



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#26-0739

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Christopher Cooper, Acting CRA Executive Director

DATE: August 18, 2026

TITLE: Resolution Approving Development Incentive Program Funding in the Amount of \$2,500,000 to Holy Cross Hospital Inc., for the Holy Cross Comprehensive Outpatient Center, Ambulatory Surgery Center and Emergency Department at 200 East Sunrise Boulevard; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 2)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve Development Incentive Program (DIP) Funding in the amount of \$2,500,000 to Holy Cross Hospital Inc., for the Holy Cross Comprehensive Outpatient Center, Ambulatory Surgery Center and Emergency Department at 200 East Sunrise Boulevard; authorize the Executive Director to execute any and all related instruments; and delegate authority to the Executive Director to take certain actions.

Background

Holy Cross Hospital Inc. purchased a 2.15-acre site from Holman Automotive, Inc in December 2025 for \$13,000,000. The property fronts Sunrise Boulevard between NW 2nd Avenue and NW 3rd Avenue. The 45-year-old 27,226 square-foot retail center has been an automotive dealership and was last occupied by the Christmas Palace. The building was recently demolished to make way for the Holy Cross project. The site is zoned Northwest Regional Activity Center Mixed Use Northeast (NW RAC MUne) and is surrounded by commercial uses. A location map and Broward County Property Appraiser information for the site is attached as Exhibits 1 and 2.

The proposed project consists of a two (2) story Health Center consisting of:

- An 11,721 square-foot free standing Emergency Department on the first floor equipped with 12 treatment rooms and a diagnostic imaging suite including x-ray, ultrasound and CT scanning. The Emergency Department will be located on the west side of the site and will include an ambulance drop-off area;

- A 10,071 square-foot Medical Clinic, also on the first floor, with 18 exam rooms, primary care, specialty care and dedicated MRI suite; The Medical Clinic/Outpatient Center will be located on the east side of the first floor;
- A 20,000 square-foot Outpatient and Ambulatory Surgery Center on the second floor consisting of an Operating Room Suite and Outpatient Physical Therapy Suite; and
- A 141-space enclosed parking structure with two levels of parking, located on the south side of the site with a covered corridor between the garage and the health care center.

The landscape plan enhances the pedestrian environment directly at the street frontage, including shade trees consisting of native plants. The facility will have improved drainage and there will also be soil remediation performed on the site to remove some contamination from past uses. The Developer's CRA Funding Application and Project Presentation are attached as Exhibits 3 and 4.

The project architect for the new signature building fronting Sunrise Boulevard is Breitner Architecture, who specializes exclusively in healthcare architecture for leading health care systems across South Florida, including Miami Cancer Institute, the Miami Heat Orthopedic Center, Cleveland Clinic in Weston, and Fisherman's Community Hospital in Marathon. Project plans and illustrations are attached as Exhibit 5. In compliance with the City's Unified Land Development Regulations (ULDR), Holy Cross conducted a public participation meeting on August 5, 2025. A copy of their Public Participation Report is attached as Exhibit 6.

Holy Cross' goal is to broaden access to health care in a part of Fort Lauderdale experiencing rapid population growth, focusing on the Northwest-Progresso-Flagler Heights (NPF) redevelopment area. The surrounding neighborhoods, including Flagler Village, Progresso Village and Sistrunk are undergoing some of the fastest growth in the county. Downtown Fort Lauderdale population has climbed more than 35% in the past four years, while Flagler Village has more than doubled its residential base over the last decade and Sistrunk and the greater northwest community continue to grow. This ongoing development makes for an ideal location for Holy Cross to expand its reach with a modern, community-focused medical facility, which is an important part of essential community infrastructure, bringing lasting benefits to the CRA neighborhoods.

Holy Cross Health in Fort Lauderdale is a not-for-profit organization registered as a 501(c)(3) public charity, a charitable community-oriented organization that reinvests its earnings back into the communities it serves by improving medical facilities, performing clinical research and providing community healthcare services. Its mission is it operates for one purpose, to further its healing ministry as a private, health ministry sponsored by Catholic Health Ministries, treating the needs of the whole person – body, mind and spirit. Their community outreach team practices in a variety of settings, including elementary schools, community agencies, parks, temples, childcare facilities, homeless shelters and community centers, such as the L.A. Lee YMCA/Mizell Community Center where they are working in partnership with the YMCA operating the Holy Cross Health Center.

The Holy Cross Health Center at the L.A. Lee YMCA/Mizell Community Center provides community health and well-being services for the community, focusing on family medicine, primary prevention, pediatric and adult immunization, annual wellness visits, care coordination and management and school physicals. They also provide a Breast Health Care Program for the uninsured, health literacy education, HIV testing, human trafficking primary care, an opioid peer program, tobacco cessation, diabetes and obesity management, education support, and nutrition counseling.

Holy Cross is a member of Trinity Health, one of the largest nonprofit Catholic Healthcare systems in the United States. In recent reporting periods, Holy Cross provided over \$26 million in community benefits, including charity care for those unable to pay. Holy Cross facilities include a 557-bed community and teaching hospital Holy Cross Hospital, opened in 1955 and located at 1951 NE 47 Street at Federal Highway, the Holy Cross Health Plex at 1000 NE 56 Street, and more than 40 physician practices. The Holy Cross Hospital has been ranked among the best in state hospitals by Newsweek and US News and World Report. Colleagues remain central to Holy Cross Health's mission and nurses, physicians, therapists, technicians, support staff and volunteers create a culture that places patients at the center of every decision. This dedication has earned them national recognition in 2025 when Forbes named Holy Cross one of America's Best Employers for Healthcare Professionals in 2025.

The project will be constructed in two consecutive phases. The initial phase will include the entire shell structure, buildout of the Medical Center/Outpatient Center, the free-standing Emergency Department, and the parking structure. The second phase will include the buildout of the second floor for the Outpatient and Ambulatory Surgery Center. The medical specialties that will be serviced in the Center include: orthopedic, primary care, sports medicine, cardiology, and ob-gyn.

The Contractor for the project is NPL Construction who specializes in healthcare construction including Holy Cross Hospital in Fort Lauderdale, Good Samaritan Hospital in West Palm Beach, Bethesda Hospital in Boynton Beach, and numerous other hospitals across Texas and other states.

The capital investment for the entire project is estimated at \$58,826,465 for the initial phase and \$25,000,000 for the second phase.

The initial phase is an approved capital project funded through Trinity Health's system level capital program. Trinity Health is the parent not-for-profit health system of Holy Cross Health, Fort Lauderdale. The total project funding is held within Trinity Health's centralized capital treasury. As a standard for large health systems, capital funds for major construction projects are allocated and reserved at the system level and disbursed to the local operating entity through scheduled capital contributions and construction draws as project milestones are achieved. Trinity Health is only funding the initial project phase at this time and Holy Cross is currently planning for funding from Trinity Health for the second phase.

Initial Phase	
Land	\$ 13,000,000
Hard Cost	\$ 33,981,796
Soft Cost	\$ 3,110,777
Equipment	\$ 7,233,892
Streetscape, Utilities, Sidewalks	\$ 1,500,000
Total Initial Phase	\$ 58,826,465
Second Phase	
Hard Costs	\$ 11,250,000
Soft Costs	\$ 5,750,000
Equipment	\$ 5,500,000
Inflation Contingency	\$ 2,500,000
Total Second Phase	\$ 25,000,000
Total Capital Investment	\$ 83,826,465

\$1.5 million in CRA DIP funds are being allocated for the project's initial phase and \$1.0 million for the second phase. CRA funds represent less than 3% of the total capital investment and 5% of the total construction budget. Funds will be provided to Holy Cross on a reimbursement basis for hard construction costs upon project completion of the initial phase (Certificate of Occupancy) and upon completion of the Second Phase of the project. The \$2.5 million in Development Incentive Program funding will be appropriated in Fiscal Year (FY) 2026 and 2027.

Economic benefits of the project include:

- The creation of approximately 115 jobs in the initial phase, and an additional 85 jobs in the second phase, providing employment opportunities for CRA residents. Many of these are high paying jobs. A list of the jobs and projected salaries for jobs created in the initial phase are attached as Exhibit 7.
- A \$83.8 million capital investment in the CRA by Holy Cross, creating a permanent community asset, owned and managed by Holy Cross Health.
- Complementing the existing Holy Cross Health Center located on Sistrunk Boulevard to provide more comprehensive set of healthcare facilities to serve the CRA residents; and
- Contributing to the ongoing revitalization of the CRA area and having a significant economic impact on the area. The presence of Holy Cross in the Community Redevelopment Area will likely attract additional investment and additional medical providers to the CRA.

Community benefits from the project also include:

- Investment in new and specialized medical services in the CRA, and enhanced quality of healthcare to improve health outcomes for residents of the CRA and downtown Fort Lauderdale;
- Holy Cross Health is offering to fund annually two (2) to five (5) scholarships in the medical technical training programs at Broward College for residents who live in the CRA boundary; and
- Holy Cross Health is willing to make underused parking spaces in the parking garage available for other businesses or users during off-peak hours.

In addition, the project:

- Addresses the CRA Plan priorities for expanded healthcare access and improved health care outcomes;
- Brings the site up to the CRA's NW RAC zoning design standards enhancing streetscape and walkability;
- Attracts additional private investment along Sunrise Boulevard and have other economic impacts in the CRA; and
- Helps implement a CRA Plan priority of shared parking solutions to support businesses in the CRA.

The project has full development approval for both phases and approved building permits for the first phase. The project has commenced construction of site work, and the first phase of the project will be completed by Fall of 2027 (Exhibit 8). The second phase will be completed by 2029.

The Northwest-Progresso-Flagler Heights Redevelopment Advisory Board recommended approval of this item by a vote of six (6) to four (4) at their meeting on July 14, 2026. A copy of the draft minutes of the meeting is attached as Exhibit 9. A copy of the Development Incentive Program Agreement is attached as Exhibit 10 and the Resolution is attached as Exhibit 11.

Consistency with the NPF Community Redevelopment Plan

The Community Redevelopment Plan envisions leveraging capital improvements and redevelopment momentum to support community facilities. It recognizes the importance of investing in people and place simultaneously. The redevelopment initiatives within the CRA are crafted to improve the physical, economic and social fabric of the area while minimizing negative impacts. The Plan affirms a strong commitment to inclusive, resilient and community-centered redevelopment, ensuring the revitalization offers uplift, protect neighborhood identity and enhances the overall quality of life throughout the CRA.

The Plan is ultimately about balance and inclusion. It provides flexible tools in guiding initiatives that enable the CRA and partners to respond to market shifts, neighborhood needs and community input. With a strong public-private vision, the CRA is well positioned to become a model of inclusive development.

Resource Impact

There is a fiscal impact to the CRA in the amount of \$2,000,000 in Fiscal Year (FY) 2026 in the account listed below.

Funds will be spread over two years totaling \$2,500,000. Future fiscal year expenditures are contingent upon approval and appropriation of the annual budget. It is intended that future appropriations for FY 2027 will total \$500,000.

<i>Funds available as of July 15, 2026</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-40-4203- CRA092604	Development Incentive	Other Operating Expenses Expense/Redevelop ment Projects	\$2,000,000	\$2,000,000	\$2,000,000
TOTAL AMOUNT ►					\$2,000,000

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community, We Are Prosperous, and We Are United

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

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 - Project Plans and Illustrations

Exhibit 6 - Public Participation Report

Exhibit 7 - Phase 1 Jobs and Salaries

Exhibit 8 - Project Schedule

Exhibit 9 - July 14, 2026, NPF Redevelopment Advisory Board Draft Minutes

Exhibit 10 - Development Incentive Program Agreement

Exhibit 11 - Resolution

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