

City of Fort Lauderdale

COMMUNITY REDEVELOPMENT AGENCY BOARD

Agenda

Tuesday, December 2, 2025 - 4:30 PM

*Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312*

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99



FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

DEAN J. TRANTALIS - Chair

JOHN C. HERBST - Vice Chair

STEVEN GLASSMAN - Commissioner - District 2

PAM BEASLEY-PITTMAN - Commissioner - District 3

BEN SORENSEN - Commissioner - District 4

RICHELLE WILLIAMS, Executive Director

DAVID R. SOLOMAN, Secretary

D'WAYNE M. SPENCE, Interim General Counsel

PATRICK REILLY, City Auditor

NOTICE(S):

The meeting shall commence at 4:30 PM or as soon thereafter as possible.

PUBLIC APPEARANCES BEFORE THE CRA BOARD:

If any person wishes to address the Board, the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. Speaker Cards are given to the Chair. After being recognized by the Chair, the speaker should identify the agenda item in question, indicate support, opposition, or neutrality on the agenda item, and then proceed to succinctly state the speaker's position or present information.

If an attorney, or any other person appears before the Board in a representative capacity, the attorney, or other representative the person shall sign up in Broward Center for the Performing Arts - Mary N Porter Riverview Ballroom lobby. A member of the City Clerk's Office Staff will be there to assist. After being recognized by the Chair, the speaker should identify the client(s) being represented, and identify the agenda item in question. The speaker shall then indicate the client's support, opposition, or neutrality on the agenda item and then proceed to succinctly state the client's position or present information on behalf of the client(s).

Pursuant to Section 3.13 of the Charter of the City of Fort Lauderdale, Florida, the Chair shall maintain order at all meetings, and the Police Department, upon instructions of the Chair, shall expel any person from the meeting who refuses to obey the order of the Chair in relation to preserving order at the meetings. Any person who interrupts or disturbs a City Board meeting, or who willfully enters or remains in a City Board meeting having been warned by the Chair to depart and who refuses to do so, may be subject to arrest.

AUXILIARY AIDS AND SERVICES: If you desire auxiliary aids or services or both to assist in viewing or hearing the City Board meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

NOTICE TO MEMBERS OF THE PUBLIC: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ROLL CALL

MOTIONS

- M-1** [25-1173](#) Motion Approving Minutes for November 18, 2025, Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)
Attachments: [November 18, 2025 Community Redevelopment Agency Board Meeting](#)

RESOLUTIONS

- R-1** [25-0614](#) Resolution Waiving the Maximum Funding Amount and Approving a Forgivable Loan Increase of \$195,000 under the Property and Business Improvement Program to Regal Development, Inc. for Improvements to 733 Sistrunk Boulevard; Authorizing the Executive Director to Execute All Documents Related to this Transaction; and Delegating Authority to the Executive Director to Take Certain Actions and Providing for an Effective Date - (Commission District 2)
Attachments: [CRA Board Memo 25-0614](#)
 [Exhibit 1 - Location Map](#)
 [Exhibit 2 - Broward County Property Appraiser Information](#)
 [Exhibit 3 - Project Cost Proposal](#)
 [Exhibit 4 - Architectural Plans](#)
 [Exhibit 5 - Amended Property and Business Improvement Program Agreement](#)
 [Exhibit 6 - May 13, 2025, Approved NPF CRA Advisory Board Minutes](#)
 [Exhibit 7- Resolution](#)

- R-2** [25-0945](#) Resolution Approving a \$10,000,000 Development Incentive Program Forgivable Loan, Dispersed Over Five (5) Years, to 312 NW 7th Street LLC; Accepting a Donation of Property from 525 NW 7th Terr LLC and 639 NW 9th Ave LLC; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - (Commission Districts 2 and 3)
- Attachments:** [CRA Board Memo 25-0945](#)
- [Exhibit 1 - Project Location Map](#)
- [Exhibit 2 - Broward County Property Appraiser Information](#)
- [Exhibit 3 - Developer's CRA Funding Application](#)
- [Exhibit 4 - Project Presentation](#)
- [Exhibit 5 - 10 Year Proforma](#)
- [Exhibit 6 - Project Plans and Illustrations](#)
- [Exhibit 7 - Location Map of Property to be Donated to the CRA](#)
- [Exhibit 8 - Broward County Property Appraiser Information for Property to be Dc](#)
- [Exhibit 9 - Sunbiz for 525 NW 7th Terr LLC](#)
- [Exhibit 10 - Sunbiz for 639 NW 9th Ave LLC](#)
- [Exhibit 11 - Developer and Affiliate Property Holdings in the NPF CRA](#)
- [Exhibit 12 - Florida Division of Corporations Information and Developer Operatir](#)
- [Exhibit 13 - Letter from City National Bank](#)
- [Exhibit 14 - September 9, 2025, Northwest-Progresso-Flagler Heights CRA Adv](#)
- [Exhibit 15 - Development Incentive Program Letter of Intent](#)
- [Exhibit 16 - Resolution](#)
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- R-3** [25-0947](#) Resolution Approving Modifications to the Community Redevelopment Agency Residential Façade and Landscaping Incentive Program and Renaming it the Residential Enhancement Program - (Commission Districts 2 and 3)
- Attachments:** [CRA Board Memo 25-0947](#)
- [Exhibit 1 - Residential Enhancement Program Agreement - NPF CRA](#)
- [Exhibit 2 - July 8, 2025, NPF CRA Advisory Board Approved Minutes](#)
- [Exhibit 3- Resolution](#)

PUBLIC HEARINGS

- PH-1** [25-1141](#) Public Hearing Approving the Northwest-Progresso-Flagler Heights
Community Redevelopment Agency Amended and Restated Community
Redevelopment Plan - (Commission Districts 2 and 3)

Attachments: [CRA Board Memo 25-1141](#)
[Exhibit 1 – October 14, 2025, NPF CRA Advisory Board Draft Minutes](#)
[Exhibit 2 – NPF CRA Amended Plan and ILA](#)
[Exhibit 3 – NPF CRA Existing Conditions and Blight Assessment](#)
[Exhibit 4 – Public Notices](#)
[Exhibit 5 – Resolution](#)

ADJOURNMENT