

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED
MARCH 15, 2016

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and the
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Special Thanks to all the Staff from the following departments for their unique contributions to the amending of the Plan.

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SECTION 1

INTRODUCTION AND BACKGROUND

This is the Community Redevelopment Plan ("Redevelopment Plan") for the Northwest - Progresso - Flagler Heights Community Redevelopment Area (NPF CRA). The original version of this Plan, known as the Northwest Progresso Flagler Heights Redevelopment Plan, was adopted by the Fort Lauderdale City Commission on November 7, 1995. An update to the original plan was adopted by the Fort Lauderdale City Commission on May 15, 2001. A Plan amendment for expansion of the CRA Boundary was completed in 2002 and a minor amendment to add three new project based activities was done in August 2013. References herein to the "Plan" are to the 2001 Plan as amended by those updates.

A. COMMUNITY REDEVELOPMENT AREA DESCRIPTION

Exhibit 1 hereto provides a Boundary Map of the NPF CRA.

General Description

The NPF CRA is generally located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, which is excluded.

The entire NPF CRA is located within a former State Enterprise Zone, and the northeast portion of the area is within the Fort Lauderdale Downtown Regional Activity Center (RAC).

For purposes of land development planning, and for reviewing the scale, character, densities and intensities of the land use within the NPF CRA, the area is further described by its two most distinctive subsections -- the Northwest District, and the North Lauderdale, Progresso and Flagler Heights Areas, referred to as the Flagler Heights RAC Area. The boundaries of these subsections are generally described below.

Northwest District

The Northwest District Area generally consists of the Dorsey-Riverbend, Durrs, Home Beautiful Park, and the City View neighborhood area. It is contiguously located to the east of the Broward Central County Community Redevelopment Area, west of the Flagler Heights RAC Area, and northwest of the City's Downtown Central Business District.

The boundary for the Northwest District is West Sunrise Boulevard on the north, Andrews Avenue to the east, West Broward Boulevard on the south, and on the west by the corporate limit line, and also includes the area starting at the intersection of the FEC Railroad and N.W. 7th Street to Sunrise Boulevard, and between Andrews Avenues and the FEC Railroad. The area south of this intersection that overlaps with the Flagler Heights RAC Area between Andrews Avenue and the FEC Railroad is excluded.

Flagler Heights RAC Area

The Flagler Heights RAC Area generally consists of all or a portion of the Flagler Heights neighborhood areas. It is contiguous to the east of the Northwest District and north of the City's Downtown Central Business District. It is to be noted that Exhibit 1 shows the Flagler Heights RAC Area as it relates to all portions of the Downtown Regional Activity Center area that is within this portion of the NPF CRA, including that portion west of the FEC Railroad that is also within the Northwest District. The traditional boundary of the Flagler Heights neighborhood area is Sunrise Boulevard on the north, Federal Highway on the east, N.E. 4th Street on the south, and the FEC Railway on the west.

NPF CRA Legal Description

The NPF CRA has been legally described as that area of the City of Fort Lauderdale lying in Sections 2, 3, 4 and 5, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

All of Said Section 5 lying easterly of the corporate limits of the City of Fort Lauderdale, as described in Chapter 65-1540, Florida Statutes and in City of Fort Lauderdale Ordinance C-75-41; together with all of said Sections 3 and 4 lying south of the south right-of-way line of Sunrise Boulevard; together with all of that portion of said Section 2 lying West of the westerly right-of-way line of North Federal Highway and South of the south right-of-way line of Sunrise Boulevard; less and except that portion of said Section 3, being bounded on the west by the east right-of-way line of North Andrews Avenue, on the south by the south line of said Section 3, on the east by the east line of said Section 3 and on the north by the south right-of-way line of Northeast 4th Street; with the inclusion of the "Konover Parcel" bounded on the South by the north right-of-way line of West Broward Boulevard, bounded on the West by the east right-of-way line of Northwest 25th Avenue, bounded on the North by the south line of "R.E.B. Plat", Plat book 74, Page 43, of the Public Records of Broward County, Florida and bounded on the East by the west line of the east half of the east half of said Section 5, located on the north side of West Broward Boulevard between I-95 and Northwest 27th Avenue.

B. REDEVELOPMENT LEGAL AUTHORITY

This Community Redevelopment Plan has been prepared in accordance with Part III, Chapter 163; Florida Statutes entitled the Community Redevelopment Act (Redevelopment Act), which confers upon local governments certain powers to plan and execute redevelopment activities and programs.

Delegation of Powers

The Board of County Commissioners of Broward County, Florida ("BCC") adopted Resolution No. 89-1132 on April 11, 1989, delegating to the City of Fort Lauderdale the redevelopment powers of the Redevelopment Act for such programs operating within the

corporate limits, subject to the review and approval by the BCC of the City's Community Redevelopment Plan and any amendments thereto.

Finding of Necessity

City of Fort Lauderdale City Commission Resolution No. 95-86 adopted on June 20, 1995, found the Northwest - Progresso - Flagler Heights Community Redevelopment Area to be impaired by a combination of factors and conditions indicative of blight, as that term is defined in the Redevelopment Act, and authorized the preparation of a Community Redevelopment Plan in order to identify and develop plans and activities designed to eliminate and prevent the spread of blighting conditions and to develop workable program to aid in its rehabilitation, conservation, and redevelopment.

Powers and Authority

The Fort Lauderdale City Commission for and on behalf of the City of Fort Lauderdale, and when acting separately in its capacity as the Board of Commissioners for the Fort Lauderdale Community Redevelopment Agency, reserves for itself, its officers, employees and agents, all the powers, duties and responsibilities vested to it and provided by the Redevelopment Act to carry out the purposes and intent of this Redevelopment Plan, including the use of the power of eminent domain.

It is the intent of the City of Fort Lauderdale ("City") and the Fort Lauderdale Community Redevelopment Agency ("CRA") that whenever reference is made in this Redevelopment Plan to City or CRA in undertaking or exercising some of the power or authority granted by the Redevelopment Act, then such power and authority are deemed to have been granted and exercisable in connection with the implementation of this plan.

This Plan updates and amends the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the "Original Plan") and incorporates the amendments from the May 2001 update. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of the Plan Update. Nothing in the Plan Update is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of Plan Update may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

This Plan contains provisions that contemplate actions to be taken by the City of Fort Lauderdale, including the City Commission or various agencies, departments or boards of the City. While the City Commission has adopted this Plan, any actions to be taken by the City constitute recommendations that will require action to be taken by the City to approve and authorize implementation of any such actions.

C. SUMMARY OF HISTORICAL COMMUNITY NEEDS

The Northwest District has been the focus of study and planning since at least the early 1960s. While many improvement programs have been designed and implemented, there is no dispute among community and neighborhood leaders of the need for continuing to concentrate programs for improvement in this area.

In May 1987, the City conducted a Charrette with neighborhood residents in the Northwest District to discuss community needs and to help create a vision for the area to further refine and help guide the planning and redevelopment. Problems identified by the Sistrunk Charrette included: incompatible adjacent land uses without adequate buffers; poor street alignment of north and south roadways; lack of adequate off-street parking; lack of adequate vehicle speed controls; poorly maintained and deteriorating buildings; the need for improved streetscape; lack of affordable housing; and the lack of public-private reinvestment incentives to retain or attract neighborhood-based businesses. Unemployment and lack of private investment in the community have historically been ranked by the area residents as the primary barriers to sustainable improvement. On October 3, 1989, the city adopted the Safe Neighborhood Plan for the Northwest Neighborhood Improvement District, which provides extensive analysis, strategies, and recommendations on accomplishing the vision set forth by neighborhood residents at the Sistrunk Charrette. The Safe Neighborhood Plan and the Northwest Neighborhood Improvement District no longer exist; however, this information remains for historical perspective.

Several studies during the 1980s involving the North Lauderdale Progresso area and its relationship and interaction with the Central Business District were conducted. In May 1985, a report to the City Commission found major problems in the area to include: transient population, with no active neighborhood association or crime watch program; lack of property maintenance, both with buildings and overgrown lots; code violations perpetuated by low owner occupancy and deferment of maintenance by absentee owners; inconsistent and incompatible land use; inflated property values caused by speculation due to the area's relationship to the downtown. In February 1989, a Charrette for the North Lauderdale - Progresso area was conducted. Among the other important recommendations involving improved development regulations and code enforcement, were recommendations to establish both a Safe Neighborhood Improvement District and a Community Redevelopment District in this area.

Between 1990 and 1991, two community workshops and a series of smaller stakeholder meetings and interviews were conducted with residents and property owners of the Fort Lauderdale Downtown Regional Activity Center, which includes the urban core and its adjoining sub area. Optimizing the potential of underdeveloped areas such as the North Lauderdale - Progresso - Flagler Heights neighborhood was identified among the many important issues and concerns to be addressed. In 1992, an urban design study called "A Vision for the City Center: Fort Lauderdale Regional Activity Center" was presented. It lays the groundwork for the preparation of more relevant development regulations, and sets forth urban design concepts that translate the aspirations of the community and individual stakeholder into a physical representation of the overall theme contemplated in achieving the vision for the future of the Regional Activity Center.

City, County, and community officials have worked to reform the City's zoning and development regulations, and to further complete the study and analysis necessary to formulate a program of redevelopment for the NPF CRA. In 1999, the CRA evaluated the progress in the district, established additional objectives, and updated targeted project areas. The CRA Board adopted policies and programs to implement the established goals of the agency and began meeting monthly to focus on issues solely associated with the CRA district.

Targeting private sector partners became a priority for the CRA. Financial incentives were packaged and partnerships formed with local lending institutions. Master plans for the Midtown Business District the area located between N.W. 15th Avenue and the FEC Railroad Tracks, and the Flagler Heights areas are underway that include zoning revisions and other initiatives to support redevelopment.

Also, to ensure the CRA remains focused on the redevelopment objectives within this plan, a Strategic Plan was produced that identifies short term goals and objectives and will be updated annually to monitor progress. Tax increment financing may be used anywhere within the Community Redevelopment Area as determined in accordance with the annual Strategic Plan.

As the CRA district, as well as the City in general, continues to evolve, additional programs and projects are being proposed that will address current and future needs. For example, major strides have been made in relation to identifying transportation and mobility needs enabling the Agency to take an active role in the development of transit initiatives. Considering the increase in residential development safety and security of residents and future businesses warrants investment in CPTED (Crime Prevention Through Environmental Design) and other security driven initiatives including public camera systems, public safety and security measures and increased lighting levels and code enforcement programs. Finally, new and expanded quality of life programs and projects will be included in the CRA Plan that include but are not limited to marketing and events activity to generate awareness of the District's growing economy, art and public enhancements to parks and public spaces, community gardens and urban forestry programs, and health related projects and programs and other initiatives related to land, real estate development, parking and other development driven initiatives.

D. REDEVELOPMENT GOALS AND OBJECTIVES

This part of the Plan provides background and summations on visions that have been developed and recognized over the years for the various major subsection of the NPF CRA, an enumeration of the goal, objectives and policies of the Future Land Use Plan, and the redevelopment plan objectives for this Redevelopment Plan.

Effects of other Studies and Plans

This Redevelopment Plan has been prepared after review and analysis of other data, information, studies, and plans existing at the time of preparation and adoption.

Taken into account during the preparation of this Redevelopment Plan were: 1) the City's "Safe Neighborhood Improvement Plan for the Northwest Improvement District," adopted October 3, 1989; 2) the "City of Fort Lauderdale Comprehensive Plan: Future Land Use

Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013 and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District (as of 2015, the Safe Neighborhood Improvement Plan and the Northwest Neighborhood Improvement District no longer exist). Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

- Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.
- Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, climate change adaptation, facilitation of all types of housing, including, but not limited to, low and moderate-income housing, and land assembly program in the NPF.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts, and initiatives being implemented in both the Northwest District Area and the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide additional legal and financial resources bundled around a basic improvement program designed to stimulate, foster or provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation, and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

SECTION 2

SOCIO-ECONOMIC AND PHYSICAL CONDITIONS

A. NEIGHBORHOOD CONDITIONS AND SOCIO-ECONOMIC FABRIC

The two areas within the CRA - the Northwest District portion and the Progresso/Flagler Heights RAC portion — are significantly distinct neighborhoods. While the population in the Progresso/Flagler Heights RAC increased between the years 1990 – 2000 by 12%, the population in the Northwest District portion declined by 23%. The two areas also differ in levels of racial and economic diversity and the condition of the housing stock. Both areas contain a large amount of vacant or underdeveloped land that contributes to the distressed character of the CRA as the following evaluation further supports.

For updated (2010) Socio-Economic and Housing Conditions, see Exhibit 2 (2010 Socio-Economic and Housing Conditions)

Neighborhood Conditions

The City's 1995 Neighborhood Conditions -Study and Finding of Necessity Report examined the conditions of structures and other environmental factors within the NPF CRA. From the building conditions survey, 73% of all structures (3,389) evidenced varying degrees of disrepair with 28.5% rated deteriorating or dilapidated. The latter are conditions that warrant demolition or major rehabilitation. Additionally, the study identified that 36% of all sites (3,823) within the area form isolated patinas of vacant land. These lots are a combination of stand-alone undeveloped lots and vacant lots under the same ownership to adjacent improved lots. Non-conforming vacant lots or underdeveloped properties have long been recognized as a key indication of blight. Also, the survey of environmental factors assessing physical impacts to all sites (3,823) analyzes typical indicators of neighborhood distress and identifies a range of potential deficiencies warranting further study and planning for appropriate corrective action. Problems with incompatible land use, particularly as they affect the residential characteristics and structure of the neighborhood, are clearly documented. The disproportional relationship of crime affecting the neighborhood in comparison to the overall City is also substantiated.

Population

The 1990 Census estimates the total population for the NPF CRA at 16,055 persons, 10.8% of the City's year round population of 149,377 persons. The Northwest District, with a total estimated population of 14,220, has maintained a predominant minority resident population for decades. The 1990 Census indicated that more than 32% (13,392) of the total Black population of the City (41,997) resided in the four census tracts which comprise the Northwest District Area. In 1990, more than 94% of the total Northwest District residents (14,220) are Black, and 63% of residents of the Flagler Heights RAC Areas of the NPF CRA are Black.

The residents of the Northwest District, in general, have significantly different demographic characteristics than the City as a whole. In 1990, 34% (4,897) of Northwest District residents were under the age of 18 compared to 19% (28,056) citywide. This indicator is still higher than the citywide average for the Progresso/Flagler Heights RAC, at 26% or 567 persons.

Education and Employment

The distribution of education and employment is equally dissimilar. For persons 18 years of age and older, 73% (88,960) were high school graduates citywide with only 37% (2,288) of Northwest District residents and 49% (278) of the Progresso/Flagler Heights RAC residents being graduates. Educational attainment affects the kind, quality, and longevity of obtainable employment. Northwest District residents 16 years of age and older had an unemployment rate of 15.7%, compared to the City unemployment rate of 6.7%. Residents of the Progresso/Flagler Heights RAC portion of the NPF CRA had an unemployment rate of 9.1%, which is still significantly above that of the City.

Income

Income is affected in a similar fashion. Five of the six census tracts in the City that have median incomes below 70% of the City's median income are located in the Northwest District. In addition, 28% of all families below the poverty level reside there. Nearly four times as many families within the Northwest District (49% or 6,817) had incomes below the poverty level in 1990 compared to the City as a whole (17% or 24,793). Throughout the City, 5% of the households receive public assistance compared to 17.4% of the residents within the Northwest District. In contrast, 7.4% of the Flagler Heights RAC Areas receive public assistance. In addition, while 50% of the City's female-headed households with children under the age of 18 have incomes below the poverty level, 60% of those households in the Northwest District and 55% of the Progresso/Flagler Heights RAC residents fall into that category.

Circumstances for residents within the district are compounded by a high proportion of youth in the population, low educational attainment, and high unemployment rates. This situation may be even more severe, because minority youth unemployment is even higher. The 1995 Florida Department of Labor and Employment Security estimates that youth unemployment may be as high as 40%.

Housing

The Northwest District portion of the NPF CRA contains the highest proportion of substandard private housing of any area in the City. Throughout the area, blighting influences evolved during the four decades prior to the early 1980s. The degree to which this condition still exists in 1995 is indicated by a review of the City's records of building and zoning violations within the district. While the CRA contains only 8% of the total housing units and 8% of the occupied housing units in the City, one-third of all vacant, boarded-up housing units are located within the NPF-CRA boundaries.

The rate of home ownership has declined throughout Broward County since 1960. While the same is true for the City, it consistently has had the lowest rate of home ownership among the major cities in the County. The home ownership rate for the City was 56.2% in 1980. But by 1990, according to the census data, the rate had declined to 33.4%. The home ownership rate for the NPF CRA is well below the • City's rate, with only 20% of the units occupied by owners.

The 1990 Census data used in this analysis and additional indicators of the socio-economic fabric of the NPF CRA is shown in Table 2-1.

TABLE 2.1

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	149377	16055	10.8	13882	86.5	2173	13.5
Total # Households	66440	5466	8.2	4658	85.2	808	14.8
Persons 0-18 Yrs of Age	28056	5464	19.5	4897	89.6	567	10.4
Persons Age 65 + Over	26562	1332	5.0	1227	92.1	105	7.9
# High School Graduates	28905	2044	7.1	1693	82.8	351	17.2
# Persons Employed	72643	5682	7.8	4635	81.6	1047	18.4
# Persons Unemployed	5208	972	18.7	840	86.4	132	13.6
Median Household Income	27239	12500	45.9	12500	NA	12500	NA
# Households Below 80% of Median	27577	4031	14.6	3346	83.0	685	17.0
# Households With Earnings	47903	3964	8.3	3239	81.7	725	18.3
# Households Receiving Public Assistance	3290	872	26.5	802	92.0	70	8.0
# Persons Below Poverty Level	24793	7408	29.9	6584	88.9	824	11.1
Year Round Housing Units	81268	6349	7.8	5353	84.3	996	15.7
# Occupied Housing Units	66440	5466	8.2	4658	85.2	808	14.8

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	36144	1089	3.0	1004	92.2	85	7.8
# Renter-Occupied Units	30296	4377	14.4	3654	83.5	723	16.5
Mean Contract Rent	447	315	70.5	291	92.4	363	115.2
Mean Housing Value	159900	55483	34.7	52550	94.7	61350	110.6
# Occupied Unit With Complete Plumbing	66056	5705	8.6	4905	86.0	800	14.0
# Units Lacking Complete Plumbing	472	107	22.7	85	79.4	22	20.6
# Renter-Occupied Units Lacking Complete Plumbing	299	61	20.4	49	80.3	12	19.7
# Units Overcrowded	5469	1370	25.1	1150	83.9	220	16.1
# Renter-Occupied Units Overcrowded	4012	1230	30.7	1015	82.5	215	17.5
#Unit Overcrowded But With Complete Plumbing	4810	1181	24.6	1024	86.7	157	13.3
# Substandard Units	5282	1288	24.4	1109	86.1	179	13.9
% Substandard of Occupied Units	8.0	23.6	24.4	23.8	20.3	22.2	3.3

B. PUBLIC UTILITIES AND MAJOR INFRASTRUCTURE NEEDS

The NPF CRA is served by all public utility companies licensed to operate within the City providing electric power, natural gas, landline telephone service, and cable television. All utility lines are within recorded easements or rights of way.

An analysis was conducted of the entire NPF CRA to determine the adequacy of existing major infrastructure and to identify projected needs based on anticipated redevelopment and planned growth. Major infrastructure elements were categorized into water, sanitary sewer, and storm drainage. Other more general analysis included lighting, curbs and gutters, and sidewalks. Illustrative maps and cost estimates were prepared in order to show the relative area of needs and as a part of developing the Redevelopment Program for the NPF CRA.

Water System

The utility service offered by the City provides facilities to carry water that provides adequate water pressure as well as fire protection service. The analysis of the Water System for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations are provided as Exhibits to the Redevelopment Plan, and summarized as follows:

- Exhibit 3: NPF Water Mains - Overview summarizes locations for all sectors including the Northwest Residential Areas.
- Exhibit 4: NPF Water Mains - Sistrunk Corridor Area provides detail on locations within this sector.
- Exhibit 5: NPF Water Mains - Progresso Commercial Revitalization Area provides detail on locations within this sector.
- Exhibit 6: NPF Water Mains - Flagler Heights RAC Area provides detail on locations within this sector.

Northwest Residential Areas: 2 inch and 4 inch water mains have been replaced in the Franklin Park areas (i.e., west of 1-95). Remaining water main replacements in the area are programmed for 2003-2005, subject to change. Progresso Commercial Revitalization Area (now referred to as the Progresso Area) water main replacements will likely be constructed in conjunction with sanitary and storm sewer improvements in that area.

Sistrunk Corridor Area: A water main has been installed that is adequate to meet the corridor's current needs, including new development generally consistent with existing scale and building heights. However, should more intense or dense development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: To meet the anticipated needs of this light industrial area for fire service and water demand, upgrades to the water system to 10 and 12 inch mains will need to be provided. Upgrades to support renovations to existing buildings and new commercial development are typically passed on to the developer-owner.

Flagler Heights RAC Area: The neighborhood areas of this sector will be adequately served by the current work programmed under the City's CIP. To allow the more intensive commercial and mixed-use development projected to occur along the major corridors of this area, an upgraded water main system of 10 to 12 inch mains will need to be installed to provide for the increased capacity needed for water demand and fire suppression service. Upgrades to support new commercial development are typically passed on to the developer-owner. As an inducement to redevelopment, consideration to publicly fund all or some of these improvements may be appropriate for inclusion in the CRA's funding program.

Between 2010 and 2015, an influx of new residential development has occurred in the Flagler Heights area, and as anticipated, certain CRA funds were utilized to assist in the utility upgrades.

Sanitary Sewer System

The City Administration is currently developing a variety of proposals that may result in a dramatic change in City policy with respect to the responsibility for payment of the installation of sanitary sewers in un-sewered areas of the City.

City Building Officials currently estimate that 95% of the residential community within the NPF CRA that have gravity sewers are properly connected. The analysis of the sanitary sewer system for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations provided as Exhibits to the Redevelopment Plan, and are summarized as follows:

- | | |
|-------------|---|
| Exhibit 7: | NPF Sanitary Sewers - Overview summarizes locations for all sectors including the Northwest Residential Areas. |
| Exhibit 8: | NPF Sanitary Sewers - Sistrunk Corridor Area provides detail on locations within this sector. |
| Exhibit 9: | NPF Sanitary Sewers - Progresso Commercial Revitalization Area provides detail on locations within this sector. |
| Exhibit 10: | NPF Sanitary Sewers - Flagler Heights RAC Area provides detail on locations with this sector. |

Northwest Residential Areas: The residential neighborhoods within the Northwest District have a sufficient gravity sewer system to serve the community with the exception of the northeast area bounded by N.W. 3rd Avenue to the FEC Railroad, and from Sistrunk to Sunrise Boulevard. This area is presently on septic tanks. From an environmental consideration, gravity sewer systems are more ecologically sound than septic tanks. With inadequately maintained septic tanks there is the concern that sewage material may leach out into the soil and penetrate the ground water, whereas a properly operating gravity system will handle, transport and process sewage material into treated effluent that is injected into rock strata far below the ground water strata.

Sistrunk Corridor Area: The present sanitary sewer system is sufficient to address the current and projected demands of this area. However, should more intense or dense development be

proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: At present, this sector is served by septic tanks. In order to attract new business and to meet the current health code requirements, a new gravity sewer system should be installed for this area. Applicable health code requirements stipulate that any new development within a 1/4 mile radius of a gravity sewer system be required to connect to that system. Therefore, in order to avoid multiple private force mains in the City's public right-of-way and to better serve the economic redevelopment of this area, a new gravity sewer system is recommended.

Progresso RAC Area: This sector is adequately served by a gravity sewer system with the exception of N.W. 5th and N.W. 6th Avenues. It is anticipated that as this area commercially redevelops, that private developers-owners will provide the necessary upgrades to the sewer system to meet the needs of these businesses.

Storm Drainage System

The storm drainage system for the NPF CRA has been analyzed, and an illustrative map that graphically identifies problematic locations where maintenance or some improvements to the system are needed is shown in the Exhibits to the Redevelopment Plan and summarized as follows:

Exhibit 11: NPF Storm Drainage - Overview summarizes locations for all sectors of the major programmatic areas in the plan.

Northwest Residential Area: The northwest neighborhood areas are presently served with positive and exfiltration storm drain systems. These systems are providing adequate service to all areas with the exception of the area bounded by N.W. 9th Avenue to N.W. 15th Avenue and from Sistrunk Boulevard to Sunrise Boulevard. In this area it is recommended that a program be established to clean sand infiltrated storm drain lines in order to correct conditions preventing this section of the system from operating properly. In addition, a program is recommended to re-establish the swales existing in these areas in order to enhance drainage capabilities and reduce the infiltration of sand into the storm drain system.

Sistrunk Corridor Area: The present storm drain system is sufficient to address the current and projected demands of this area. However, should more intense or dense development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: Currently, this sector is served predominately with a positive drainage system. Although this system provides adequate service to the area, improper dumping and illegal connections have created water quality problems affecting the system. Initiation of intense code enforcement in this sector is recommended as a means to properly rectify problems presently impacting the system.

Flagler Heights RAC Area: The present storm drain system is not sufficient to address the current and projected demands of this area. TIF funds may be needed to assist in system upgrades.

Other Systems and Facilities

Streets: For roadways under the City's jurisdiction, which includes all the residential streets within the NPF CRA, the City provides funds in its CIP program for resurfacing. All such streets within the City are on a 15-year program for resurfacing. The City provides ongoing maintenance of its roadways.

Street Lights: The NPF CRA intends to assist in meeting the City's policy for lighting streets as established by the Florida Department of Transportation specifications for residential and commercial areas. Minor deficiencies will be corrected in accordance with the City's franchise agreement with Florida Power and Light.

Curbs and Gutters: Curbs and gutters do not exist in most of the residential neighborhoods within the Northwest District of the NPF CPA, and are not encouraged. Curbs and gutters prevent the proper use of swales that were intended for drainage through natural percolation in lieu of positive storm drain systems which would carry potential volatile materials such as oil to outfalls that are typically emptied into rivers and streams. Such practice could cause potential ecological problems with the natural habitat of these waterways.

Sidewalks: A field survey was conducted to determine the approximate locations where sidewalk systems are not present within the residential neighborhoods of the NPF CRA. Those areas without sidewalks in the Northwest District are mostly in the residential areas north of Sistrunk Boulevard and west of I-95. In the residential section of the Flagler Heights RAC Area, almost no sidewalks exist along the residential streets. As the urban village concept for the Flagler Heights Area is defined, sidewalks and pedestrian amenities are envisioned to become a priority. Tax increment funds of the CRA may be needed to fund such improvements. Installation of sidewalks can be controversial in older neighborhoods that have previously existed without them.

C. VEHICULAR AND PEDESTRIAN CIRCULATION

Sunrise Boulevard and Broward Boulevard border the NPF CRA on the north and south while Federal Highway borders the east. All three are major arterial highways serving the regional transportation network. All three facilities operate over capacity in the NPF CRA vicinity. Andrews Avenue as a minor arterial highway provides the east-west separation of the two areas while Sistrunk Boulevard as a major collector highway links the Northwest District and the Flagler Heights RAC Area from east to west. N.E. 3rd Avenue running north-south through the center of the Progresso/Flagler Heights RAC is also a major collector.

Broward Boulevard particularly generates cut-through and speeding traffic within the Northwest District from motorists attempting to avoid delays during the peak hours. These facilities carry large volumes of Broward County Transit ridership, and are primary destination routes. All three streets have paved sidewalks, but the amount of traffic combined with the pedestrian volumes creates potentially hazardous and unsafe conditions.

Sistrunk Boulevard is the main thoroughfare of the Northwest District. It is both a gathering place and the center of the neighborhood commerce. In addition, Sistrunk Boulevard is a heavily traveled roadway facility, and potentially poses the most severe transportation problem affecting the entire area. All of these streets have high accident frequency rates that create an unsafe condition for accessing the neighborhoods for local residents as well as visitors to the area. The high volume of pedestrian and

vehicular traffic into the neighborhoods also creates easy and plentiful access by outsiders, increasing the likelihood of occurrences of crime.

One of the planning techniques that has been utilized to change these facilities is the elimination of direct access to many local roads by the construction of cul-de-sacs, which reserves major access points through existing signalized locations. This technique should continue to be utilized as conditions warrant as well as measures to improve traffic signalization and cure poor alignments.

Sistrunk Boulevard

Although Sistrunk Boulevard operates well within its capacity, since it is the only facility between Sunrise Boulevard and Broward Boulevard, which goes under 1-95, it plays a significant role in the regional roadway system for the City. Traffic comes from both the neighborhood and commuters, leading to speeding and to cut-through traffic through other residential streets in the area. In addition, while its cross section is adequate to serve existing traffic volumes, there are numerous safety problems, including the large number of curb cuts and poor alignments.

While pedestrian traffic is extremely heavy on Sistrunk, there is insufficient walkway capacity, causing large numbers of pedestrian accidents. Additionally, there continues to be a severe parking shortage along this facility. Recommendations for improvements to this facility continue to include provisions for signage, utility placements, bus bays, and other auto and pedestrian safety features. New developments along Sistrunk Boulevard would be required to include sufficient parking; however, additional parking can be created at properly distanced locations to accommodate under-served existing uses. While the City has recently completed a well-designed streetscape program for the corridor, this program is recommended to be continued and expanded to provide additional enhancements to foster a pedestrian friendly environment for the area. Elements of the program could include additional paver blocks at major intersections as well as decorative improvements to the curb, gutters and sidewalks in the area, and improved signage addressing safety and identification needs of the neighborhood.

This section was retained from the 2001 Plan update:

Over the last several years, recommendations to improve the pedestrian and neighborhood business environment of the Sistrunk Corridor have suggested that this section west of Andrews Avenue to the corporate limits be converted from a four-lane divided road (2 lanes in either direction) to a two-lane divided road (1 lane in either direction), which would provide additional right-of-way to construct expanded sidewalks and other improvements to accomplish this objective.

Traffic counts taken in April 1995, along this section of Sistrunk suggested that an alternative strategy would be a proposal to allow for off-peak parking similar to that successfully allowed on East Las Olas Boulevard. These counts demonstrated that traffic flows along Sistrunk Boulevard vary during the day, and that four lanes were not needed at all times. The proposal was agreed to by Broward County that has jurisdiction on Sistrunk Boulevard. However, due to the speed of the traffic and the lack of indicators that allow on-street parking, vehicles are not parking on the street. At the time of the adoption of this Plan, the City with the help of a consultant is revisiting options for creating a truly pedestrian environment along the Sistrunk Corridor.

According to the Monthly Project Report for CIP project P10448 Sistrunk Streetscape and Enhancement, the construction was completed in January 15, 2013. Broward County fully accepted the project, closeout paperwork sent to FDOT/LAP was approved and final payment was provided to the General Contractor as of October 1, 2013. The major streetscape project included upgraded lighting, sidewalks and landscaping along Sistrunk Blvd and between US 1 and NW 27th Avenue.

There remains another phase of this project called P 12096 - Sistrunk Enhancement Phase II- Underground Utilities. This project provides for the undergrounding of FPL electric distribution lines along Sistrunk Blvd from NW 9 Ave to N Andrews Ave. At the time of this update there is \$750,000 in the project account for this project. There has been no progress to date made with this project.

N.W. 7th/9th Avenue Connector

The N.W. 7th/9th Avenue Connector had been proposed for many years as an important roadway improvement having significant regional, local and neighborhood area benefit. As part of a proposed transportation master plan designed to improve roadways and traffic flow from Sunrise Boulevard to Las Olas Boulevard, the connector portion of the proposed roadway was planned to provide a divided four lane highway connecting N.W. 9th Avenue south of Sunrise Boulevard to N.W. 7th Avenue in the general vicinity either south or north of Sistrunk Boulevard. This project as originally approved has been determined infeasible because of increased cost. The remainder of this section is kept as it was written in the 2001 Redevelopment Plan for historical perspective.

Traffic conditions in the general corridor area vary considerably. Because N.W. 7th Avenue and N.W. 9th Avenue have available traffic capacity in this vicinity of the corridor, the proposed connector has the potential to divert traffic from the overcapacity roadways such as Sunrise Boulevard, Broward Boulevard and Federal Highway. In addition to improving north-south traffic flow and reducing accidents affecting both pedestrian and vehicular traffic, the improvement will have other positive benefits by stimulating redevelopment and revitalization efforts within the NPF CRA.

A summary of identified benefits of the N.W. 7th/9th Avenue Connector Project follows:

- Improve traffic capacity and traffic flow into downtown Fort Lauderdale thereby relieving over-capacity roadways.
- Improve traffic capacity and traffic flow into major public facilities such as the Performing Arts Center, the Museum of Discovery and Science, and the proposed New World Aquarium.
- Provide a stimulus to important redevelopment efforts by improving traffic flow in connection with the Northwest Redevelopment, including the proposed Northwest Branch Post Office, and the Northwest Branch Medical Facility.
- Reduce traffic accidents within the corridor area due to improved traffic flow and intersection improvements.
- Improve community cohesion and quality of life by reducing cut-through traffic within the residential areas.
- Provide, through right-of-way acquisition, opportunities to correct incompatible land use between existing residential and industrial uses within the proposed corridor area.

As demonstrated above, the implementation of the N.W. 7th/9th Avenue Connector Project will significantly improve the regional transportation network while producing considerable additional benefits consistent with the improvement plans for the neighborhood area.

Flagler Heights RAC Area

Field studies carried out in connection with the master planning process for the entire Downtown Regional Activity Center have identified major roadways within the RAC that are best suited to encourage pedestrian activities while others that best serve as major vehicular corridors. By identifying those streets best suited primarily for pedestrian oriented commercial uses at the ground floor level and those streets best suited for providing visual appeal to the motorist and safe access for the pedestrian, it is felt that the City can better plan the types of uses and development to be permitted along these major arterial and collector roadways.

At the time of the adoption of this Plan Update, the City's Office of Community and Comprehensive Planning is in the process of creating a street hierarchy for the entire Progresso/Flagler Heights Area.

The development of streetscape design standards is anticipated to be recommended after Redevelopment Plan adoption in order to introduce street furniture, landscaping, and other special design elements that will help create either pedestrian-oriented or image-oriented environments envisioned for these streets. As relates to this Redevelopment Plan, prioritization of such a program for Sistrunk Boulevard to include the proposed image enhancement features east of Andrews Avenue and the pedestrian-oriented features west of Andrews Avenue would serve as an excellent project to help unify and link the efforts of the Northwest District and Flagler Heights RAC Area of the NPF CRA. Other important areas of emphasis for the Flagler Heights RAC Area are improvements to Andrews Avenue and N.E. 3rd Avenue.

SECTION 3

DEVELOPMENT REGULATIONS AND CONTROLS

The NPF CRA is approximately 1,298 acres, of which 1,103 acres are within the Northwest District and 195 acres comprise the Flagler Heights RAC Area. Within the NPF CRA are approximately 4,331 tax parcels of land containing approximately 3,451 buildings and 5,206 dwelling units, according to the 1995 records of the Broward County Property Appraiser's Office.

A. LAND USE AND ZONING

Analysis of the previously approved Land Use Modifications for the NPF CRA is provided below for the Northwest District Area and the Flagler Heights RAC Area. A general description of proposed revisions to development regulations including zoning, design standards and other public controls is also provided in order to identify plan implementation techniques to achieve proposed future land use objectives.

Northwest District Area

A detailed review of existing conditions and analysis of land use for the Northwest District Area was done to assess compatibility of existing residential and commercial uses, and to identify proposed changes in land use to better foster and assure the long range success of planned redevelopment efforts for this area. The analysis revealed that revisions were needed to the City and County future land use plan. Proposed revisions include changing land use designations to better conform to existing conditions where such changes in use will encourage compatible residential and commercial development as well as foster redevelopment that will be in keeping with surrounding uses within this area. Several house cleaning items were also identified in order to clarify the permitted availability of public services such as existing parks and open space, public utilities, and newly constructed transportation facilities. The land use most appropriate to achieve the necessary changes, as permitted by the Broward County Future Land Use Plan, is the Regional Activity Center (RAC) land use. This land use category permits density to be moved within an area (in order to create mixed uses where needed to support redevelopment while preserving existing, lower density areas), and also allows uses such as parks and open space.

With respect to residential land use these changes involved the need to re-designate the future land use of the area to support the type, size and tenure of the existing housing stock and the anticipated low to medium density residential growth that is being encouraged for this area. Zoning changes, where appropriate, will be done to accommodate these proposed changes. By removing the potential for higher density development inconsistent with the surrounding neighborhood, these changes are anticipated to further stimulate planned residential development for the neighborhood area that will mostly be accomplished through infill techniques, encouraging single-family detached housing. Other areas containing existing medium and higher density housing, where rezoning is not needed to maintain consistency with the predominant surrounding use, will not be changed.

Rezoning to increase the depth of lots in areas encouraged for commercial redevelopment will be evaluated on a case-by-case review to assure that rezoning only receives favorable recommendations when the development has unity of title and access from frontage on major or minor arterial streets (such as Andrews

Avenue, Sistrunk Boulevard, appropriate portions of N.W. 22nd Road) and when otherwise found to provide adequate buffers and setbacks that properly protect any abutting residential uses.

Both residential and commercial development opportunities will be created along the Sistrunk Corridor. Currently zoned for Community Commercial (CB), a zoning district with a purpose of meeting the shopping and service needs of a community within the scale intended to limit the impact on surrounding residential area proposed rezoning will allow for the mixed-use development along the corridor. The Regional Activity Center (RAC) land use permits mixed uses, both horizontally and vertically, and the zoning will be designed to allow such mixed *uses*, where appropriate, to provide further incentives to induce private reinvestment. The new zoning will be designed to foster the redeveloping of the corridor as a pedestrian friendly center for commerce and neighborhood identification, while maintaining the integrity of the adjoining residential neighborhoods through adequate buffers, setbacks, and other controls regulating bulk. Special emphasis on promoting alternative housing options for the Sistrunk Corridor and other residential areas within the Northwest District is proposed to be provided through the creation of new RAC zoning codes by allowing other development techniques that produce affordable housing such as zero lot line and cluster housing options.

Flagler Heights RAC Area

The Flagler Heights RAC Area is designated, in part, on the Future Land Use Plan as a portion of the Downtown Regional Activity Center. The RAC land *use* designation presently extends from Sunrise Boulevard on the north to the Tarpon River on the south, with the eastern and western boundaries running generally along Federal Highway and the FEC Railroad.

Prior to designation of this area as Regional Activity Center (RAC) land use the Flagler Heights RAC Area contained myriad zoning districts, including medium density residential and commercial retail and services (B-1). This has allowed this area to develop into a wide range of uses, including a variety of low to moderate income residential housing, interspersed with commercial service and retail uses and small professional offices.

As of Redevelopment Plan adoption, new zoning for this area was developed as part of the Regional Activity Center Master Plan. The major purposes of the RAC land use designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel and provide incentives for quality development, and give definition to the urban form.

The proposed new zoning district to be created for that portion of Flagler Heights RAC Area situated north of N.E. 4th Street is RAC-UV. It will allow and promote medium density mixed use development and redevelopment. The remaining portion to the south of N.E. 4th Street is proposed for more intensive downtown commercial office use (RAC-CC) or more transitional uses buffering commercial from residential (RAC-EMU). Within the Flagler Heights RAC Area, proposed design guidelines and development standards were adopted in conjunction with the RAC zoning ordinance to foster and encourage development taking the form and creating the environment typical of an urban village. Proposed uses include offices, shops, studios for craftsmen, artists and professionals, mixed with residents, restaurants, pubs, and galleries.

The concept of encouraging development of an urban village near the City's downtown center provides for an identifiable community to better reflect existing development patterns. This permits a mix of uses which provide employment opportunities, a wide range of housing types, and commercial retail and service uses to serve the neighborhood. Through this new zoning, private reinvestment in the area is anticipated to be induced by allowing an increase in the density and

intensity of uses, where land is aggregated and located on the major arterial streets of Federal Highway, N.E. 3rd Avenue, Andrews Avenue, and Sistrunk Boulevard. In order to protect neighborhood integrity, other proposed zoning changes within this district focus more attention on neighborhood protection through setback requirements, landscape buffering, maximum height limitations, as well as on the development of well integrated land uses which relate to the existing street patterns.

In addition, the environmental land along the north fork of the New River will be examined for proper zoning regulation. It is anticipated that this area can be appropriately protected through design standards.

B. OTHER IMPLEMENTATION TECHNIQUES AND PUBLIC CONTROLS

Zoning is only one of the many implementation tools available to the City in order to implement provisions of the Comprehensive Plan and this Redevelopment Plan. While zoning provides the regulatory framework to guide private property development in a manner which produces the desired result, additional public measures and controls necessary to assure the successful redevelopment of the NPF CRA are at minimum identified as follows and made a part of this Redevelopment Plan.

Design Guidelines

This Redevelopment Plan shall be controlled by urban design guidelines adopted by the City and incorporated into zoning. For areas within the NPF CPA it is anticipated that these areas would at least include the Regional Activity Center, other areas encouraged for mixed-use development, and other types of development when use of performance measures and design standards is deemed appropriate in providing the flexibility needed to induce private investment while protecting the needs and standards of the community. The purpose of such guidelines is to incorporate, through zoning, design features needed to achieve a harmonious relationship between buildings, their surrounding uses, and areas for pedestrian and vehicular circulation in order to better set forth a cohesive plan for achieving community standards.

As appropriate for specific programs or projects, design guidelines shall be approved by the City and/or CRA, and incorporated in the appropriate program policies, solicitations for participation, requests for proposals, etc.

Development Review

A primary objective of the Comprehensive Plan and this Redevelopment Plan is to achieve new development and redevelopment of high quality. By ordinance, the City has established and administers a development review process. The City's Development Review Committee (DRC) reviews all proposals for new development and redevelopment meeting certain development thresholds to assure compliance with applicable codes, and other established standards that better assure compatible and high quality development. This review is in addition to and occurs prior to any required review and approval of site plans before the City's Planning and Zoning Board. Except for some areas involving residential construction of less than 5 units or non-residential development of less than 5,000 square feet of gross floor area, virtually the entire NPF CRA is protected and better assured of high quality development through this additional level of professional review by appropriate City officials.

Land Assembly

In addition to right-of-way acquisitions needed for public transportation facilities and possible open space, public land assembly may be used as a government intervention technique or predominant method of redevelopment programming to foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected and preserved by the incorporation into restrictions or covenants running with the land, if sold, or as restrictions or conditions of a lease or other instrument of conveyance or use. Prior to the disposition of any such public property acquired directly in connection with this Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

Code Enforcement

Problems caused by disinvestment, neglect, unsafe conditions, or illegal uses are prevalent in the NPF CRA, and the entire area is in need of aggressive code enforcement of the City's zoning and building codes. Continuation of a concentrated and systematic code enforcement program in the NPF CRA by the City's code enforcement team and code inspectors is necessary, with initial priority given to enforcement within industrial areas and areas identified in the annual CRA Strategic Plan where many illegal uses are thought to exist that affect the quality of the surrounding neighborhood areas.

The CRA may from time to time utilize code enforcement efforts, programs or initiatives to bring target projects and properties into compliance. The CRA may fund a special program for work above and beyond the current level of service with property owners within the CRA to bring properties into compliance with City Codes.

SECTION 4

IMPLEMENTATION PLAN AND FUNDING PROGRAM

The Community Redevelopment Plan for the Northwest — Progresso - Flagler Heights Community Redevelopment Area (NPF CRA) shall be generally carried out and funded as summarized below.

A. MANAGEMENT PLAN AND INTERGOVERNMENTAL COORDINATION

The City Commission adopted Resolution No. 89-90 on April 18, 1989, establishing the Fort Lauderdale Community Redevelopment Agency (CRA), and naming the City Commission as the Board of Commissioners for the Fort Lauderdale CRA. The Fort Lauderdale CRA either receives staff assistance and support from City staff under a Services Agreement between the City and the CRA or employs full-time personnel as contract employees.

The CRA may hire consultants and independent contractors from time to time as needed to further the redevelopment programs and projects within this plan.

The Fort Lauderdale CRA has the responsibility of providing policy and management oversight in carrying out the programs and objectives of this Redevelopment Plan.

A fifteen (15) member Advisory Board comprised of residents, property owners and others that have interest in the NPF CRA was created. The Board provides advisory input for the entire Northwest - Progresso - Flagler Heights CRA. A composition of nine to ten representatives from the Northwest District, with the balance from the Flagler Heights RAC Area may be considered. A standing subcommittee composed of Northwest District representatives formerly served as the advisory body for the Northwest Neighborhood Improvement District.

The NPF CRA Advisory Board shall be advisory to both the City and CRA, and help assure that the work of redevelopment shall be carried out pursuant to the plan. Coordinating opportunities for citizen input and participation in finalizing or refining program and project plans, and in establishing priorities for preparation of the annual public improvement program budget are envisioned as primary responsibilities of the proposed Advisory Board. The advisory board will assist in recommending the prioritization of uses of these resources in balancing the competing needs and funding proposals.

Intergovernmental Coordination

After adoption of the Redevelopment Plan by the City and approval by the County, discussion and preparation of an Interlocal Agreement with Broward County will be initiated. The NPF CRA is contiguous to the Broward Central County CRA. Maximum economies of scale could also be obtained for infrastructure projects involving design and installation of similar work components that are planned for both the NPF CRA and Central County CRA. Additionally, to fully implement the vision for the NPF CRA, direct funding assistance from Broward County (in addition to tax increment contributions) may be necessary to achieve the maximum redevelopment potential for the area.

Either through an Interlocal Agreement or other form of agreement, the intent is to provide for the cooperative management and implementation of projects having regional magnitude such as the N.W. 7th/9th Avenue Connector Project. A proposal to establish a parking program for the Sistrunk Boulevard Corridor is another example of coordination that should occur between the City, the CRA, and the County.

B. SOURCES OF REVENUES AND FUNDS

The primary sources of recurring revenues and other funds available or projected for use in connection with this Redevelopment Program are briefly described as follows:

Federal and State Housing and Community Development Funds

Federal and State Housing and Community Development Grant funds are considered a viable source of annual recurring revenue that can be used in addressing many of the identified funding needs of this Redevelopment Program. In spite of the current trends to cut-back and consolidate governmental domestic funding programs, programs such as the Community Development Block Grant (or successor grant program(s)) are anticipated to remain available for use in conjunction with the Redevelopment Program for the NPF CRA.

Currently, the City prepares a Five (5) Year Consolidated Plan for Federal funding, and a Three (3) Year Local Housing Assistance Plan for State funding. The general purpose of these plans is to identify community revitalization needs and to design, develop and implement infrastructure and economic development and housing program to address those needs. As to resources made available to the City, approximately \$1,500,000 is allocated annually to housing improvement programs designed to assist low and moderate income persons. The primary sources of funds for such programs include, but are not limited to, the Federal Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME), and the State Housing Initiatives Program (SHIP). As part of the Redevelopment Plan for the NPF CRA, the City intends to continue this general level of annual funding commitment from these sources (or successor programs) to aid in the preservation and expansion of affordable housing available to low and moderate income persons as well as others. While these programs are available Citywide to eligible persons, activities have been concentrated in the Northwest District, based upon the high level of need in that area.

Previously, the City has committed \$1,000,000 annually from its CDBG funds to provide infrastructure improvements to the Northwest District. To assist in the implementation of this Redevelopment Program, to the extent funds are available, this level of funding shall be continued to support NPF CRA infrastructure and community-economic development projects and activities undertaken in accord with this Redevelopment Plan. Additional uses of CDBG funds shall also be considered, as needed and available, as inducements to support private sector development initiatives within the NPF CRA.

Northwest Neighborhood Improvement District

The following section remains unedited for historical perspective; however, the Northwest Neighborhood Improvement District no longer exists as a district as of 2015.

That portion of the NPF CRA situated west of Andrews Avenue represents the adopted boundaries (Ordinance C-87-98) of the Northwest Neighborhood Improvement District that was created pursuant to Florida Statutes, Chapter 163, Part V. As part of the available statutory incentives, a funding request can be made to the Florida Department of Legal Affairs each year prior to October 1 to submit within their budget request to the legislature provisions to fund capital improvements. The request may be made to fund 100% of the capital costs for 25% of the district area within a State Enterprise Zone. The request may also seek a 100% matching grant for the remaining 75% of that portion of the area that is in the enterprise zone. While

over the last several years such funding requests have not been approved by the State legislature due to State funding limitations, over the duration of the Redevelopment Plan, it is possible that this provision of the legislation may become active and should be considered at such time.

This district is also authorized to impose up to a 2 mill special district tax for improvements receiving voter approval of the residents within the district. The Northwest District is composed substantially of low and very low income persons, many of whom are elderly and on fixed incomes. While the residents in the area may not be able to support such an additional tax burden at this time, consideration of this financing tool may be given in the future especially for a project(s) having broad-based support and community appeal.

State Enterprise Zone Program

The following section remains unedited for historical perspective; however, the State Enterprise Zone Program is no longer active as a district as of 2015.

The NPF CRA is located in one of the twenty (20) Florida Enterprise Zones (EZ) designated in July 1995, and in effect until year 2005. The EZ Program provides Florida state tax incentives to businesses locating in or hiring residents of the zone, and is meritorious in its own right as an inducement to business retention, expansion and attraction. However, the State EZ designation, as an important indicator of an area of concentrated urban distress on a state-wide scale, is typically relied on in applying for competitive State or Federal grant resources that are available now or could be available in the future to fund many of the projects and activities contemplated in the Redevelopment Program for the NPF CRA.

Tax Increment Financing

As established by the Florida Community Redevelopment Act, tax increment financing ("TIF") is to be used to finance the implementation of this Redevelopment Plan. Tax increment allows the CRA to receive funds from contributing taxing authorities (based on statutory formula and annual millage rates) for the increase in taxable property value occurring after the adoption of a redevelopment plan. This financing tool allows the CRA to use funds to assist in paying for improvements and assisting redevelopment activities within the NPF CRA that are identified as needed to further stimulate and induce private reinvestment and redevelopment in the area.

The contributing taxing authorities for the NPF CRA are: Broward County, the City of Fort Lauderdale, and the North Broward Hospital District. The 1995 Preliminary Tax Roll reports \$211,584,410 in taxable property value for the NPF CRA. This is the base value for purposes of calculating the amount of tax increment to be appropriated by the taxing authorities in future years.

Each year the taxing authorities appropriate the amount of the incremental increase in ad valorem property tax revenue in the NPF CRA, which funds are deposited in the redevelopment trust fund for the NPF CRA created by an ordinance of the City of Fort Lauderdale. Monies in the community redevelopment trust fund may be used by the CRA from time to time to pay some or all of the costs of undertakings contemplated by this Plan.

The CRA should when appropriate and with the approval of the City Commission issue bonds secured in whole or in part by the proceeds from TIF deposited in the redevelopment trust fund to accelerate the funding and implementation of the redevelopment program in this Plan.

Funds in the Redevelopment Trust Fund may be transferred from time to time, be it at the end of each fiscal year or at other times, from the trust fund to separate project accounts. Those transferred funds may then be

retained in those accounts until needed for the project, undertaking or expenditure for which they are designated. Such funds may be used as contemplated by this Plan.

City Capital Improvement Plan (CIP) Program

The City annually updates and funds its Five (5) Year Capital Improvement Plan ("CIP") Program. The CIP is comprised of various funding sources, including general fund, enterprise funds, grant resources, other private and public contributions, etc. Capital projects costing in excess of \$5,000 and having useful life generally in excess of five (5) years are typically programmed in the City's annual CIP. The identified infrastructure improvements to be undertaken by this Redevelopment Program have included \$5,320,038 in upgrades to the water main systems in the NPF CRA. . Some of the proposed improvements to the infrastructure, such as sanitary sewer installations in commercial districts, should be included in future CIPs with identified source of funds to be derived by special assessment to the benefiting property owners.

The time period and amount for each type of capital improvement are estimates as of the time this Plan was adopted. It is possible and, in fact, likely, that some projects may for a variety of factors extend into one or more time periods before completion or may be accelerated and moved up into a more recent time period. The City Commission shall have the authority and discretion to make such adjustments to the amounts in each time period as deemed necessary and appropriate to best implement the provisions of this Plan.

Conclusion on Funding Sources

Other funds, including those that may be made available from private participating parties, will be sought and utilized as deemed necessary and beneficial. Allocation of additional CDBG funds, other Federal and State grant funds, City CIP funds, and the use of Tax Increment funds are all identified sources of revenues that, over time, can be used to carry out the projects and objectives of the Redevelopment Plan.

Property Acquisition and Disposition

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions and dispositions using funds available to the CRA. This may include the necessary expense of contamination cleanup and site preparation when needed, with CRA Board approval. From time to time, the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

SECTION 5

COMMUNITY REDEVELOPMENT PROGRAM AND STRATEGIES

A. GENERAL CONCEPT AND STRATEGIES

The City and CRA consider the following list of capital projects and public improvements important to the successful redevelopment and revitalization of the NPF CPA. Other projects and activities may be identified after public consultation in conjunction with the annual budget preparation process of the CRA and the City. Whether funded and carried out by the Fort Lauderdale CRA, the City of Fort Lauderdale, or Broward County through Interlocal Agreement, the following outlines the basic programs and strategies forming the essential physical improvement and project plans for the NPF CRA.

- Neighborhood Housing Improvement Programs
- Neighborhood Infrastructure Improvement Program
- Sistrunk Corridor Area Improvement Programs
- Northwest (formerly Progresso) Commercial Revitalization Improvement Program
- Flagler Heights RAC Area Improvement Programs
- Targeted Project Areas
- General Real Estate Redevelopment Initiatives
- Transportation Initiatives (Including parking lot developments)
- Safety and Security Initiatives
- Climate Change Adaptation Programs
- Public Art and Events Activities to promote redevelopment
- Public Improvements

Priority consideration shall be given first to the funding and implementation of those basic physical improvement programs and projects that through upgrades to the infrastructure will improve the quality of life in the neighborhood areas of the NPF CRA, and to those programs for improvements to the business and commercial sectors of the NPF CRA that will provide the infrastructure support and improved environmental conditions needed to foster thriving small business and compatible commerce in the NPF CRA.

B. NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAMS

Vision Statement

The Northwest - Progresso - Flagler Heights Redevelopment Plan is designed to preserve, enhance and protect the residential character and scale of the Northwest District and provide for new housing and improved neighborhood services while also encouraging new residential and commercial development within an urban village design approach for the Flagler Heights RAC Area. These redevelopment efforts will only benefit the existing residential population within the NPF CRA, and provide positive

improvement to the physical, environmental and social quality of the neighborhoods located within the NPF CRA.

Program Description

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand the affordable housing in the entire redevelopment area. Housing preservation will be provided through the Owner Occupied Residential Rehabilitation Program will provide funds to approved homeowners to correct code violations and to address health and safety issues, which include but are not limited to electrical, plumbing, roofing, windows, AC/Heating and structural items. Preservation of rental housing stock will be facilitated through the Rental Rehabilitation Program. The supply of affordable housing within the NPF CRA will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. The City's Purchase Assistance Program provides down payment and closing cost assistance to eligible home buyers and will continue to be targeted in the NPF CRA. The City's Infill Housing Program has already fostered the redevelopment of the Dorsey Heights area through the construction of single family homes. This infill program will continue throughout the NPF CRA.

C. NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM

Vision Statement

Improvement of the infrastructure within the residential neighborhoods for the entire NPF CRA is a major implementation element of the Redevelopment Program. For a number of years, the City has set aside \$1,000,000 annually for infrastructure projects for the Northwest District. This has already resulted in significant improvements to the parks and public facilities in these neighborhood areas. This financial commitment is no longer a secured source of funding for the CRA. Future efforts will involve working with the neighborhood and civic associations within the NPF CRA to prioritize the infrastructure needed for affected neighborhoods.

Program Description

The Neighborhood Infrastructure Improvement program provides for upgrades to water mains, installation of new sanitary sewers, and maintenance and improvements to the storm drain system. In early 2000, the total estimated cost of this project was \$9,564,088. This included \$4,077,000 for water mains, \$4,987,008 for sanitary sewers and \$500,000 for storm drain and swale reclamation programs. Should neighborhood residents desire sidewalks, an additional \$1,000,000 is estimated to implement this option.

D. SISTRUNK CORRIDOR AREA IMPROVEMENT PROGRAMS

Vision Statement

The Sistrunk Corridor is the traditional center of commercial activity for the City's African-American community. Sistrunk Boulevard is a mixed-use corridor. In addition to the low to medium residential uses, there are approximately 135 businesses and offices located along Sistrunk Boulevard. Most of these businesses are supported by the surrounding neighborhood. In keeping with the recommended strategy of both the City's adopted 1989 Safe Neighborhood Act Plan and the approved 1995 Empowerment Zone Strategic Plan for Sistrunk Boulevard, this Redevelopment Plan establishes the Sistrunk Corridor Area Improvement Program in the Midtown Business District and the Sistrunk Commercial Node Program to formalize the implementation and funding plan for these activities.

Program Description

Sistrunk Corridor Area Improvement Program: This Program primarily provides for parking, pedestrian use, and redevelopment of buildings and the upgrade of existing water lines to support mixed use development along the boulevard. Future plans may also call for additional streetscape improvements such as lighting, landscaping and signage to provide for improved security and identification along the roadway and medians.

Also, while Sistrunk Boulevard serves the regional transportation network as a major collector roadway, fostering the economic revitalization and neighborhood redevelopment of the Northwest District I is of paramount importance.

The CRA has begun land acquisition of commercial properties to facilitate private sector redevelopment by disposing of the properties in a manner that facilitates development either by land/building markdowns or some other form of incentive.

This project provides for the development of commercial nodes to help revitalize Sistrunk as a mixed-use corridor providing business opportunities and essential neighborhood services to the surrounding neighborhood. There is a sufficient population base surrounding the Sistrunk-Corridor to support a neighborhood-based commercial area. The City has already instituted a Facade Improvement Program to help improve the condition of commercial areas along the corridor. This program is proposed to be expanded and supplemented by a business revitalization program designed to assist the mixed-use development of the corridor. The first commercial node to be programmed for development is estimated to contain approximately 20,000 square feet of commercial/retail space, and is envisioned to serve as a business incubator that will facilitate small business development. This concept is designed, in part, to capture the entrepreneurial spirit in the community and provide an opportunity for neighborhood area residents to directly participate in this economic and business development activity. Space in this facility could be made available to start-up retail businesses with an emphasis on attracting entrepreneurs from the surrounding neighborhoods. Additional commercial nodes can be programmed in future years based on continuing need and availability of funds. The City-owned parcel located at N.W. 7th Avenue and Sistrunk Boulevard could be targeted as a location for commercial node.

E. PROGRESSO COMMERCIAL REVITALIZATION PROJECT

Vision Statement

The Progresso Commercial Revitalization Project is a comprehensive program to redevelop a deteriorated industrial area of the City. This area has the potential to serve as a major source of investment and employment for the surrounding community. However, concentrations of undesirable uses, such as junk yards, salvage operations and other undesirable uses have stymied investment in this area. As a result, surrounding properties have deteriorated which has further depressed the economic viability of the area.

Consistent with the 1989 Safe Neighborhood Act Plan, this project was further refined during the 1995 Empowerment Zone Strategic Plan process to develop at least a first phase and a potentially stand-alone program for the redevelopment of this area into a commerce park of approximately 20 acres. The first phase program consists of (a) concentrated code enforcement to require property owners to conform business uses to the applicable requirements of the zoning and building codes; (b) inspection of appropriate public infrastructure to facilitate business expansion and new commercial development; and (c) other strategic programs designed to fund activities that would assist in the transformation of this area into a commerce park.

Further development of these programs shall be based on availability of funds and a final determination of the selected corridor for the N.W. 7th/9th Avenue Connector Project. Under this approach, a comprehensive renovation of the existing structures, coupled with spot clearance and new infill development, could be achieved within a reasonable time frame and budget and within the resources of the Fort Lauderdale CRA.

Program Description

This project would concentrate on improvements in the commercial-industrial area between Sistrunk Boulevard and Sunrise Boulevard and N.W. 9th Avenue and N.W. 5th Avenue. Public improvements would include the installation of sewers, upgrades to the water system, and road and signage improvements. Future funding would also attempt to program funds to allow for the acquisition of properties to eliminate undesirable uses through voluntary and negotiated sales, or to provide publicly-owned frontage or right-of-way to make area compatibility improvements that provide better separation and identification of the commerce park area. Initial project implementation activities will commence with concentrated code enforcement coupled with preparation of plans to provide for improvements to the infrastructure and identification of this commercial business district.

The total estimated cost for this project was \$3,000,000, which consisted of \$1,313,340 in sewer and water improvements, \$186,000 in street and signage improvements. Funding for other strategic programs of at least \$1,500,000 was included in this estimate for activities such as negotiated land purchases and programs to improve the environment, image and identification of this area.

F. N.W. 7th/9th AVENUE CONNECTOR

Vision Statement

The proposed N.W. 7th/9th Avenue Connector is planned to complete an important north-to-southbound arterial corridor which is currently disjointed at Sunrise Boulevard. It will provide an important reliever corridor to other major north-southbound arterials and will serve as a vital transportation link for the benefit of the overall local and regional transportation network. Through the realignment and construction of that corridor, the need for cut-through traffic to rely on the use of inappropriate local collector roads will be greatly reduced for the benefit of the surrounding neighborhood area.

Program Description

This project has been on the Metropolitan Planning Organization's (MPO) list since at least 1989, and is vigorously supported by the City. Since 1990 funds have been programmed in the City's Five (5) Year Capital Improvement Plan (CIP). While Alternative 1 described below represents the proposed corridor adopted by both the City and the County in the Traffic Circulation Element to the Comprehensive Plan, Alternative 2 provides for another route as recommended in the 1989 Safe Neighborhoods Act Plan. An illustration showing both corridors is provided as Exhibit 11 in this Redevelopment Plan. After the adoption of the Redevelopment Plan, further engineering study of these two alternatives, as well as others, would be desirable to better determine the essential costs prior to making a final selection of the most beneficial alignment. Public participation will be encouraged in the review, analysis and recommendations of the final corridor to be selected. Through Interlocal Agreement with Broward County, project management responsibility could be assumed by the Broward County Traffic Engineering Department if mutually agreed to between the City and the County.

The following provides a general comparison discussing the merits of both alternatives as illustrated by Exhibit 12 found in Exhibits to the Redevelopment Plan.

Alternative 1: Starting at the intersection of Sunrise Boulevard and N.W. 9th Avenue and transitioning to N.W. 7th Avenue north of Sistrunk Boulevard, this corridor cuts through the heart of the most significantly blighted portion of the Northwest District comprised of non-conforming or incompatible industrial uses and some obnoxious uses given their proximity and relationship to the inadequately buffered surrounding residential areas. This alternative has undergone preliminary engineering validating it from a traffic way perspective. However, the estimated cost of environmental clean-up has not been fully studied and clean up may be so expensive as to prohibit this alternative final consideration as a practical matter in view of potential limitations to available funding.

As a redevelopment tool, this alternative could greatly benefit the surrounding neighborhood, but only if full funding is obtainable. Under this approach, assuming that roadway funds can be programmed and secured, then with additional local funds the assemblage program would be expanded to include adjoining properties so that a commerce park could be newly constructed in accord with design standards and site planning compatible to the neighborhood. This would, in essence, force the substantial clearance of detrimental industrial and commercial uses, providing the opportunity for the new construction of compatible, job creating commercial-industrial uses in addition to the new corridor.

Alternative 2: Starting at Sunrise Boulevard and proceeding along a widened N.W. 9th Avenue until it intersects at Sistrunk Boulevard and transitions through to N.W. 7th Avenue, this corridor runs along the perimeter of the most significantly blighted and presumably most costly to acquire portion of the Northwest industrial area. While some detrimental industrial properties would be cleared, this corridor avoids those that may impose such excessive costs necessary to mitigate environmental hazards as to jeopardize the feasibility of the entire project.

This corridor provides a more logical and compatible separation between residential and industrial uses from a land use perspective. Under this approach, improvement to the core industrial area would be accomplished through code enforcement, complemented by infrastructure improvement programs and other forms of assistance. As a renovation and infill development program, the physical improvements are not likely to provide the design integrity that can be accomplished by

clearance and new construction, but from a cost perspective, this alternative might present the only fundable approach that still achieves the traffic way objectives of the project while fostering redevelopment benefits and employment opportunities for the neighborhood.

Other Alternatives: After reexamination of the two alternatives described above, it should also be understood that other alternative alignments within this area may also be available that accomplish similar land use; redevelopment, economic development, and cost efficiency goals. Under either Alternative 1 or 2 (and most probably all others), a small number of residential apartment units will need to be acquired. Any other alternatives considered should also plan to minimize displacement of residents. Displaced families will be provided with relocation advisory and financial assistance in accord with applicable Federal and State laws.

The estimated cost of this project, under either alternative, as of 1995 was at least \$21,000,000, which includes engineering, right-of-way acquisition, building demolition, and construction. Funding sources include 80% Federal, 10% State, and 10% local to be split between the City and the County. Depending on selection of the ultimate corridor between Alternatives 1 and 2, or others, project costs may increase due to unknown expenses associated with environmental clean-up. Should a more comprehensive clearance program be adopted to provide a commerce park, under a new construction approach in the vicinity of the corridor, sources of funds for these additional costs would need to be identified. Such a project might be appropriate for future consideration as a joint undertaking between the City and the County, which could be further developed and approved through an Interlocal Agreement.

As of the 2015 Plan update, the status of the 7th/9th Connector project as originally approved has been determined infeasible because of increased cost. NW 9th Avenue between Sistrunk Blvd and Sunrise Blvd is now programmed for Complete Streets streetscape enhancement projects and NW 7th Avenue between Broward Boulevard and Sunrise Boulevard has been identified as needing design and implementation considerations such as bicycle and pedestrian infrastructure.

G. FLAGLER HEIGHTS

Vision Statement

In July of 1999, FAU completed a target improvement program called "A Call for Action". The DDA Board, CRA Advisory Board and the City Commission conceptually endorsed the plan. There have been other plans conducted for the area in years past, most of which were well received. This section of the CRA work plan attempts to extract the key components from these plans that will create a plan of action for the area.

Program Description

The Flagler area is mainly a combination of assembled parcels, blighted properties and small residential and commercial buildings. The blighted properties surrounding the land assemblage combined with a lack of infrastructure are interfering with the development of the land. This may require CRA assistance and eminent domain to acquire hold-out properties to complete land assembly. According to FAU's "Call for Action", there are streets within the district that have small scale, private sector opportunities, which could act as catalysts for redevelopment of the area. In addition, 6th Street was been targeted as a "Gateway" streetscape project and is a key component for the redevelopment of the assembled parcels.

Redevelopment within this area will be induced by the flexibility provided through the modified mixed-use development zoning category. Immediate upgrades and improvements to the infrastructure are proposed to induce private investment and support development of the increased densities and intensities being programmed through land use and zoning. Public sector support of the area provides a clearer indication to investors of the city's proposed vision for infrastructure improvement goals. Concurrently, a master plan to create a street hierarchy is underway. The plan will identify what is anticipated for the right of ways on cross streets which in turn will enable a comprehensive finding schedule to be created. The planning process is also expected to target an area for public open space, and uncover any zoning revision needs to ensure uses are compatible with the vision.

Tax increment financing may be used anywhere within the Flagler Heights area as determined in accordance with the annual Strategic Plan.

H. LINCOLN PARK DEVELOPMENT

Vision Statement

The Lincoln Park site is one of the largest city owned assemblages in the CRA district and is a prime redevelopment site. At the time of the 2001 Plan update the City Commission acting as the CRA Board approved the relocation of the "One Stop Shop" to Lincoln Park. The desired development included a structure that would house all permitting and building departments and one that would attract a large number of individuals to drive the Sistrunk Corridor to apply for building permits and for site review of building plans. Ultimately the highest and best use for the remainder of the site needs to be determined.

Project Description

The parcels in and around Lincoln Park have strong potential for development in the CRA district. There are potential issues associated with the Lincoln Park development including the trash transfer station, surrounding blight and possible underground hazards. Further investigation is necessary of these issues to determine the optimal development potential for the site. An assumption is being made at this point that no obstacles are insurmountable and development is viable for Lincoln Park. The CRA will collect all data that currently exists and hire the necessary firms to identify any other issues that may limit or hinder development of the site. Once underground issues have been identified and costs associated with preparing the site for development are identified, development goals can be established for the site. Residential, commercial, mixed use or a public use is anticipated to be at the site. Funds available to the CRA may be used for site assembly and infrastructure.

I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

J. KONOVER SITE

Vision Statement

The Konover parcel and Jamaican Domino Club have been purchased. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002 the CRA and City Commission expanded the NPF-CRA to include that parcel.

Any disposition of property in the Konover Site for redevelopment purposes will be done according to the procedures and standards set forth in Section 163.380, Florida Statutes.

K. OTHER PROPERTY ACQUISITION AND DISPOSITION

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions using funds available to the CRA including acquiring city owned vacant parcels and/or buildings targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination or site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district. The CRA may also acquire property for the purposes of establishing a Cultural or Arts facility. Cultural amenities are encouraged as they will attract and contribute to the redevelopment of the NPF redevelopment area.

L. TRANSPORTATION MOBILITY AND OTHER CAPITAL INITIATIVES

The City of Fort Lauderdale has made substantial progress along with the Downtown Development Authority and the County in relation to transportation planning and transit initiatives. The investment in the transportation system will support the growing population in the CRA district and encourage more pedestrian activity. The CRA will promote mass transit and other forms of activity, projects and programs that result in increased pedestrian activity and a reduction in vehicular ridership. The Wave transit project will connect the CRA to other geographic areas within the city and will be a key project for the CRA.

Additional projects that include capital public investment by the CRA may include but are not limited to the acquisition, redevelopment or construction of surface or structured parking, parking development promotion programs, wayfinding and signage, or other related transit projects or programs, and projects related to redevelopment in response to climate change and adaptation or programs related to adaptation techniques. This may include educational programs and CRA investment in an Adaptation Incentive program. Pedestrian programs and projects may include sidewalk enhancements, lighting, upgrades to infrastructure and other pedestrian amenities. The CRA may fund and conduct contamination/site cleanup of any brownfield site and property deemed necessary in order to encourage or facilitate redevelopment within the CRA.

SECTION 6

PUBLIC SAFETY, SECURITY, AND QUALITY OF LIFE

As the redevelopment of the CRA areas continue, an emphasis on safety and security as well as quality of life initiatives are relevant to promoting and attracting private investment and development. The CRA Plan was amended in 2013 to include three new improvement projects and activities consisting of a Community Policing Innovation program, a Wireless Security Camera System, and a Public Wi-Fi System.

A. COMMUNITY POLICING INNOVATION PROGRAM

The Fort Lauderdale Police Department has stepped up enforcement efforts within the district since the completion of the Sistrunk streetscape enhancement project. It is recommended that these community policing strategies continue as long as the NPF CRA funds are available and until the sunset of the trust fund in 2025. Some of the activities that are being supported under this initiative include opening a police substation for enhanced security in the heart of the Midtown Business District.

The CRA provides funds for innovative policing activity. However, private security services may be hired if there is a need for additional security. A security ambassador program may be provided to visitors and residents with local information, eyes on the street, and safety patrol.

B. WIRELESS SURVEILLANCE CAMERA SYSTEM

Community Policing Innovation strategies will be further enhanced by the installation of a Wireless Surveillance Camera System that utilizes the latest technology to aid crime prevention activities in the redevelopment district. The surveillance cameras are proposed to be installed on the light poles or private property throughout the redevelopment area.

C. PUBLIC WI-FI SYSTEM

A wireless area local network or Wi-Fi is being proposed to provide a unique public digital amenity which will aid our efforts to promote the redevelopment district as a great place to live and operate a business. A public Wi-Fi system will also provide the opportunity to continuously inform residents and visitors on a platform like channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Financial Resource

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment trust Fund. The annual expense for the Community Policing Innovation strategies is estimated at \$20,000 (but may vary year to year). The annual expense for the surveillance cameras and Wi-Fi are yet to be determined.

These redevelopment objectives are identified as a priority in the Strategic Plan. Tax increment financing may be used anywhere within the Community Redevelopment Area as determined in

accordance with the annual Strategic Plan and CRA funds may be utilized for the surveillance camera and public Wi-Fi..

SECTION 7

DURATION, CONFORMITIES, MODIFICATIONS AND FINDINGS

Policies regarding Redevelopment Plan duration, conformities, and modifications as well as findings pertaining to neighborhood impact and benefit are set forth below.

A. DURATION OF REDEVELOPMENT PLAN

This Redevelopment Plan shall be in effect from the date of its adoption by the Fort Lauderdale City Commission, until November 7, 2025, unless subsequently amended with the same formality as its original adoption and approval. However, as provided by the Redevelopment Act, any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof, shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the Redevelopment Trust Fund or the fiscal year in which the plan is subsequently amended to coincide with the maximum permitted term of such bond or note.

Notwithstanding the above and unless otherwise stated in any agreement for the development of publicly assembled property disposed of in connection with this Redevelopment Plan, the purpose and intent of this Redevelopment Plan shall survive its expiration date and shall be incorporated to the extent deemed necessary and appropriate by the proper City Officials in instruments of conveyance and restrictive covenants running with any such redeveloped land.

B. CONFORMITY WITH COMPREHENSIVE PLAN

This Redevelopment plan is found at date of its adoption to be in conformity with the City's Comprehensive Plan. Any adopted amendment or modification, or official interpretation thereto, to the current Comprehensive Plan, or any succeeding Comprehensive Plan adopted in the time of duration pertaining to this Redevelopment Plan, shall be deemed to have automatically amended or modified any provision of this Redevelopment Plan not then in conformity, and no further amendment or modification to the Redevelopment Plan shall be deemed necessary to bring the Redevelopment Plan in conformity with the then more restrictive provisions or requirements of the Comprehensive Plan.

C. REDEVELOPMENT PLAN MODIFICATIONS

As a supplement to the foregoing, it is recognized that the Redevelopment Plan may set forth more specific requirements and programmatic objectives for the Redevelopment Program, not generally provided in the Comprehensive Plan. Any such more restrictive requirement or objective in the Redevelopment Plan, found necessary for amendment or modification, may be made and put into effect when done in accordance with the procedures and requirements of the Redevelopment Act and other applicable regulatory approvals and laws.

If any section, subsection, sentence, clause, provision, or part of this Redevelopment Plan shall be held invalid for any reason, the remainder of this Redevelopment Plan shall not be affected.

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and- attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

E. UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the “Original Plan”) and the updated and amended Plan adopted by the City Commission on May 15, 2001. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

SECTION 8

OTHER CITY AND CRA GOVERNMENT FUNCTIONS

A. PERMITTING

As property owners and the development community begin to invest in the CRA, a streamlined permitting process needs to be initiated. Discussions have already begun with the Building Department to address this issue.

B. POLICE

As with code and permitting, the CRA will involve the Police Department in strategy sessions during the redevelopment process.

C. FINANCIAL INCENTIVE PROGRAMS

The City currently offers a variety of incentive programs. The CRA should investigate the desirability of establishing supporting programs and may create additional CRA funded incentive programs.

CRA Incentives and Programming

The CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles at any given point in time. These incentive programs may be modified, expanded, eliminated, or added as a new program at any time. Tax increment as the source of revenue will be appropriated annually in the CRA budget and the Strategic Plan to fund the incentive programs. Details of each incentive program will be drafted as a policy and individually approved by the CRA Board.

Incentive programs include but are not limited to the following:

- A Commercial Façade Improvement Program
- A Housing Investment Program
- A Streetscape Improvement Program
- A General Business Investment Program
- A Climate Change Adaptation Incentive Program
- A Low Interest Loan Program
- A Business Relocation Program
- A Tax Rebate Program

D. QUALITY OF LIFE PROGRAMS AND PROMOTION of REDEVELOPMENT ACTIVITIES

From time to time the CRA will utilize marketing, public relations and other promotional means to inform the general public, the residents, targeted businesses and visitors about the redevelopment effort taking place in the CRA district. In addition, special events, promotions and public displays will assist in business attraction, promoting the District as a place to live, and further promoting the area as a redevelopment district with opportunity for private investment. Marketing and collaterals will include information on project areas and descriptions, incentives available and infrastructure plans and policies regarding CRA development goals. The website should mimic the collaterals. The CRA will prepare materials, maps and collaterals for distribution so the development community can clearly see the City's vision for the CRA District.

Utilizing public venues for art, public art, events and other place-making activities will be part of the overall quality of life programming to attract residents and businesses to locate to the CRA district. Activities and events in public spaces include partnering with sponsors, hiring coordinators and promoters, holding special events and forums, and placement of public art installations are all forms of increasing the perception of the quality of life in the district.

Other forms of quality of life programs and projects include community garden concepts, enhancing public parks and public space including innovative urban forestry programs, promotion of health and wellness programs and supporting the overall economic health and wealth of residents and businesses in the CRA district. This plan also includes programs and projects to address the concept of food deserts including partnerships with local vendors, health officials and industry professionals, and others involved in healthy eating and food supplies.

NPF CRA EXHIBITS

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN AREA BOUNDARIES

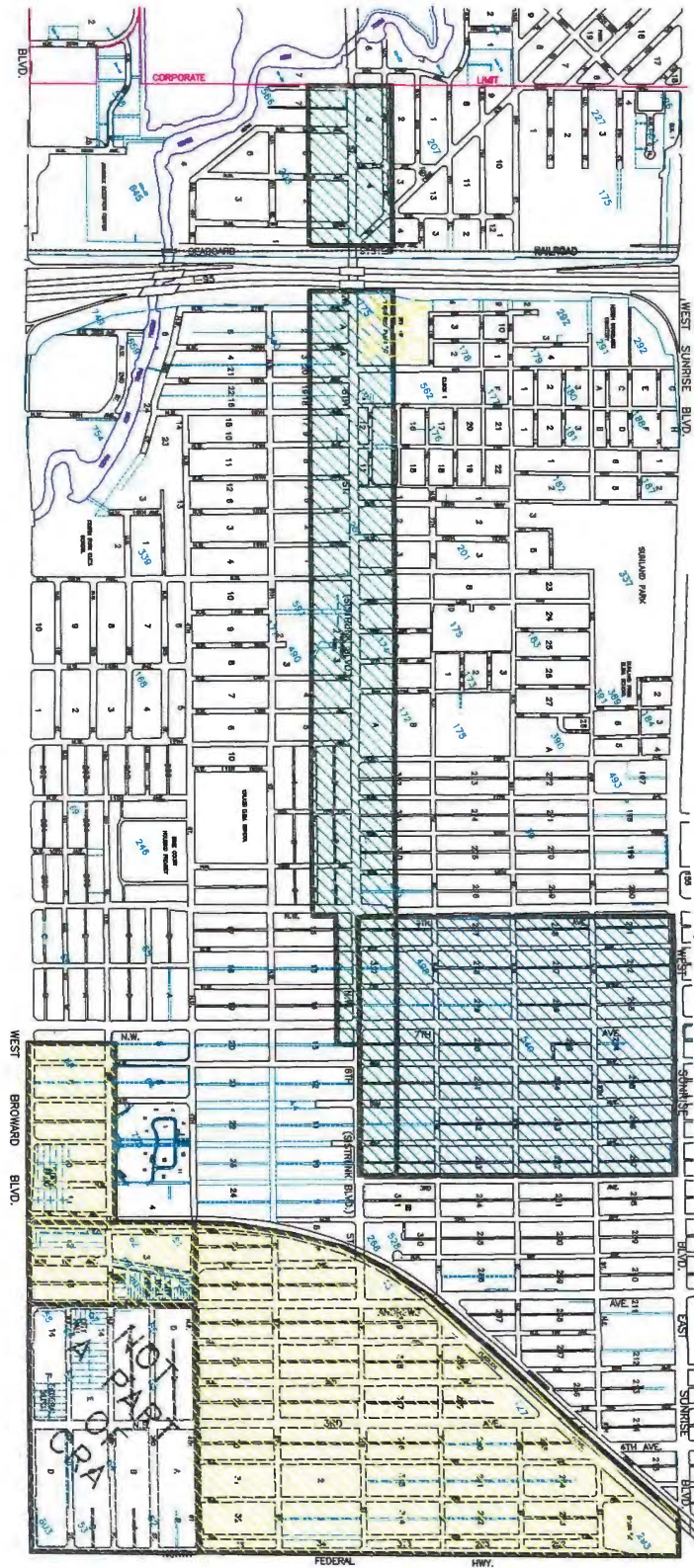


EXHIBIT 1

PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN AREA BOUNDARIES		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																					CITY OF FORT LAUDERDALE DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT ENGINEERING DIVISION Design, Project Management, Construction 33 N.E. 2nd Street (NorthMark Bldg, 2nd floor) Fort Lauderdale, Florida, 33301 Telephone: (306) 761-5076 Fax: (306) 761-5074		DRAWN BY: LT/RC DESIGNED BY: PSJIII CHECKED BY: PSJIII SCALE: 1"=1200' DATE: 2/8/95 FIELD BOOK:		FINAL APPROVAL FLA. REG. ENG. NO. CAM #16-0320	
NO.	DATE	BY	CHK	DESCRIPTION																														

The 2010 Census and the 2009-2013 American Community Survey data used in this analysis and additional indicators of the socioeconomic fabric of the NPF CRA is shown in the following table.

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	165521	14263	9%	11951	84%	2312	16%
Total # Households	74786	5603	7%	4275	76%	1328	24%
Persons 0-18 Yrs. of Age	29135	3919	13%	3670	94%	250	6%
Persons Age 65 + Over	25334	955	4%	879	92%	77	8%
# High School Graduates	106128	6805	6%	5014	74%	1792	26%
# Persons Employed	80894	5997	7%	3991	67%	2006	33%
Median Household Income	49119	27335	56%	21959	80%	53891	197%
# Households Below 80% of Median	30005	2318	8%	1721	74%	465	20%
# Households Receiving Public Assistance (income & food stamps)	11680	2432	21%	2237	92%	200	8%
3 Households with Disability Status	16145	2026	13%	1818	90%	208	10%
# Persons Below Households Level	11631	1745	15%	1605	92%	140	8%
Year Round Housing Units	83964	6836	8%	5300	78%	1536	22%
# Occupied Housing Units	74786	5603	7%	4273	76%	1328	24%

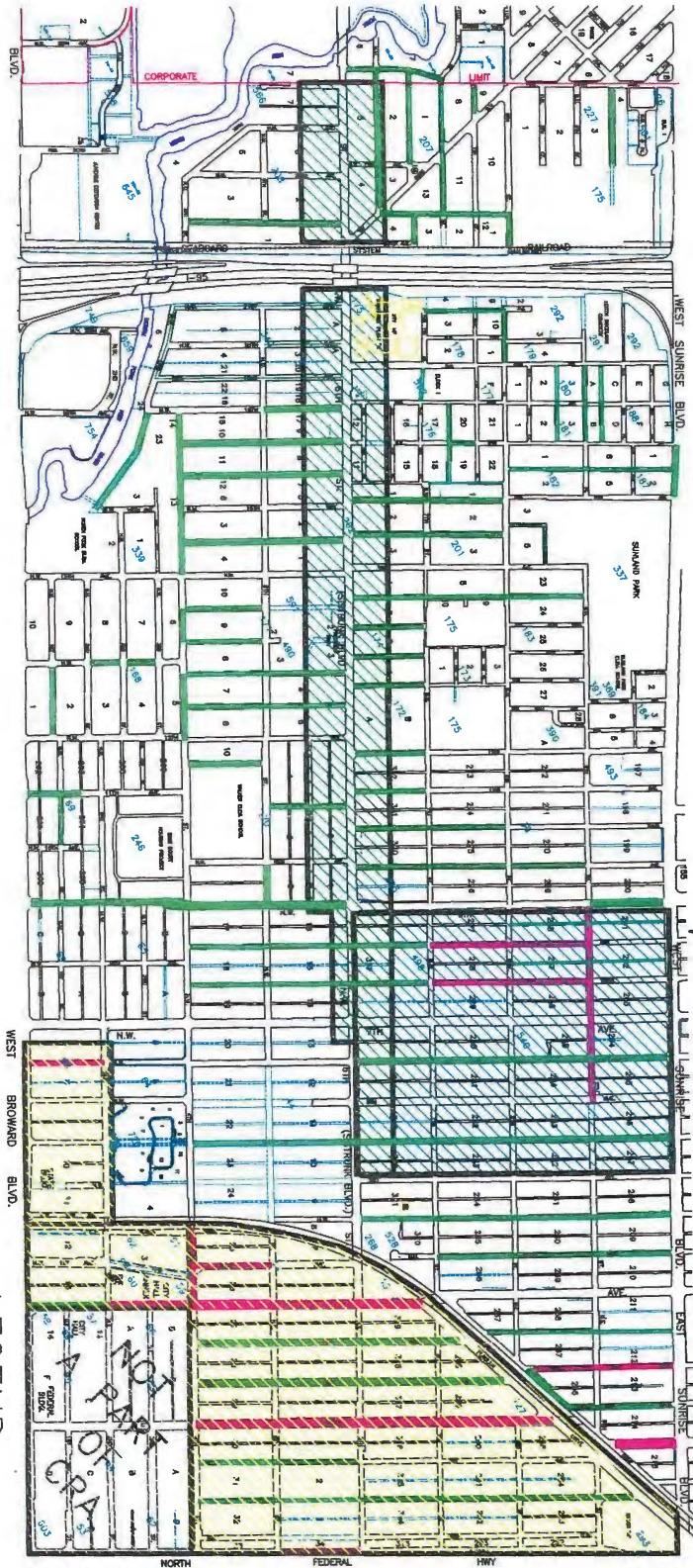
SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	41023	1053	3%	845	80%	208	20%
# Renter-Occupied Units	33763	4550	13%	3430	75%	1120	25%
Mean Contract Rent	1056	823	78%	712	87%	1163	141%
Median Home Value	\$245,700	\$157,925	64%	\$152,517	97%	\$196,667	125%
# Owner-Occupied Households with Mortgage	24112	705	3%	585	83%	120	17%
Median Yr. Housing Structure Built	1968	1973		1967		2003	

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN WATER MAINS

- WATER MAIN (CIP PROGRAM)
- WATER MAIN (CRA PROGRAM)
- PROGRESSO & RAC AREA
- NORTHWEST COMMERCIAL REVITALIZATION AREA
- SISTRUNK CORRIDOR AREA

LEGEND



PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN WATER MAINS		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																					DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT DESIGN/CONSTRUCTION DIVISION Design, Project Management, Construction 38 N.E. 2nd Street (NorthMark Bldg, 2nd floor) Fort Lauderdale, Florida, 33301 Telephone: (305) 761-6079 Fax: (305) 761-6074		DRAWN BY: LT/RC DESIGNED BY: PSJIII CHECKED BY: PSJIII		SCALE: 1"=500' DATE: 6/15/95 FIELD BOOK:		FINAL APPROVAL FLA. REG. ENG. NO.	
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WATER MAINS SISTRUNK CORRIDOR

LEGEND
 WATER MAIN (CIP PROGRAM)



EXHIBIT

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WATER MAINS

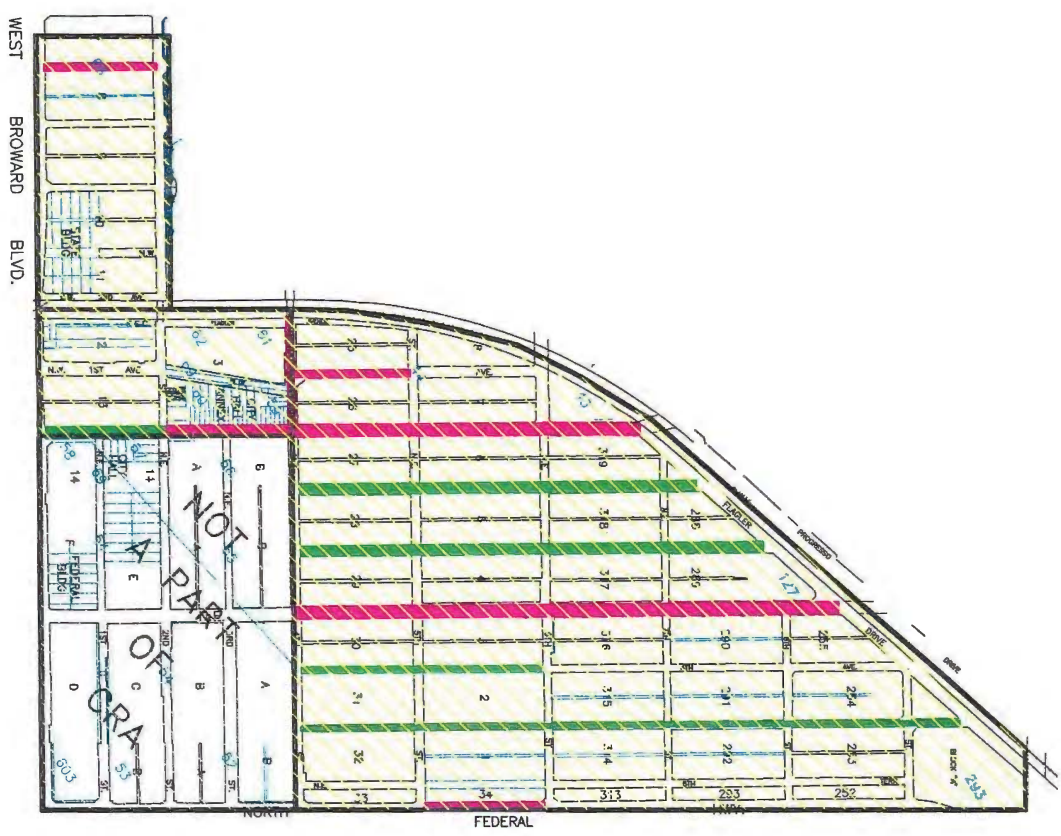


LEGEND

(CRA PROGRAM)

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WATER MAINS PROGRESSO & RAC AREA

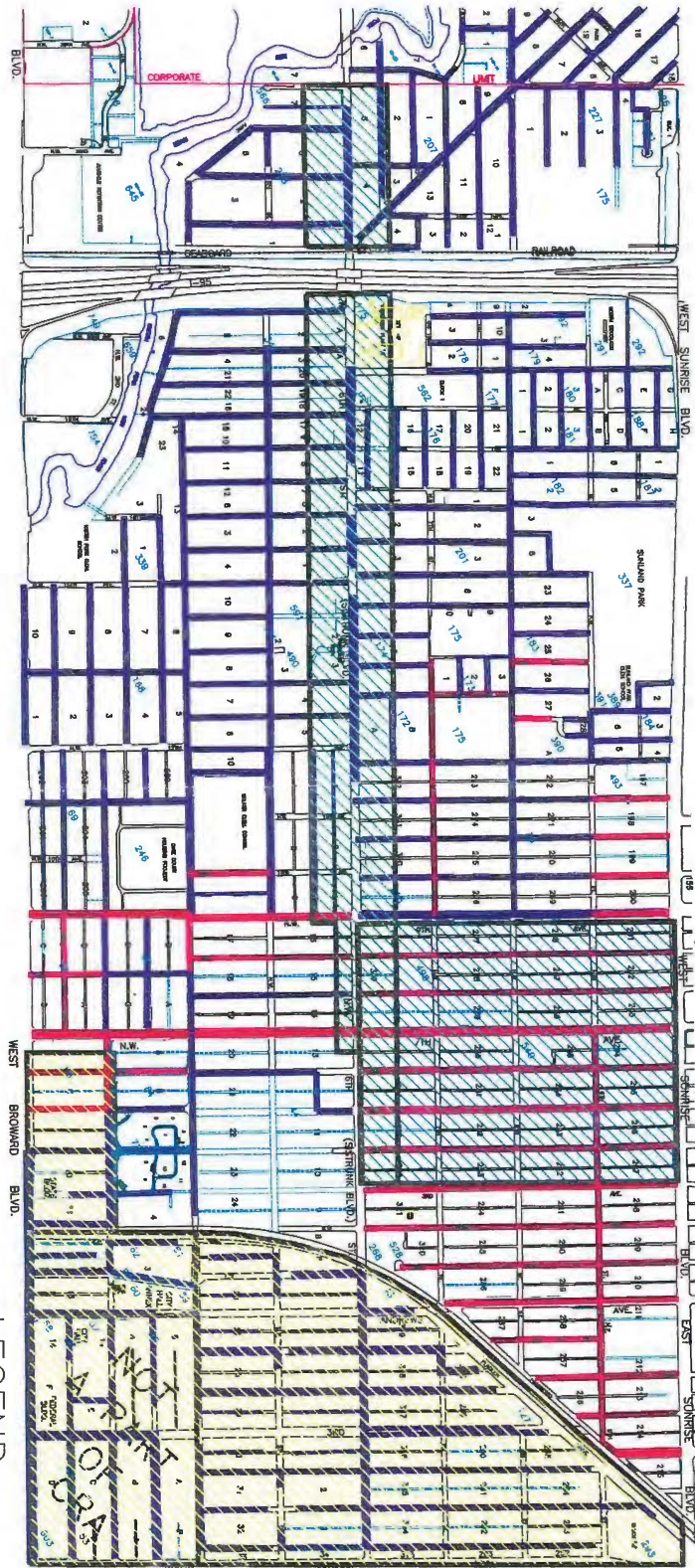


LEGEND

WATER MAIN (CIP PROGRAM)
 WATER MAIN (CRA PROGRAM)

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NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN SANITARY SEWER



LEGEND

- █ SANITARY SEWER NEEDED
- █ SANITARY SEWER EXISTING
- █ PROGRESSO & RAC AREA
- █ NORTHWEST COMMERCIAL REVITALIZATION AREA
- SISTRUNK CORRIDOR AREA

PROJECT #9295
NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN
SANITARY SEWER
SHEET NO.:
DATE:
DESIGNED BY:
CHECKED BY:
SCALE:
FIELD BOOK:
PLA. REG. ENG. NO.

NO.	DATE	BY	CHK	DESCRIPTION



DEPARTMENT OF
PLANNING & ECONOMIC DEVELOPMENT

Design, Project Management, Construction

33 N.E. 2nd Street (NorthMark Bldg, 2nd floor) Fort Lauderdale, Florida, 33301
Telephone: (305) 761-6079 Fax: (305) 761-6074

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SANITARY SEWER SISTRUNK CORRIDOR AREA

LEGEND

— SANITARY SEWER NEEDED

— SANITARY SEWER EXISTING

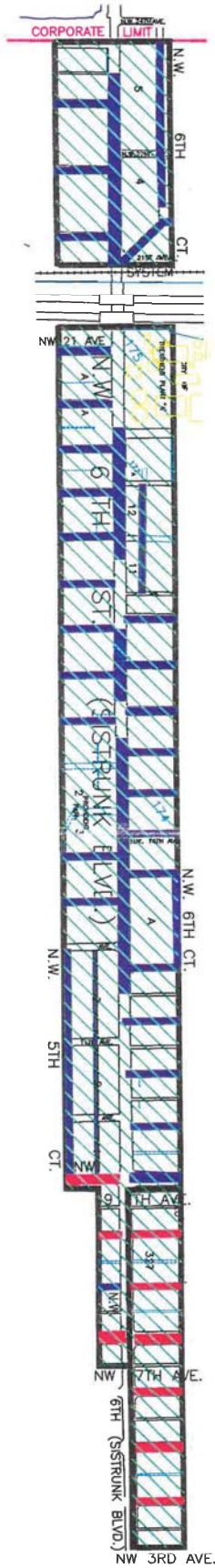


EXHIBIT 7

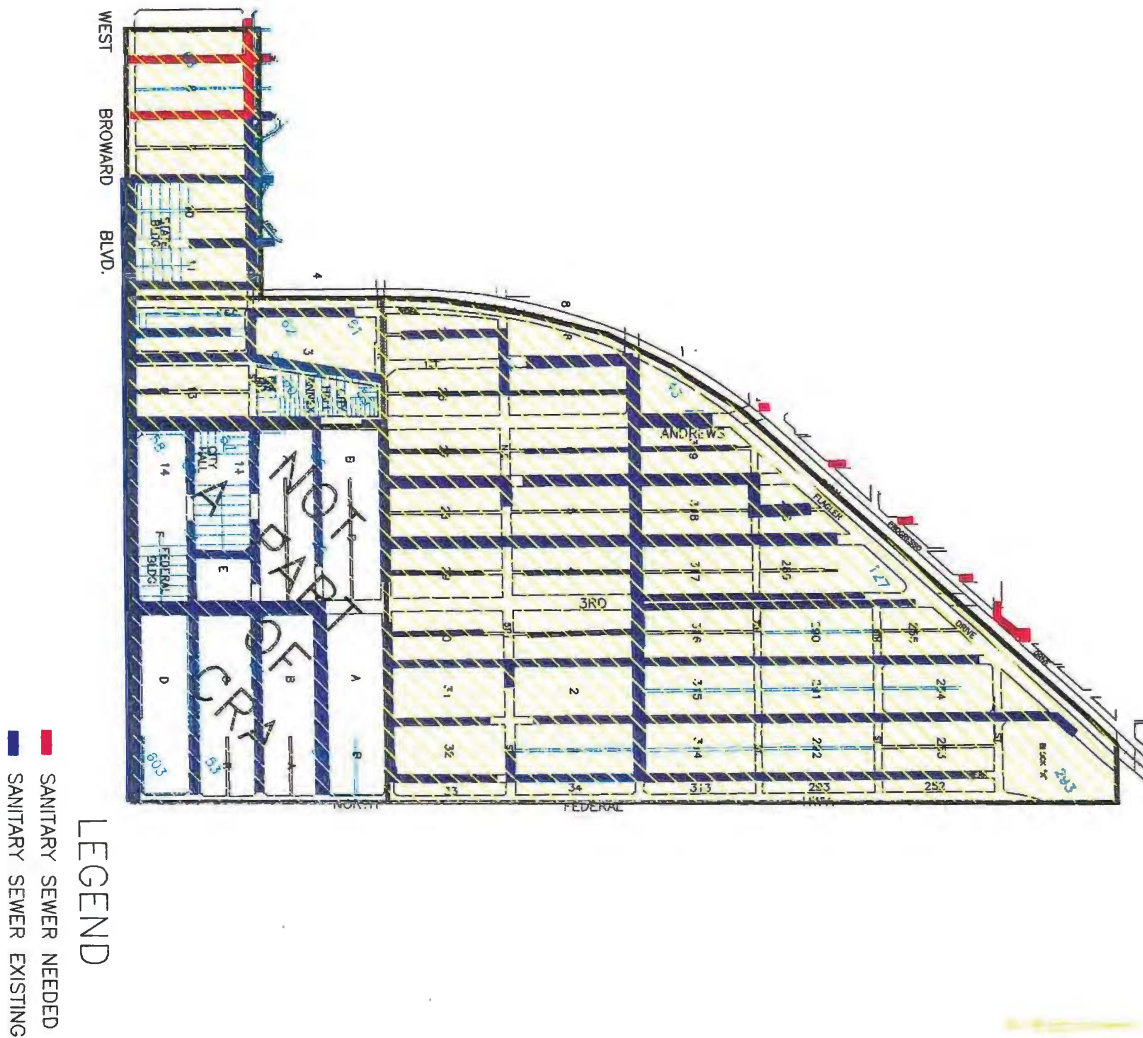
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SANITARY SEWER NORTHWEST COMMERCIAL REVITALIZATION AREA



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SANITARY SEWER PROGRESSO & RAC AREA










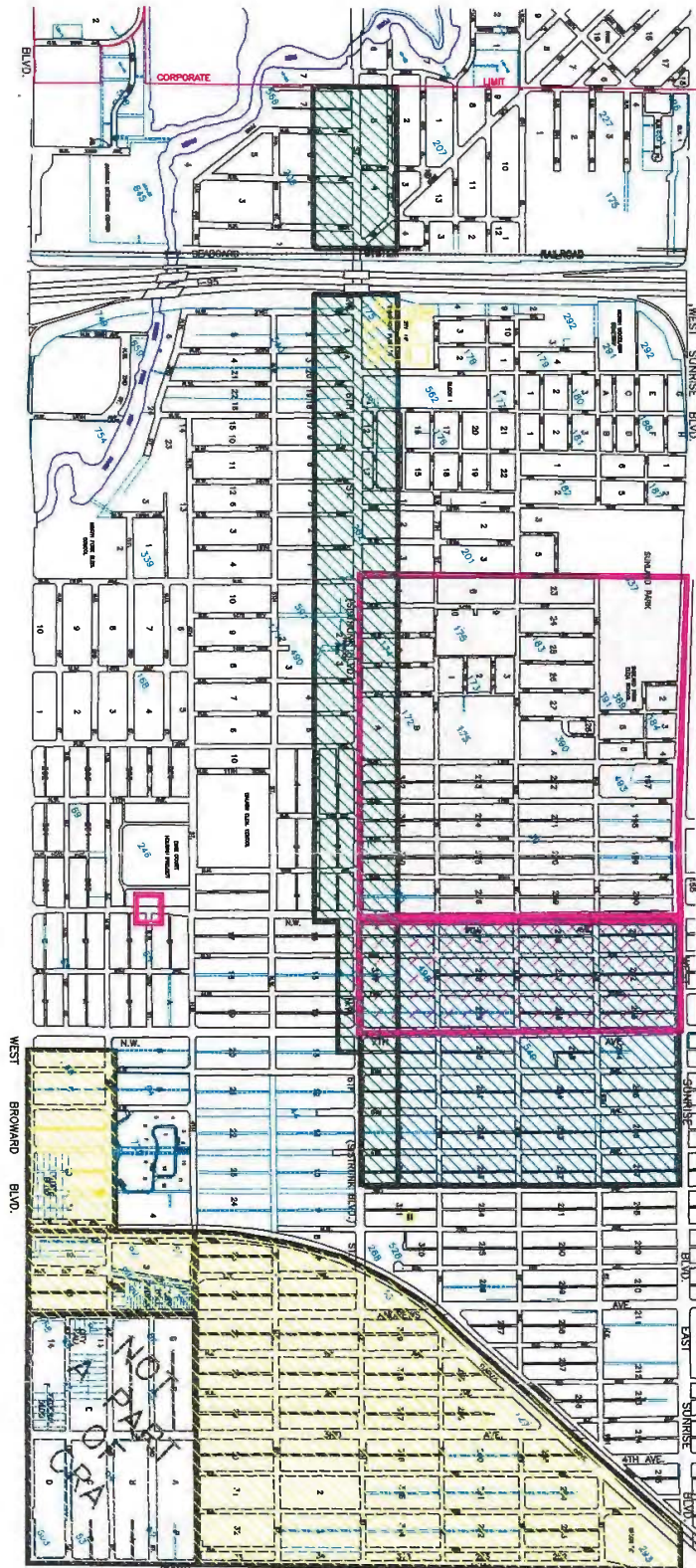
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NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN

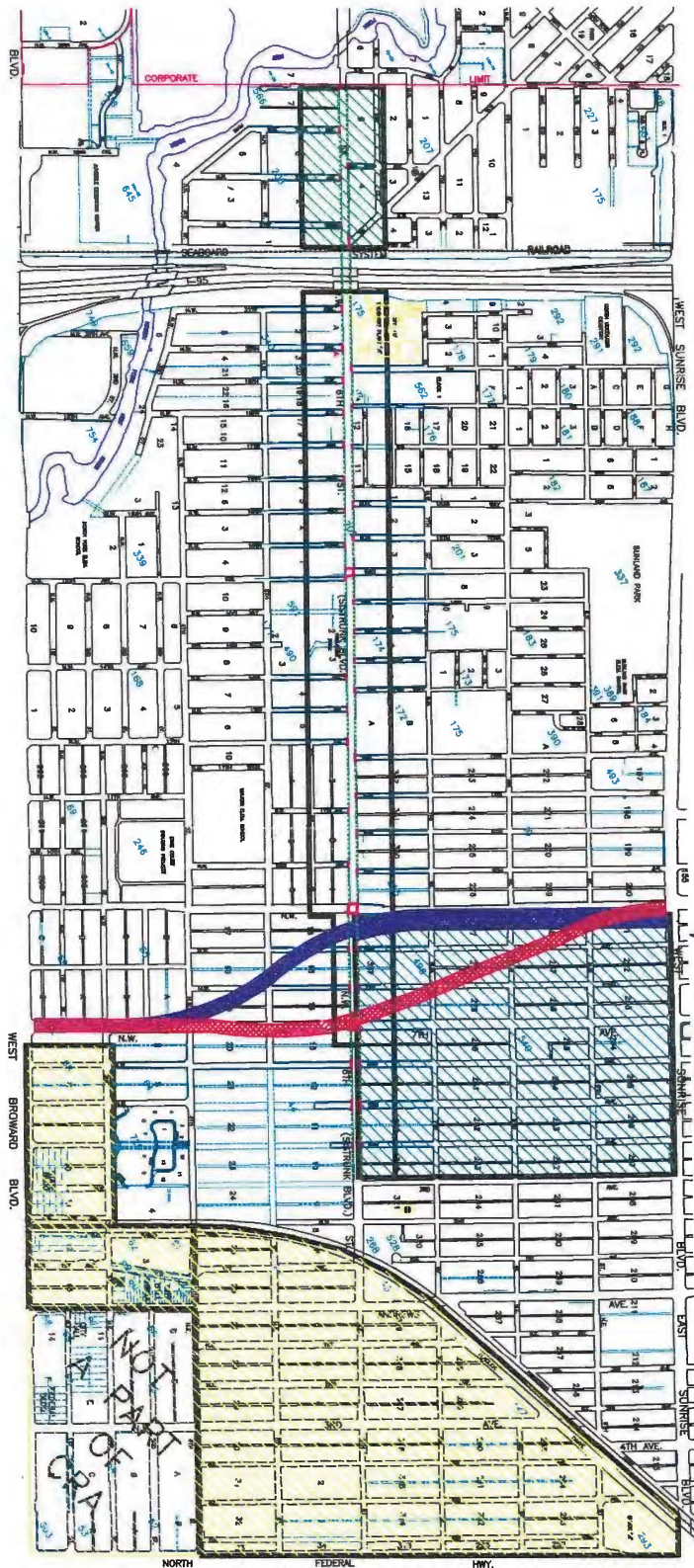
STORM DRAINAGE

LEGEND

	PROGRESSO & RAC AREA		STORM DRAIN PROBLEM AREAS:
	NORTHWEST COMMERCIAL REVITALIZATION AREA		POLLUTION IN DRAINS
	SISTRUNK CORRIDOR AREA		SAND IN DRAINS
			SEVERE FLOOD



PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																STORM DRAIN	
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NORTHWEST / PROGRESO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN

7TH AND 9TH AVENUE CORRIDORS

- LEGEND**
- PROGRESO & NORTHWEST COMMERCIAL REVITALIZATION AREA
 - 7TH / 9TH CORRIDOR
 - ALTERNATE NO. 1
 - ALTERNATE NO. 2
 - SISTRUNK CORRIDOR AREA

PROJECT #9295 NW/PROGRESO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN ROAD CORRIDORS		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																					CITY OF FORT LAUDERDALE DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT COMMUNITY DEVELOPMENT Design, Project Management, Construction 33 N.E. 2nd Street (NorthMark Bldg. 2nd. floor) Fort Lauderdale, Florida, 33301 Telephone: (306) 761-6079 Fax: (306) 761-6074		DRAWN BY: LT/RC DESIGNED BY: PSJ/III CHECKED BY: PSJ/III		SCALE: 1" = 1200' DATE: 2/8/95 FIELD BOOK:		FINAL APPROVAL FIA. ERO. HRO. MD.	
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NPF CRA APPENDIX

RESOLUTION

89-1132

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, DELEGATING TO AND CONFERRING UPON THE CITY OF FORT LAUDERDALE, FLORIDA, THOSE POWERS CONFERRED UPON BROWARD COUNTY BY CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT OF 1969, AS AMENDED, SUBJECT TO THE BOARD'S REVIEW AND APPROVAL OF THE COMMUNITY REDEVELOPMENT PLAN.

WHEREAS, The City Commission of Fort Lauderdale, Florida, is desirous of utilizing the community redevelopment powers specified in Chapter 163, Part III, Florida Statutes, the Community Redevelopment Act of 1969, as amended; and

WHEREAS, pursuant to Section 163.410, Florida Statutes, said City Commission has officially requested the Board of County Commissioners of Broward County, Florida, to delegate and confer upon the City Commission of Fort Lauderdale, Florida, the authority to exercise all of the powers, and to be subject to all of the responsibilities of the Community Redevelopment Act of 1969, as amended, for the purpose of establishing a Community Redevelopment Agency for the rehabilitation, conservation, or redevelopment of blighted areas within the municipal jurisdiction of said City; and

WHEREAS, the Board of County Commissioners of Broward County desires to delegate to the City Commission of the City of Fort Lauderdale, Florida, those powers conferred by the Community Redevelopment Act of 1969, as amended, subject to the Board's review and approval of the Community Redevelopment Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

That the Board of County Commissioners of Broward County, Florida, hereby delegates to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the

1 jurisdiction of that City, and the authority to exercise all
2 those powers conferred upon local governments by the Com-
3 munity Redevelopment Act of 1969, as amended, subject to the
4 Board's review and approval of the Community Redevelopment
5 Plan.

6
7 ADOPTED this 11th day of April
8 1989.

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STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, L. A. HESTER, County Administrator, in and
for Broward County, Florida, and Ex-Officio Clerk of the
Board of County Commissioners of said County, DO HEREBY
CERTIFY that the above and foregoing is a true and correct
copy of Resolution 89-1132

as the same appears of record in the Minutes of a meeting
of said Board of County Commissioners held on 11th day of
April, 19 89.

IN WITNESS WHEREOF, I have hereunto set my hand and
official seal this 11th day of April, 1989.

L. A. HESTER
COUNTY ADMINISTRATOR

BY *L. A. Hester*
Deputy Clerk

(S E A L)

RESOLUTION NO. 95-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, FINDING THAT ONE OR MORE SLUM OR BLIGHTED AREAS AS DEFINED IN PART III, CHAPTER 163, FLORIDA STATUTES, EXIST IN THE CITY OF FORT LAUDERDALE WITHIN THAT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY; FINDING THAT REHABILITATION, CONSERVATION, REDEVELOPMENT OR A COMBINATION OF SUCH ACTIVITIES IN SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY OF FORT LAUDERDALE; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; AND DECLARING THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA.

WHEREAS, pursuant to a Special Act of the Florida Legislature adopted in 1961, which Special Act is known as the "Fort Lauderdale Urban Renewal Law" (the "Special Act") and the provisions of Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, (sometimes referred to as the "Redevelopment Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum or blighted areas, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all those powers conferred upon local governments by Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, subject to the review and approval of the community redevelopment plan by the Board of County Commissioners of Broward County, Florida within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, the City Commission of the City of Fort Lauderdale has created a community redevelopment area known as the Central Beach Community Redevelopment Area ("CBCRA"), and adopted a plan for its redevelopment; and

WHEREAS, pursuant to Resolution Nos. 89-90 and 89-91, adopted on April 18, 1989, the City Commission of the City of Fort Lauderdale, appointed itself to act as the Community Redevelopment Agency for the CBCRA; and

WHEREAS, a new area within the northwest and northeast quadrants of the City of Fort Lauderdale, Florida, has been identified and a study has been undertaken and completed to determine if slum or blight conditions, or both exist within such area, hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPF Redevelopment Area"; and

WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes, to include an area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more specified factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals or welfare in its present condition and use; and

WHEREAS, it is recognized by the City Commission that such finding of the existence of one or more slum or blighted areas within the NPF Redevelopment Area does not necessarily imply that all properties within the area of the finding are slum or blighted, but rather that there is the existence of a substantial number of slum, deteriorated or deteriorating structures within the area, thereby necessitating an overall redesign and plan of the area so that a balanced, integrated plan can be developed for the area; and

WHEREAS, there exist certain properties within the area described in Section 2 below which are not blighted but which are impacted and affected by the existence of slum, deteriorated or deteriorating structures; and

WHEREAS, accordingly, the City Commission desires to declare blighted the NPF Redevelopment Area and wishes to pursue community redevelopment activities in the area described herein pursuant to the provisions of the Special Act and Redevelopment Act; and

WHEREAS, the City Commission has received the recommendations and presentation of its administrative officials;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, does hereby find, based on the information presented to the City Commission in a public meeting that one or more slum or blighted areas as defined in Part III, Chapter 163, Florida Statutes, exist within the area lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, legally described and depicted on the Exhibit, attached hereto and incorporated herein (the "Northwest-Progresso-Flagler Heights Community Redevelopment Area").

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida further finds and determines that rehabilitation, conservation, redevelopment or a combination thereof is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Fort Lauderdale, Florida.

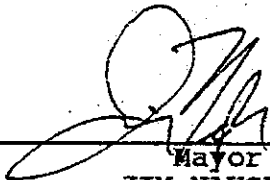
SECTION 4. That as a result of the finding of the existence of one or more slum or blighted areas in Section 2 hereof and the necessity for rehabilitation, conservation or redevelopment, or combination thereof, in Section 3 hereof, the City Commission does hereby declare the City Commission of the City of Fort Lauderdale, Florida, to be the Community Redevelopment Agency for the NPF Redevelopment Area with all of the rights, powers, duties, privileges and immunities vested in it as provided in Resolution No. 89-90 and Resolution No. 89-91 adopted by the City Commission on April 18, 1989 for the purpose of rehabilitating the NPF Redevelopment Area and eradicating conditions of slum or blight, or both, therein.

SECTION 5. That the City Commission hereby determines that the finding of the NPF Redevelopment Area to be a slum or blighted area is made for the purpose of determining that community redevelopment in such community redevelopment area may be planned and initiated pursuant to Section 163.360(1), Florida Statutes, and that the adoption of the community redevelopment plan and establishment of the boundaries of the community redevelopment area as provided in Section 163.362, Florida Statutes, may include an area that may be reduced in scope from the NPF Redevelopment Area described in this Resolution.

SECTION 6. That the City Clerk is hereby authorized and directed to notify all "taxing authorities", as that term is defined in the Redevelopment Act, of the adoption of this Resolution.

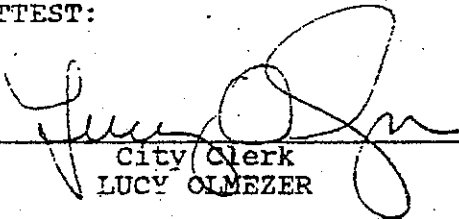
SECTION 7. That this Resolution shall take effect immediately upon its adoption.

ADOPTED this the 20th day of June, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY OLMEZER

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA
LEGAL DESCRIPTION

LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540, FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE C-75-41; TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER WITH ALL OF THAT PORTION OF SAID SECTION 2 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD;

LESS AND EXCEPT:

THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF SAID SECTION 3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 4TH STREET.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA

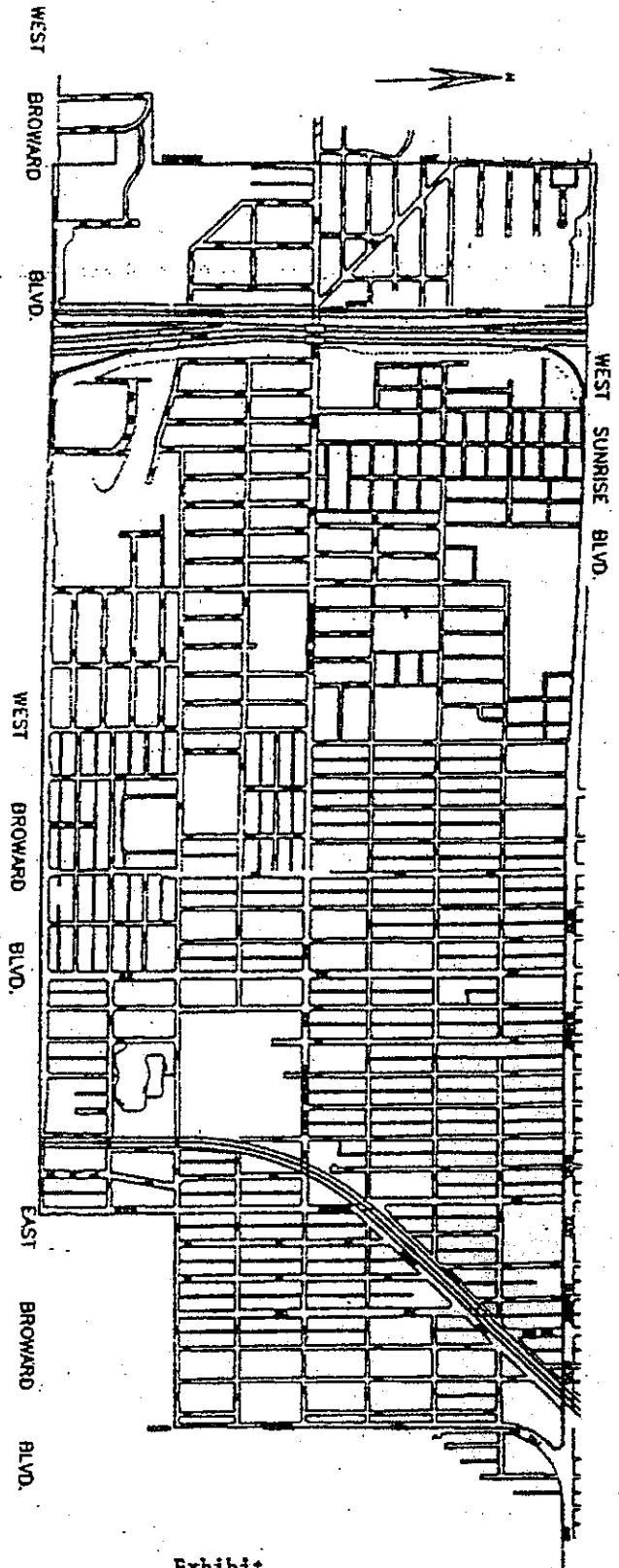


Exhibit
Page 2 of 2

04-119-55	PROJECT # 0138 AREA MAP NORTHWEST-PROGRESSO- FLAGLER HEIGHTS	CITY OF FORT LAUDERDALE ENGINEERING DIVISION FORT LAUDERDALE, FLORIDA		DESIGNED BY E.A.	DATE 6/15/90	P.A. FILE NUMBER
		CHECKED BY E.A.		DATE 6/15/90		
		APPROVED BY E.A.		DATE 6/15/90		
		REVISIONS				

RESOLUTION NO. 95-170

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.360, FLORIDA STATUTES, FOR THE COMMUNITY REDEVELOPMENT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA; REAFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE SLUM OR BLIGHTED AREAS IN THE CITY; DEFINING THE COMMUNITY REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended (the "Act"), and the Special Act of the Florida Legislature adopted in 1961, which Special Act is known as the "Fort Lauderdale Urban Renewal Law" (the "Special Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the spread of slums and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Community Redevelopment Act of 1969, Florida Statutes, as amended within the municipal boundaries of the City of Fort Lauderdale subject to the review and approval by the Board of County Commissioners of Broward County, Florida, of a community redevelopment plan; and

WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the City declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the

west, and Federal Highway on the east, except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, in Fort Lauderdale, Florida (hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPFCRA"); and

WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency for the NPFCRA ("Agency") and established and designated the NPFCRA as the area of operation of the Agency; and

WHEREAS, a study of the NPFCRA and a plan for the redevelopment of the NPFCRA in accordance with the Act has been undertaken and completed; and

WHEREAS, the Agency received the proposed community redevelopment plan and submitted it to the Planning and Economic Development Department ("Department"), the local planning agency of the City of Fort Lauderdale under the Local Governmental Comprehensive Planning and Land Development Regulation Act, in accordance with Section 163.360(3), Florida Statutes, and the Department, after reviewing the proposed plan, has determined that the plan is consistent with the City's Comprehensive Plan and returned the proposed community redevelopment plan to the Agency with its recommendations; and

WHEREAS, the Agency considered the proposed redevelopment plan and, at its meeting of November 7, 1995, approved the community redevelopment plan and recommended its adoption by the City Commission of the City of Fort Lauderdale; and

WHEREAS, notice of the City Commission's intention to adopt a resolution adopting the proposed community redevelopment plan has been given to all taxing authorities as provided in Section 163.346, Florida Statutes; and

WHEREAS, a public hearing regarding the proposed community redevelopment plan was duly noticed and held in accordance with Section 163.346, Florida Statutes; and

WHEREAS, all prerequisites under the Act having been accomplished, it is now appropriate and necessary in order to proceed further with the redevelopment of the NPFCRA in accordance with the Act that a community redevelopment plan for the NPFCRA be approved; and

WHEREAS, all prerequisites under the Special Act having been accomplished, the proposed community redevelopment plan may be approved for the NPFCRA in accordance with the Special Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by reference.

SECTION 2. That the finding in its Resolution No. 95-86 adopted on June 20, 1995, that one or more slum or blighted areas, as those terms are defined in Section 163.340, Florida Statutes, exist within the City of Fort Lauderdale is hereby reaffirmed.

SECTION 3. That the area designated in Resolution No. 95-86, finding one or more slum or blighted areas to exist in the City, as described in that resolution, creating the Agency, which area is more particularly described in Exhibit "A" attached hereto, is the Community Redevelopment Area for the purpose of this Resolution and the Community Redevelopment Plan approved hereby.

SECTION 4. That the following findings are hereby made:

(a) There has been prepared a community redevelopment plan for redevelopment of the NPFCRA in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan"); and

(b) The Planning and Economic Development Department of the City of Fort Lauderdale, as the local planning agency of the City under the Local Government Comprehensive Planning and Land Development Regulation Act, has reviewed the Plan in accordance with the Act and has found it to be consistent with the comprehensive plan of the City; and

(c) The Agency reviewed and approved the Plan on November 7, 1995 and recommended its approval to the City Commission; and

(d) A notice of public hearing was timely published in a newspaper of general circulation and notice to taxing authorities was timely mailed as provided in Section 163.346, Florida Statutes, and a public hearing has been held as required by Section 163.360(5), Florida Statutes.

SECTION 5. That the Plan satisfies the requirements of Section 163.360(6), Florida Statutes, and it is hereby further found that:

(a) Even though no families are anticipated to be displaced as a result of community redevelopment as proposed in the Plan, a feasible method exists for the location of such families in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and

(b) The Plan conforms to the general plan of the City as a whole; and

(c) The Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement; and

(d) The Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the NPFCRA by private enterprise.

SECTION 6. That the Plan is hereby found to be consistent with and conforms to the provisions of the City's comprehensive plan in effect on the date hereof.

SECTION 7. That it is hereby expressly determined that it is appropriate, proper and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the NPFCRA. Therefore, the City Commission does hereby approve as the community redevelopment plan for the NPFCRA pursuant to Section 163.360(6), Florida Statutes, the document entitled "Community Redevelopment Plan: Northwest-Progresso-Flagler Heights Area", prepared by the Department of Planning and Economic Development for the City of Fort Lauderdale and approved by the Agency on November 7, 1995, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan").

SECTION 8. That it is hereby expressly found that the Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the NPFCRA.

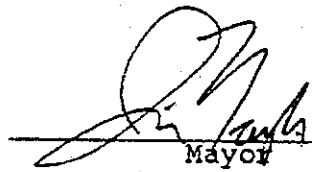
SECTION 9. That immediately upon the date this Resolution takes effect, the Plan is deemed to be in full force and effect for the NPFCRA and the Agency is authorized and directed to carry out

such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance, including the solicitation of proposals from persons for the redevelopment of all or any part of the NPPCRA in accordance with the Plan.

SECTION 10. That the Plan has been prepared in accordance with the Special Act and approves the Plan in accordance with the provisions of the Special Act.

SECTION 11. That this resolution shall take effect immediately upon action taken by the Board of County Commissioners of Broward County, Florida as contemplated by Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989.

ADOPTED this the 7th day of November, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY MASLIAH

1 A RESOLUTION OF THE BOARD OF COUNTY
2 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
3 APPROVING THE COMMUNITY REDEVELOPMENT PLAN FOR
4 THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
5 COMMUNITY REDEVELOPMENT AREA APPROVED BY THE
6 CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO
7 PART III, CHAPTER 163, FLORIDA STATUTES;
8 PROVIDING FOR RATIFICATION OF ACTIONS OF CITY
9 COMMISSION AND COMMUNITY DEVELOPMENT AGENCY;
10 AND PROVIDING FOR AN EFFECTIVE DATE.

11 WHEREAS, the Board of County Commissioners of Broward County,
12 Florida, (the "Board"), as the governing body of Broward County, a
13 charter county, pursuant to Section 163.410, Florida Statutes
14 adopted Resolution No. 89-1132 on April 11, 1989, delegating to the
15 City Commission of the City of Fort Lauderdale (the "City"), the
16 authority to exercise all powers conferred upon local governments
17 by Part III, Chapter 163, Florida Statutes, as amended, (the
18 "Redevelopment Act") subject to the Board's review and approval of
19 the City's Community Redevelopment Plan; and

20 WHEREAS, on June 20, 1995, pursuant to Resolution 95-86, the
21 City Commission found that the Northwest-Progresso-Flagler Heights
22 area within the corporate limits of the City was a blighted area,
23 such area being defined as the Northwest-Progresso-Flagler Heights
24 Community Redevelopment Area (the "NPF CRA") and declared itself to
25 be the Community Redevelopment Agency for the NPF CRA; and

26 WHEREAS, pursuant to resolution duly adopted by the City
27 Commission on November 7, 1995, the City Commission approved a
28 Community Redevelopment Plan for the NPF CRA pursuant to the
29 Redevelopment Act; and

30 WHEREAS, the Board having reviewed the Community Redevelopment
31 Plan as approved by the City Commission on November 7, 1995,
32 desires to approve said Community Redevelopment Plan, NOW,
33 THEREFORE,

34 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
35 COUNTY, FLORIDA:

- 36 1. That the Board hereby approves the Community Redevelopment
37 Plan for the NPF CRA as approved by the City Commission by

resolution adopted November 7, 1995, which shall be consistent with
the Broward County Land Use Plan.

2. That any and all actions heretofore taken by the City
Commission or the Community Redevelopment Agency pursuant to and in
accordance with the Redevelopment Act and in furtherance of the
adoption of the Community Redevelopment Plan for the NPF CRA are
hereby ratified and confirmed.

3. That any substantive amendments to the Community Redevelopment
Plan for the NPF CRA shall be reviewed and approved by the Board.

4. That this Resolution shall take effect immediately upon its
adoption.

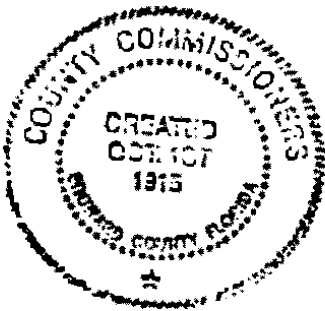
ADOPTED this 28th day of November, 1995.

SLC/wp.
11/13/95
PROGRESS.Rpt
855-008
855-031
855-117

STATE OF FLORIDA)
 SS
COUNTY OF BROWARD)

I, B. JACK OSTERHOLT, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution Number 95-1084 as the same appears of record in the minutes of meeting of said Board of County Commissioners held on the 28th day of November 1995.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1st day of December 1995.



(S E A L)

B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Pamela Young
Deputy Clerk

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA
LEGAL DESCRIPTION**

**LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE
42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:**

**ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF
THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540,
FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE
C-75-41; TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH
OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER
WITH ALL OF THAT PORTION OF SAID SECTION 2 LYING WEST OF THE
WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF
THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD;**

LESS AND EXCEPT:

**THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE
EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY
THE SOUTH LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF
SAID SECTION 3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF
NORTHEAST 4TH STREET.**

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

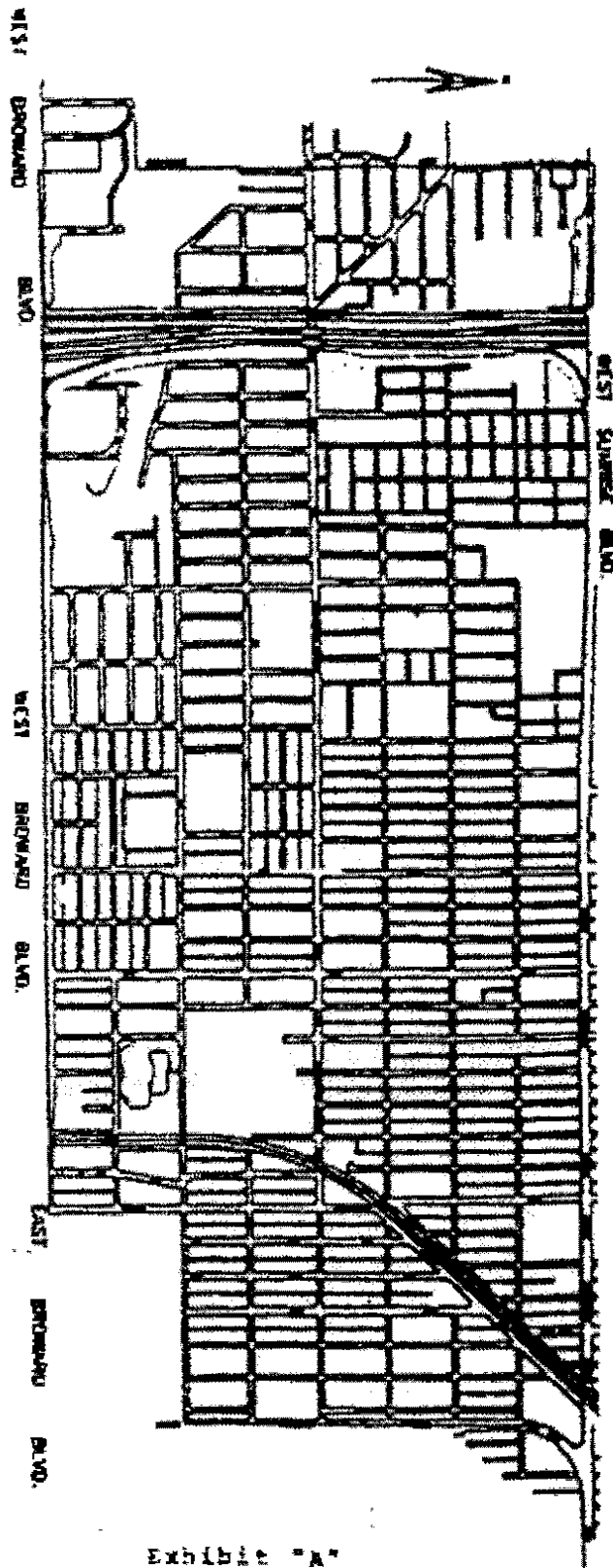


Exhibit "A"
Page 2 of 2

PROJECT # 0134 AREA MAP NORTHWEST-PROGRESSO- FLAGLER HEIGHTS	CITY OF FORT LAUDERDALE ENGINEERING DIVISION JUNE 1988	DATE OF PLAN DATE OF REVISION DATE OF REVISION	THE PLAN NUMBER
	DATE OF PLAN DATE OF REVISION DATE OF REVISION	THE PLAN NUMBER	

ORDINANCE NO. C-95-67

AN ORDINANCE ESTABLISHING AND PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES, TO FINANCE OR REFINANCE COMMUNITY REDEVELOPMENT WITHIN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY IN THE CITY OF FORT LAUDERDALE, FLORIDA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE TAX INCREMENT BY ALL TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE REDEVELOPMENT TRUST FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended (the "Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the spread of slum and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Act subject to the review and approval of a Community Redevelopment Plan by the Board of County Commissioners of Broward County, Florida, within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the City declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the

west, and Federal Highway on the east; except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway (hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPFCRA"); and

WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency ("Agency") for the NPFCRA; and

WHEREAS, pursuant to Resolution No. 95-170, adopted on November 7, 1995, the City Commission of the City of Fort Lauderdale approved a Community Redevelopment Plan ("Plan") for the NPFCRA; and

WHEREAS, in order to plan and implement community redevelopment within the NPFCRA it is necessary that a redevelopment trust fund ("Trust Fund") be established and created for said area as provided in the Act; and

WHEREAS, notice of the intended creation of a Trust Fund has been given to all taxing authorities in accordance with the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Ordinance by this reference.

SECTION 2. That there is hereby established and created in accordance with the provisions of the Act, a redevelopment trust fund for the NPFCRA, which trust fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto approved by the City Commission including any community redevelopment under the Plan.

SECTION 3. That the monies to be allocated to and deposited into the Trust Fund shall be used to finance community redevelopment within the NPFCRA, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Trust Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Trust Fund shall exist for the duration of the community redevelopment undertaken by the Agency pursuant to the Plan to the extent permitted by the Act. Monies shall be held in the Trust Fund by the City for and on behalf of the Agency, and disbursed from the Trust Fund as provided by the Act, this Ordinance or by the Agency.

SECTION 4. That there shall be paid into the Fund each year by each taxing authority levying ad valorem taxes within the NPFCRA, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 6 of this Ordinance and the Act, based on the base tax year established in Section 5 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment").

SECTION 5. That the most recently approved tax roll prior to the effective date of this Ordinance used in connection with the taxation of real property in the NPFCRA as provided for in Section 163.387, Florida Statutes, shall be the interim ad valorem tax roll of Broward County, Florida, filed by the Property Appraiser of Broward County, Florida, with the State Department of Revenue on or before July 1, 1995, pursuant to Section 193.1142, Florida Statutes, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 1995 (the "base year value"), and all deposits into the Trust Fund shall be the amount of tax increment calculated as provided in Section 6 herein based upon increases in valuation of taxable real property from the base year value.

SECTION 6. That the tax increment shall be determined and appropriated annually by each taxing authority as provided in the Act, and shall be an amount equal to ninety-five percent (95%) of the difference between:

(a) The amount of ad valorem taxes levied each year by each taxing authority on taxable real property contained within the geographic boundaries of the NPFCRA; and

(b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority upon the total of the assessed value of the taxable real property in the NPFCRA as shown on the assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of this Ordinance.

SECTION 7. That pursuant to Section 163.387(2), Florida Statutes, each taxing authority shall annually appropriate and pay by January 1 of each year a sum which is no less than the tax increment as defined and determined as provided in the Act and Section 6 of this Ordinance. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Trust Fund shall commence on the effective date of this Ordinance and continue to an extent permitted by the Act until all loans, advances and

indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the NPFCRA have been paid.

SECTION 8. That the Trust Fund shall be established and maintained as a separate trust fund by the Agency pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as the trustee of the Trust Fund as may be adopted from time to time, whereby the Trust Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan. The Agency may authorize and direct the City to establish and administer the Trust Fund on behalf of the Agency in accordance with this Ordinance and the Act.

SECTION 9. That the obligation of the City Commission of the City of Fort Lauderdale to fund the Trust Fund annually shall continue until all loans, advances, and indebtedness, if any and interest thereon, of the Agency incurred as a result of community redevelopment have been paid, but only to the extent that the tax increment described in Section 5 of this Ordinance accrues. The obligation of the City Commission to fund the Trust Fund shall not be construed to make the City a guarantor of the obligations of other taxing authorities under this Ordinance or the Act nor shall it be construed to require the exercise of the taxing power of the City or the payment to the Trust Fund from any other funds of the City except the incremental revenue provided for in Section 5.

SECTION 10. That it may, in its discretion, authorize the deposit of such other legally available funds into the Trust Fund as may be described by resolution adopted on or after the effective date of this Ordinance.

SECTION 11. That the governing body of the Agency shall be the trustee of the Trust Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and property application of all monies paid into the Fund.

SECTION 12. That the funds of the Trust Fund shall be utilized in accordance with the provisions of the Act, this Ordinance and the Community Redevelopment Plan for the NPFCRA as approved by the City Commission of the City of Fort Lauderdale as the same may be amended.


SECTION 13. That the terms contained in this Ordinance shall have the meanings as set forth in the Act.

SECTION 14. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 15. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 16. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this the 21st day of November, 1995.
PASSED SECOND READING this the 5th day of December, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY MASLIAN

copy of the record of the City of Fort
Lauderdale, Florida.

WITNESSETH my hand and official seal of
the City of Fort Lauderdale, Florida, this
the 21 day of JUNE, 2001
Diana Bell City Clerk

RESOLUTION NO. 01-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF FORT LAUDERDALE, FLORIDA, RELATING TO
COMMUNITY REDEVELOPMENT; MAKING FINDINGS;
ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN
FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA; AUTHORIZING
IMPLEMENTATION OF THE PLAN; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 95-86 on
June 2, 1995, finding the existence of blight conditions in that area
of the City of Fort Lauderdale, known as the Northwest-Progresso-
Flagler Heights Community Redevelopment Area, as more particularly
described in that resolution, (such area being referred to herein as
the "Community Redevelopment Area") and declared the City Commission
to be the Community Redevelopment Agency ("CRA") for that area; and

WHEREAS, by adoption of Resolution 95-170, the Northwest
Progresso Flagler Heights Redevelopment Area Plan was approved by the
City Commission on November 7, 1995 (the "1995 Plan"); and

WHEREAS, by adoption of Resolution 95-1084 on November 26,
1995, the Broward County Board of County Commissioners approved the
1995 Plan; and

WHEREAS, an updated and amended version of the 1995 Plan
(the "Plan Update") as contemplated by Part III, Chapter 163, Florida
Statutes (1999), has been prepared which updates the 1995 Plan and
addresses the redevelopment needs in the Community Redevelopment Area;
and

WHEREAS, on April 18, 2001, the City's Planning & Zoning
Board, as the City's Local Planning Agency for purposes of the Local
Government Comprehensive Planning and Land Development Regulation Act,
determined the Plan Update is in conformity with the City's
comprehensive plan for the City as a whole, and recommended the
Community Redevelopment Agency and the City Commission approve the Plan
Update; and

WHEREAS, the Community Redevelopment Agency on February 13,
2001, approved the Plan Update and recommended it to the City
Commission; and

WHEREAS, a copy of the Plan Update was submitted by the Community Redevelopment Agency to the City Commission, as the governing body of City of Fort Lauderdale, Florida, and to Broward County, as taxing authorities which levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

WHEREAS, the notices required by Section 163.346, Florida Statutes (2000), have been published and mailed as required therein, and a public hearing regarding the Plan was held by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Incorporating Recitals. The City Commission finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as a part of this resolution.

SECTION 2. Finding of Conformance with Comprehensive Plan. The City Commission hereby finds, determines and declares that the Plan Update for the Community Redevelopment Area marked Exhibit "A" and on file with the City Clerk conforms to the general comprehensive plan of City of Fort Lauderdale as a whole.

SECTION 3. Finding of Adequacy of Recreational Facilities. The City Commission hereby finds, determines and declares that the Plan Update gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Community Redevelopment Area.

SECTION 4. Finding of Relocation. The City Commission finds that to the extent any relocation of families may be necessary a feasible method for the relocation of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is provided in the Plan Update.

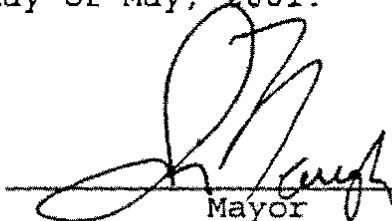
SECTION 5. Finding of Maximum Opportunity. The City Commission hereby finds that although the Plan Update contemplates that most improvements will be undertaken by the City or the CRA, the Plan Update will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise to the extent contemplated by the Plan Update.

SECTION 6. Adoption of Community Redevelopment Plan. The City Commission does hereby adopt the Plan Update as the amended and updated community redevelopment plan for the Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan Update.

SECTION 7. Technical Corrections. The City Commission does hereby authorize appropriate City and CRA officials to make such technical, conforming, and correcting changes to the Plan Update from time to time as may be identified that do not affect the substance of the plan's goals, objectives, and actions.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon approval by the City Commission.


ADOPTED this the 15th day of May, 2001.



Mayor

JIM NAUGLE

ATTEST.



City Clerk
LUCY MASLIAH

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RESOLUTION NO. 02-183

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; ADOPTING AN AMENDMENT TO THE NORTHWEST PROGRESSO-FLAGLER HEIGHTS ("NPF") COMMUNITY REDEVELOPMENT PLAN TO INCLUDE THE EXPANDED AREA IN THE NPF COMMUNITY REDEVELOPMENT AREA DESCRIBED IN RESOLUTION 01-87; AUTHORIZING IMPLEMENTATION OF THE PLAN AS AMENDED AND AUTHORIZING TRANSMITTAL TO BROWARD COUNTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 95-86 on June 2, 1995, finding the existence of blight conditions in that area of the City of Fort Lauderdale, known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as more particularly described in that resolution, (such area being referred to herein as the "Community Redevelopment Area") and declared the City Commission of the City of Fort Lauderdale (the "City Commission") to be the Community Redevelopment Agency ("CRA") for that area; and

WHEREAS, by adoption of Resolution 95-170, the Northwest Progresso Flagler Heights Redevelopment Area Plan was approved by the City Commission on November 7, 1995 (the "1995 Plan"); and

WHEREAS, by adoption of Resolution 95-1084 on November 26, 1995, the Broward County Board of County Commissioners ("County Commission") approved the 1995 Plan; and

WHEREAS, by adoption of Resolution No. 01-86 on May 15, 2001, an amendment to the Northwest Progresso Flagler Heights Redevelopment Area Plan was approved by the City Commission; and

WHEREAS, by adoption of Resolution No. 01-87 adopted by the City Commission of the City of Fort Lauderdale at its meeting of May 15, 2001, the City Commission found the existence of one or more blighted areas within an area of the City and determined it to be a community redevelopment area; such area being referred to as the "Expanded Area") and added it to the Community Redevelopment Area; and

WHEREAS, an amended version of the 1995 Plan (the "Amended Plan") has been prepared which addresses the redevelopment needs in the Expanded Area; and

WHEREAS, on October 16, 2002, the Planning & Zoning Board of the City of Fort Lauderdale, as the City's local planning agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act (codified as Part II, Chapter 163, Florida Statutes (2002), determined the Amended Plan is in conformity with the City's comprehensive plan for the City as a whole, and recommended the CRA and the City Commission approve the Amended Plan; and

WHEREAS, the CRA on November 5, 2002, approved the Amended Plan and recommended its adoption to the City Commission; and

WHEREAS, a copy of the Amended Plan was submitted by the CRA to the City Commission, to Broward County, and the North Broward Hospital District and such other taxing authorities which levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

WHEREAS, the notices required by Section 163.346, Florida Statutes (2000), have been published and mailed as required therein, and a public hearing regarding the Amended Plan was held by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Incorporating Recitals. The City Commission finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as a part of this Resolution.

SECTION 2. Finding of Conformance with Comprehensive Plan. The City Commission hereby finds, determines and declares that the Amended Plan for the Expanded Area marked Exhibit "A" and on file with the City Clerk conforms to the general comprehensive plan of City of Fort Lauderdale as a whole.

SECTION 3. Finding of Adequacy of Recreational Facilities. The City Commission hereby finds, determines and declares that the Amended Plan gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Community Redevelopment Area.

SECTION 4. Finding of Relocation. The City Commission finds that to the extent any relocation of families may be necessary a feasible method for the relocation of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is provided in the Amended Plan.


SECTION 5. Finding of Maximum Opportunity. The City Commission hereby finds that although the Amended Plan contemplates that most improvements will be undertaken by the City or the CRA, the Amended Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded Area by private enterprise to the extent contemplated by the Amended Plan.

SECTION 6. Adoption of Amended Plan. The City Commission does hereby adopt the Amended Plan as the amended and updated community redevelopment plan for the Community Redevelopment Area including the Expanded Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Amended Plan.

SECTION 7. Technical Corrections. The City Commission does hereby authorize appropriate City and CRA officials to make such technical, conforming, and correcting changes to the Amended Plan from time to time as may be identified that do not affect the substance of the plan's goals, objectives, and actions.

SECTION 8. Effective Date. That the Amended Plan shall be effective on the date that the Board of County Commissioners of Broward County approves the Amended Plan.

ADOPTED this the 5th day of November, 2002.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCK KISELA

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RESOLUTION NO. 2002-139

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVING THE FINDING OF NECESSITY REPORT ADOPTED BY THE CITY OF FORT LAUDERDALE ON JULY 10, 2001, WITH RESPECT TO THE EXPANSION OF THE WESTERN BOUNDARY KNOWN AS THE "KONOVER" PARCEL, OF THE FORT LAUDERDALE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA (THE "CRA"), SUBJECT TO THE CITY DOCUMENTING THE CONDITIONS OF THE EXPANDED AREA TO MEET THE STATUTORY DEFINITIONS OF EITHER "SLUM" OR "BLIGHT," AN AMENDED DELEGATION FROM BROWARD COUNTY TO INCLUDE THE EXPANDED AREA, APPROVAL BY BROWARD COUNTY OF AN AMENDMENT OF THE CITY'S COMMUNITY REDEVELOPMENT PLAN PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT OF 1969, AS AMENDED, BROWARD COUNTY RETAINING THE POWER TO AUTHORIZE THE COLLECTION OF ADDITIONAL TAX INCREMENT FROM THE EXPANDED AREA UNTIL SUCH TIME AS BROWARD COUNTY APPROVES THE AMENDED PLAN, THE ENTERING INTO OF AN INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN BROWARD COUNTY, THE CITY OF FORT LAUDERDALE AND THE CRA, TO ENSURE PARTNERSHIP IN THE PROPOSED REDEVELOPMENT AREA, AND SUBJECT TO ALL NECESSARY POLICIES AND CRITERIA ADOPTED BY BROWARD COUNTY TO BE FOLLOWED IN CONSIDERING CHANGES TO REDEVELOPMENT AREA BOUNDARIES OF THE CRA; IN FURTHERANCE OF THE APPROVAL OF THE FINDING OF NECESSITY REPORT, DELEGATING AND CONFERRING UPON THE CITY OF FORT LAUDERDALE, FLORIDA, THE POWERS TO EXPAND THE WESTERN BOUNDARY OF ITS CRA AND TO AMEND ITS PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 20, 1995, the City of Fort Lauderdale, Florida (the "City"), duly adopted Resolution No. 95-86, which found that the Fort Lauderdale Northwest-Progresso-Flagler Heights area within the City was a slum and blighted area, such area being defined as the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "Redevelopment Area"), and more fully described in the maps in the findings of necessity annexed hereto and made a part hereof as Exhibit "C," and further, which Resolution declared the City Commission to be the CRA itself; and

1 WHEREAS, on November 28, 1995, the Board of County Commissioners of Broward
2 County, Florida (the "County") duly approved the community redevelopment plan (the "Plan")
3 for the Redevelopment Area; and

4 WHEREAS, the Redevelopment Area included property previously owned by
5 Konover, located at 2201-2253 West Broward Boulevard, which property, on February 2,
6 1999, including a parcel located outside of the City limits and outside of the Redevelopment
7 Area, was acquired by the City of Fort Lauderdale for the purpose of assembling property
8 that could be made available to private persons for redevelopment; and

9 WHEREAS, by ordinance of the City, on December 12, 2000, the parcel constituting
10 the part of the Konover property not previously in the corporate limits of the City, was
11 annexed into the City, the legal description of which parcel is attached hereto and made a
12 part hereof as Exhibit "C"; and

13 WHEREAS, on July 10, 2001, the City adopted Resolution No. 01-121, which
14 approved its CRA's Slum and Blight study and the geographic redevelopment boundaries
15 of the Redevelopment Area for the western boundary ("Konover" parcel) expansion area;
16 and

17 WHEREAS, the City has submitted its Finding of Necessity Report, adopted by the
18 City on July 10, 2001, which Report seeks to allow the City to expand the western boundary
19 ("Konover" Parcel) of the CRA; and

20 WHEREAS, the expansion of the western boundary of the CRA is subject to County
21 approval; the City documenting the conditions of the expanded area to meet the statutory
22 definitions of either "slum area" or "blighted area"; an amended delegation from the County
23 to include the expanded area; the approval by the County of an amendment to the Plan,
24

1 pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of
2 1969, as amended; and further, the County retaining the power to authorize the collection
3 of additional tax increment from the expanded area until such time as the County approves
4 the City's amended Plan; and

5 WHEREAS, the expansion of the western boundary of the CRA is further subject to
6 the entering into of an interlocal cooperation agreement by and between the County, the
7 City, and the CRA, to ensure County-City and CRA partnership in the redevelopment of the
8 Redevelopment Area, including the expansion and in furtherance of the Plan, as amended
9 and further, subject to all necessary policies and criteria adopted by the County to be
10 followed in considering changes to redevelopment area boundaries of CRAs.

11 NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The Board of County Commissioners of Broward County has reviewed
14 the Finding of Necessity Report by the City of Fort Lauderdale, adopted by the City on
15 July 10, 2001, which seeks to expand the western boundary ("Konover" parcel) of the area
16 known as the Fort Lauderdale Northwest-Progresso-Flagler Heights Community
17 Redevelopment Area, and hereby approves the Finding of Necessity, subject to the City
18 documenting the conditions of the expanded area to meet the statutory definitions of either
19 "slum area" or "blighted area"; an amended delegation from the County to include the
20 expanded area and the approval and review by the County of the amendment to the Plan
21 to reflect the change in boundaries, pursuant to Part III, Chapter 163, Florida Statutes, the
22 Community Redevelopment Act of 1969, as amended.

1 Section 2. The Board of County Commissioners of Broward County hereby further
2 approves the Finding of Necessity Report by the City of Fort Lauderdale which seeks to
3 expand the western boundary ("Konover" parcel) of the area known as the Fort Lauderdale
4 Northwest-Progresso-Flagler Heights Community Redevelopment Area, subject to the
5 County retaining the powers to authorize collection of additional tax increment from the
6 expanded area until the approval by Broward County of the amended Plan.

7 Section 3. That in furtherance of the approval of the Finding of Necessity Report
8 by the City of Fort Lauderdale which seeks to expand the western boundary ("Konover"
9 parcel) of the area known as the Fort Lauderdale Northwest-Progresso-Flagler Heights
10 Community Redevelopment Area and subject to the necessary policies and criteria adopted
11 by the County and the pursuant to Part III, Chapter 163, Florida Statutes, the Community
12 Redevelopment Act of 1969, as amended, the Board of County Commissioners of Broward
13 County, Florida, hereby delegates and confers upon the City of Fort Lauderdale, Florida, the
14 authority to expand the western boundary and to amend its Plan to include the expansion.

15 Section 4. That in furtherance of the policy established by the County in Resolution
16 No. 2001-754, the City and County will enter into an interlocal cooperation agreement
17 outlining issues in connection with the proposed CRA's obligations and responsibilities to
18 each taxing authority.

19 Section 5. That in furtherance of the approval by the Board of County
20 Commissioners of the Finding of Necessity Report by the City of Fort Lauderdale which
21 seeks to expand the western boundary ("Konover" parcel) of the area known as the Fort
22 Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Plan, and in
23 furtherance of the interlocal cooperation agreement that the City and County have agreed
24

1 to enter into, if at the end of five (5) years from the effective date of the interlocal
2 cooperation agreement, the City has not pulled a building permit for the redevelopment of
3 the Konover parcel, the County's approvals herein with respect to the Konover parcel would
4 be rescinded, and the Konover parcel will revert back to the current boundaries of the
5 existing Broward County CRA.

6 Section 6. That this Resolution shall take effect immediately upon its adoption.

7 Section 7. EFFECTIVE DATE.

8 This Resolution shall become effective upon its adoption.

9 ADOPTED this 5th of March, 2002.

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CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#13-1009

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: August 20, 2013

TITLE: Public Hearing to Consider the Adoption of a Resolution Approving an
Amendment to the Northwest–Progresso-Flagler Heights Community
Redevelopment Plan

Recommendation

It is recommended that the City Commission hold a Public Hearing to amend the Northwest–Progresso-Flagler Heights Community Redevelopment Plan to include three new improvement projects and activities consisting of a Community Policing Innovation Program, a Wireless Security Camera System, and a Public Wi-Fi System. Following the Public Hearing it is recommended that the City Commission adopt a Resolution approving the Plan amendment and authorize that the amendment is sent to the Broward County Commission for consideration.

The Public Hearing was originally advertised for July 2, 2013 but was rescheduled to August 20, 2013 to meet all notice requirements under Section 163.361.

Background

The redevelopment plan for the Northwest–Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was created in 1995 and amended in 2001. The original plan and the subsequent amendment created a workable development program that identified certain projects and initiatives that could be implemented within a 30-year span. This workable program identified various community redevelopment programs and strategies forming the essential physical improvement and project plans for the NPF CRA. This includes Neighborhood Housing Improvement Programs, Neighborhood Infrastructure Improvement Programs, Sistrunk Corridor Improvement Programs, Northwest Commercial Revitalization Improvement Programs, Flagler Village RAC Area improvement Programs and Targeted Project Areas.

These programs and projects provide upgrades to infrastructure to improve the quality of life in the neighborhood area of the NPF CRA and provide improvements to the business

and commercial sectors of the NPF CRA that will provide infrastructure support and improved environmental conditions needed to foster thriving small business and compatible commerce in the NPF CRA. Under Section 5 of the Community Redevelopment Plan it states that "Other projects and activities may be identified after public consultation in conjunction with the annual budget preparation process of the CRA and the City."

Procedurally, amending the CRA redevelopment plan consists of three basic steps, as outlined in Section 163.361, Florida Statutes and summarized below:

- Step 1 -The Fort Lauderdale Community Redevelopment Agency shall recommend to the City Commission that the amendment(s) be made to the Redevelopment Plan. (completed June 18, 2013)
- Step 2 -The City Commission shall hold a public hearing on the proposed plan amendment. Mail notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area must be provided at least 15 days before the public hearing, and newspaper notice in a publication having a general circulation in the area of operation of the agency, shall be provided at least 10 days before the public hearing. (anticipated August 2013)
- Step 3 -The redevelopment plan amendment must be reviewed and approved by Broward County. (anticipated September 2013)

Proposed Plan Amendments

The amendment consists of three new projects proposed to be included in the Community Redevelopment Plan:

Community Policing Innovation Program: The Fort Lauderdale Police Department has stepped up enforcement efforts within the district since the completion of the NE 6th Street/Sistrunk streetscape enhancement project. It is recommended that these community policing strategies continue as long as NPF CRA funds are available and until sunset of the trust fund in 2025. Some of the activities that are being supported under this initiative include opening a police substation for enhanced security in the heart of the Midtown Business District.

Wireless Surveillance Camera System: Community Policing Innovation strategies will be further enhanced by the installation of a Wireless Surveillance Camera System that utilizes the latest technology to aid crime prevention activities in the redevelopment district. The surveillance cameras are proposed to be installed on the light poles or private property throughout the redevelopment area.

Public Wi-Fi System: A wireless area local network or Wi-Fi is being proposed to provide a unique public digital amenity which will aid our efforts to promote the redevelopment district as a great place to live and operate a business. A public Wi-Fi system will also provide the opportunity to continuously inform residents and

visitors on a platform like Channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Resource Impact:

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment Trust Fund. The annual expense for Community Policing Innovation strategies are estimated at \$20,000, at this time. The annual expense for surveillance cameras and Wi-Fi are yet to be determined. As of June 30, 2013, the NPF CRA has an uncommitted project balance of \$2,022,745. Additionally, as of June 30, 2013 the following balances are available in the 2004 NPF CRA Bonds:

- Fund 320 (2004A Tax Increment Revenue Non-Alternative Minimum Tax) - \$731,896.33
- Fund 322 (2004B Tax Increment Revenue Alternative Minimum Tax) - \$1,129,646.13

The 2004A bond proceeds may be utilized for the surveillance camera and public Wi-Fi if spent prior to September 30, 2013.

Related CAM: 13-0740

Attachments:

Exhibit 1 - Florida Statutes Chapter 163.361
Exhibit 2 - Financial Projection for NPF CRA FY 2014-2025
Exhibit 3 - Original Notice of Public Hearing – July 2, 2013
Exhibit 4 - Amendment to NWP FH Redevelopment Plan
Exhibit 5 - Resolution

Prepared by: Alfred G. Battle, Jr., Economic & Community Reinvestment Manager

Department Director: Greg Brewton, Sustainable Development

Northwest-Progresso-Flagler Heights Community Redevelopment Agency



5-Year Program

October 2013

About the Program

The purpose of developing a 5-year program for the Northwest-Progresso-Flagler Heights Community Redevelopment Area is to create a transparent spending program tied to the objectives of the existing redevelopment plan.



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INTRODUCTION

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) was created in 1995 to eliminate slum and blighting conditions in the areas near downtown Fort Lauderdale and northwest Fort Lauderdale. The NPF CRA is a 30-year community redevelopment program set to expire in 2025.



Both the near downtown area and the northwest Fort Lauderdale district have been the focus of a number of studies and planning efforts since the 1960's. A variety of charrettes and workshops have been held to discuss community needs and help create a vision for the area to further refine and guide planning and development. Historical issues that have been identified throughout the entire redevelopment area include:

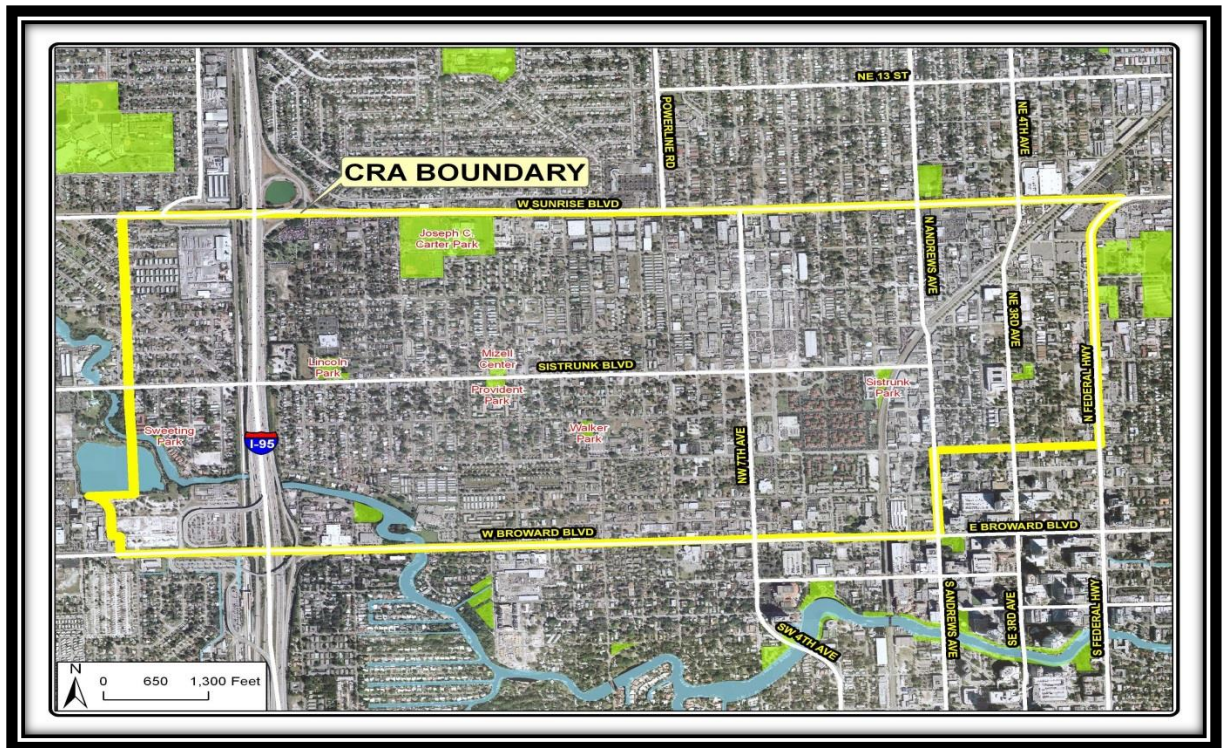
- Unemployment higher than the Broward County average;
- Lack of private capital investment;
- Need for improved development regulations;
- Lack of property maintenance;
- Deferment of maintenance by absentee owners; and
- The need for improved streetscapes

In large part since the NPF CRA was created in 1995, many of the issues identified above are being addressed through active project development or by regulatory enforcement. Several new businesses have opened and existing businesses have expanded and hundreds of new housing units have been constructed or rehabilitated throughout the redevelopment area. However, the benefits of redevelopment have not touched all sectors of the target area and there is still visual evidence of slum and blight that needs to be eradicated.



The development of a 5-year program for the NPF CRA will create a transparent and simple framework to prioritize our efforts and chart a course for success. The NPF CRA 5-Year Program developed outlines a clear vision and mission for the NPF CRA over the next 5-years. The program also includes a set of core strategic objectives and development goals that will maintain priorities and also utilize performance measurement to evaluate our progress.

PROGRAM FRAMEWORK



PROGRAM FRAMEWORK

Consistency with Other City Plans & Initiatives

The five-year plan has been created for the Northwest-Progresso-Flagler Heights Community Redevelopment area (NPF CRA) to provide a long-term sustainable development framework that will have immediate, short-term impacts on the target area and on the lives of the residents who live there. The intent of the NPF CRA Plan is consistent with the recently developed 2035 Vision Plan. The 2035 Vision Plan is an inspirational view of the future and what our community wants to become and is a fusion of the collective values and aspirations that have been expressed by a diverse cross-section of our neighbors. The NPF CRA redevelopment plan is also a key component in the success of the Business Development Cylinder of Excellence. The projects identified in the five-year program are in furtherance of the adopted redevelopment plan.



Vision Statement

The Northwest-Progresso-Flagler Heights Community Redevelopment area will be identified as a model tax increment funded redevelopment district in Broward County and a public-sector industry leader with regard to the utilization of tax increment resources in Broward County, the State of the Florida and the entire United States.



Strategic Objectives, Goals and Measurements

- Make changes to the Urban Land Development Regulations (ULDR) to eliminate obnoxious uses, make the parking requirements more compatible with development goals and eliminate inconsistencies in the project development review process by creating area-wide design guidelines and standards.
 - *Agency Goal – Create an environment where private and public sector investments in redevelopment projects area of high quality, sustainable and enhance the long-term viability of the area.*
 - *Measure – success related to this goal will be measured based on the business development scorecard initiative focused on making zoning changes to promote new business, develop design guidelines and standards unique for the redevelopment area.*
- Continue to promote home ownership opportunities by utilizing vacant, residential lots for in-fill housing.
 - *Agency Goal – increase the number of newly constructed or renovated housing units by 20%*
 - *Measure – success of this goal will be determined by the number of units constructed or rehabilitated each year*

- Aggressively pursue the redevelopment of all vacant properties at the intersection of Sistrunk Boulevard and NW 7th Avenue for large-scale development.

- *Agency Goal – To facilitate new development opportunities at all development sites at the intersection of Sistrunk and NW 7th Avenue.*
- *Measure – success of this goal will be measured based on the business development scorecard initiative focused on identifying and cultivating emerging business interest for specific geographic areas.*



- Target and attract specific businesses, retail users and industries to establish a presence in the redevelopment area and create jobs for area residents.
- *Agency Goal – Utilize NPF CRA resources to help create a minimum of 20 new jobs in the redevelopment area each year for the next 5 years.*



- *Measure – success will be determined by the number of new jobs directly created with NPF CRA assistance or a measure tied to the ECR Business Development Program.*

- Strategically redevelop all vacant, underutilized sites to be compatible with the overall vision of the CRA.

- *Agency Goal – Dispose of 20% of city-owned and CRA-owned properties within the NPF CRA each year.*

- *Measure – success to be measured by the number of properties disposed of with CRA Board or City*

Commission approval

- Invest in development projects that improve the overall quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.
- *Agency Goal – Commit up to 60% of annual tax increment revenue to capital and public incentive programs each fiscal year for projects*
- *Measure – success to be measured by the % of tax increment revenue committed each year on capital projects and incentive programs*



The NPF CRA will monitor and measure a return on these investments by annually observing a variety of economic indexes such as, per capita income, median household income, increases in total taxable value and increases in tax increment revenue.

FUNDING THE PROGRAM



FUNDING THE PROGRAM

5-Year Revenue Projection (FY 2014-2018)

The CRA was created to provide the City of Fort Lauderdale with the ability to use tax increment financing (TIF) to make investments in public infrastructure, such as streetscapes, parks, and parking, to support private development. TIF revenues have been the primary resource of revenue for operations and capital expenses for the NPF CRA. In the early years, the CRA used some funding from the Community Development Block Grant program, but funds from this source have become less available in recent years due to funding cuts at the federal program level.

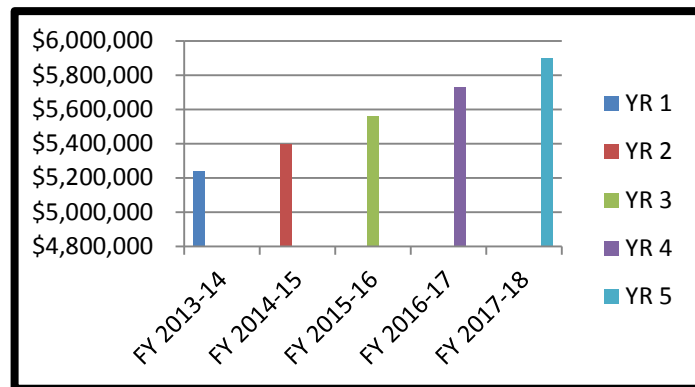
TIF revenues have been steady for the past few years and careful planning is needed should ensure that reserve funds are available to cover any shortfalls in operating or capital project budgets in future years.



In 2004 the NPF CRA issued bonds in the amount of \$17,579,984 have allowed annual revenues to be complemented by providing much needed upfront funding for capital projects in Sweeting Estates, Dorsey Riverbend, Flagler Village and the Midtown Business District. The largest allocation of funding thru was utilized on the infrastructure improvements associated with narrowing Sistrunk Blvd from 4-lanes to 3-lanes. The 2004 Bonds will be retired in September 2013, relieving the NPF CRA of the annual debt

service payment associated with this borrowing.

Tax increment revenue based on the June 1 projected FY 2013-14 property values resulted in a revenue estimate of \$5,242,800; the next 4 years of tax increment revenues are as follows (revenues increase by 3%). A chart illustrating the TIF growth trend has been provided below.



- FY 2014-15 - \$5,400,084
- FY 2015-16 - \$5,562,087
- FY 2016-17 - \$5,728,949
- FY 2017-18 - \$5,900,818

Altogether, the combined the NPF CRA revenue projected over the next five years, minus operating expenses of approximately \$2M per annum, is \$17,834,678. Based on the 3% annual incremental

increase NPF CRA is projected to generate approximately \$89M in tax increment revenue before the agency expires in 2025.

5-Year Spending Plan (FY 2014-2018)

Based on the project balances report development by the Finance Department dated April 2013 the NPF CRA has funding available in unencumbered projects and undesignated tax increment revenue. Additionally, unspent funds are available after the retirement of the 2004A/B Bond funds, remaining CDBG funds from repayment to HUD, and monies recovered as a credit from the streetscape project. When combined with the expected revenues over the next five years, minus operating expenses, the budget for the next five years can be formed around a beginning balance of approximately \$25M.

Current Balances

Unencumbered TIF Project Balances	\$	2,732,787
Unappropriated TIF Trust Fund Balance	\$	2,022,745
2004A Bonds (Projects)	\$	732,785
2004B Bonds (Acquisitions & Demolitions)	\$	1,130,147
CDBG Line of Credit	\$	300,000
Sistrunk Project (Change Order & Release of Encumbrance)	\$	580,000
Available Funds (CIP/Expected Revenue FY 2014 to FY 2018)	\$	<u>17,834,678</u>

Beginning Balance	\$	25,333,141
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Potential/Proposed Projects

Projected Expenditure

The Pearl (Streetscape Grant) - Approved by CRA Board 8/20/13	\$	451,707
NW Gardens II, III & IV (Streetscape Grant)	\$	326,730
Henry Square <i>pending approval</i> (Street Grant)	\$	450,000
Shoppes on Arts Avenue Phase I - Streetscape Grant/Phase II - Utility Line Relocation	\$	600,000
Flagler Arts and Technology Village (F.A.T. Village) Streetscape Enhancements	\$	600,000
Wireless Surveillance Cameras/Public Wireless Access Point (Wi-Fi) (4yrs of maint)	\$	700,000
Carter Park Senior Center	\$	2,000,000
Mizell Center Upgrades	\$	1,000,000
NW 9th Avenue Enhancement Project	\$	1,000,000
NW Neighborhood Enhancement Project (Phases II & III)	\$	600,000
Progreso Village Enhancement Project	\$	570,000
Wave Contribution	\$	500,000
Sistrunk Lighting Upgrade	\$	250,000
Sistrunk Enhancement - Phase II (Undergrounding Utilities) NW 7th Ave to Andrews Ave	\$	750,000
Flagler Village Monument Sign/Street Sign Matching Funds	\$	107,500
Sistrunk Corridor Business Development Initiative	\$	7,000,000
Flagler Village Train Station Transit Oriented Development Program	\$	7,000,000
Total Potential/Proposed Project Expenditures	\$	23,905,937
Unprogrammed	\$	1,427,204

The projects listed above are a list of known or anticipated commitments for NPF CRA funding for the near future. Further discussion with the NPF CRA Advisory Board and CRA Board is needed to discuss the allocation of remaining NPF CRA funds and offer a list of additional projects that should be the focus of a 5-year spending plan.

IMPLEMENTING THE PROGRAM



IMPLEMENTING THE PROGRAM

Economic and Community

Reinvestment Division

Organizational Structure & Benefit

The newly created Economic and Community Reinvestment Division includes the staff experience and expertise in a cross-section of disciplines that will enhance our ability to implement policy initiatives focused on community

and economic development. The new division consists of Economic Development, Housing and Community Development and the Fort Lauderdale Community Redevelopment Agency. The 30 administrative and professional staff positions within these existing resources will provide the ability to efficiently delegate major projects and initiatives by assigning a lead project manager and using resources within the Department of Sustainable Development or as a joint effort with another city department. The distinctive legal and unique funding sources associated with each program will remain intact and no co-mingling of funds will occur under this arrangement. The benefit of the new organizational structure will permit a more collaborative internal approach to project management and resource allocation to get projects completed on-time.



Secondly, the management focus of the city with tools such as Clear Point and FLSTAT² provide the project management and measurement framework that will be utilized to track progress and dictate accountability.

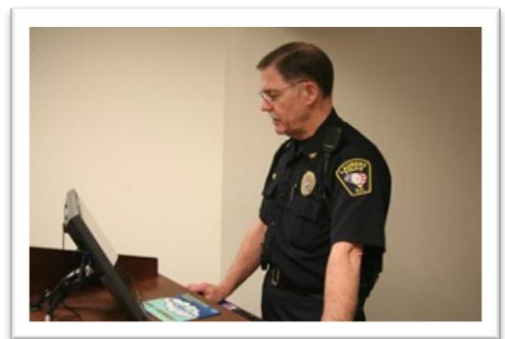
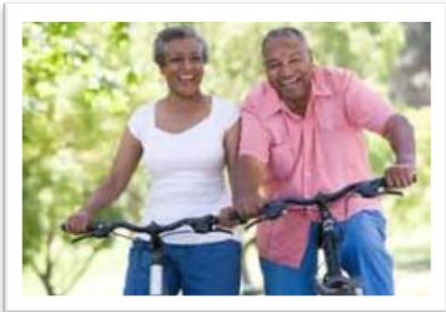
Capital Projects - \$2,282,406

Streetscape Improvement Projects

- **The Pearl** - The Morgan Group, a Houston-based developer, proposes developing a seven-story, 330-unit rental building called The Pearl at Flagler Village. The total cost, including land, is \$70 million. Occupancy estimates in the summer of 2014. The streetscape improvements include new pedestrian-oriented sidewalks, lighting, landscaping, and on-street parking. The funding request is for \$451,707.
- **NW Gardens II & IV** - The Northwest Gardens II (128 units) and IV (128 units) projects are new apartment projects being constructed in the Durrs and Home Beautiful neighborhoods just north of the Sistrunk corridor between NW 10th Terrace, NW 8th Street, NW 7th Street, and NW 14th Avenue. In total, the Northwest Gardens II and IV projects will cause the construction of 266 additional units, consisting of units ranging from 1 to 5 bedrooms, with an overall capital investment of over \$57M. After Northwest Gardens II and IV are completed the overall impact of the development partnership between the Housing Authority of Fort Lauderdale and Carlisle Development within the City of Fort Lauderdale

will have resulted in the total reconstruction and renovation of 935 affordable multi-family housing units. The streetscape improvements include new pedestrian-oriented sidewalks, lighting, landscaping, and on-street parking. The funding request is for \$326,730.

- **Henry Square** - The Related Group, an award winning company well known in South Florida and Fort Lauderdale is constructing its Flagler Village footprint on 5.3 acres just north of The Pearl. The project will be constructed with a six-story concrete building wrapping a six-story concrete parking garage. The project will have nine unit types, which includes 30 studios, 105 one-bedrooms, 50 one-bedroom plus den, 177 two bedrooms and 28 three bedrooms, and approximately 25,000 square feet of retail space. The streetscape improvements include new pedestrian-oriented sidewalks, lighting, landscaping, and on-street parking. The funding request is anticipated for \$450,000.
- **Shoppes on Arts Avenue (Streetscape and FPL Overhead Utility Relocation)** – The Milton Jones Corporation, a local development company, has constructed the first phase of the Shoppes on Arts Avenue; a 35,190 square foot commercial shopping center at the intersection of Sistrunk and NW 7th Avenue. All of the major tenants, Save A Lot, Family Dollar and Bank of America, have opened at the plaza. Occupancy by these three tenants bring total shopping center occupancy to approximately 76% and leaves about 8,000 square feet of remaining space left for other tenants. The streetscape improvements included new pedestrian-oriented sidewalks, lighting, landscaping, and on-street parking. The streetscape funding reimbursement half of the amount spent by the developer - \$150,106. Phase II of the project, a mixed-use project, includes the relocation of an overhead utility line to assist with the development is estimated to be an additional \$400,000.
- **FAT Village Streetscape Enhancements** – In an effort to define the local art and creative industry that is growing within the NPF CRA staff proposes a number of improvements including new streetscape improvements designed to fit the character of the area and changing the name of NW 1st Ave between 5th and 6th Streets to "FAT Avenue".
- **Wireless Camera System and Public Wi-Fi** – Wireless camera and internet access point infrastructure is being proposed to provide a unique business development resource and bridge the digital divide for one of the most economically depressed areas within the City of Fort Lauderdale. It is anticipated that the installation of a wireless camera and public Wi-Fi system will have the ability to help promote city initiatives, similar to Channel 78, but may also provide a competitive advantage for business



recruitment and retention. Estimated budget for this project is \$700,000

- **Carter Park Senior Center** – A new facility is proposed to be constructed on property acquired by the NPF CRA as a result of a land swap with the Fort Lauderdale Housing Authority. The new facility will be used to provide programs and services to senior residents within the City of Fort Lauderdale at a location that where the services can be leveraged with wellness facilities and parking at Carter Park. The estimated budget for this project is \$2M
- **Mizell Center Upgrades** – The Von D. Mizell Building is a 32,000 square foot city-owned building in the heart of the Sistrunk corridor. The site of the former Provident Hospital and a former Broward County library site, the Mizell Center was renovated by the City of Fort Lauderdale in 1980 and has been the home of the City of Fort Lauderdale Housing and Community Development Division, the Irma Hunter Wesley Child Care Center and local non-profit organizations such as the Fort Lauderdale Branch of the NAACP and Sickie Cell of Broward County. Current tenants include employees with the city's Parks and Recreation Department, the Sickie Cell and the Irma Wesley child care operation. The building is still used to host community meetings. Much of the building is vacant due to the relocation of the NAACP and Housing and Community Development. It is recommended that the building be re-purposed to be a part of the redevelopment plan for the Sistrunk corridor. Several interested private and non-profit entities have expressed interest in leasing the building that may bring more diverse programming and resources to the area. A preliminary building inspection by Public Works identified a number maintenance and life-safety issues that need to be addressed as a part of any re-use program. It is estimated that it will take approximately \$1M to make the needed repairs and modernize the building to be used as a resource in the redevelopment area.
- **NW 9th Avenue Enhancement Project** – The City and CRA have received an enhancement grant from the Broward Metropolitan Planning Organization to make improvements to NW 9th Avenue from Broward Blvd to Sistrunk Blvd. The estimated budget for the project is approximately \$2M; the NPF CRA has committed \$1M as the local match for the project.
- **NW Neighborhood Enhancement Project (Phases II & III)** - The City and CRA has received enhancement grants from the Broward Metropolitan Planning Organization to make improvements to the roadways in the Durrs and Home Beautiful neighborhoods. Two grants, totaling \$600,000 have been awarded and it estimated that it will cost \$600,000 to install the improvements. The NPF CRA has committed \$600,000 as the local match for the project.
- **Progresso Village Enhancement Project** - The City and CRA have received an enhancement grant from the Broward Metropolitan Planning Organization to make neighborhood improvements in the Progresso Village neighborhood. The grant award is for \$300,000 and the estimated budget for this project is in excess of the original projected budget of \$600,000; now the project costs are almost



\$1M. The project is currently being designed; the NPF CRA has committed \$300,000 to the project. CRA staff recommends utilizing another \$300,000 in NPF CRA funds and \$200,000 in storm water funds to support this project.

- **Sistrunk Lighting Upgrade - \$250,000** - City and CRA staff has received several comments and concerns about the level of illumination along the Sistrunk corridor from the new lighting that has been installed as part of the NE 6th/Sistrunk Blvd Streetscape project. It is recommended that we address these concerns by increasing the wattage of the existing street lights. The cost to raise the wattage of the existing street lights is projected to be approximately \$250,000.
- **Sistrunk Enhancement (Phase II – Undergrounding Utilities) – \$750,00** - Originally considered when the streetscape project was being discussed in the late 1990's, bury the overhead utility lines between NW 9th Ave and Andrews Avenue was removed from the project because the costs made the project budget out of reach based on the funding sources available at that time. The work involved should be coordinated with the utility line relocation associated with Phase II of the Milton Jones Development Project. Because the work will occur in the area between the curb and property line, construction is expected to have minimal impact on the newly constructed streetscape improvements.
- **Flagler Village Street Signs/Monument - \$132,000** - The Flagler Village Improvement Association (FVIA) has requested for the NPF CRA to provide the remaining matching funds needed to install decorative street signs at various locations throughout the neighborhood. The project has been partially funded as part of a Business Capital Improvement Program grant award and the FVIA have been working with the Department of Neighborhood Support on designing and installing the street signs. Staff projects \$132,000 in NPF CRA funds will utilized to install these improvements.



Business and Real Estate Development Programming (\$7M)

The NW CRA has utilized incentives through a variety of programs that were created back in 2001. A list of the available incentives includes;

- Commercial Façade Renovation Program
- Housing Investment Program
- Flagler Heights Strategic Investment Streetscape Program
- Midtown Strategic Investment Program
- Low-Interest Loan Program
- Business Relocation and Incentive Program
- Real Estate Investment Accelerator Program (Tax Rebate Program)



The objectives of the incentive programs need to be continuously reviewed and amended to ensure optimal return on investment and desired community impact. There is a need to reduce the number of existing incentive programs and provide a simpler menu of basic incentive programs to encourage private capital investment. The following four incentive programs and beginning funding balances are recommended to be utilized over the next 5 years;

- Commercial Façade Renovation Program - \$500,000
- Streetscape Grant Program - \$1.5M
- Tax Increment Projection (TIP) Rebate Program - \$500,000
- Property and Business Investment Program (PBIP) - \$4.5M



It is also recommended that we explore capitalizing two other initiatives; one is a small business loan fund, the other is an infill housing fund. The strategy behind developing and capitalizing the loan fund is to create a strategic partnership with local banks or investment resource organizations to use as leverage and reduce the risk of making NPF CRA funds available for loans focused on small business start-ups, working capital or machinery and equipment. The strategy behind capitalizing the infill housing fund is to provide a pool of funds that can be used to ensure that quality architectural design and the utilization of sustainable building practices are included in all future infill projects.

Additional public finance opportunities should continue to be part of the strategy to maximize the use of state and federal resources. The NW CRA should annually review its opportunities to seek special purpose grants and government loans such as:

- Federal, State and County Grant Programs for things such as neighborhood improvements, local streets, public space, and parking; and
- Community Development Block Grant and HUD 108 Loan
- State Enterprise Zone Program
- Florida Housing Finance Corporation and Broward County Housing Finance Authority
- Federal Home Loan Bank Economic Development & Growth Enhancement Program (EDGE Loan)

An annual appropriation of \$1.4M is recommended to be budgeted each year over the next 5 years to meet the \$7M budget established for this program.



Commercial Façade Renovation Grant Program - \$500,000

It is recommended that the existing Commercial Façade Renovation Grant Program be revised. The existing program caps the maximum façade grant at \$20,000 and limits this amount to the Sistrunk corridor. A \$7,500 façade grant is available for all other areas within the redevelopment district. In both cases the grants funds up to 80% of the costs of façade renovation program and is paid upon partial or total completion of the project.

It is further recommended that the façade program cap be increased **from \$20,000 to \$40,000** along the for the NE 6th Street/Sistrunk corridor; and **from \$7,500 to \$15,000** in other areas of the redevelopment district. All other program requirements would remain in place including but not limited to fund disbursement and final approval by city staff.

Streetscape Grant Program - \$1.5M

It is recommended that the existing Flagler Heights Strategic Streetscape program be simplified and revised. The streetscape program initially developed predicted that only large scale projects would be constructed in the Flagler Village area, however since 2005 there are significant developments that impacted the surrounding streets throughout the entire NPF CRA.

The Streetscape Grant Program proposed would provide a grant reimbursing developer for the public right-of-way improvements that include sustainable building practices, including LED lighting, environmentally sensitive landscaping materials, and other practices that are consistent with sustainability practices endorsed by the City of Fort Lauderdale. Applications must be submitted prior to starting construction to be considered for this grant opportunity. The maximum grant amount per application is recommended at \$500,000 – not to exceed 50% of the total costs of the streetscape improvements. The grant will be awarded based on demonstrated and verified project costs and applicability with sustainability standards. Projects that do generate tax increment revenue will be



limited to a recommended grant of \$250,000 – not to exceed 40% of the total costs of the streetscape improvements.

Tax Increment Projection (TIP) Rebate Program - \$500,000

Sometime in redevelopment areas there are project that find it difficult to obtain financing or do not provide enough return on investment for the developer to execute a development plan. One method used commonly across the country in tax increment areas to help meet short-term capital project needs is to provide a rebate of tax increment revenue back to a developer based on

taxes paid for a number of years after the project is placed into service. This approach can be limited by the number of years or by a target repayment number but is acceptable to many developers because it provides a stream of payments to them that can be borrowed against to fill a project funding gap.

It is recommended that the former Redevelopment Accelerator Development Program be revised and be recast as a Tax Increment Projection Rebate Program. The program would limit rebates to five years and set a maximum rebate at 90% of the taxes paid with the rebate decreasing in 5% increments annually; the maximum rebate in year five would be 70% of the taxes paid. Only tax increment resources would be used for repayment.

Proposed Rebate Schedule

1. Year 1 – 95% of Taxes Rebated
2. Year 2 – 90% of Taxes Rebated
3. Year 3 – 85% of Taxes Rebated
4. Year 4 – 80 of Taxes Rebated
5. Year 5 – 75% of Taxes Rebated

Property and Business Investment Program - \$4.5M

Articles and professional advice offered by trade organizations such as the International Economic Development Council (IEDC) and in the trade publication Shopping Centers Today (SCT) identify the need for local government sponsored incentives to remain competitive for real estate development, business recruitment and job growth. Site selection decision-makers and entrepreneurs looking for the investment opportunities generally contact government officials and economic development organizations to inquire about the availability of incentives. Incentives are important piece of any redevelopment program because of the ability to provide a capital cushion or offer a well-coordinated regulatory approval process. Access to capital and well defined development rules can be accelerants for redevelopment, and we an incentive program that is fair, transparent and easily to understand is combined with a good regulatory process, the impact on the local economy can be exponential. When the proposed zoning amendments for the NW Regional Activity Center are combined with well-crafted financial incentives, development interest in the area is expected to explode.



Background

The Property and Business Investment Program is a financial incentive program that features a public sector real estate investment strategy that reducing the capital needs of viable projects and enhancing the tax base with quality projects. Utilizing a scoring matrix developed for a similar program used by the City of Durham, North Carolina the Property and Business Investment Program (PBIP) would be a competitively funded economic incentive program that would permit eligible property and business owners the opportunity to apply for funding from the NPF CRA.

The PBIP would permit funds to be used for interior and exterior improvements for mixed-use or commercial projects within the NPF CRA. The intent of the program is to encourage property owners and small business owners to consider new construction or undertake a substantial rehabilitation of their property; minor repairs or routine building maintenance is not eligible for funding under this program. The program will help property owners in the area recruit tenants to the area by enabling lease agreements that are financially feasible by providing an aggressive public investment program that will help make entrepreneurial opportunities financially feasible.



The primary goal of the incentive program is to position the 6th Street corridor within the NPF CRA as one of the prime commercial destinations within Fort Lauderdale. A secondary goal of the program is to support investment in the remainder of the redevelopment district.

Eligible Areas

The program will be available for properties within the NPF CRA. The two areas are categorized as primary and secondary areas.

- *Primary Area* - NE/NW 6th Street/Sistrunk corridor from Federal Highway to NW 19th Avenue.
- *Secondary Area* – Other legally zoned commercial corridors or properties within the NPF CRA



The secondary area would include NW 7th Avenue, NE 3rd Avenue, Andrews Avenue, Broward Boulevard and Sunrise Boulevard.

Preferred Uses

The 2008 NPF CRA Implementation Plan identified a list of uses that are in demand for the area such as;

- A neighborhood grocery store
- drug store

- clothing stores
- general merchandise stores (Dollar General, Family Dollar, Big Lots)
- Family-oriented restaurants.

It is further recommended that we target other businesses such as

- ice cream shops
- coffee shops
- newspaper/magazine stand
- destination retail
- art studios
- creative arts businesses
- micro-breweries; and
- professional services
- small theater for movies and live performances
- fish market



- fitness facility

Non-Permitted Uses

Liquor stores, convenience stores, pawn shops and gas stations were listed as being in overabundance in the 2008 Implementation Plan. Uses that are considered in over-supply and are not permitted in the zoning code are not eligible for funding.

Program Guidelines

An applicant for the PBIP incentive program may apply for funding in the Primary Area for the costs to construct, engineering, architectural design, interior and exterior improvements for an amount not to exceed \$200,000 or 40% of the total project capital investment, whichever is less.

Applications for sites in the Secondary Area may apply for funding in support of construction, engineering, architectural design, interior and exterior improvements for an amount not to exceed \$100,000 or 20% of the total project capital investment, whichever is less.

Applicants are encouraged to utilize industry recognized sustainable technologies as a part of their construction program.

A summary of eligible program expenses and other program highlights are outlined below:

- Eligible expenses - HVAC, Security, Plumbing, Electrical, Drywall, Painting, Framing, Flooring, Windows, Landscaping, Parking and Signage.

- Forgivable Loan - forgiven over a maximum of 7 years
- Projects must be completed no later than 14 months after CRA Board approval
- Funds would be secured by a subordinate mortgage on the property
- Leasing and re-leasing compliance or funds become payable as a traditional loan on the property
- Funds may be recaptured if property is sold or refinanced

Scoring criteria were established to objectively determine the merits of any application. Funding for applicants under the PBIP program will be provided until funds are no longer available. Once a score is established for each project the list of scores will be forwarded to the NPF CRA advisory board with a staff analysis for each application. The NPF CRA advisory board will review the applications, scores provided and staff analysis for each application and provide a recommendation for funding to the CRA Board. A third party will be hired to provide analysis related to financial viability and need for incentives. It is recommended that a project must have a minimum score of 70% to be considered for funding. It is further recommended that a score less than 100% of the points allowed will be awarded a proportional incentive amount with respect to the \$200,000 maximum award limit.

In an attempt to provide a fair and open process for this funding opportunity, applications will only be accepted in response to a public submittal process with a hard deadline. The deadline will allow staff, advisory board members and the CRA Board the opportunity to evaluate the submissions and award funding to applicants that are most ready to move forward. The CRA advisory board or another approved group may be designated as the evaluation committee. Upon approval of the PBIP program by the CRA Board a public notice announcing the program and the availability of funds will be placed in the local newspapers. Additionally, we will mail notices to all property owners on the 6th Street corridor, as well as, send notices to all of the business organizations and civic associations within Fort Lauderdale. The public notice will also establish an open and closing date for all PBIP applications. It is anticipated that the PBIP application period will be between 45 to 60 days from the date of the public notice.

Flagler Village Train Station Transit Oriented Development Program and WAVE Contribution - \$7M

The funding plan for the Fort Lauderdale WAVE project consists of the following pieces;

- Federal dollars specifically programmed for transit projects across the U.S.
- Specifically programmed State funds for mass transit projects across the State of Florida.
- Broward Metropolitan Planning Organization funds specifically programmed for transit projects in the County.
- Special assessment district of the benefitting property owners.
- A capital cash contribution from the City of Fort Lauderdale, City land donation for the Maintenance & Storage Facility, or a combination of both.

NPF CRA dollars are projected to be used as part of the capital contribution on behalf of the City of Fort Lauderdale. In order to make a contribution to the contribution the CRA Board will need to make a finding that the contribution is in furtherance of the CRA Plan. The value of the land contemplated to be donated may not generate enough value t It will have 10 stations reflective of the character of the specific area, which will be solar powered and will feature real time information (technology that communicates when the next vehicle will be arriving at the station) and informational kiosks displaying destinations/attractions in the downtown, as well as upcoming community events.



Each station will substantiate a significant public investment to encourage riders and help the transit option fit into the overall architectural and fit into the urban framework of downtown Fort Lauderdale. To meet the expectations of the downtown Fort Lauderdale community there will be streetscape improvements around the stations, to include pedestrian crosswalks, shade trees, lighting, and improved sidewalks. It is anticipated that NPF CRA funds would be utilized to fund a portion of these improvements and cover a portion of the capital cash contribution on behalf of the City of Fort Lauderdale. According to the WAVE project website, over 65% of the capital funding has been secured and 100% of the operational funding for the full 2.7 mile project.

The WAVE Streetcar route is 2.7 miles and approximately 0.744 miles of the system is within the boundary of the NPF CRA. The length of the system within the NPF CRA represents 27.6% of the entire length of the system, and can be quantified as the maximum amount of NPF CRA funds that can be contributed to the project. Depending on the value of the city property that is part of the contribution, it is assumed that a portion, not to exceed 27.6%, of the \$7M of NPF CRA funds can be identified utilized as part of the city's contribution and for the overall development of the transit hub area. An annual appropriation of \$1.4M is recommended to be budgeted each year over the next 5 years to meet the \$7M budget established for this program.

Other Key Initiatives

Development Services Consultants

To help implement many of the projects listed above that may require additional technical review CRA staff recommends entering into contracts with a pool of professionals for related professional development services. Consultants would be solicited to the purchasing rules of the City of Fort Lauderdale. The selected consultants would be available to the City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency ("CRA") is seeking proposals to provide services associated with business development and redevelopment projects: fiscal analysis, market analysis, pro forma analysis, marketing and public relations and related services on a continuing contract basis. The targeted projects and initiatives are expected to be associated with the City of Fort Lauderdale

Community Redevelopment Plan(s), and related Economic Development and Neighborhood Plans. Depending upon the qualifications of the firms, the City of Fort Lauderdale and the CRA would enter into contracts with up to five consultants for project development review services. Subject to approval by the City Commission and the CRA Board, the term of each contract with each firm may be for one three year term, with an option for up to three one year extensions, subject to annual budgeting and appropriations.

Depending upon the project, the consultants are anticipated to provide the following services:

- A. Financial Review and Analysis - Assist in evaluating proposed projects and responses to proposals in areas such as projected fiscal benefits, impacts of contingencies delineated by developer, impacts of phasing, reasonable certainty of development cash flow, “payback” schedule of public assistance (if any), analyze proposed financial structure, review developer’s financial statements and pro forma, to help determine if the proposed project is economically feasible.
- B. Project Negotiation Review - Assist in negotiating Developer Agreements for proposed public/private partnerships, and assist in drafting/reviewing agreements to ensure project will achieve the development objectives for the City and CRA.
- C. Conduct Market Studies – Analyze the demand for planned commercial and residential projects, and identify uses that will be most marketable.
- D. Financing Options – Assist staff in calculating total property tax creation and tax increment financing (“TIF”), and other revenue projections. Additionally, the consultant may be asked to develop alternative financing options for the public sector commitments. The intent of these options is to allow staff to review all options for the financing instrument(s) and make sound recommendations that will support the strong financial reputations of the City and CRA without impacting future obligations for operating or capital funding.
- E. Retail and Business Recruitment – Assist city staff by utilizing market data, proprietary data, past business relationships, membership in trade organizations to facilitate the retail and general business recruitment for specific business uses and help encourage entrepreneurs to invest in areas targeted for development.
- F. Marketing and Public Relations – assist city staff in the development of specific marketing initiatives or campaigns focused around special events, projects, initiatives or programs in targeted development areas. A NPF CRA marketing strategy will highlight the entire redevelopment area benefits of the area to potential developers, residents, entrepreneurs and small business owners. An initial strategy would be to use existing market information to present data to highlight the untapped purchasing power that exists in an underserved market and explain why the CRA is good location to do business. Due to the diversity of the many neighborhoods and demographics information included in the NW CRA area, the marketing approach will include strategic and practical targeted approaches to take advantage of all the variety of hidden assets that the entire CRA has to offer.
- G. Other Services – Provide other services such as business plan writing/review, and other technical, analytical or financial review, as needed, in support of implementing the City of Fort Lauderdale Economic Development Strategy and Community Redevelopment Plan(s).

Cultural Development and Creation of an Arts District

The impact of the arts on the local economy is well documented and it is becoming even more apparent with the emergence of the F.A.T. Village as an Arts District in the heart of Fort Lauderdale. It is recommended that a strategic focus by the NPF CRA be placed on embracing the “creative class” by officially designating the F.A.T. Village area as an Arts District in Fort Lauderdale.

A recent national study of the nonprofit, arts and cultural industry by Americans for the Arts highlights the enormous impact of arts and culture on the U.S. economy. The study is considered to be the most comprehensive study of its kind ever conducted, and it provides a quantifiable economic impact of nonprofit arts and culture organizations and their audiences. Using findings from 182 regions, including various Florida cities and counties, an input-output economic model was created to deliver national estimates.

The study revealed the following findings:

- The arts industry generated \$135.2B of economic activity and \$61.1B was generated by the nation's nonprofit arts and culture organizations.



- This economic activity supports 4.13 million full-time jobs and generates \$86.68 B in resident household income.
- The arts and culture industry also generates \$22.3B in revenue to local, state, and federal governments every year a yield well beyond their collective \$4B in arts allocations.



Marketing

The NW CRA is in a unique, yet prime location within the City of Fort Lauderdale. The analysis conducted during the exploratory phase of the implementation plan has confirmed the untapped potential in creating linkages to the adjacent market areas and opportunities that border the target area. Since its inception the agency has used its funds strategically to market certain projects, programs or initiatives.



The utilization of CRA funds for marketing is specifically highlighted as an eligible use of redevelopment funds in the NPF CRA redevelopment plan. Over the past several years CRA marketing has consisted of a contribution to the Flagler Village marketing initiative, upgrades to the agency website, a revamped newsletter and increased signage to

highlight CRA development opportunities along the Sistrunk Blvd corridor.

CRA/City Property Disposition and In-Fill Housing Development

The City and CRA owns approximately fifty (50) developable residential and commercial sites within the NPF CRA district. The city-owned properties primarily consist of vacant, residential properties scattered throughout the redevelopment area. The NPF CRA owned properties primarily consist of vacant properties fronting or adjacent to the Sistrunk corridor. It is recommended that the City and CRA aggressively dispose of properties within the redevelopment area that can be immediately utilized to facilitate home ownership opportunities, private investment, job creation, business development and enhance the tax base. In some instances the opportunity to dispose of property and goals of the redevelopment program may require a discussion by the City Commission to determine how to resolve these types of public policy issues.



The advancement of these two activities should come with the appropriate direction to encourage redevelopment projects that are consistent with the goals of the NPF CRA. The projects must be consistent with the existing NPF CRA plan and the zoning code revisions being developed for the Northwest Regional Activity Center that will address permitted uses, design guidelines – including height and density, and expedited regulatory review.

Until the zoning code revisions are adopted, it is also recommended that the disposition of any publicly-owned land within the NPF CRA be subject to a review that the project is consistent with the proposed permitted uses and design guidelines currently under discussion.