



Central County Community Advisory Board Meeting
Monday, March 17, 2025, 6:00 pm
Samuel Delevoe Park Community Center
2520 NW 6 Street
Fort Lauderdale, FL 33311

Members' Present

Alverine Brihm, Chair
Marquis Curry, Member
Rev. Jesse Scipio, Member

Ruben Bell, Vice Chair
Howard Kaplan, Member (arrived at 7:35 pm)

Board of Broward County Commissioners

Commissioner Robert McKinzie, District 8

Broward County Staff

Laurette Jean, BMSD Administrator/ Assistant to the County Administrator	
Darby Desalle, Urban Planning	Andy Joseph, Urban Planning
Willowstine Lawson, Building Code	Terrell Williams, Building Code
Jeneva Gordon, Building Code	Kemma Foreman, Parks
Jakari Wallace, Parks	Suzanne Weiss, Housing Finance

Attendees

Denise Lyas	Alfreda Terry
Justin Gilbert, Landmark Developers, Inc.	Tony Benn
Francisco Rojo, Landmark Developers, Inc.	Tee Edwards
Wilbert Brimm	Jacqueline C. Kelly
Leann Barber	Melissa Brimm
Clarence Fuller	D. Jackson
Latoya London	Loretta London
Debra Scott	Janet King
Camilla Shellmann	Llewellyn Ayton Jr.
Elouise Williams	Parrish Horne
Dorothy Williams Horne	Alberta Williams
Ethel Mitchell	Philene Alexandre
Lois Delevoe	Pat Delevoe
Austin Allen	



1. **Call to Order-** Mrs. Brihm called the meeting to order at 7:01 pm and announced the meeting decorum.
2. **Roll Call-** Ms. Lawson called attendance. Quorum was met with 4 members present. Mr. Howard Kaplan arrived later.
3. **Suzanne Weiss, Housing Finance Division-** Ms. Weiss discussed the County's Hurricane Hardening, Minor Home Repair program and the Homeownership Purchase Assistance Program.
 - a. The Minor Home Repair work includes reroof, replacing windows or doors with impact windows or doors, air conditioning, electrical services, and accessibility, such as wider doors, installing ramps, interior work for special needs. It's a loan that converts to a grant after 10 years and 1 day. To be eligible, homeowner needs to be at or under 80% of household criteria. The process after you apply is inspection of home, you're referred to an agency and will get three bids. There is up to \$60,000 available (or \$100,000 for special needs). You take a mortgage out with the County with 0% interest and no payments. The home must be homesteaded for 10 years, and after 10 years and a day, the loan is forgiven. If homeowner sales the house or moves out, the money is due back to Broward County. Housing Finance works with Minority Builders, Habitat for Humanity and the Center for Independent Living.
 - b. Purchase Assistance program for buying a home. HFD doesn't look at the credit scores, person must qualify for 1st mortgage, lender can reserve funds for up to \$80,000. It's 15-year mortgage and after the homeowner has lived in the house for 15 years and a day, the loan is forgiven.
4. **Residents' Questions-**
 - a. **Latoya London-** asked what happens if a buyer or borrower is elderly and passes away during the term?
 - i. Ms. Weiss replied that the loan would have to be paid to Broward County. However, if someone else's name is on the title of the house and the mortgage, and the person is living in the house, then they can continue to be in the program.
 - b. **Marquis Curry**, on behalf of Franklin Park- stated there are a lot of elderly in our areas, how can you make the process more seamless, less red tape?
 - i. Ms. Weiss replied the County mails applications, takes paper applications, will take it on fax, will pick them up from someone's



home, emails the applications and sets up appointments to have homeowners come into the office. HFD sends a homeowner survey after the work is completed. They've worked to improve the process.

- c. **Rev. Jesse Scipio**, on behalf of Boulevard Gardens- asked did you say you have unlimited funds? Have known people to apply and they were told that no money was left in the budget. Is there a waiting list?
 - i. Ms. Weiss replied, we can run out of funds, but they have been running this cycle of funds since 2022, have a couple million dollars and still need to serve 120 people. They serve 24 jurisdictions. Taking pre-applications from BMSD, Westin and Cooper City first. Do not have a waiting list. Applications are entered based on the day they are received, put in a pool (not a strict waiting list). Currently prioritizing BMSD, and two other cities, because HFD has not spent enough in those areas.
- d. **Alverine Brihm**, on behalf of Washington Park- Is the mortgage amount prorated every year?
 - i. Ms. Weiss replied no, it's a 10-year mortgage, it is not forgivable and doesn't have a declining balance. After 10 years, it is forgiven. The buyer only pays \$100 for the title search. The \$4,500 for inspection, scope of work, bidding work and change orders are included in the mortgage (not paying anything out of pocket).
- e. **Melissa Brimm**- stated she went through the program, it took a lot of running to the office, but it was a convenient process. She received up to 9 bidders and was able to keep and review bids. She was very satisfied with the work.
- f. **D. Jackson**- asked Ms. Weiss to explain the need for bank statements and household size.
 - i. S. Weiss replied income of no more than \$59,150 for 1 individual house size. The federal government reduced requirements to 3 months of bank statements and 2 months of pay stubs. The federal government has reduced some of the requirements. They no longer require homeowners' insurance, if you own the house. But if in a flood zone, must have flood insurance. County uses licensed contractors who pull permits.
- g. **Loretta London**- asked if it's the same program that rebuilds homes? The County previously would tear down a house and rebuild it.



- i. S. Weiss replied that the County no longer has that program. Only take existing structure and renovate. If the work is more than \$60,000 County will not pursue that. Also, if there's unpermitted work, the County will not pursue either but can reroof it. Will take care of the "legal" part of the house.
 - h. **Denise Lyas**- asked for pulling the title on the home, whose bank statement do you need? Why did you eliminate the grant program?
 - i. **S. Weiss** replied they will need bank statements for the person who lives there. Needs proof that they live there. Needs to sign the mortgage.
 - i. **Jacqueline Kelly** – The property values over \$500k in application, but income is minimum? How can people afford those properties with that income?
 - i. S. Weiss replied that there is a cap on the property value. Value is based on federal and state median sales price of a single-family home in Broward County.
- 5. Chair Brihm's statement-** She recognized Commissioner Robert McKinzie and BMSD Administrator, Laurette Jean. She announced the purpose of the special meeting, for members and residents to hear from the Landmark Developers on the proposed development of 17 NW 27 Avenue in Boulevard Gardens.
- 6. Landmark Developers, Inc.-**
- a. **Justin Gilbert**- gave a brief background on Landmark's projects in South Florida, they have produced over 4,000 units. The proposed Boulevard Gardens development will be a 93-unit affordable elderly apartment complex. He distributed a PowerPoint handout to the residents. Announced the location is NW 27th Avenue and 1st Street and he referred to the map on the handout. 95% of the property is owned by Ms. London and the other section is owned by United Way of Broward which is under contract to purchase to use for drainage. They are currently in site plan review with the County and working on the County's request for setbacks and drive ways. The development will have 6 stories on NW 27th Avenue and 3 stories on NW 27th Terrace; both will have elevators. Amenities include mail kiosk, fitness center, clubroom for activities, community laundry room, outdoor recreational area, onsite leasing with staff, computer lab, and generators (will run elevator in 3 story building and will run AC in some community spaces). Mr. Gilbert reviewed the aerial site



plan and pointed out the entrance at NW 27th Terrace (only entrance) and the exit at NW 1st Street (from east to west). Air conditioner will be installed on the roof. The United Way's area, 1.5 acres will handle drainage. Stated 80 % of the units will serve at least 1 household member who is over 55 years of age. The eligibility to live in Boulevard Gardens is 60% of Area Median Income (AMI). They will use National Green Building Certification Standards (NGBS) efficiency windows. Landscape will be native to Florida. Flat roof will be reflective and most appliances will be Energy Star.

- b. **Francisco Rojo**- emphasized the Landmark Development will serve the elderly except for 1 unit, all other units have income and rent restrictions. Income limits are dependent on the number of persons living there, based on one person occupancy. He stated the rent will be approximately \$1,060 monthly. Currently in Broward, rent is 2 times that amount for 2-bedroom units. 10 % of the units will have lower rents to provide housing at lower income levels (social security, etc.). The State agency issues charts each year, so rates may change.

7. Comments from CCCAB members

- a. **Rev. Jesse Scipio**, member, on behalf of Boulevard Gardens: stated this is a momentous occasion! In the last thirty years, have not had a major project developed in Boulevard Gardens, other than the Urban League. Thanked Boulevard Gardens residents for coming out. He received a call last year from Nicole about this potential development. They met with Commissioner and their board, and they endorsed the building coming into our community; it's something that's needed. Will call it Boulevard Gardens Apartments.
- b. **Alverine Brihm**, chair, on behalf of Washington Park said thank you. She asked what's the percentage of apartments allocated to Boulevard Gardens' residents. She stated do not want our people to be displaced. Can you guarantee Boulevard Gardens' residents will have the first opportunity to apply?
 - i. **Mr. Rojo**- replied that they can communicate and open an office in a couple of months and not too far from the community. Residents will know by word of mouth and signage on the property before the office is opened. He gave an example of a Dania Beach



property that started leasing before they were issued a certificate of occupancy. Said he's not sure that they can provide a guarantee to Boulevard Gardens residents to have first opportunity to apply at the new apartments.

- c. **Ruben Bell**, vice chair, on behalf of Boulevard Gardens: Inquired about the application process and how are applications distributed. He also wants to keep residential makeup consistent as the community is now.
 - i. Mr. Rojo stated they will open an office, notify the community association, give the rent amounts so that Mr. Bell and other members can let residents know. Landmark will be able to do this before the certificate of occupancy is issued. Potential residents will need to provide documents, bank statements and pay \$75 application fee. The process is strictly for people who have a need.
 - ii. Mr. Gilbert added that in certain neighborhoods they've notified the community that the applications are available. Will have a floor plan to show applicants.
 - iii. Mr. Rojo expressed that in communities for the elderly, sometimes the elderly delay applying because they want to see the building. He cautioned the residents that they should apply when applications become available and not wait, because the units can go fast.
- d. **Marquis Curry**, member, on behalf of Franklin Park: stated it's a business. He's concerned with foreign buyers coming in to the area. He asked how many of the units are designated for BMSD residents, can they have a time frame for residents first, then open applications for others? Stated he's concerned the new apartment building make up is like the current neighborhood.
 - i. Rev. Scipio interjected that when the developer met with the Association's Board the same question was asked, what is the percentage for Boulevard Gardens residents. He noted it should be in the minutes. He recalls it was around 13 units or some percentage.
 - ii. Mr. Rojo stated you will not find any percentage or number of units in the notes. He referred to Mr. Curry's comments and



emphasized this project is a rental, units are not for sale. He also stated that he doesn't think they are allowed to block a number of units for Boulevard Gardens' residents. He will check on that. He acknowledged that they want the people from this area to benefit. Mr. Rojo stated that he doesn't receive any monetary benefits for having someone from the outside live there. Mr. Rojo stated they would like people from the area to live there too.

- e. **Howard Kaplan**, member, on behalf of Roosevelt Gardens: Mr. Kaplan said he didn't have any questions.

8. Comments from residents

- a. **Lois Delevoe**- Dr. Delevoe asked if they will be using real estate agents.
 - i. Mr. Rojo responded, they do not pay commission to realtors because this is an affordable housing project and they don't have funding to pay commissions to realtors.
- b. **Alverine Brihm**- Mrs. Brihm asked if they have a person to manage the property, and will anything on the site have Willie London's name in his honor?
 - i. Mr. Rojo stated that they do not, will be hiring manager, assistant manager and maintenance positions, and it will be great if they're from the area.
 - ii. Rev. Scipio replied that in their board meeting, it was asked if a tree can be planted there in memory of Mr. London.
 - iii. Mr. Gilbert mentioned discussing the idea of putting a plaque at the complex recognizing Mr. Willie London.
- c. **Loretta London**- Mrs. London informed everyone that she wanted to rent out the property, but the County made certain requirements for using the property. She was approached about elderly housing. She lived in Century Village and saw how the elderly lived and the activities they were offered.
- d. **Latoya London**- Ms. Lotoya clarified that Broward County didn't stop them from opening other businesses. The building was very old and they couldn't afford to bring the building up to code. The London's waited years to find the right developers, and the right fit to change the trajectory of Tater Town. They're paying over \$50,000 in property taxes, have tried to maintain the property, install fencing, and keep the homeless out. Would



like to know from Commissioner McKinzie and Darby Delsalle if a street can be named after her father, although it's not in the contract, but they can get the community's support for the street naming.

- i. Mr. Rojo stated he is in support of the street naming and the installation of a monument with a plaque on the community building.
 - ii. **Laurette Jean-** stated there's a process for street signs and she just discussed with Darby Delsalle. Support the idea of naming the recreational center after Mr. London.
- e. **Willie Brimm** – Will there be a property management team working there?
 - i. Mr. Rojo, yes.
- f. **Elouise Williams-** What about security?
 - i. **Francisco Rojo-** responded the building will be secured with cameras. The outside is a work in progress and there's limited space because of cars.
 - ii. **Justin Gilbert-** stated there's a gate to exit the property. Also, they're working on a plan to include a gated entrance and to access the buildings, and residents will need to use key fobs. There will be self-closing doors, it's only as good as the people living there.
- g. **LeAnn Barber-** stated it seems like a missed opportunity to not have certain amenities such as a coffee shop there. She asked will there be an eating facility for residents.
 - i. **Rojo-** No. Broward County communicated they wanted limited density. Funders want affordable housing units, so it's not enough space.
- h. **Jacqueline Kelly-** said she attended the homeowner's association meeting for Boulevard Gardens and brought up the floor plan. Did the County give you funding? We should have representation in the building. Feel like it's not going to benefit them, see the community changing. She said she wants the same make up of people as they have now.
 - i. Mr. Rojo- stated he sees you're upset, frustrated; but Fair Housing is very black and white. Need to look into, challenging terrain. You'll be the first to know when applications open, there will be a



banner on the building. Also, drive by, walk by, that's how people will find the building.

- i. **Llewellyn Ayton Jr.**- stated that we need this. He is glad you are doing it; he supports it 100% and this will get rid of vagrants. Will there be a retainer wall? What kind of security on the corner?
 - i. **Justin Gilbert** responded there will be a roller gate and the whole property will be gated. He pointed to the location on the handout and reminded him that plans are subject to Broward County's regulations.
 - j. **Jacqueline Kelly**- asked about parking and the floor plan. Will there be one or two spaces? Are the floor plans for review?
 - i. **Mr. Gilbert**- stated they are short 3 spots on NW 1st Street. The County doesn't want parking there. There will be 85/86 spaces.
 - ii. Mr. Rojo added that there's almost 1 parking space per unit .That works with elderly developments. There will be 93 units and approximately 85 spaces. Will make floor plans available 4 months before construction, through the office. Asked for assistance to look for an office they can rent where they can rent the apartments from, 1,500 sq ft accessible for handicap people and close to the project .
 - k. **Rev. Jesse Scipio**- inquired about pre-construction and construction job opportunities.
 - i. **Mr. Rojo**- stated that they want to reach out to folks that the HOA recommends. Managers must have experience or be willing to take training classes. They will discuss having a job fair.
 - l. **Latoya London**- asked if they would be able to attend a HOA meeting and accept applications. Can they bring the leasing staff to the HOA meeting?
 - i. **Mr. Rojo**- responded they can discuss that with management. To be most effective, the leasing staff will conduct the application process. They like people from the neighborhood, they know each other and keep residents in check.
9. **Alverine Brihm, Chair**- Mrs. Brihm thanked the Landmark Developers for their presentation. She stated she's looking for job opportunities for the BMSD, and she's concerned, don't want to have the problem as they did on the Andrews Avenue project.



10. Adjourn

MOTION: Chair Brihm thanked everyone for attending and adjourned the meeting at 8:33 pm.

Disclosure: The above captioned minutes are transcribed in a summary format. To obtain a complete audio recording of the meeting, approved summary minutes, or any presentation or handout materials, submit a public records request through Building Code Division, 954-765-4400.