

City of Lauderhill

Community Redevelopment Agency Meeting (CRA)



Notice and Agenda - Revised

Monday, August 28, 2023 - 4:00 PM

City Commission Chambers

*City Commission Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov*

CRA Executive Director Sean Henderson

LAUDERHILL CITY COMMISSION

***Mayor Ken Thurston
Vice Mayor Sarai Martin
Commissioner Melissa P. Dunn
Commissioner Denise D. Grant
Commissioner Lawrence Martin***

***Desorae Giles-Smith, City Manager
Andrea M. Anderson, City Clerk
Angel Petti Rosenberg, City Attorney***

NOTICE

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS CONDUCTED AT SUCH MEETING, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. IF A PARTY WISHES TO MAKE A PRESENTATION, A COPY OF THE ELECTRONIC MEDIA TO BE USED FOR THAT PRESENTATION (DVD, CD, VIDEO, POWER POINT, ETC.) MUST BE PROVIDED TO THE CITY'S MIS DEPARTMENT AT LEAST 48-HOURS PRIOR TO THE MEETING. IT IS THE PARTY'S RESPONSIBILITY TO PROVIDE ALL DATA AND TO ARRANGE FOR THE EQUIPMENT NECESSARY FOR THE PRESENTATION. IN ADDITION, THAT PARTY IS RESPONSIBLE FOR PROVIDING A SUFFICIENT NUMBER OF COPIES OF ANY INFORMATION THAT IS TO BE DISTRIBUTED.

ANY INDIVIDUAL WHO BELIEVES THEY HAVE A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN THE MEETING SHOULD CONTACT THE CITY CLERK, ANDREA M. ANDERSON, AT 954-730-3010, AT LEAST 72 HOURS BEFORE THE MEETING.

IN ACCORDANCE WITH THE FLORIDA STATUTES, THIS BOARD/COMMITTEE FINDS THAT A PROPER AND LEGITIMATE PURPOSE IS SERVED WHEN MEMBERS OF THE PUBLIC HAVE BEEN GIVEN A REASONABLE OPPORTUNITY TO BE HEARD ON SUBSTANTIVE MATTERS BEFORE THE BOARD/COMMITTEE, WITH A FEW LIMITED EXCEPTIONS AS PROVIDED IN FLORIDA STATUTES, SECTION 286.0114. FOR THIS PURPOSE, MEMBERS OF THE PUBLIC WILL BE ALLOTTED THREE (3) MINUTES EACH FOR COMMENT AT EACH MEETING.

ALL LOBBYISTS AS DEFINED IN LAUDERHILL CITY CODE SECTION 2-24 MUST REGISTER WITH THE CITY CLERK CONTEMPORANEOUSLY WITH LOBBYING ACTIVITIES. A COPY OF CODE SECTION 2-24 MAY BE OBTAINED FROM THE OFFICE OF THE CITY CLERK.

After this agenda was published, the following changes were made:

Items have been removed:

5. ORDINANCE NO. CRA-230-08-104: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND ANGEL CAREY-DEWITT FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5811 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$391,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

7. ORDINANCE NO. CRA-230-08-106: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND DWIGHT HALL FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5831 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

Items have had backup attachments added:

2. ORDINANCE NO. CRA-230-08-101: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND SHANELL ROBERSON FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5731 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

3. ORDINANCE NO. CRA-230-08-102: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND ROAN DOWE AND BRIDGETTE GARWOOD FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5741 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

6. ORDINANCE NO. CRA-230-08-105: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND JALECIA K. MACK FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5821 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

Items have had backup attachments replaced:

8. CRA RESOLUTION NO. 23R-08-11: A RESOLUTION APPROVING THE EMPLOYEE LEAVE BENEFIT POLICY FOR COMMUNITY REDEVELOPMENT AGENCY (CRA) EMPLOYEES; PROVIDING FOR PAID TIME OFF AND BEREAVEMENT BENEFITS; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

The Revised Community Redevelopment Agency (CRA) Meeting Agenda begins on the next page and will reflect all of the changes explained above.

ALL PUBLIC HEARINGS ARE ADVERTISED IN THE SUN SENTINEL

I CALL TO ORDER

II ROLL CALL

III CONSIDERATION OF CONSENT AGENDA

IV APPROVAL OF MINUTES

- A. MINUTES OF THE JUNE 26, 2023 COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING.

[June 26, 2023 - CRA Meeting Minutes](#)

- B. MINUTES OF THE JULY 10, 2023 COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING.

[July 10, 2023 - CRA Meeting Minutes](#)

V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

ORDINANCES - FIRST READING

1. CRA ORDINANCE NO. CRA-23O-08-100: AN ORDINANCE OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY APPROVING THE COMMERCIAL CONTRACT BETWEEN THE CITY OF LAUDERHILL AND S.E.F. HOLDINGS, INC. FOR THE PURCHASE OF COMMERCIAL PROPERTY LOCATED AT 1249-1281 N.W. 31st AVENUE AS LEGALLY DESCRIBED ON EXHIBIT "A" INCLUDING THE EQUIPMENT AND FIXTURES THEREON FOR THE PURCHASE PRICE OF \$3,700,000.00 PLUS CLOSING COSTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-23O-08-100-CRA Ord-Land Purchase-Wyngate Plaza.pdf](#)

[AR CRA ORD NO. 23O-08-100](#)

[Wyngate Plaza-Commercial Contract \(V2\).pdf](#)

[Wyngate Plaza-EXHIBIT A \(4\).pdf](#)

2. ORDINANCE NO. CRA-23O-08-101: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND SHANELL ROBERSON FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5731 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE

PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

[CRA-23O-08-101-Ord-Purchase-Shanell Toberson.pdf](#)

[AR CRA ORD NO. 23O-08-101](#)

[5731 NW 28 ST - Shanell Roberson](#)

[Shanell Roberson - Restrictive Covenant](#)

3. ORDINANCE NO. CRA-23O-08-102: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND ROAN DOWE AND BRIDGETTE GARWOOD FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5741 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

[CRA-23O-08-102-Ord-Purchase-Dowe & Garwood.pdf](#)

[AR CRA ORD NO. 23O-08-102](#)

[5741 NW 28 ST - Roan Dowe and Bridgette Garwood](#)

[Roan Dowe and Bridgette Garwood - Restrictive Covenant](#)

4. ORDINANCE NO. CRA-23O-08-103: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND CASSANDRA BLACKMON FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5801 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,000.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

[CRA-23O-08-103-Ord-Purchase-Blackmon.pdf](#)

[AR CRA ORD NO. 23O-08-103](#)

[5801 NW 28 ST - Cassandra Blackmon](#)

5. **ITEM REMOVED**

6. ORDINANCE NO. CRA-23O-08-105: AN ORDINANCE OF THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE "AS IS" RESIDENTIAL CONTRACT FOR SALE AND PURCHASE BETWEEN THE CITY OF LAUDERHILL AND JALECIA K. MACK FOR THE PURCHASE OF THE PROPERTY LOCATED AT 5821 N.W. 28TH STREET, LAUDERHILL, FLORIDA AS LEGALLY DESCRIBED IN THE CONTRACT FOR THE PURCHASE PRICE OF \$348,500.00; PROVIDING TERMS AND CONDITIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR SEAN HENDERSON).

[CRA-23O-08-105-Ord-Purchase-Mack.pdf](#)

[AR ORD CRA NO. 23O-08-105](#)

[5821 NW 28 ST - Jalecia Mack](#)

[Restrictive Covenant - Jalecia Mack](#)

7. **ITEM REMOVED**

RESOLUTIONS

8. CRA RESOLUTION NO. 23R-08-11: A RESOLUTION APPROVING THE EMPLOYEE LEAVE BENEFIT POLICY FOR COMMUNITY REDEVELOPMENT AGENCY (CRA) EMPLOYEES; PROVIDING FOR PAID TIME OFF AND BEREAVEMENT BENEFITS; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-23R-08-11- Employee Benefits.pdf](#)

[AR CRA RES. NO 23R-08-11](#)

[Item 1 - CRA EMPLOYEE LEAVE BENEFIT PROPOSAL](#)

9. CRA RESOLUTION NO. 23R-08-12: A RESOLUTION AUTHORIZING THE EXECUTION OF THE COMMERCIAL FAÇADE GRANT APPLICATION OF 38TH AVENUE WAREHOUSES, LLC REGARDING 1801-1821 N.W. 38TH AVENUE AND OF M&M COMMERCIAL REALTY, INC. REGARDING 1763-1799 N.W. 38TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-23R-08-12- Facade Grant Applications.pdf](#)

[AR CRA RES NO. 23R-08-12](#)

[CFG Lastrada 1801-1821](#)

[CFG Lastrada 1763-1799](#)

12. RESOLUTION NO. CRA-23R-08-10: A RESOLUTION AMENDING CRA-RESOLUTION NUMBER 23R-01-01 TO UPDATE THE

PROPERTY TAX REIMBURSEMENT (PTR) PROGRAM TO AMEND THE GUIDELINES FOR DIRECT FINANCIAL INCENTIVES AS REFERENCED IN THE CITY OF LAUDERHILL STATE ROAD 7 COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY EXECUTIVE DIRECTOR, SEAN HENDERSON).

[CRA-23R-08-10-Tax Incentive Program Amendment.pdf](#)

[AR CRA RES. NO 23R-08-10](#)

[RES CRA-23R-01-01 Property Tax Reimbursement \(PTR\) Program.pdf](#)

[Property Tax Reimbursement \(PTR\) Program REV 8-29-23](#)

VI ADJOURNMENT