



## PROPERTY SAFETY ENHANCEMENT PROGRAM (PSEP)

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## Program Overview - Fort Lauderdale CRA

The Property Safety Enhancement Program (PSEP) is a conditional reimbursement initiative that provides financial assistance to support eligible property safety enhancements within Fort Lauderdale's Community Redevelopment Areas, the Northwest Progresso Flagler Heights Area and Central City Area. The program is designed to strengthen the safety and security of designated commercial business corridors, encouraging reinvestment and revitalization.

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

## Collaborative Approach & CPTED Strategies

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

As part of the application process, applicants must undergo a pre-screening inspection conducted by the Fort Lauderdale Police Department, to identify internal and external security gaps and recommend appropriate enhancements.

## Funding Structure

The funding structure is based on total improvement costs, as outlined below:

### **Funding Tiers:**

- Projects with total eligible improvement cost under \$13,333.33 may receive conditional reimbursement in an amount equal to the actual eligible cost incurred, up to a maximum of \$7,500.
- Projects with total eligible improvement costs exceeding \$13,333.33 may receive conditional reimbursement in an amount equal to the actual eligible costs incurred, up to a maximum of \$10,000.

**The applicant is responsible for any remaining costs beyond the CRA's contribution.**

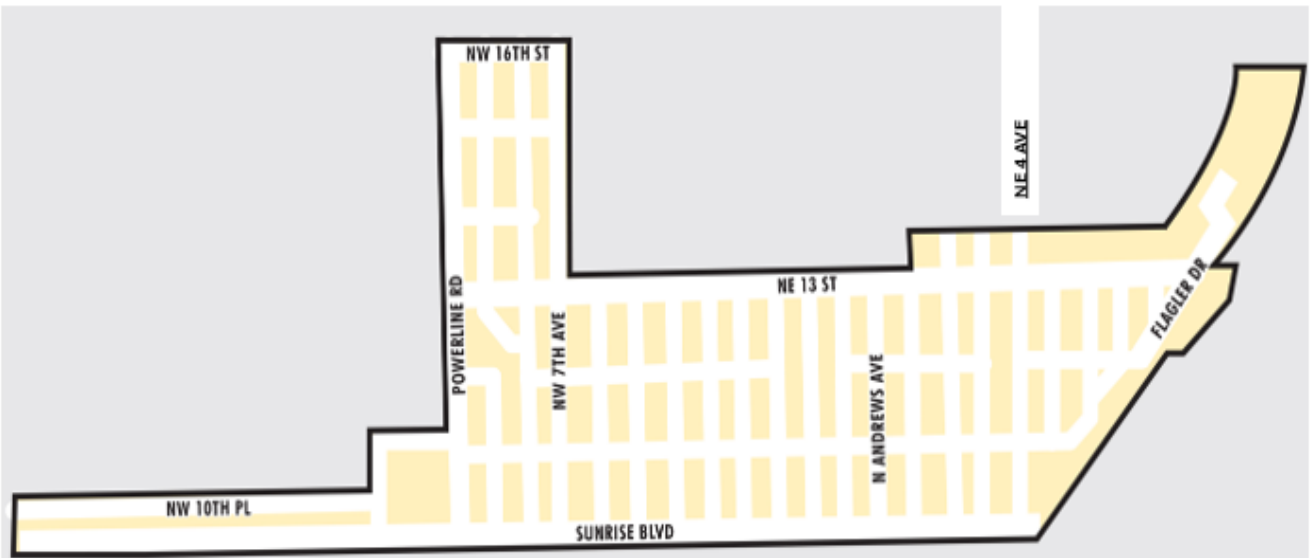
### Eligibility

To qualify, applicants must be a business, nonprofit organization, or owner of a property located within a commercial business corridor of the Northwest-Progresso-Flagler Heights (NPF) Redevelopment Area or Central City Redevelopment Area. Business tenant applicants needs owner consent, and a nonprofit must be located within or adjacent to the eligible corridor.

### NORTHWEST PROGRESSO FLAGLER HEIGHTS CRA



### CENTRAL CITY CRA



Final Eligibility determinations shall be made by CRA staff based on program criteria, property location, ownership, and the demonstrated relationship of the proposed improvements to commercial business corridor safety and revitalization objectives.

Eligibility under this program is not automatic, and meeting one criterion does not guarantee approval. All determinations will be documented to ensure consistency, transparency, and compliance with the applicable Redevelopment Plan.

### Program Participation Requirements

Participation in the program is subject to all applicable restrictions, conditions, and requirements, whether or not expressly listed in this document. Such requirements may include, but are not limited to, limitations on eligible improvements, required documentation, and compliance with CRA and City of Fort Lauderdale guidelines.

<b>KEY PROGRAM CONDITIONS</b>	
<b>Element</b>	<b>Description</b>
Pre-Approval requirement	All projects must receive written CRA approval prior to the commencement of any work. Expenses incurred before CRA approval are not eligible for reimbursement.
Approved Scope & Budget	All work shall be completed in accordance with the approved budget scope and budget. Any material changes to the scope of work or project cost require written re-approval by the CRA.
Reimbursement Basis	Reimbursement shall be issued only after completion of the approved work and submission of satisfactory proof of payment, verification of completion of any required pre-work, successful final inspection by the CRA, and closure of all required permits.
Retention and Maintenance Requirement	All funded improvements shall remain affixed to the property and be properly maintained for a period of (3) years from the date of reimbursement. The CRA reserves the right to conduct periodic inspections, including annual inspections, during the three year retention period to verify continued compliance.

### Participation Eligibility and Program Limitations

- Applicants will be required to obtain a Crime Prevention Through Environmental (CPTED) assessment conducted by the Fort Lauderdale Police Department’s Crime Unit, subject to staff availability. CPTED assessments will be used to help identify safety gaps and inform recommended improvements. The CRA reserves the right to require CPTED principles and program objective to ensure clear nexus to corridor safety and revitalization goals.

- **Applicants** must own or lease a qualifying property that is designated for commercial, retail or nonprofit use and located within commercial business corridors inside a CRA boundary. Refer to section V. to review requirements for community-serving nonprofits.
- **Tenants** must hold a current City of Fort Lauderdale Business Tax Receipt, have no outstanding code violations or open code enforcement cases with the City at the time of application; and obtain written authorization from the property owner to participate in the program.
- **Funding Limitation** - Property owners are limited to funding for one (1) eligible property under the program. While a separate application is required for each property, approval of funding is limited to one property per owner, as determined by the CRA.
- **Participation in the program** is subject to availability of funds and is subject to be modified or discontinued without notice. The application submission period will close thirty (30) days after the date of advertisement and may be extended at the discretion of the CRA. Applications will be reviewed on a “first come, first-served” basis, for completeness and may be inspected and prioritized based on need, eligibility and availability of funds.

### Program Elements

#### I. Eligible Areas

PSEP is applicable only within the Northwest-Progresso-Flagler Heights (NPFH) CRA and Central City CRA that are situated along designated commercial business corridors. Eligible applicants may include commercial property owners, business tenants, and nonprofit organizations operating within these corridors.

#### II. Property Eligibility Requirements

##### A. Business

- 1) The property must be located in a designated commercial business corridor in the NPFH CRA or Central City CRA area.
- 2) The property must satisfy one of the following:
  - a) be an existing building used for office, retail, or service-oriented operation within a designated commercial business corridor;
  - b) be business located within a mixed-use building with active ground-floor commercial uses and residential units above;
- 3) The property and/or business operating within it must not be a prohibited business as defined in the program guidelines.

##### B. Nonprofit

- 1) Property must be located within, or adjacent to a designated commercial business corridor.

### **C. Regulatory Compliance**

- 1) Be consistent with applicable CRA Redevelopment Plan;
- 2) Maintain a current City of Fort Lauderdale Business Tax Receipt; and
- 3) Have no outstanding code violations or open code enforcement cases at the time of application.

## **III. Eligible Improvements**

The PSEP supports improvements that enhance the safety and security of commercial business corridors in CRA areas. Eligible improvements may include physical security upgrades and crime prevention through environmental design (CPTED) or landscape design features.

### **A. Security Measures**

Eligible security measures may include, but are not limited to:

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

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

Eligible security-related measures may include, but are not limited to:

#### **1) Surveillance**

- Adequate lighting (e.g., parking lot or camera-supportive lighting );
- Placement of windows overlooking sidewalks and parking areas;
- Clear sight lines (e.g., landscaping under 2-3 ft near sidewalks or entry points;
- Initial tree pruning to maintain visibility; and
- Avoidance of large bushes near doors or windows.

#### **2) Access Control**

- Use of natural barriers to guide movement and control entry/ exit points;

- Dense or thorny landscaping along windows or fences to deter loitering or intrusion;
- Installation of boulders, bollards or large planters in front of entrances to prevent vehicle access or ramming; and
- Secured and monitored access points.

### **3) Territorial Reinforcement and/or Target Hardening**

- Clearly defined property boundaries (e.g., fences, signs, gates, or walkways);
- Pavement treatments or other design elements that establish ownership and visibility;
- Symbolic barriers (e.g., flower beds, benches, or planters); and
- Strengthening of physical barriers such as locks, gates, cameras, and fencings to prevent break-ins.

Additional enhancements and/or improvements not specifically listed may be approved at the discretion of the CRA Executive Director or CRA Manager, provided they are aligned with the program's objectives to enhance safety and security. The CRA reserves the right to deny requests that do not meet established criteria or documentation standards.

## **IV. Ineligible Business Types**

The following types of businesses are not eligible for participation:

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

Only businesses whose operation or activities support and advance the goals and objectives of the applicable CRA Redevelopment Plan are eligible. Businesses determined not to align

with these goals, as reasonably determined by the CRA or the City of Fort Lauderdale, may be deemed ineligible.

### V. Eligible Community-Serving Nonprofits

Select community servicing nonprofits that are located within or directly adjacent to and bordering a designated commercial business corridor are eligible for assistance when located within or directly adjacent to a commercial business corridor within the NPFH and Central City CRA districts.

Applicants must demonstrate a clear nexus to the commercial business corridor safety, visibility, pedestrian activity, and revitalization objectives. Examples of eligible community-serving nonprofits may include, but are not limited to: mental and behavioral health service providers, schools, and place of worship, provided the proposed improvements directly support safety conditions affecting the applicable or adjoining commercial business corridor.

Properties that are outside commercial business corridors or do not directly front, operate within, or adjoin such corridors, or that lack a demonstrated relationship to corridor safety and revitalization goals, are not eligible for assistance under this program.

Facilities owned and operated by government entities, or used primarily for governmental or administrative purposes, are not eligible for assistance under this program.

Determinations of adjacency and corridor impact shall be made by CRA staff based on physical proximity, visibility, access points, and the extent of which proposed improvements enhance corridor safety.

### VI. Eligible Community-Serving Nonprofit Uses Documentation

Documentation is proven by a set of formation , tax and compliance documents, including but not limited to the following:

- 1) Articles of incorporation and Bylaws
- 2) IRS Tax-exempt status letter
- 3) City of Fort Lauderdale Business Tax Receipt
- 4) State or County licenses
- 5) Clinical policies and procedures
- 6) Proof of license professionals
- 7) Employer Identification Number

- 8) Board of Directors Approval
- 9) Proof of regular worship services

Additional documentation may be requested by CRA staff as needed.

### VII. Funding Terms

#### A. Conditional Reimbursement Funding

Program assistance is provided as **conditional reimbursement funding**, subject to a three (3) year retention period. Upon satisfaction of the retention requirement, the funding shall be deemed fully forgiven. During the three (3) year period, all improvements and security enhancements made to the property using program funds shall remain in place and affixed to the property, and shall run with the property, regardless of the party that initially incurred the costs or received reimbursement from the CRA.

These conditions apply throughout the retention period:

- 1) All CRA-funded improvements shall be properly maintained by the applicant in good working order and condition.
- 2) Funded improvements shall not be removed, replaced, or substantially altered during the three year retention period without the prior written approval of the CRA.
- 3) The CRA reserves the right to conduct periodic inspections, including annual inspections to verify compliance.

Except as otherwise approved in writing by the CRA, funded improvements shall not be removed, replaced, or materially altered during the three (3) year retention period. Exceptions may be permitted, subject to prior written approval by the CRA, in circumstances including, but not limited to:

- Repair or replacement due to damage, theft, vandalism, or force majeure events;
- Replacement of defective or failed materials or equipment;
- Modifications required to maintain compliance with applicable building safety, fire codes; or
- Replacement with an equivalent or superior improvement that maintains or enhances the original security or safety function.

In all such cases, the applicant shall notify the CRA in writing and obtain approval prior to undertaking the repair, replacement, or modification, except in emergency situations necessary to protect public safety, in which case notification shall be provided as soon as practicable.

Failure to comply with program requirements, including notification, obtain required permits or maintain funded improvements may result in ineligibility for future CRA programs and funding opportunities.

### **B. Safety Enhancement Reimbursement and Waiver Agreement**

The CRA and the City of Fort Lauderdale shall not be responsible or liable for any injuries, damages, losses, or defects resulting from the installation, use, or function of the improvements or products reimbursed under the program. By executing the agreement, the applicant acknowledges and assumes full responsibility for the work and releases the CRA and the City from any related claims.

Applicants are responsible for:

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

Whether the applicant is the property owner or a tenant, the same program requirements apply. Where a tenant is the applicant, a joinder and consent agreement with the property owner is required.

### **C. Tenant Applicants**

- Tenant applicants must have a minimum of three (3) years remaining on their lease at the time of approval. New tenants must provide a lease agreement with renewal options that collectively provide a minimum three (3) year term.
- Property owner must participate in the application and execute a joint agreement with the tenant acknowledging responsibility for compliance with program requirements. All funded improvements shall remain with the property for a minimum of three (3) years, regardless of tenant occupancy.
- In event a tenant vacates or terminates the lease prior to the three (3) year period, the property owner shall remain responsible for maintaining the funded improvements in accordance with program requirements.

### **D. CRA Maximum Award**

The CRA maximum funding contribution shall not exceed Ten Thousand Dollars (\$10,000) for eligible projects with a total improvement cost of Thirteen Thousand

Three Hundred Thirty-Three Dollars (\$13,333.33) or more. Reimbursement shall be limited to actual eligible cost incurred, and the applicant shall be responsible for any remaining project costs. Funding for projects with lower total costs is subject to the applicable limits set forth in the Funding Structure section.

### **E. Disbursement of Funds**

- 1) No reimbursement will be provided for expenses incurred prior to CRA approval and execution of the funding agreement.
- 2) All project cost must be paid upfront by the applicant. If the total cost of the approved security improvements exceeds the maximum funding amount, the applicant is solely responsible for covering all additional expenses beyond the approved funding limit.
- 3) All improvements must be completed within one (1) year of funding approval.
- 4) All work shall be performed by properly licensed and insured business authorized to perform such services under local and state law.
- 5) All required permits and inspections must be obtained and completed. The applicant is responsible for scheduling any necessary inspections through the City of Fort Lauderdale.
- 6) Itemized invoices and corresponding receipts must be submitted for reimbursement.
- 7) Copies of all permits and final inspection approvals must be provided.
- 8) Reimbursement shall be issued only after final inspection and written approval by the CRA Project Manager.
- 9) The CRA reserves the right to withhold reimbursement if documentation is incomplete, inaccurate, or inconsistent with the approved scope of work.

## **VIII. Monitoring, Compliance, and Retention**

All projects funded under this program are subject to ongoing monitoring and compliance requirements during the three (3) year retention period. The CRA shall maintain program records documenting approvals, reimbursements, inspections, and compliance determinations.

### **A. Annual Retention Inspections**

CRA staff may conduct periodic inspections, including annual inspections, to verify that all funded improvements remain installed, operational, and properly maintained. Inspection may include site visits, review of documentation, photographic evidence, virtual inspection, or a combination thereof.

### **B. Documentation and Tracking**

The CRA shall maintain a centralized tracking system to document:

- Approved project and funding amounts;
- Completion and reimbursement status;
- Retention period timelines;
- Annual inspection results;
- Approved repairs, replacements, or exceptions; and
- Compliance or recapture actions.

### **C. Approved Exceptions**

Repairs, replacements, or upgrades to funded improvements may be permitted with prior written approval from the CRA. All approved exceptions shall be documented to ensure continued compliance with program objectives.

- 1) Repair or Replacement Due to Damage
  - Vandalism, theft, accidents, storms, or other force majeure events
  - Normal wear and tear that renders the improvement nonfunctional.
- 2) Defective or Faulty Materials
  - Manufacturer defects
  - Premature failure of equipment or materials
- 3) Code or Safety Compliance
  - Required upgrades due to changes in building, fire, or safety codes
- 4) Equivalent or Superior Upgrades
  - Replacement with an equal or better security feature (upgrading cameras or lighting technology”
  - Technology becoming obsolete and needing replacement to maintain effectiveness.
- 5) Operational Necessity
  - Minor reconfiguration that does not reduce the security benefit or remove the enhancement and/or improvement purpose.

### **D. Non-Compliance**

The CRA reserves the sole discretion to determine compliance with program requirements. Failure to maintain funded improvements, permit inspections, or comply with retention requirements shall result in ineligibility for future CRA programs and funding opportunities.

## IX. Application Process

- 1) **Application submission** – The applicant must submit a complete application along with all required supporting documentation.
- 2) **Eligibility Review** – CRA staff will review the application to verify eligibility with program requirements.
- 3) **Agreement execution** – A formal agreement will be executed between the applicant and the CRA outlining all terms and conditions. Project activities may commence only after the agreement has been fully executed.
- 4) **Approval Letter Notice**– The CRA will issue a written approval notification.
- 5) **Applicant will schedule required inspections with CRA Staff.**
- 6) **Estimate(s) for improvement(s)** - Applicants are required to submit at least one (1) estimate for each type of eligible improvement. Staff strongly recommend submitting two (2) estimates per improvement type to ensure competitive pricing and thorough evaluation.
  - *For example, if you are requesting funding for multiple improvement types (e.g.: fencing, lighting, and security cameras), applicant must obtain at least one estimate per improvement type (three total in this example). Submission of two estimates per improvement type is encouraged.*
- 7) **Project implementation & reimbursement** – The applicant will complete the approved improvements and submit all required documentation for reimbursement.

**Final Inspection** – Prior to the disbursement of any funds, the CRA shall conduct a final site inspection to confirm that all approved improvements have been completed.

### Property Safety Enhancement Program (PSEP) Checklist

#### ❖ Eligibility Requirements

- 1. Property located within the NPF CRA or Central CRA Boundaries.
- 2. Property is used for commercial or nonprofit purposes as defined in the program.
- 3. Applicant is the property owner; or
- 4. Applicant is the tenant with written authorization from the property owner.

#### ❖ Required Documentation

- 1. Completed PSEP Application
- 2. Completed PD CPTED Security Assessment Form.
- 3. Proof of property ownership or current lease agreement.
- 4. Written authorization from the property owner (*if applicant is the tenant*).
- 5. Copy of current City of Fort Lauderdale Business Tax receipt
- 6. Proof of nonprofit status, as applicable (refer to section VI).
- 7. Photos of the existing property conditions.
- 8. Preliminary scope of work and cost estimate (minimum of 1 estimate per improvement type).
- 9. Documentation verifying that contractor(s) are properly licensed and insured, where applicable.

#### ❖ Prior to Reimbursement

- 1. All work shall be performed by licensed, insured and reputable contractors.
- 2. Submit copies of required permits and proof of inspection approval, if applicable.
- 3. Submit final invoices and itemized receipts for all completed work.
- 4. Schedule site inspection with CRA Staff.
- 5. Work shall be completed within one (1) year of CRA Approval.

**CRA PROPERTY SAFETY ENHANCEMENT PROGRAM**

**Property Safety Enhancement Program (PSEP) Application Form**

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

**CRA PROPERTY SAFETY ENHANCEMENT PROGRAM**

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

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**STAFF SECTION ONLY**

<input type="checkbox"/> Reviewed	Inspection Date
<input type="checkbox"/>	Staff Notes: