4	Backup Material
📁	Signage Scheme 3 pic 1	Backup Material
📁	Signage Scheme 3 pic 2	Backup Material
📁	Signage Scheme 5 pic 1	Backup Material
📁	Signage Scheme 5 pic 2	Backup Material
📁	Map of Gateways	Backup Material
📁	Gateway Locations	Backup Material
📁	Gateway Plan	Backup Material

PROPOSAL FOR  
PROFESSIONAL CONSULTING SERVICES  
FOR  
CITY OF LAUDERDALE LAKES  
COMMUNITY REDEVELOPMENT AGENCY

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IBI Group, Inc.  
1519 Main Street  
Sarasota, FL 34236  
PHONE (941)954-1718 FAX (94) 383-5444





May 5, 2009

Mr. Phil Alleyne  
Director of Public Works  
4300 NW 36 Street  
Lauderdale Lake, FL  
33319-5599

Dear Mr. Alleyne:

IBI Group, Inc. is pleased to submit this proposal to provide professional consulting and design build services for the subject project. The following is a description of the Consultant, the Client and the Project:

**Consultant:** IBI Group, Inc. (IBI)

**Consultant Contact:** Russell Moore, ASLA, AICP

**Client:** City of Lauderdale Lakes

**Client Contact:** Phil Alleyne

**Project Name & Location:** Design and build gateway treatments at four entrances into the City including two on Oakland Park Boulevard and two on State Route 7

**Proposal Includes:** Design Services and Construction

IBI proposes to render Professional Design Services and Construction to the Lauderdale Lakes CRA in connection with the above referenced project for the values depicted in Appendix A — Scope of Services Fees and enumerated in Appendix B — Description of Services. Additional provisions of this proposal include Appendix C — Optional additional services.

**Project Start Date:** Based upon our present schedule, we can begin your project after we receive authorization to proceed.

**Acceptance:** Please sign and return one (1) original copy of this contract as your acceptance of this contract and your Notice to Proceed.

Retain one original for your records. Unless earlier withdrawn, this proposal will remain valid for a period of thirty (30) days from the date of our submittal.

Yours truly,

IBI Group, Inc.

Russell Moore, RLA  
Associate

RCW/ddp

Attachments:

Appendix A — Scope of Services - Fee

Appendix B — Description of Services

Appendix C — Schedule of Hourly Rates and Other Charges

## ACCEPTANCE

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Accepted and granting authority to proceed

**IBI GROUP, INC.**

**IBI GROUP**

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per: Richard C. Wohlfarth, P.E.  
Associate Director

---

per: Scott Stewart  
Managing Director

**Lauderdale Lakes**

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By:  
Title:

---

Date

## Exhibit A – Scope of Services

### PROJECT DETAILS AND BACKGROUND

In 2009, IBI Group prepared for the City of Lauderdale Lakes a Streetscape Master Plan, which included Primary, Secondary and Tertiary gateway features. The City would like IBI to prepare construction documents for the Lauderdale Lakes Primary gateway design elements as well as site specific construction documents and construction of the first set of these gateways for the City. The proposal includes the preparation of construction drawings for all of the various elements to be utilized for all future Primary gateway improvements. The proposal also includes the preparation of site specific construction documents and the construction of the first set of gateways. This first set of gateways will be located at the main entry points to the City from the north, south, east, and west. The IBI Group will be preparing the construction documents for the gateways as an extension of their streetscape design effort. Coastal Contracting & Development, Inc. will be responsible for the construction of the gateways as a subconsultant of IBI. The gateways included monument pylons, sign walls, seat walls, retaining/planter walls, water features, trellis with columns, landscape and lighting.

The project is located in FDOT right-of-way and also includes adjacent private property.

The anticipated construction budget is \$775,000 (3 gateways and site work). The budget is the basis for the scope of services. It shall be considered an additional service if additional budget is allocated for this design work.

### SCOPE OF SERVICES OUTLINE

1. Gateway Elements Construction Documents
2. Project Initialization & Survey
2. Construction Documents
3. Permitting and Easements
4. Bidding Assistance
5. Construction Documents for secondary gateways

### 1. GATEWAY ELEMENTS CONSTRUCTION DOCUMENTS

The City and CRA would like to proceed with implementation of the design and construction of the gateway features which were proposed and illustrated in the Streetscape Master Plan dated January 2009. The system of gateway features that was proposed in the master plan consists of Design Elements that can be mixed and matched to produce gateways of varying

orders of magnitude based upon their location in the City. The Design Elements are as follows:

1. Gateway Pylon
2. City name Sign-Wall
3. Sign-wall fountain / water feature
4. Seating area consisting of: seat-wall, benches , and shade trellis
5. Planting and Irrigation package
6. Landscape Lighting package

### 1a. Project Management

In addition to the specific services detailed below, IBI shall coordinate with the City's representative and the City's project team, monitor the project schedule as it relates to this scope, and provide timely invoicing and reporting of project progress

### 1b. Coordination of Subconsultants

The Client hereby acknowledges and agrees that IBI will assume responsibility for the coordination of work produced by any subconsultant to IBI as Project Manager for the project. However, the Client agrees that IBI does not bear any liability for the technical accuracy of work prepared by others. All professional firms working on the project shall bear separate responsibility and liability for the work prepared by them.

### 1c. Design Intent Meeting

IBI will attend one (1) meeting with the City to develop a shared vision for the project. The purpose of this exercise is to develop a more detailed image of the project based on the development program and themes discussed. Other potential topics of discussion may include project schedule, data collection results, refinement of the review process, etc. IBI shall compile meeting minutes and distribute.

#### 1d. Construction Documents

Based on the approved master plan, IBI shall prepare construction documents (60%, and 100%) for the development of the gateways and the following site features:

- Civil Engineering Plans
- Landscape Plans
- Hardscape Plans
- Structural Plans
- Electrical Plans
- Plumbing Plans
- Irrigation Plans

as well as Construction details, elevation, and sections provided as necessary to communicate the design intent and construction materials; as well as technical specifications that define materials and methods appropriate for construction.

#### 1e. Opinion of Probable Cost

IBI shall prepare an opinion of probable cost at the 60% stage of completion, and the 100% submittal for all elements detailed in the Construction Documents. All packages shall be submitted together for review by the City.

#### 1f. Client Review Meeting

IBI will meet with the Client three (3) times at appropriate stages of the development of construction drawings to review comments and to receive direction.

#### **DELIVERABLES FOR PART 1. – AS A RESULT OF THESE TASKS, IBI SHALL PRODUCE AND DELIVER:**

- *One (1) black and white 8 ½" X 11" copy of design intent meeting minutes*
- *Two (2) black and white 11" X 17" sets of 60% CD's*
- *One (1) black and white 8 ½" X 11" copy of the 60% opinion of probable cost*
- *Two black and white 11 " X 17" sets of 100% CD's*
- *One (1) black and white 8 ½" X 11" copy of the 100% opinion of probable cost*

#### **2. SITE SPECIFIC CONSTRUCTION DOCUMENTS**

The City and CRA would like to proceed to prepare construction drawings for the site specific installation of the first set of Primary gateways. The first set of gateways will be located at the major entryway points into the City. These first installations will be constructed at or near the following locations:

1. Oakland Park Blvd at NW 33<sup>rd</sup> Avenue, west of the intersection – gateway features on both side of Oakland Park Boulevard
2. Oakland Park Boulevard at NW 50<sup>th</sup> Avenue, east of the intersection – gateway features on both sides of Oakland Park Boulevard
3. SR 7 at NW 29<sup>th</sup> Street, south of the intersection and on the north side of the canal – gateway features on both sides of SR 7
4. SR 7 just south of NW 49<sup>th</sup> street near the east-west canal – gateway features on both sides of SR 7

At each gateway location, as indicated above, there will be a gateway feature installed on both sides of the road. Each of these features will be facing the traffic coming into the City and presenting the name of the City to approaching visitors. Each of these features will include, depending on available land the elements from the Design Elements.

The IBI Group will be responsible for the preparation of the site survey of each of these locations, the property boundary locations, the utilities locations, and the existing physical features. The IBI Group will prepare the site specific construction drawings for the demolition, locating, grading, lighting and landscaping of each site.

#### 2a. Survey and Existing Data

IBI shall commission a survey to be completed at each Primary gateway location outlined above. Survey information shall include location of all utility installations/equipment, Right Of Way (ROW) and any significant physical features. The survey shall also include topographic information as well as property boundary locations. Additionally, IBI will request "As Built" information from the appropriate agency for underground utilities in the areas where buried improvements are proposed.

#### 2b. Client Review

IBI shall submit the survey and Site Analysis to the City for review and comment.

## 2c. Coordination with Other Government Agencies

IBI will coordinate their efforts with those governmental agencies outside City government, such as FDOT, in order to ensure these agencies have ample opportunity to comment as the plan is prepared in order to minimize right-of-way and utility conflicts or regulatory permitting issues that could impede project implementation. This includes a one (1) time meeting with the FDOT District IV landscape architect to review the intent of the project and to discuss those standards and requirements that the District will use in the evaluation of the project for permitting purposes. IBI shall provide written meeting minutes to the City.

## 2d. Site Analysis

IBI will visit the site one (1) time in order to develop an understanding of the site's opportunities and constraints, and will prepare a memorandum summarizing our findings.

## 2e. Adjacent Property Analysis

IBI will include in the site analysis, an investigation of the adjacent property – private and public - to the project right-of-way. This investigation includes land use, ownership, existing easements and other factors which may allow for installation of the Primary gateway features through agreements, easements, fee simple purchase, etc.

## 2f. Site Specific Primary Gateway CD's

Using the survey prepared and the observations made during the site analysis, IBI shall prepare construction drawings for the site specific locations. IBI will submit a concept arrangement of the Design elements for each location, for the Clients review and benefit. IBI will also submit a final design that is suitable for permitting and construction.

## 2g. Regulatory Permitting

IBI shall prepare the necessary permit applications for regulatory approval, including FDOT Right-of-Way permits, SFWMD permits (as necessary), FDEP permits (as necessary), and any other applicable permits. The City is responsible for all permit fees, if applicable. IBI shall also revise the plans if necessary in response to permit agency comments, and forward all approved permits to the City.

## 2h. Easement Acquisition Assistance

IBI will assist the City in obtaining easements or development agreement with private landowners as necessary. IBI will provide legal descriptions and surveys required for necessary easements and shall deliver to the City as required.

## 2i. Client Review Meeting

IBI shall meet with the Client two (2) times during the development of site specific construction drawings to discuss their comments and review the progress of the drawings.

### **DELIVERABLES FOR PART 2. – AS A RESULT OF THESE TASKS, IBI SHALL PRODUCE AND DELIVER:**

- *One (1) black & white 11" X 17" sets of site survey*
- *One (1) black and white 8 ½" X 11" copy meeting minutes with regulatory agencies*
- *One black and white 8 ½" X 11" copy site specific site analysis*
- *Two (2) black and white 11" X 17" sets conceptual arrangement CD's*
- *Two (2) black and white 11" x 17 sets final design CD's*
- *One (1) black and white 8 ½" X 11" copy of each regulatory permit application*

### **3. CONSTRUCTION & INSTALLATION**

As a part of this project, the City and CRA would like to build the first set of gateways. The first set of gateways will be located at the major entryway points into the City. These first installations will be constructed at the locations developed as outlined above.

At each of these gateway locations, there will be a gateway feature installed on both sides of the road. Each of these features will be facing the traffic coming into the City and presenting the name of the City to approaching visitors.

At each of these gateway locations, there will be a gateway feature installed on both sides of the road. Each of these features will be facing the traffic coming into the City and presenting the name of the City to approaching visitors. The total quantity of each gateway element to be installed will be as follows:

- 8 Gateway Pylons
- 8 City name Sign-Walls
- 8 Seating area consisting of: seat-wall, benches , and shade trellis
- 8 Planting and Irrigation packages
- 8 Landscape Lighting packages

#### **4. CONSTRUCTION SERVICES (OPTIONAL)**

1a. Construction Services – IBI shall attend one (1) pre-construction meeting. IBI will visit the site up to ten (10) times at intervals appropriate to the stage of construction to become familiar with the progress and quality of work and to determine if the work is generally proceeding in

accordance with the construction documents. Each site visit will be accompanied by a detailed field report that outlines observations, activities and any work IBI determines to be in non-conformance with the contract documents. IBI will review and comment on up to fifty (50) shop drawings. IBI will perform one (1) substantial completion inspection and provide a punch list of outstanding construction issues.

#### **DELIVERABLES FOR PART 4. – AS A RESULT OF THESE TASKS, IBI SHALL PRODUCE AND DELIVER:**

- *One (1) 8 ½" X 11 black and white copy of pre-construction meeting minutes*
- *Ten (10) 8 ½" X 11 black and white sets of field reports*
- *Fifty (50) reviewed and stamped shop drawings provided by Contractor*
- *One (1) 8 ½" X 11 black and white copy of substantial completion inspection punch list*

## Exhibit B -- Compensation

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### 6. COMPENSATION

IBI shall bill the City lump sum fee for each Part of the Scope of Services as listed below. Direct expenses shall be included in the fee, as further detailed on the attached Hourly Rate Schedule. The City agrees that IBI shall not be required to provide detailed backup, in the form of hourly detail of any kind, in support of invoicing for fixed fee or lump sum fee projects. If backup is required the Client agrees to pay IBI, on an hourly basis, for the cost of providing such additional information.

Part 1	Gateway Elements CD's	\$30,000
Part 2	Site Specific CD's	\$49,250
Part 3	Construction & Installation	\$648,000
	<b>Total</b>	<b>\$727,250</b>
Part 4	Construction Services (Optional)	\$30,000
	<b>Grand Total</b>	<b>\$757,250</b>

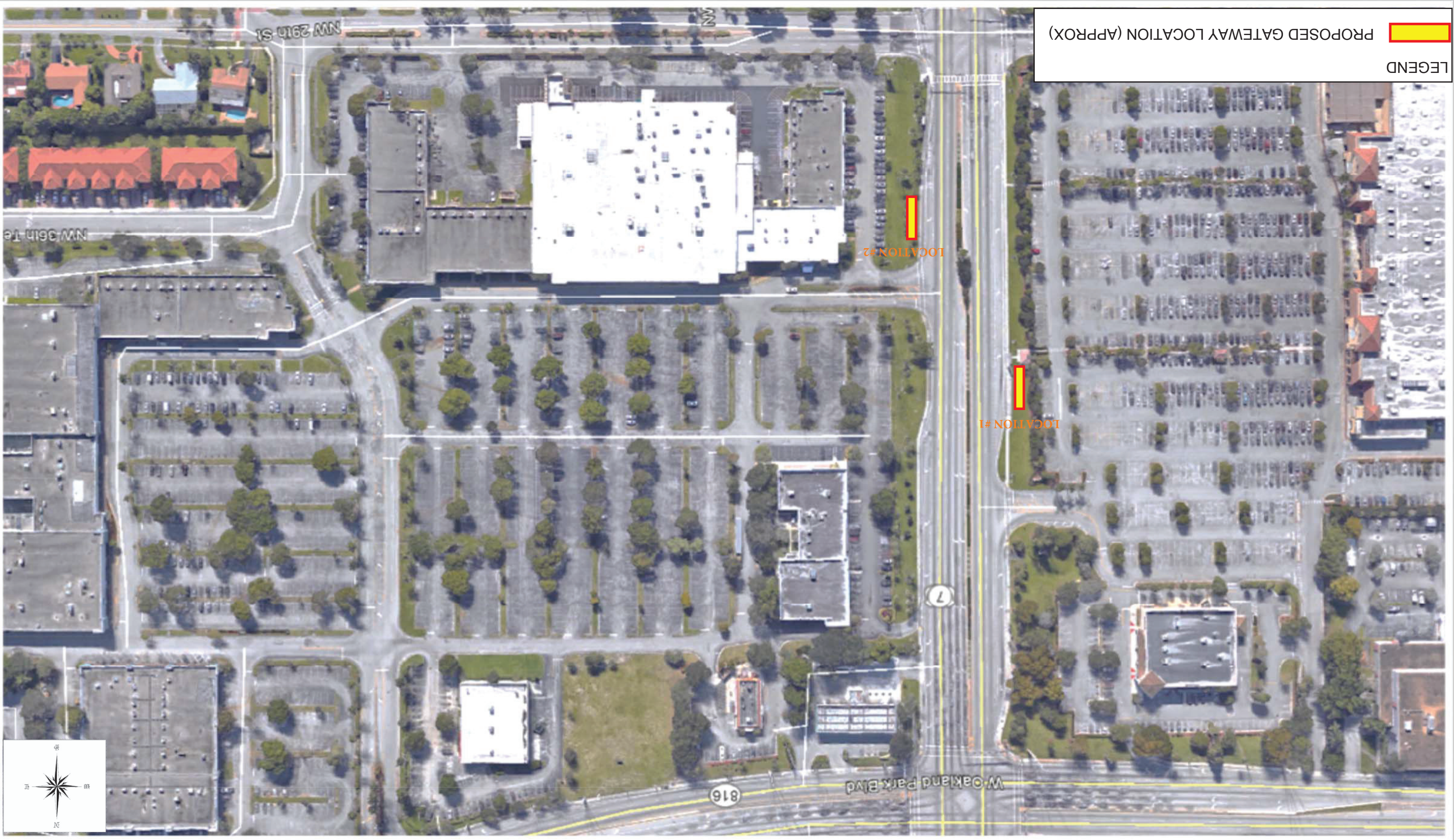
## **Exhibit C -- Services Available But Not Included In This Proposal**

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Additional Concepts  
Geotechnical Investigation and Reporting  
Public Meetings  
Construction Observation  
Construction Administration

NORTH SR-7 PROPOSED MESSAGE BOARD LOCATIONS





LEGEND

PROPOSED GATEWAY LOCATION (APPROX)



NORTH SR-7 PROPOSED MESSAGE BOARD LOCATION #1





SOUTH SR-7 PROPOSED MESSAGE BOARD LOCATION #1











City of Lauderdale Lakes







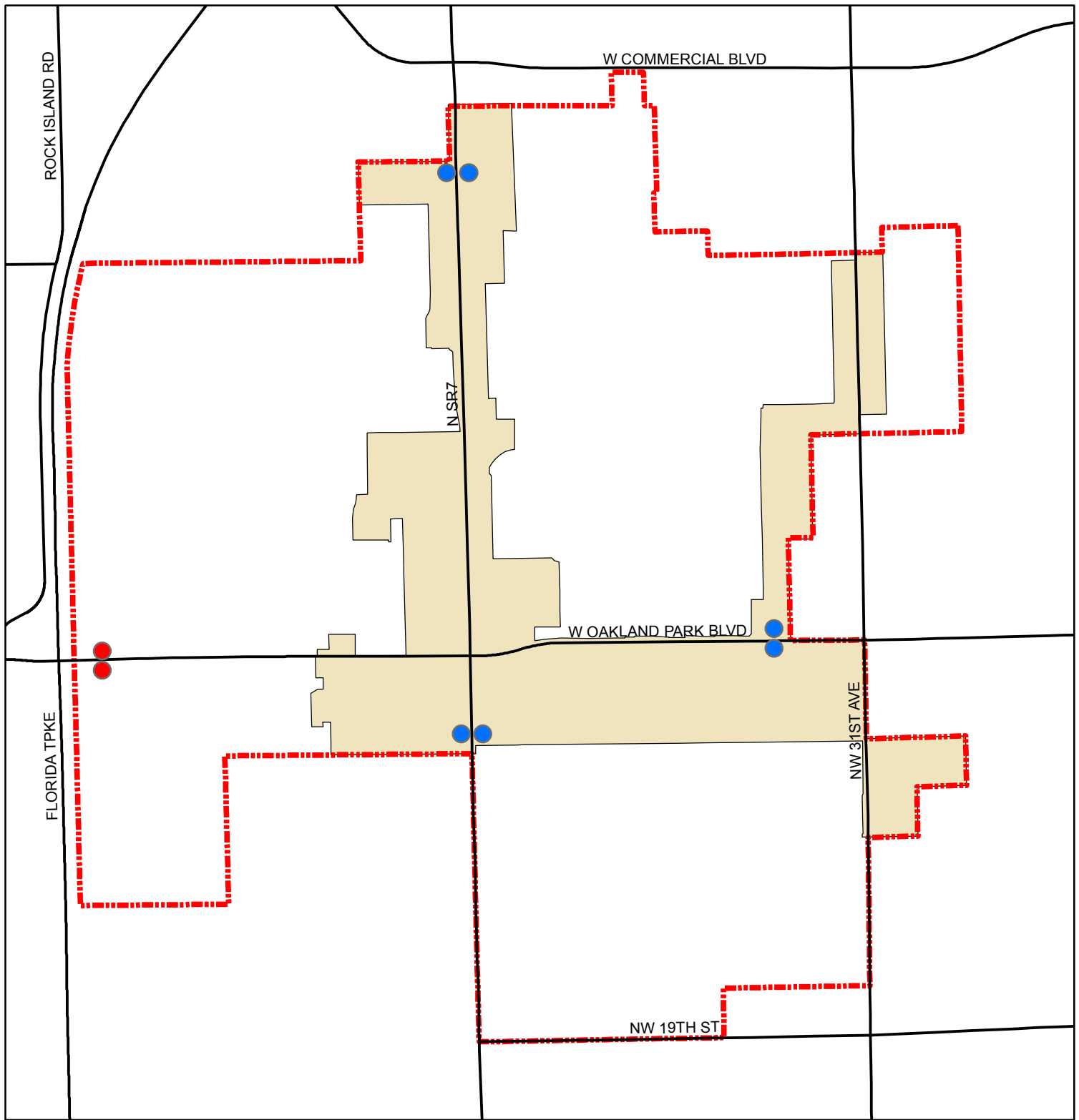


City of Lauderdale Lakes





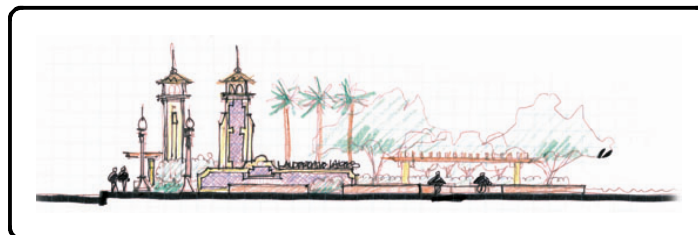




## City of Lauderdale Lakes Funding Source for Gateways

### Legend

- Major Roads
- ▬ Corporate Boundary
- CRA Area
- Gateway Funded by CRA
- Gateway Funded by City





Gateway Cover Feb  
2010.docx



Agenda  
Insert-Design Build



Gateway cover April  
19 11 Coastal settler



Agenda  
Insert-Design Build



Community  
Gateway concepts.p



## City of Lauderdale Lakes Community Redevelopment Plan



Submitted to City of Lauderdale Lakes Community Redevelopment Agency  
by IBI Group, Inc. with Dickey Consulting Services, Inc.

June, 2009

necessary to address these conditions.

## Gateways

Gateways are important visual landmarks that reinforce the entrance into a geographic area. They commonly make use of a combination of complementary elements to create a pleasing and welcoming image to residents, businesses and visitors. Such elements include signage, landscaping, urban design elements like fountains or plazas, and outdoor kiosks or vending stalls. Gateways, when designed in this manner, help to provide focal points for people to spend time away from work or home. In addition to serving as landmarks, they can serve to identify places of social activity for local residents and businesses.

In the Redevelopment Area, there are locations considered to be key intersections where gateways of primary and secondary magnitude should eventually be developed. The primary ones are located at major intersections, while the secondary ones serve largely residential blocks. A third type, the neighborhood / tertiary gateways, are located at neighborhood entrances. In 2008, the City of Lauderdale Lakes retained the service of IBI Group, which developed a series of gateway designs through active community participation and preference survey. The final design chosen by the community will feature the Mediterranean Revival style, providing monumental structures, trellis, lighting, seating, landscaping and other design elements that will create a substantial and highly identifiable visual impact for vehicular and pedestrian users, as well as a strong sense of place for the community and community identity.

### Primary Gateways

All primary gateways can be designed and developed on common principles, with particular strategies added to each gateway appropriate to the area around it. For the gateways into the City of Lauderdale Lakes and its respective neighborhoods to be effective, they shall be iconic, memorable, and inviting.

The implementation of any of these primary gateways will require close cooperation between the public and private sectors. City of Lauderdale

Lakes and various county and state agencies must ensure that public utilities, rights-of-way, zoning requirements are able to accommodate the proposed primary gateways.

#### Proposed primary gateway locations:

1. State Road 7 & Oakland Park Boulevard
2. State Road 7 & NW 29th Street
3. State Road 7 & the northern City Line
4. Oakland Park Boulevard & NW 33rd Avenue
5. Oakland Park Boulevard & NW 47th Terrace

### Secondary Gateways

Secondary gateways are intended to highlight the instance of entering a particular neighborhood or district. In these cases, urban design elements such as trellis and monuments, signage, landscaping, and hardscaping are combined in ways that draw attention to the intersection and the streets that lead to it.

#### Proposed secondary gateways locations:

1. State Road 7 and NW 44th Street
2. State Road 7 and NW 41st Street
3. State Road 7 and NW 37th Street
4. State Road 7 and NW 34th Street

### Neighborhood Gateways

Neighborhood gateways are intended to serve as a "welcome mat" to the local neighborhood and give a sense of place and identity to residents living in the local neighborhood.

#### Proposed neighborhood gateways locations:

1. Oakland Park Blvd. and NW 50th Avenue
2. Oakland Park and NW 49th Avenue
3. SR7 and NW 24th Street
4. SR7 and Southern City Limits

#### OBJECTIVE:

Establish entrance gateways at critical intersections to create a distinct sense of arrival and to promote neighborhood and community identity for the Redevelopment Area.

#### ACTION STRATEGIES:

- Install high quality and distinct gateway features at identified prime locations announcing the entrance to the City of Lauderdale Lakes. For the gateways to be effective, they shall be iconic, memorable, and inviting.
- Prioritize construction of gateway improvements in conjunction with other planned improvements.
- Establish neighborhood identification and directional signage programs announcing the entrance to the neighborhood at prime entry points.
- Continue to bury utilities during new construction where feasible to provide safe pedestrian access and improve visual qualities.
- Ensure a coherent design for all the proposed gateways with integrated landscaping, urban design and unified signage theme.

## Gateway Design Concept

As discussed previously, the gateway designs are characterized into three categories:

Primary – Arterials  
Secondary – Collectors  
Tertiary – Locals

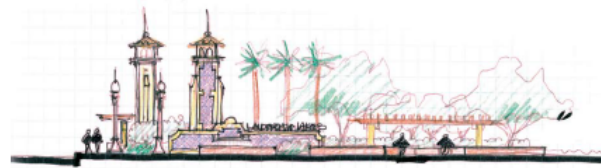
These categories were developed as an organizational tool for the purposes of this master plan. Some of the characteristics that were considered while categorizing corridor types; location, adjacent land use, and volume of traffic. The design theme for the gateways is a Mediterranean architectural style. The hardscape, landscape and signage for the city is used to create a consistent identity throughout. The landscape has a tropical theme and the proposed interim features will compliment the existing design theme throughout the city.

The Gateway design incorporates the Mediterranean Revival style that lends itself to a more traditional and familiar sense of architectural gateways and South Florida architectural design vernacular and will identify Lauderdale Lakes as a place that is unique to the region.

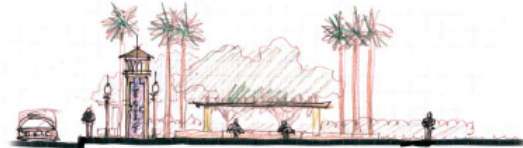
The gateway features are of a rectangular and symmetrical design that will be constructed of solid materials with simple yet prominent ornamentation on the facades with tile veneer accents. This will create both a substantial and highly identifiable visual impact for vehicular and pedestrian users.

The horizontal elements will be designed in a form and scale of the Mediterranean Revival style. Accent Materials, such as the tile veneer, will feature neutral colors and subtle in its appearance. In turn they will have accent details to provide visual interest.

The landscape is designed to function as a buffer, and it will provide a visual backdrop that softens and frames the architectural pieces. The landscape will have more vertical/architectural emphasis in its plant palette; this will help to frame, compliment, and enhance the visual impact of this gateway feature design. Also to create more of a visual contrast the horizontal landscape buffer should be denser plant material with darker foliage.



Primary gateway design concept

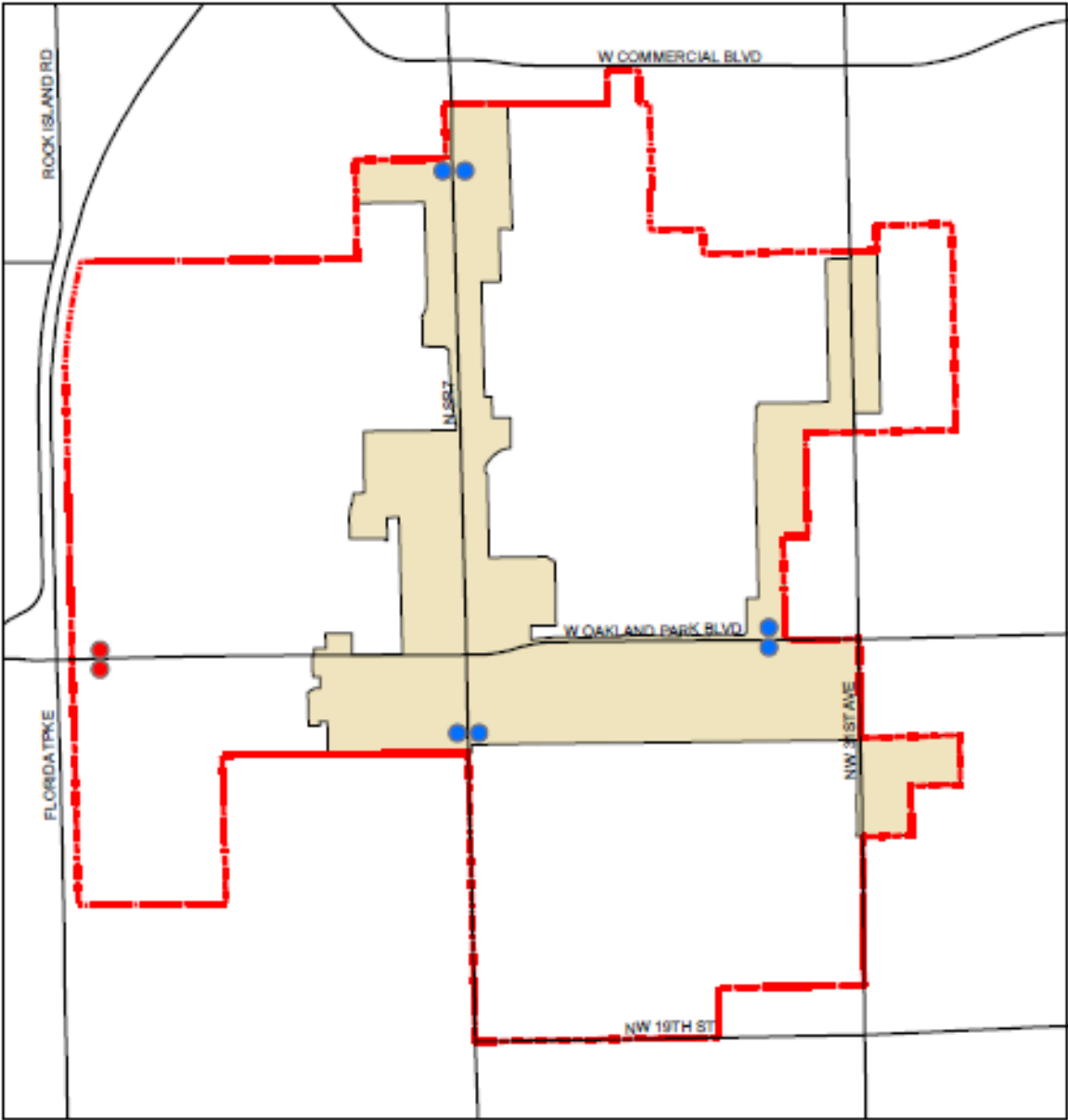


Secondary gateway design concept



Tertiary gateway design concept

Gateway/Message Board location options 2017



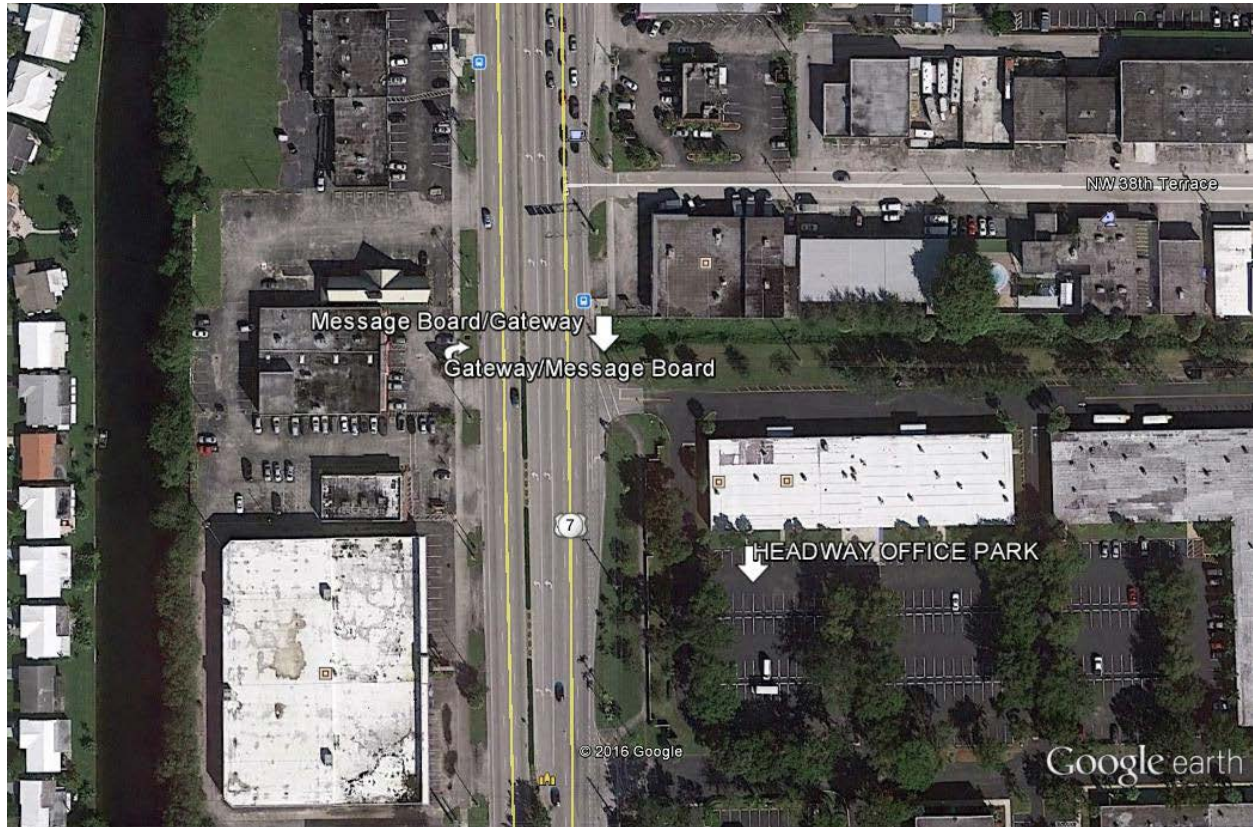
**City of Lauderdale Lakes  
Funding Source for Gateways**

**Legend**

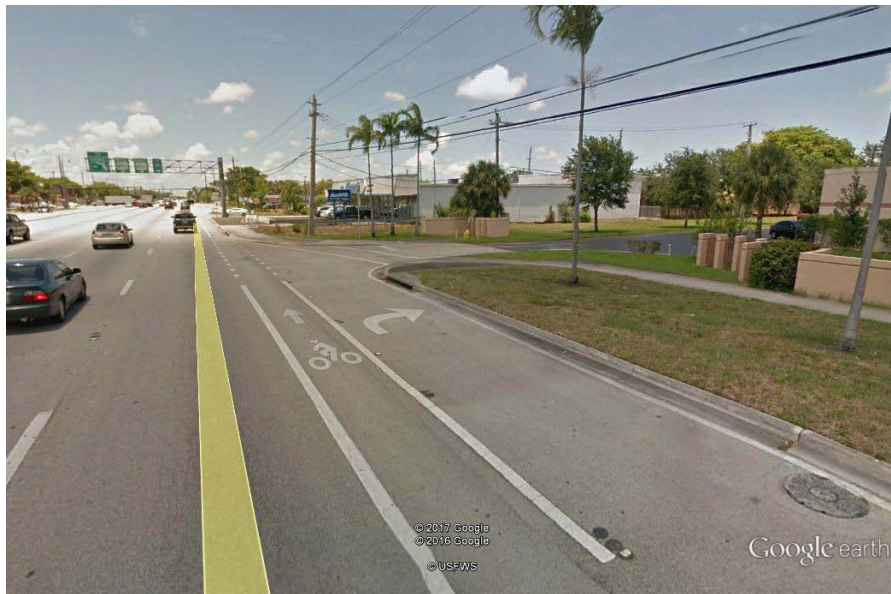
- Major Roads
- Corporate Boundary
- CRA Area
- Gateway Funded by CRA
- Gateway Funded by City



## NORTH - SR 7 Gateway/Message Board location options



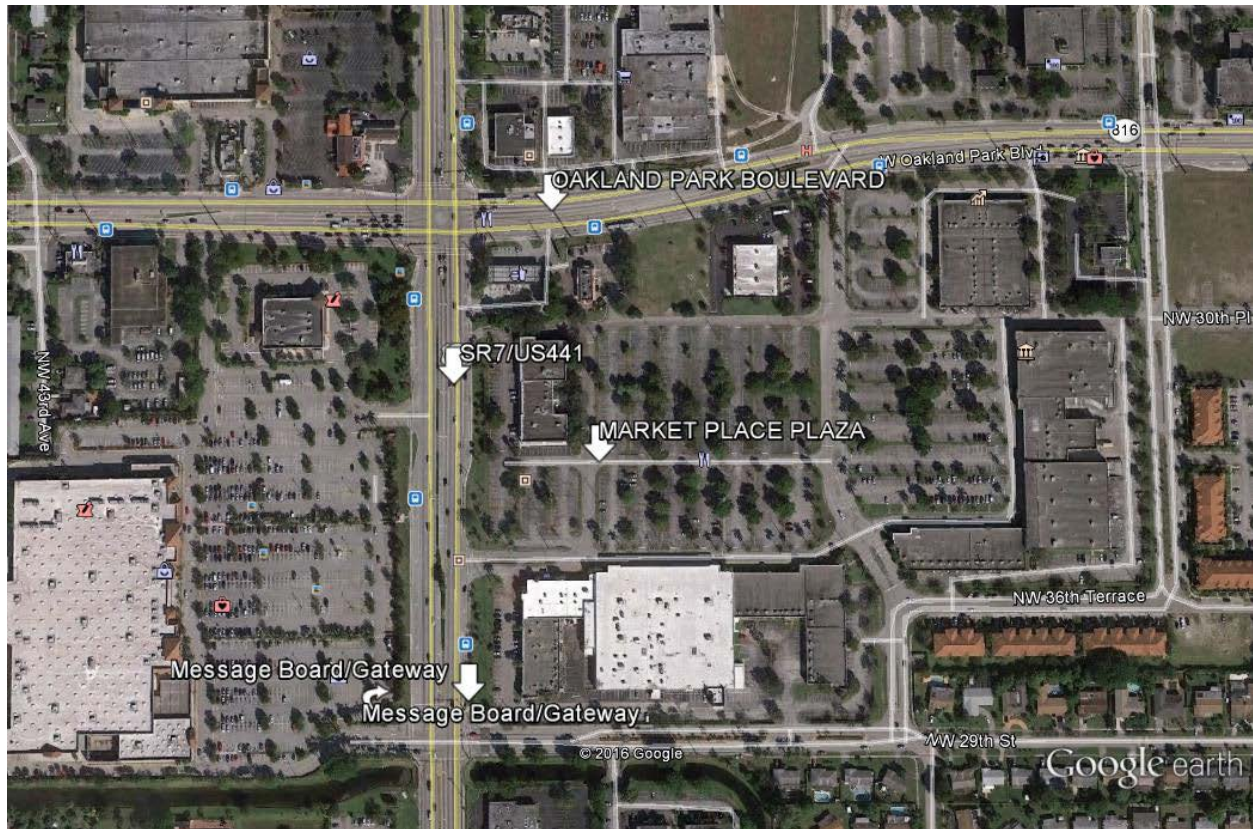
SR 7 Gateway/Message Board location - EAST



SR 7 Gateway/Message Board location - WEST



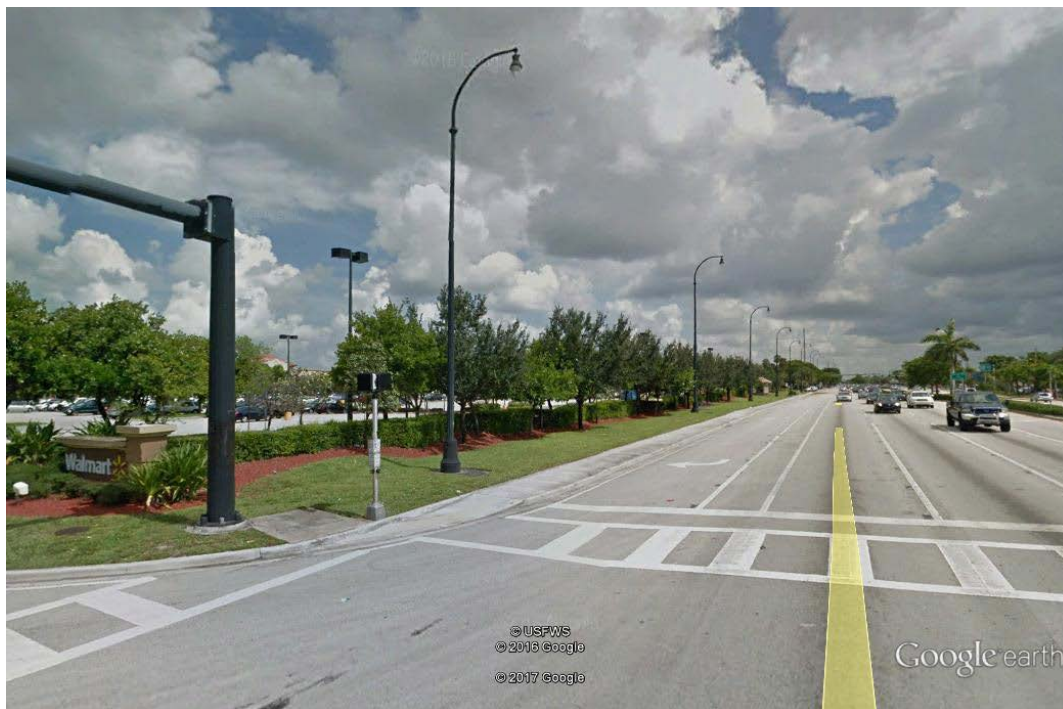
## SOUTH - SR7 Gateway/Message Board location options



SR7 Gateway/Message Board location EAST



SR7 Gateway/Message Board location WEST



This aerial map shows the CRA Commerce Park site, a large green field, located at the intersection of NW 31st Ave and NW 30th St. The site is bordered by NW 31st Ave to the east and NW 30th St to the south. To the north of the site is a residential area with houses and a large pond. To the west is a commercial area with a large building and a parking lot. The map includes labels for several streets: NW 32nd Way, NW 32nd Terrace, NW 31st Terrace, NW 32nd St, NW 31st Ave, NW 30th St, NW 30th Way, NW 30th Terrace, NW 31st Ave, NW 32nd Ave, NW 33rd Ave, NW 34th Ave, NW 35th Ave, NW 36th Ave, NW 37th Ave, NW 38th Ave, NW 39th Ave, NW 40th Ave, NW 41st Ave, NW 42nd Ave, NW 43rd Ave, NW 44th Ave, NW 45th Ave, NW 46th Ave, NW 47th Ave, NW 48th Ave, NW 49th Ave, NW 50th Ave, NW 51st Ave, NW 52nd Ave, NW 53rd Ave, NW 54th Ave, NW 55th Ave, NW 56th Ave, NW 57th Ave, NW 58th Ave, NW 59th Ave, NW 60th Ave, NW 61st Ave, NW 62nd Ave, NW 63rd Ave, NW 64th Ave, NW 65th Ave, NW 66th Ave, NW 67th Ave, NW 68th Ave, NW 69th Ave, NW 70th Ave, NW 71st Ave, NW 72nd Ave, NW 73rd Ave, NW 74th Ave, NW 75th Ave, NW 76th Ave, NW 77th Ave, NW 78th Ave, NW 79th Ave, NW 80th Ave, NW 81st Ave, NW 82nd Ave, NW 83rd Ave, NW 84th Ave, NW 85th Ave, NW 86th Ave, NW 87th Ave, NW 88th Ave, NW 89th Ave, NW 90th Ave, NW 91st Ave, NW 92nd Ave, NW 93rd Ave, NW 94th Ave, NW 95th Ave, NW 96th Ave, NW 97th Ave, NW 98th Ave, NW 99th Ave, NW 100th Ave. Other labels include 'Message Board/Gateway', 'CRA COMMERCE PARK SITE', 'OAKLAND PARK BOULEVARD', 'The Pines-W', 'Somerset Dr', and 'NW 30th St'. A copyright notice for Google is visible at the bottom center.

OAKLAND PARK BOULEVARD Gateway/Message Board NORTH



OAKLAND PARK BOULEVARD Gateway/Message Board SOUTH



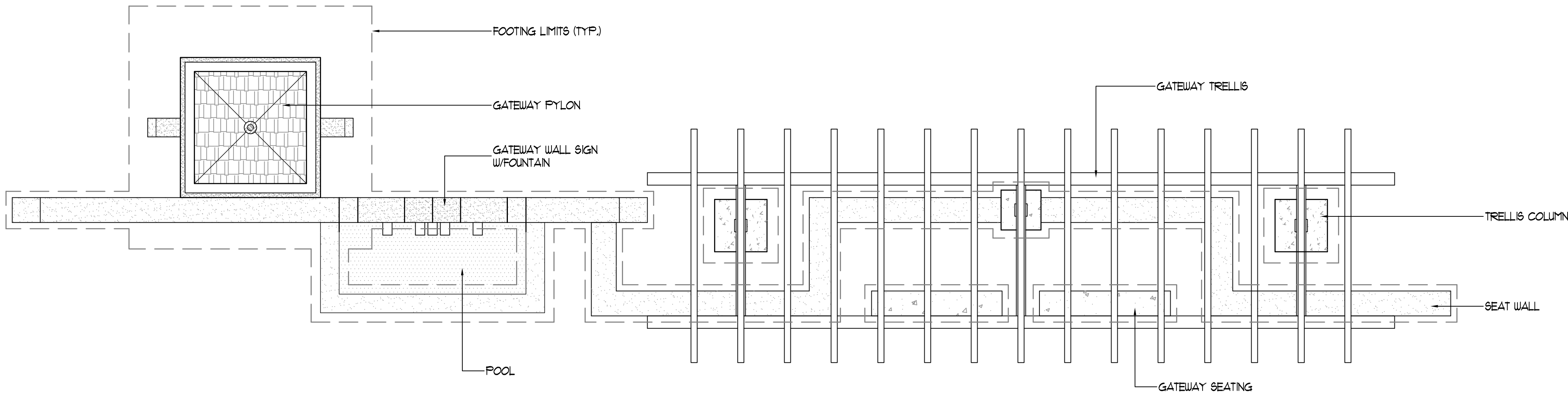


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1  
HS-01

GATEWAY PLAN DETAIL

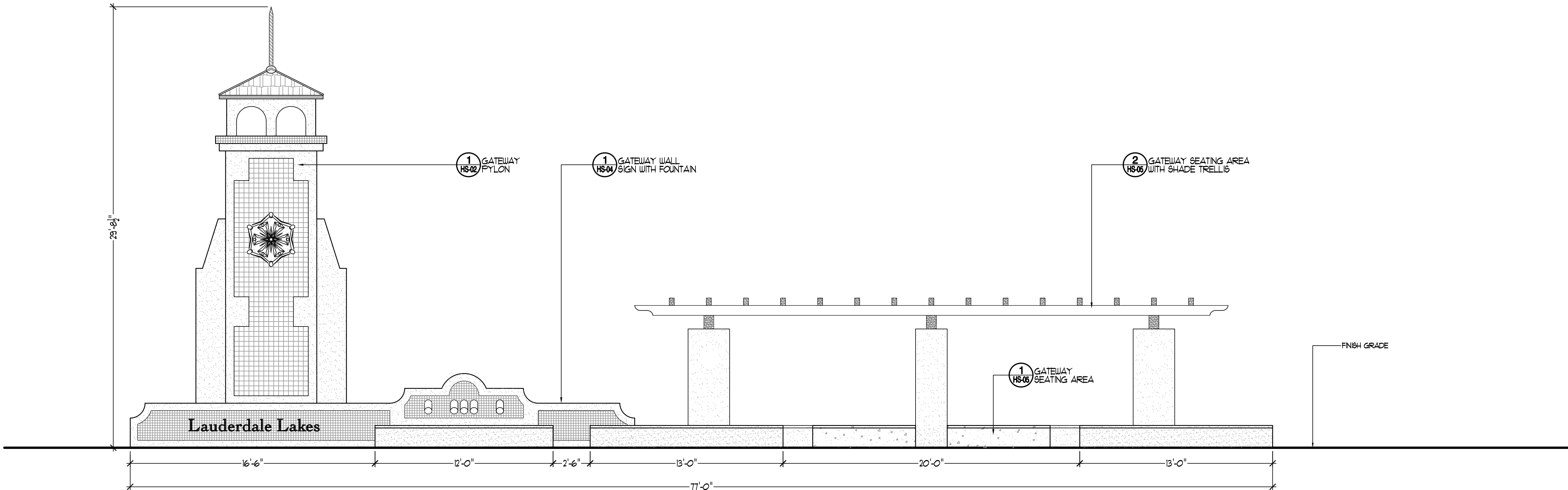
SCALE: 1/4" = 1'-0"



2  
HS-01

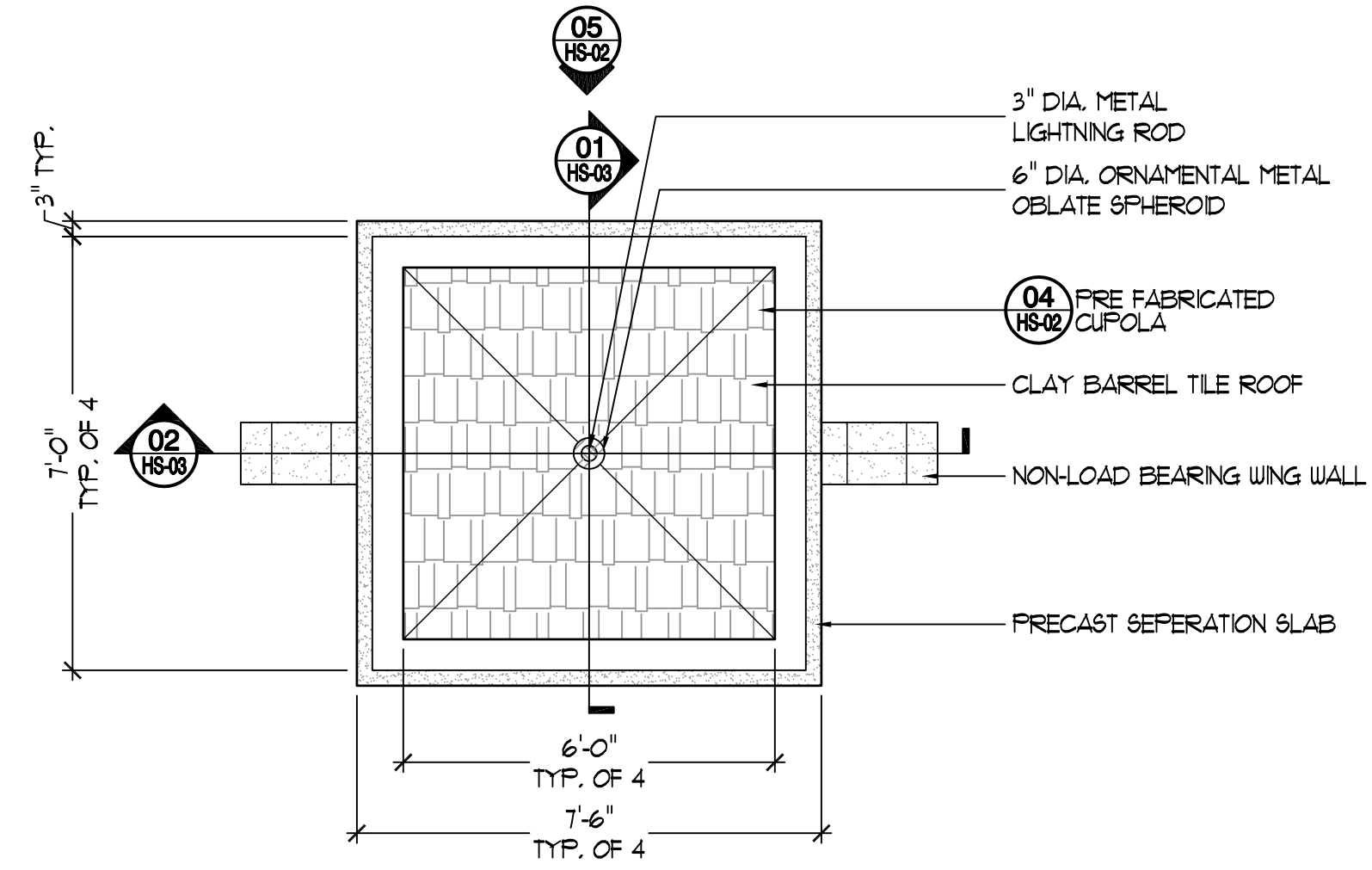
GATEWAY ELEVATION DETAIL

SCALE: 1/4" = 1'-0"

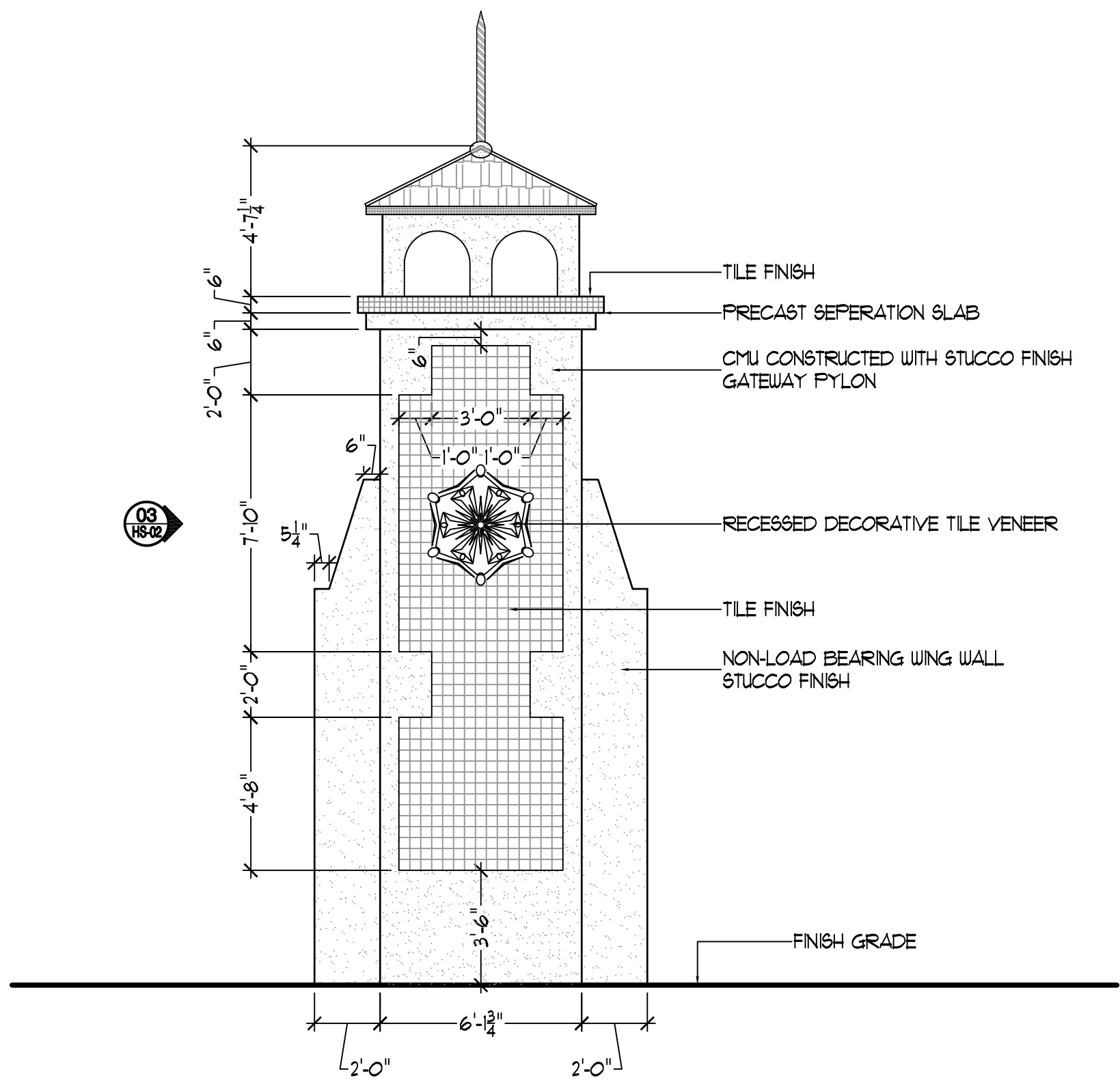


LAUDERDALE LAKES GATEWAYS COASTAL CONTRACTING		DRAWN: JAH/CJC	IBI GROUP		IBI GROUP, INC. HTTP://WWW.IBIGROUP.COM ENGINEERS CERT OF AUTH #2966 PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS 100 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 T: 387-503-5400 F: 387-383-5444	BY
GATEWAY ELEVATION		DESIGNED: RM				
PROJECT NUMBER		HS-01		DESCRIPTION		
SHEET		1 OF 6				

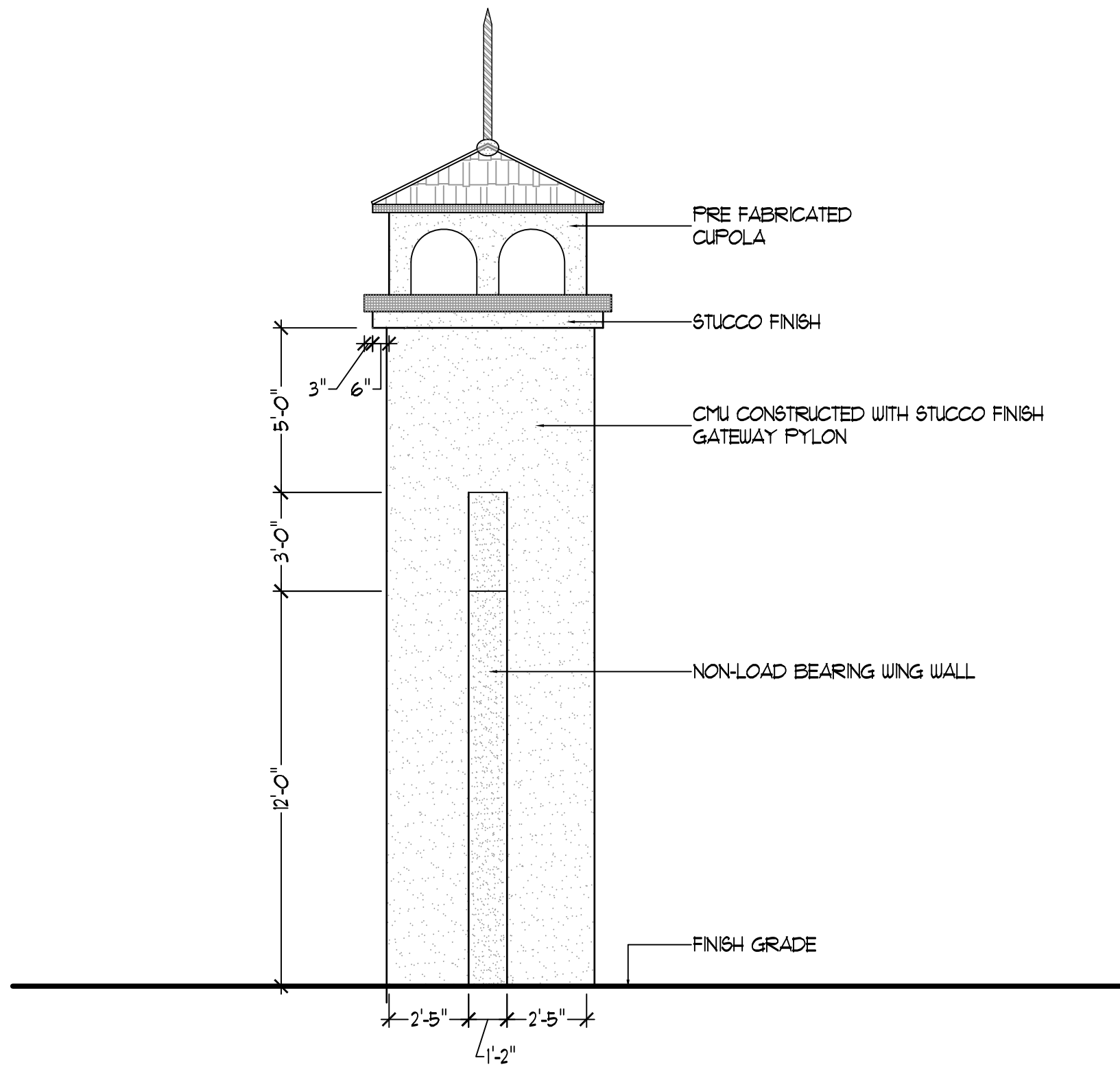
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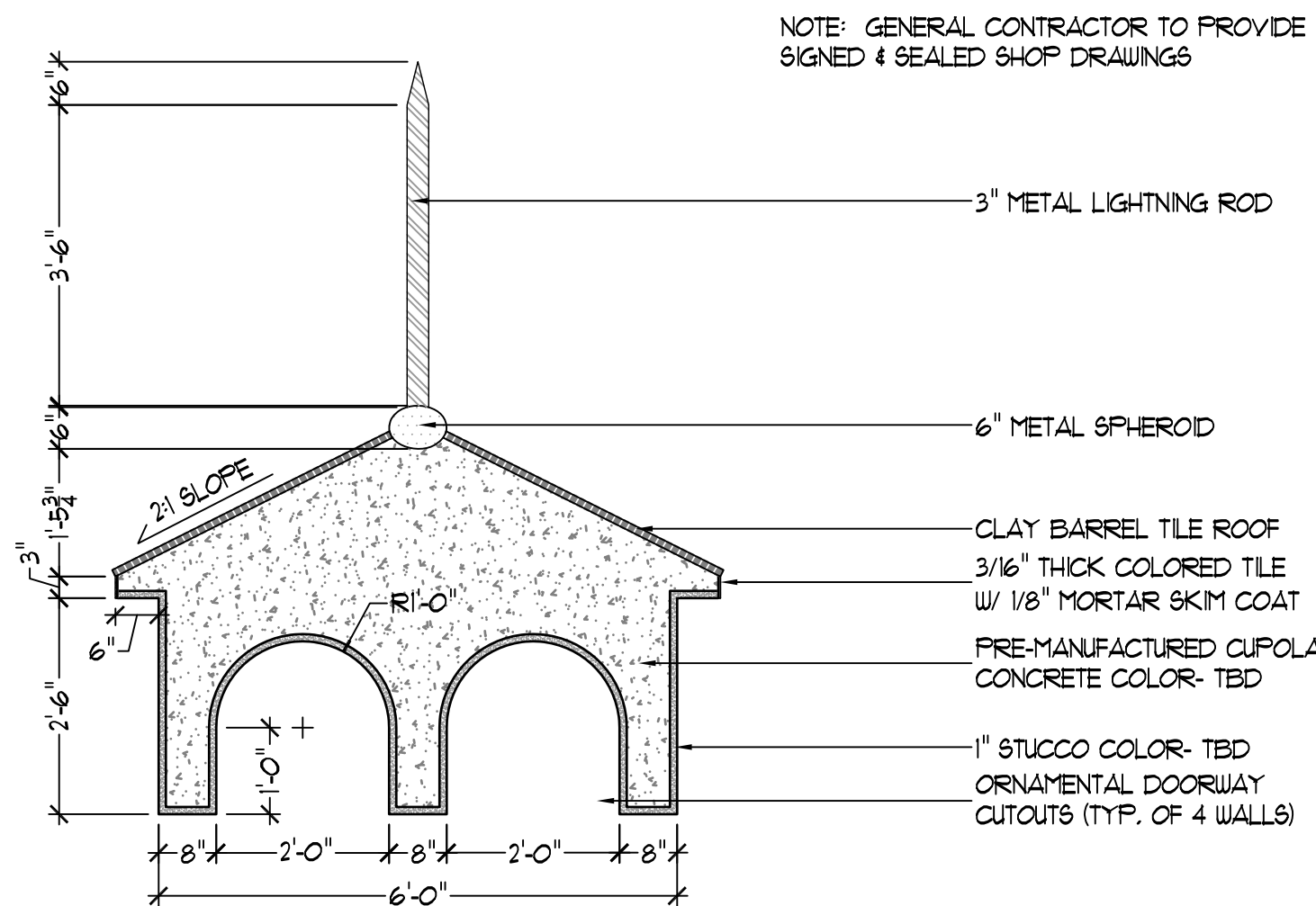
**1 GATEWAY PYLON PLAN DETAIL**  
SCALE: 3/8" = 1'-0"



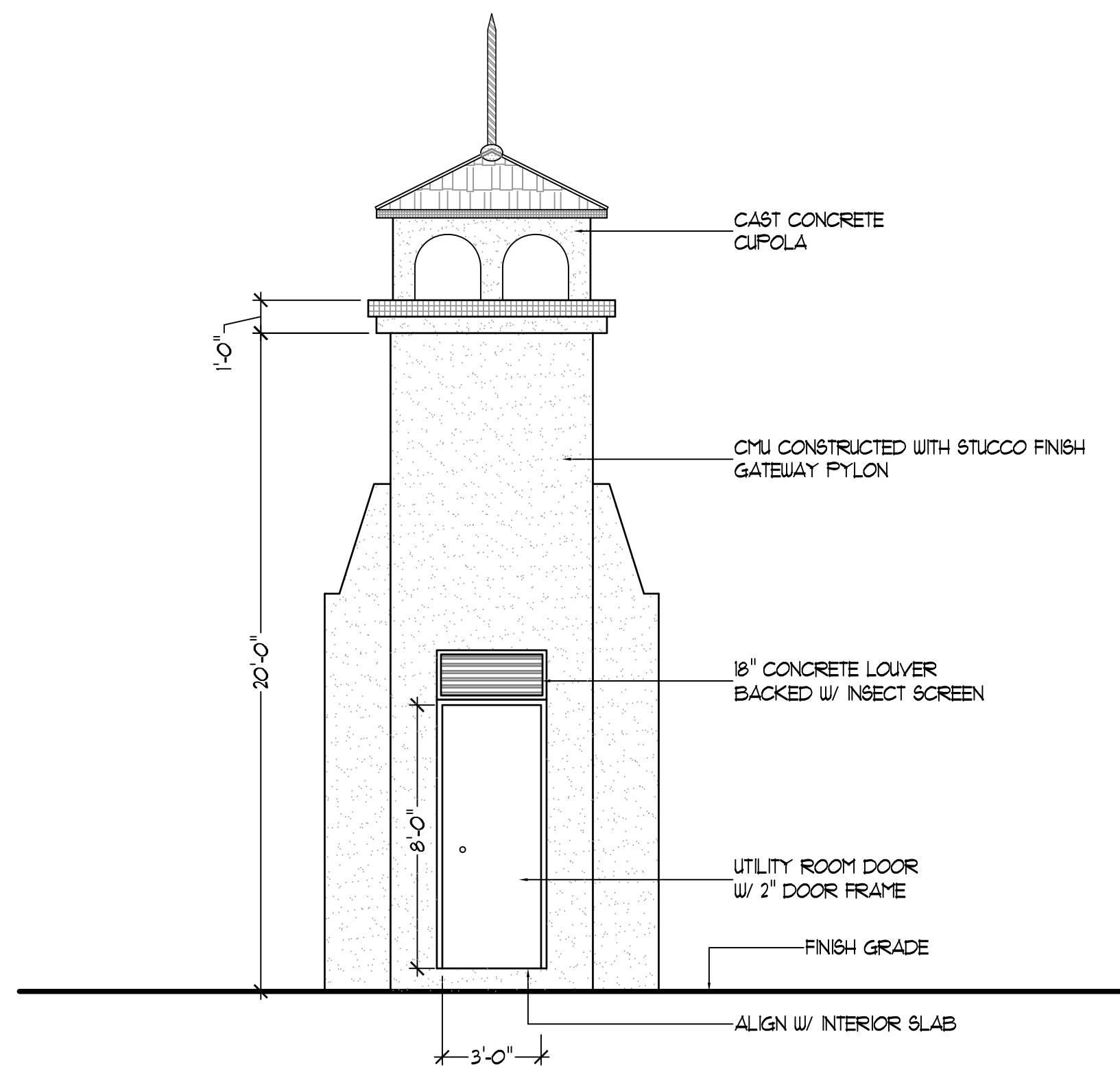
**2 GATEWAY PYLON FRONT ELEVATION DETAIL**  
SCALE: 1/4" = 1'-0"



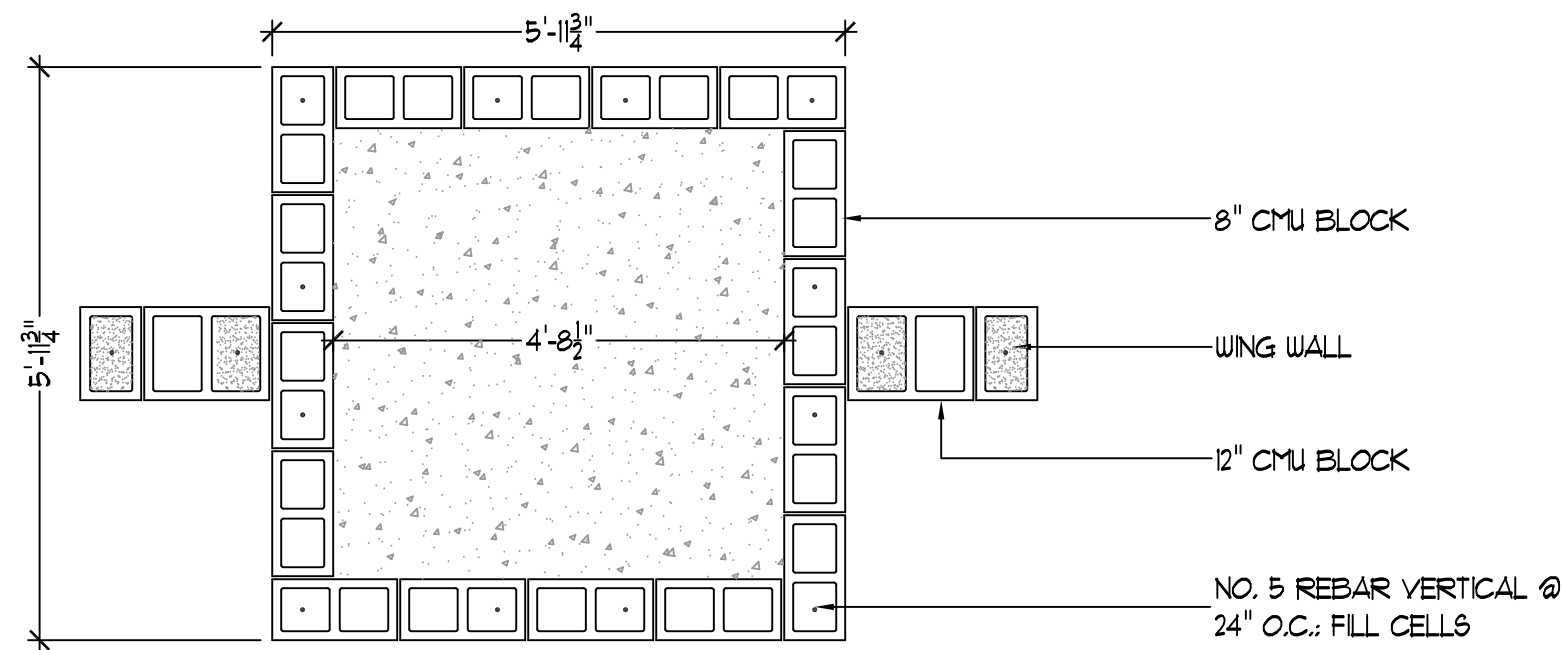
**3 GATEWAY PYLON SIDE ELEVATION DETAIL**  
SCALE: 1/4" = 1'-0"



**4 GATEWAY PYLON CUPPOLA SECTION**  
SCALE: 1/2" = 1'-0"



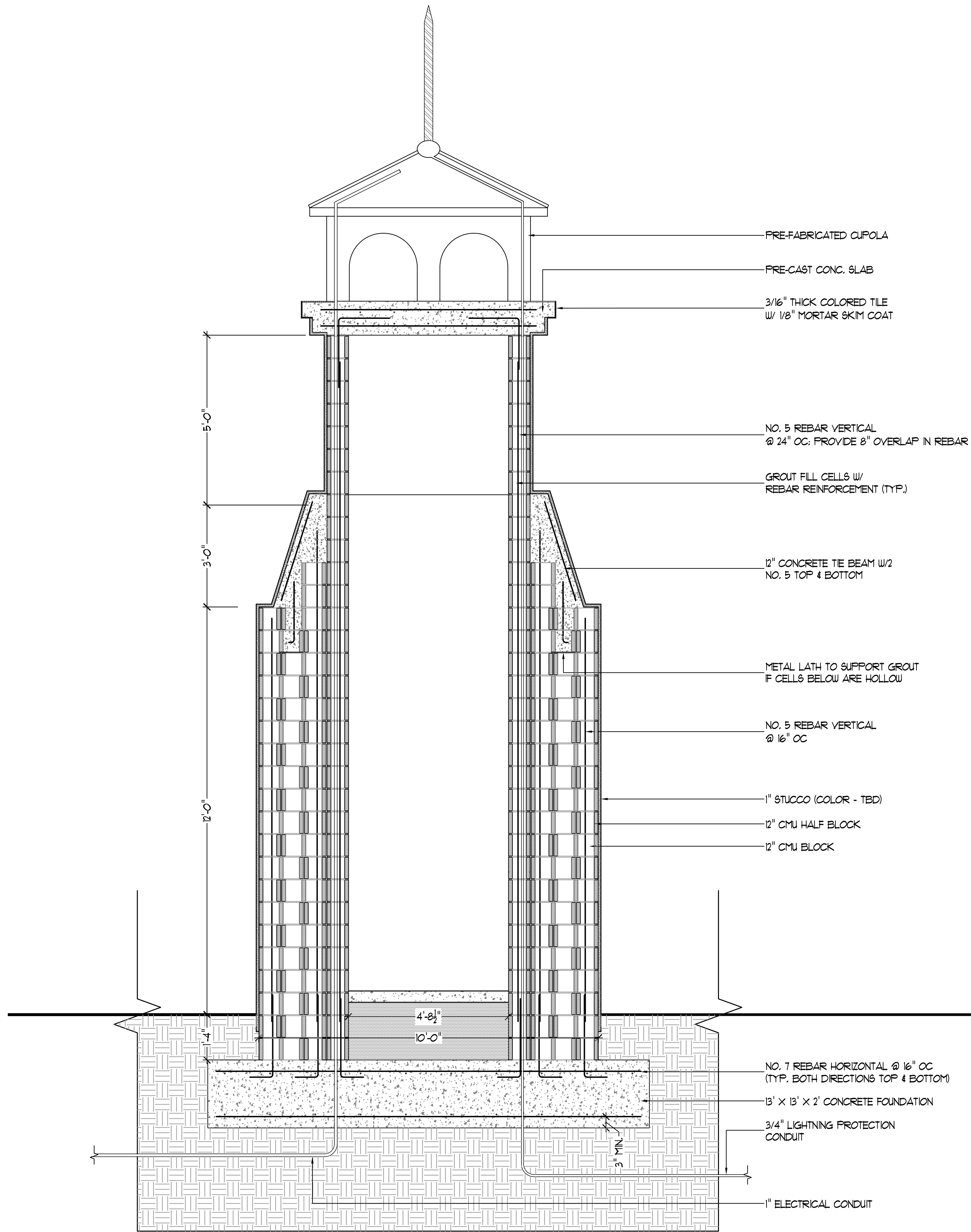
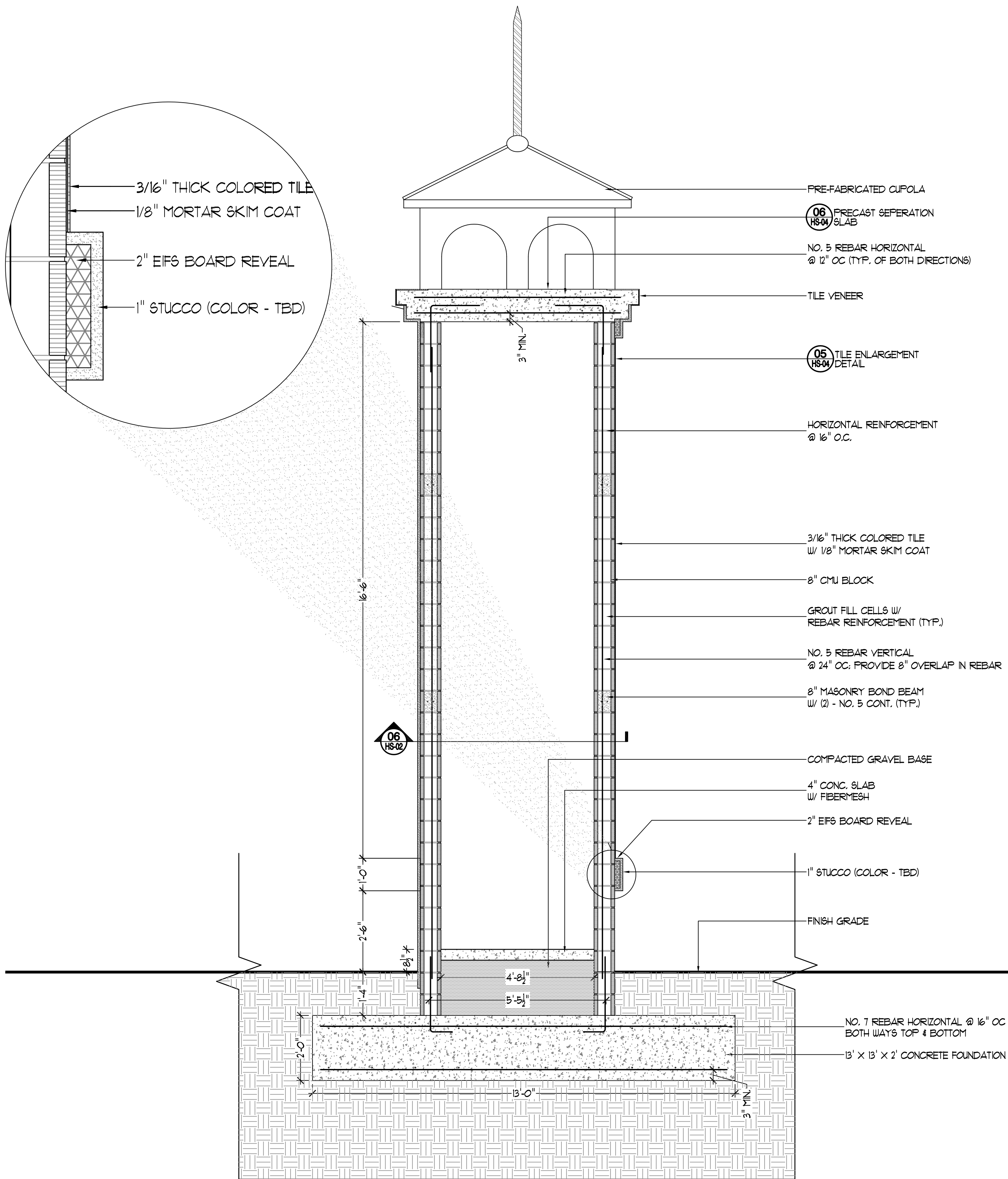
**5 GATEWAY PYLON REAR ELEVATION DETAIL**  
SCALE: 3/8" = 1'-0"



**6 GATEWAY PYLON BLOCK PLAN DETAIL**  
SCALE: 1/2" = 1'-0"

IBI GROUP, INC. ENGINEERS CERT OF AUTH #2966 PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS 100 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 TEL: 561-383-5400 FAX: 561-383-5444				DATE	REV.	DESCRIPTION	BY
IBI GROUP							
DRAWN: JAH/CJC	DESIGNED: RM	CHECKED: KJO	DATE: 06/10/2010	LAUDERDALE LAKES GATEWAYS COASTAL CONTRACTING			
PROJECT NUMBER				HS-02			
SHEET				2 OF 6			
PLANS & ELEVATIONS							

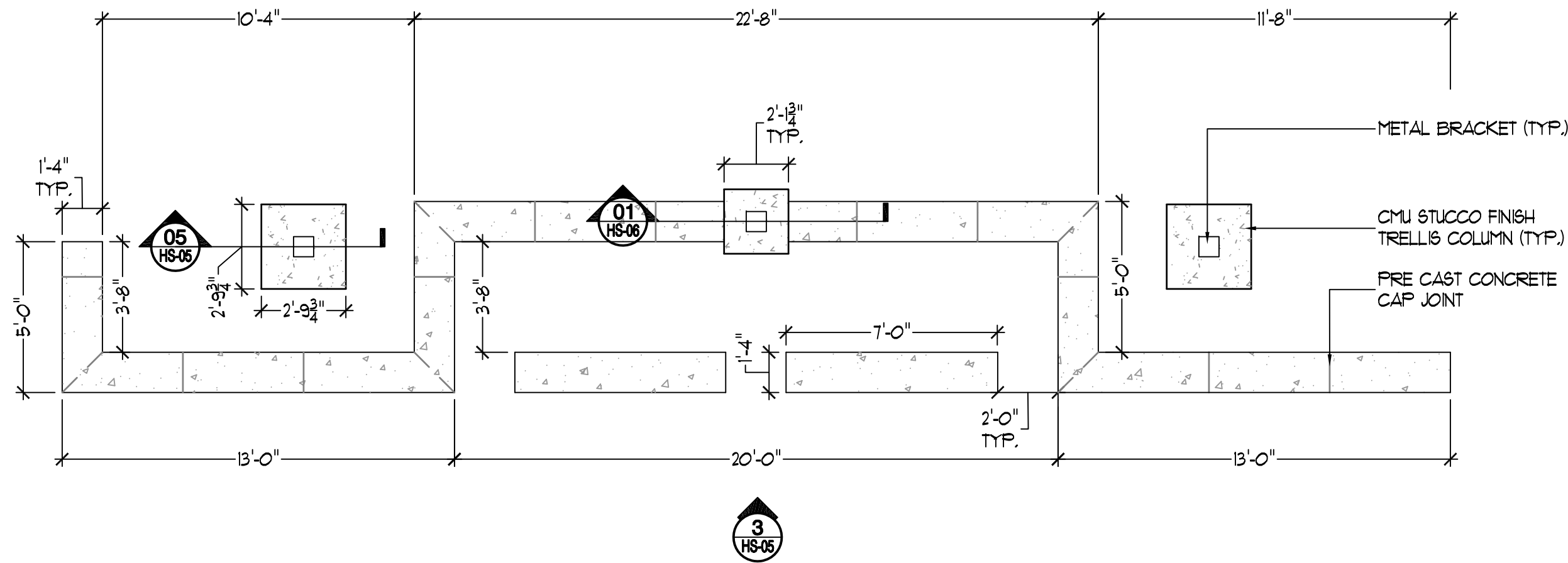
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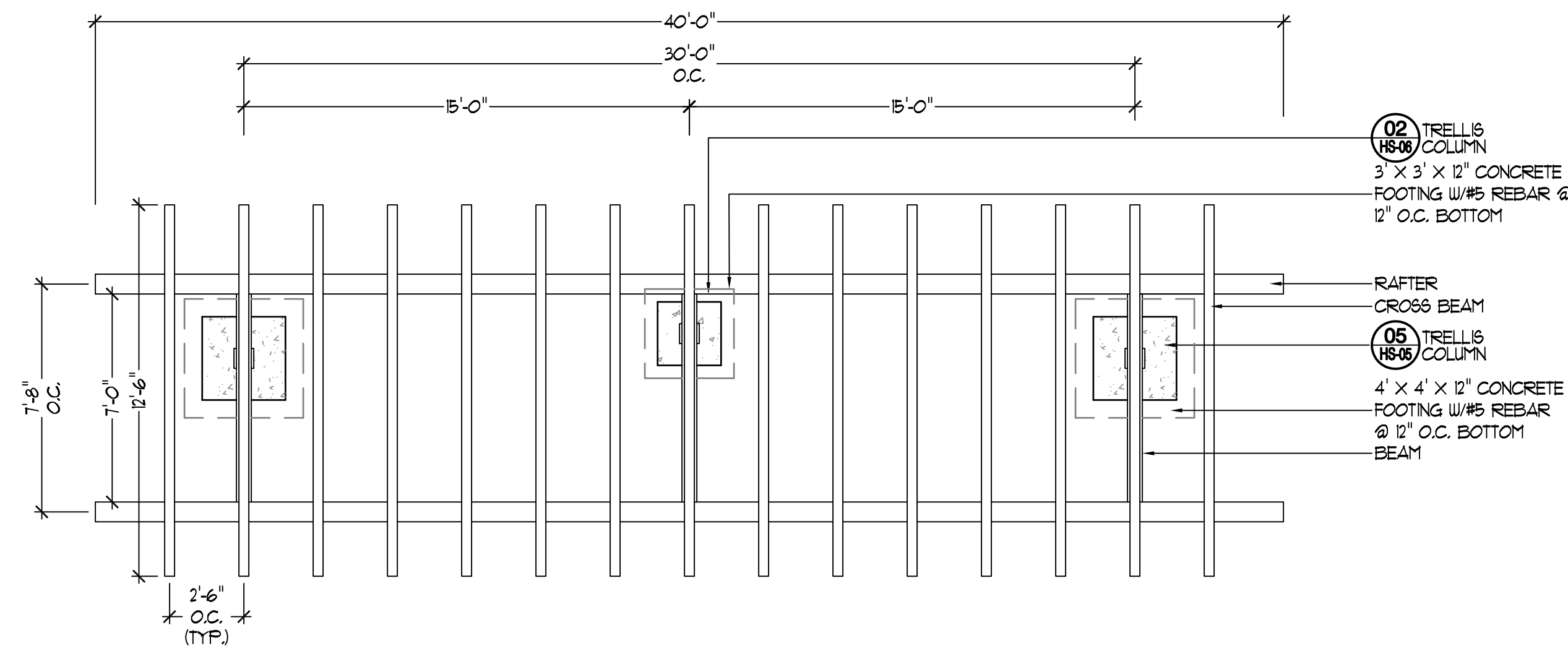
IBI GROUP, INC.				DATE	BY
ENGINEERS CERT OF AUTH #2966				REV.	
PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS					
100 SOUTH PALM AVENUE					
WEST PALM BEACH, FLORIDA 33401					
T: 561-383-5400 F: 561-383-5444					
LAUDERDALE LAKES GATEWAYS					
COASTAL CONTRACTING					
PLANS & ELEVATIONS					
PROJECT NUMBER					
HS-03					
SHEET					
3 OF 6					



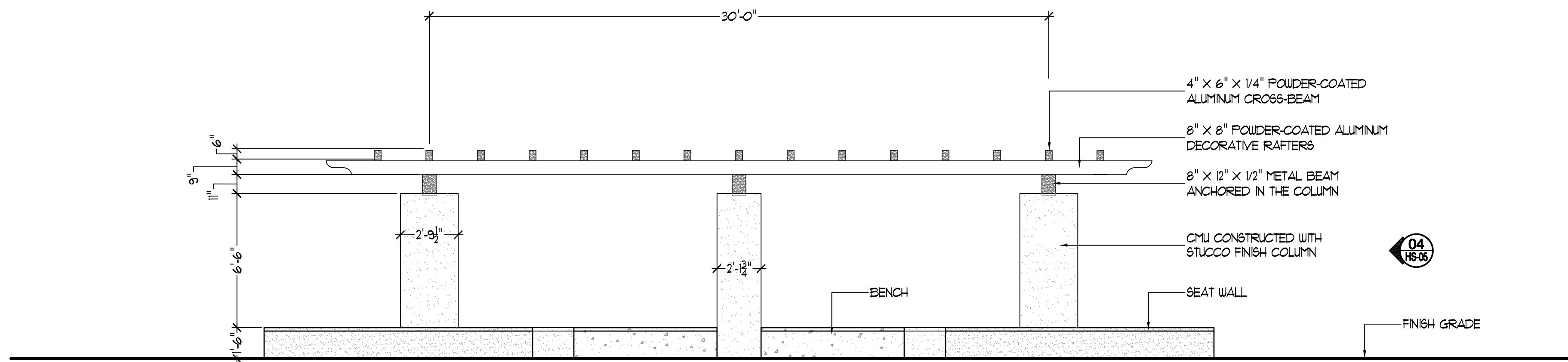
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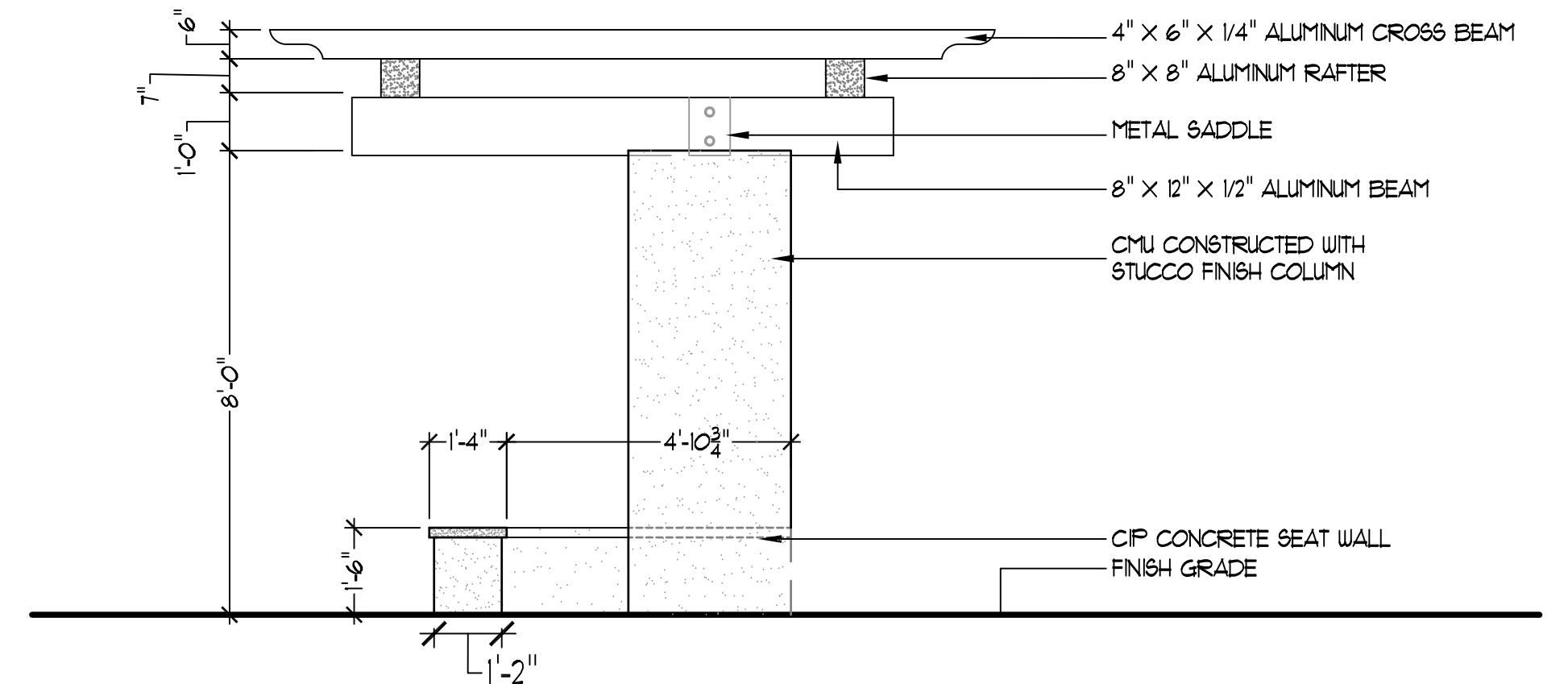
**1 SEATING AREA PLAN DETAIL**  
SCALE: 1/4" = 1'-0"



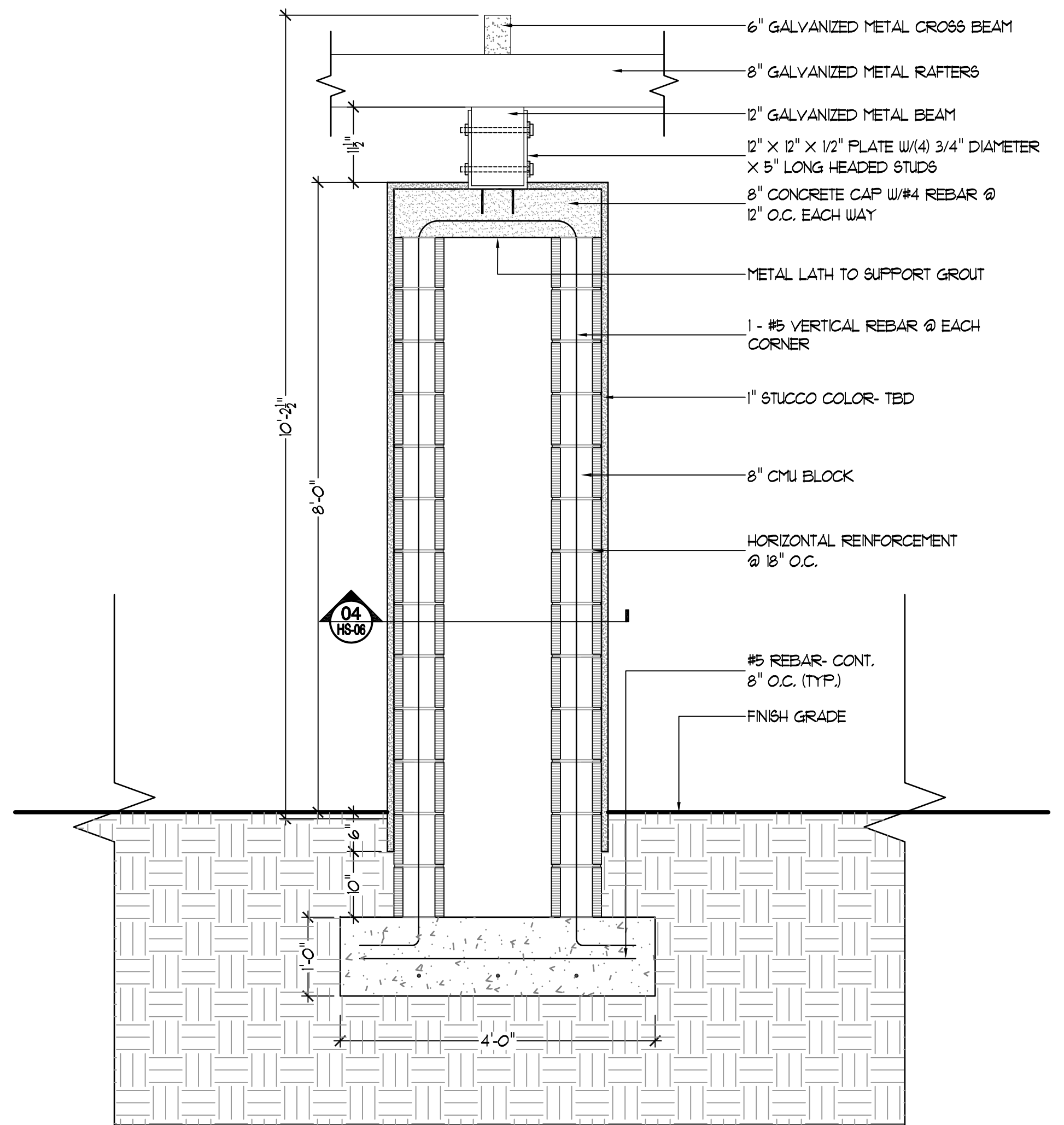
**2 SEATING AREA TRELLIS PLAN DETAIL**  
SCALE: 1/4" = 1'-0"



**3 SEATING AREA WITH TRELLIS FRONT ELEVATION DETAIL**  
SCALE: 1/4" = 1'-0"



**4 SEATING AREA WITH TRELLIS SIDE ELEVATION DETAIL**  
SCALE: 3/8" = 1'-0"



**5 TRELLIS COLUMN SECTION**  
SCALE: 3/4" = 1'-0"

IBI GROUP, INC. HTTP://WWW.IBIGROUP.COM ENGINEERS CERT OF AUTH #2966 PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS				DATE	REV.	DESCRIPTION	BY
LAUDERDALE LAKES GATEWAYS COASTAL CONTRACTING				06/10/2010		PLANS & ELEVATIONS	
PROJECT NUMBER				HS-05			
SHEET				5 OF 6			

