



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT 2014-15

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BOARD OF COMMISSIONERS



Message from the Mayor and Chair

As Mayor of a thriving and diverse community, and Chairman of the Board of Directors of the Fort Lauderdale CRA, I have the privilege to live, work, play, and raise a family alongside an extraordinary group of elected officials and employees. The City of Fort Lauderdale is a vibrant community full of economic opportunity, cultural activities, and residents who represent a wide array of cultures and ethnicities. Through the collective contributions of community stakeholders, public and private partners, and the input of our neighbors, we are able to work together to improve the quality of life while ensuring a sustainable future for the next generation. We are proud of the successes of our past, enthusiastic about our present, and energized by the possibilities for our bright future.

This annual report reflects the positive redevelopment taking place in our City today and the opportunities that exist for tomorrow. I look forward to continue the tremendous work we have been doing with all our partners to make the City of Fort Lauderdale the city you never want to leave.

Mayor John P. "Jack" Seiler
Chairman, Board of Directors
Fort Lauderdale CRA



Left to right: Roberts, Trantalis, Seiler, McKinzie and Rogers

BOARD OF COMMISSIONERS

John P. "Jack" Seiler
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Commissioner

Lee R. Feldman, ICMA-CM
Executive Director

OVERVIEW



Overview of the Fort Lauderdale Community Redevelopment Agency

The mission of the Fort Lauderdale Community Redevelopment Agency (CRA) is to enhance the quality of life in three target areas: Central Beach, Northwest-Progresso-Flagler Heights, and Central City. Each target area established an advisory board in 1989, 1995, and 2012, respectively, to support the overall CRA mission and enrich the community.

The CRA designs and implements strategic community redevelopment plans to expand economic opportunities and foster dynamic commercial and residential environments. The Agency also leverages resources and establishes partnerships with organizations that can help further its mission and improve neighbor quality of life.

To cultivate positive redevelopment, the CRA:

- Orchestrates orderly and progressive business development initiatives;
- Facilitates infrastructure and other public improvements to stimulate private investment;
- Encourages the creation of affordable housing; and
- Produces events and seminars that foster economic development and build a sense of community.

The CRA's operations are governed by Chapter 163, Part 3, Florida Statutes. Although the CRA is a separate legal entity, the City Commission serves as its Board of Directors. The Mayor chairs the Board, the City Manager is the Executive Director, and the City Attorney serves as General Counsel. Employees in the City's three redevelopment areas support the Agency. A service agreement between the CRA and the City provides additional support, including: procurement, budget, finance, human resources and information technology.

Chapter 163, Part 3, Florida Statutes and each area's Community Redevelopment Plan outline procedures to determine what development, reconstruction, and rehabilitation are desirable and necessary. The Statute also defines the financial tools, legal authority, and citizen participation necessary to successfully implement adopted redevelopment plans.

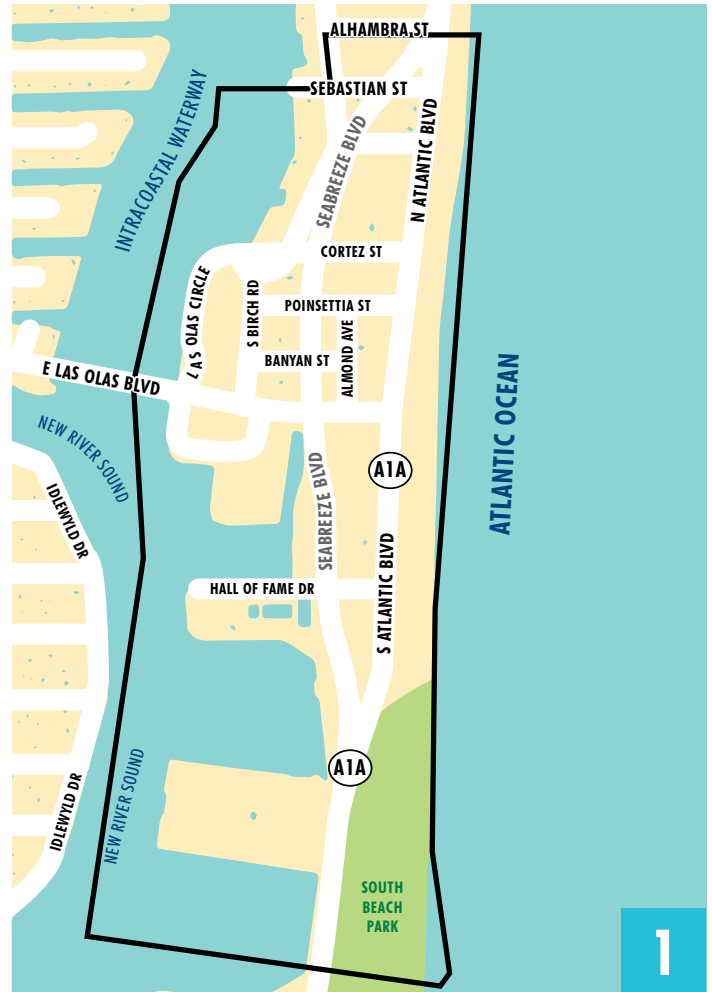
CRA programs and initiatives are funded by property tax increment. Property tax increment is generated when property values increase within a community redevelopment area. The CRA invests the tax increment revenues in a myriad of programs and projects that reflect the goals and objectives of each community redevelopment plan. These programs and projects can include: business attraction/retention, affordable housing, infrastructure development, community facilities, and other endeavors that promote an improved and safer neighborhood environment that fosters community pride.

Central Beach Community Redevelopment Area

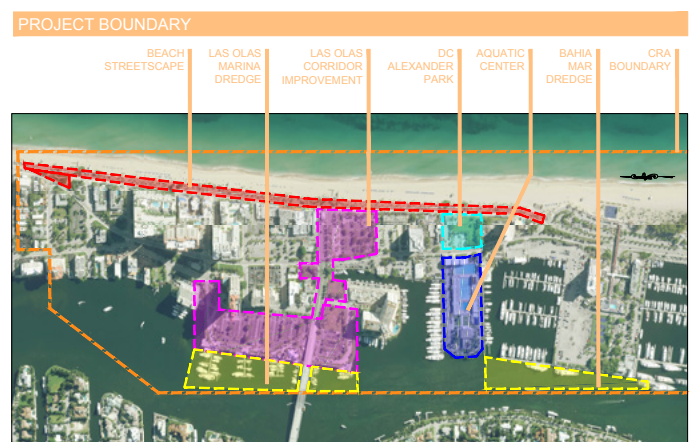
The Fort Lauderdale Community Redevelopment Agency Board of Directors adopted a comprehensive Community Redevelopment Plan for the Central Beach Community Redevelopment Area on November 21, 1989. The area is generally located east to west between the Atlantic Ocean and the Intracoastal Waterway, and north to south between Alhambra Boulevard and the southern property line of the Bahia Mar Beach Resort (see map 1).

Notable Accomplishments

- City Commission approval of the 15% design plans for the Las Olas Corridor Improvements and the A1A Beach Streetscape Improvements; and authorization to move forward with 30% design plans and construction estimates, which are scheduled to be presented to City Commission for approval by October 2015.
- City Commission approval of a contract with Skanska USA Building, Inc., which is funded by the CRA, for the Construction Manager at Risk (CMAR) to deliver the Las Olas Corridor Improvement Project.
- CRA Board of Directors approval of \$124,241 to fund rehabilitation of the Bahia Mar Pedestrian Bridge.
- City Commission approval of removal of the Almond Avenue Improvement Project from the SR A1A Streetscape Project. Improvements to Almond Avenue are anticipated to be funded privately in conjunction with proposed private development in the area.
- CRA Board of Directors approval to share 50 percent (equal to \$130,000) of the cost of the holiday lights and the Lighting Ceremony with the Beach Business Improvement District (BID). The CRA Board of Directors also approved \$36,450 for the Great American Beach Party and \$82,500 for fireworks for the July 4 event.
- CRA Board of Directors approval of \$220,000 to fund the Sun Trolley for seven-day trolley service on the beach.



Sun Trolley on Beach



Master Plan Renderings - Overall Project Development Plan

CENTRAL BEACH CRA

Beach CRA Plan Compliance Analysis

The Las Olas Boulevard Corridor Improvement project includes: streetscape improvements to Las Olas Boulevard, a new public plaza at the Oceanside Parking Lot, a new parking garage north of and adjacent to the Las Olas Boulevard Bridge, and an Intracoastal Promenade along the perimeter of the Las Olas Marina Parking Lot. All of these improvements are designed to enhance the pedestrian experience, provide for recreational opportunities, improve traffic circulation and pedestrian and bicycle safety.



Las Olas - Rendering View Oceanside Lot



Las Olas - Rendering View to East



Las Olas - Rendering View to West



Las Olas - Site Plan

This project meets the following Redevelopment Goals:

- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities;
- Stimulate the redevelopment of the core area as a catalyst for revitalization of the entire Central Beach area; and
- Maintain public access to the beach and Intracoastal Waterway.

This project meets the following Redevelopment Objectives:

- Improve the circulation for autos, bicycles, and pedestrians within and through the Central Beach area;
- Create and enhance a positive visual and physical image of the Central Beach; and
- Provide for an active pedestrian environment throughout the Central Beach area, particularly between the Intracoastal Waterway and the beach.

Project elements, including the Intracoastal Promenade, Oceanfront Plaza with a pavilion, and restrooms and street improvements to Las Olas Boulevard are also listed as individual projects in the Redevelopment Policies and the Redevelopment Capital Improvement Program.

Renovations to the Fort Lauderdale Aquatics Complex



Aquatics Complex Rendering

The Fort Lauderdale Aquatic Complex was built in 1965. Over the years it has hosted many national and international swimming and diving competitions including: the Annual College Forum, U.S. National Swimming Championships, the YMCA National Swimming and Diving Championships, U.S. Master's National Swimming Championships, NCAA National Water Polo Championships, the FINA/U.S. International Diving Invitational, and international and national synchronized swimming competitions. These and other competitions, along with additional swimming and diving-related activities, have attracted hundreds of thousands of visitors to the Central Beach CRA each year.

Unfortunately, the Fort Lauderdale Aquatic Complex can no longer host the above events because the facility no longer meets aquatic competition standards. The CRA Board approved funding for a facility assessment to determine what is needed to improve and enhance the Aquatic Complex and to bring the pools up to international competition standards. The facility assessment will provide the Beach CRA with recommendations and cost estimates to improve and enhance the facility through new construction and renovations. An improved Aquatic Complex will enable the facility to resume hosting the above events and to attract new events.

Beach CRA Plan Compliance Analysis

This project meets the following Redevelopment Goal:

- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.

The project meets the following Redevelopment Objective:

- Make Fort Lauderdale Beach an integral part of the City for use by local residents.

The Aquatics Complex also fulfills the need to provide a larger “anchor” attraction, as discussed in the Redevelopment Plan Market Summary.

Renovations to Private Properties



Renovation of the Ritz Carlton Hotel

Beach Boulevard completed \$5,000,000 in renovations, which included updates to the hotel's exterior, hair salon, spa, and lobby. Other improvements included a total replacement of the guestroom floor and repair to the wall acoustic system.

Beach CRA Plan Compliance Analysis

The renovation of the Ritz Carlton Hotel supports a key Redevelopment Goal:

- Stimulate the redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area.

Renovations to the existing facility meet the following Redevelopment Objective:

- Create and enhance a positive visual and physical image of the Central Beach.

CENTRAL BEACH CRA



The Beach Business Improvement District (BID)

The Beach Business Improvement District was created in 2007 to make recommendations on services, enhancements, special programs, and events on the beach. The BID is comprised of commercial properties fronting SR A1A, from Harbor Drive north to Sunrise Boulevard. Its boundaries overlap the Beach Community Redevelopment Area.

The BID's primary focus is to market the beach as a premier tourist destination through sponsorship of special events, and through its website myfortlauderdalebeach.com, which highlights beach businesses, hotels, restaurants, and upcoming special events.

The BID also devised a food and non-alcoholic beverage delivery program for designated areas of the beach, which was approved by the City Commission in September 2015. The program was designed to enhance the beach as a world-class destination and improve the visitor experience for both residents and tourists. Participating restaurants and hotels are listed in the BID-sponsored website at www.MyFTLB.com.

Event Highlights



2014 Beach Events Holiday Photo

Holiday Lighting

The CRA contributed \$130,000 towards the Beach Business Improvement District's holiday celebration to fund a 22-foot sandcastle display, decorative pole lights, and the Annual Holiday Lighting Event.

The Great American Beach Party

The CRA contributed \$36,450 to co-sponsor "The Great American Beach Party" on Memorial Day weekend. This is a very popular annual



event that includes live music, sky divers, a classic car show, food vendors, volleyball tournament, and a movie on the beach. Fort Lauderdale is a premier vacation destination and this and other events promote opportunities to showcase Fort Lauderdale and the business community.

July 4th Fireworks Spectacular

The annual Fourth of July celebration is extremely popular with residents, visitors, and businesses, and is attended by tens of thousands of people each year. The CRA co-sponsored this event in collaboration with the City's Parks and Recreation Department. The CRA contribution of \$82,500 went towards live entertainment, music, family-oriented beach games, and a fireworks display.



Tortuga Music Festival

The Tortuga Music Festival is a privately-funded two day outdoor concert and festival on the sands of Fort Lauderdale Beach.



The attendance and economic impact of the Tortuga Music Festival more than doubled in just one year from 2014 to 2015. The 33,000 gate attendances by almost 19,000 people, including 52% out-of-town visitors, in 2014 grew to more than 74,000 gate attendances by over 33,000 people, including, 56% out-of-town visitors, in 2015. Consequently, the economic impact increased from \$22.8 million to \$52.2 million*, and there were commensurate increases in wages and taxes generated by the event.

**Economic impact study prepared by Scott Ray & Associates, Inc., February 2016.*

Beach CRA Plan Compliance Analysis

As the BID and the Beach CRA share common geographic areas and the desire to improve activities on the beach, they co-sponsor special events throughout the year that provide recreational opportunities for tourists and residents. **This collaboration advances the Redevelopment Goal of:**

- Providing for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.

The collaboration also meets the following Community Redevelopment Plan Objectives:

- Enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups; and

- Make Fort Lauderdale Beach an integral part of the City for use by local residents.



Increasing Sun Trolley Service On The Beach

The Beach CRA invested \$220,000 in the Sun Trolley's Beach Link and Las Olas Link routes to enhance transportation opportunities for local residents and visitors. Both routes proved to be extremely successful, transporting 184,832 riders in FY 2015.

Beach CRA Plan Compliance Analysis

Investing in the Sun Trolley provides another much-needed transportation option for residents and tourists on Fort Lauderdale Beach. **An increase in ridership helps reduce the number of vehicles on the road, which helps meet the following Redevelopment Goal:**

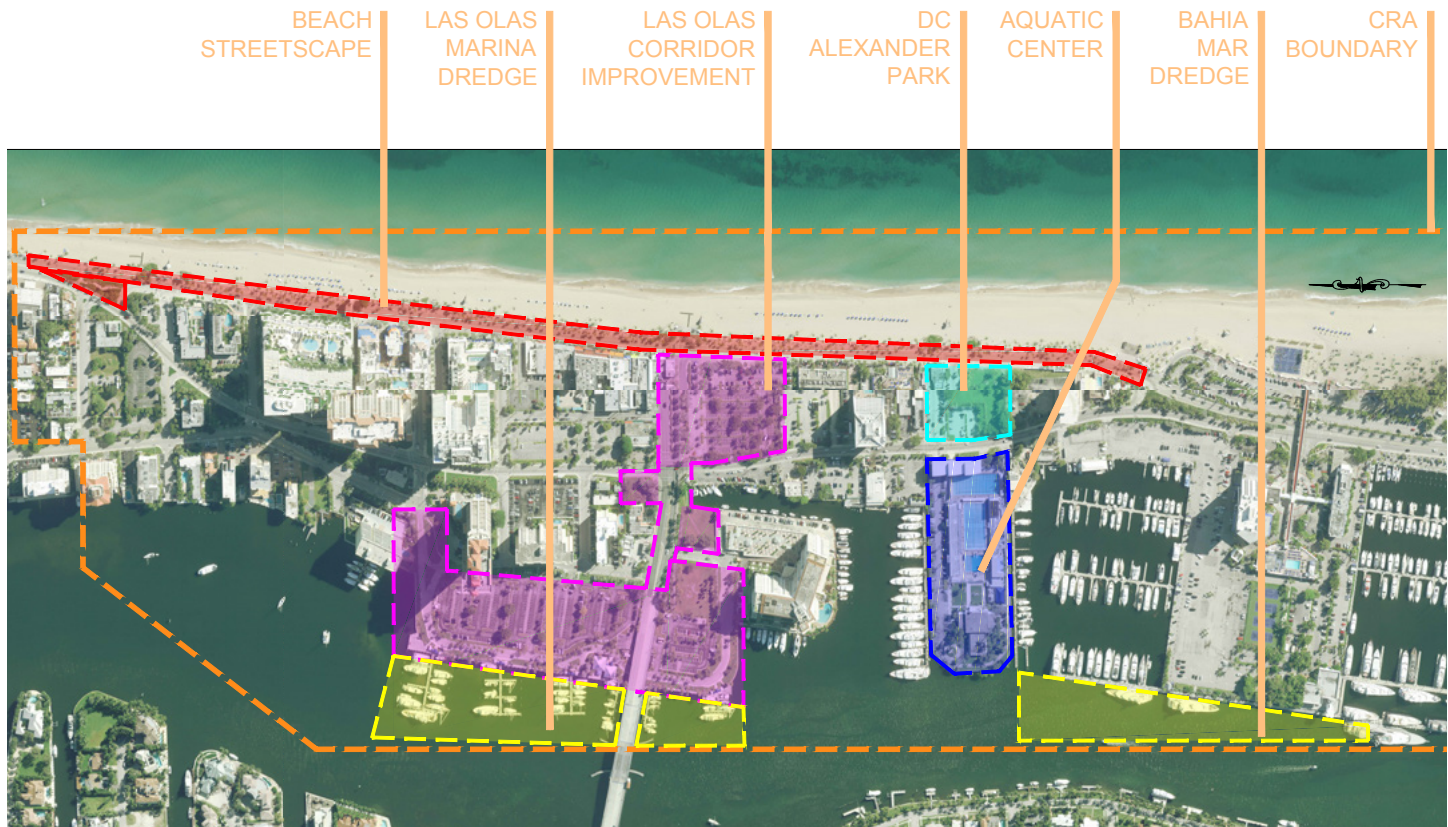
- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.

The Sun Trolley expansion also supports the following Objective from the Redevelopment Plan:

- Improve the circulation for autos, bicycles, and pedestrians within and through the Central Beach area.

CENTRAL BEACH CRA

PROJECT BOUNDARY



Master Plan Renderings - Overall Project Development Plan

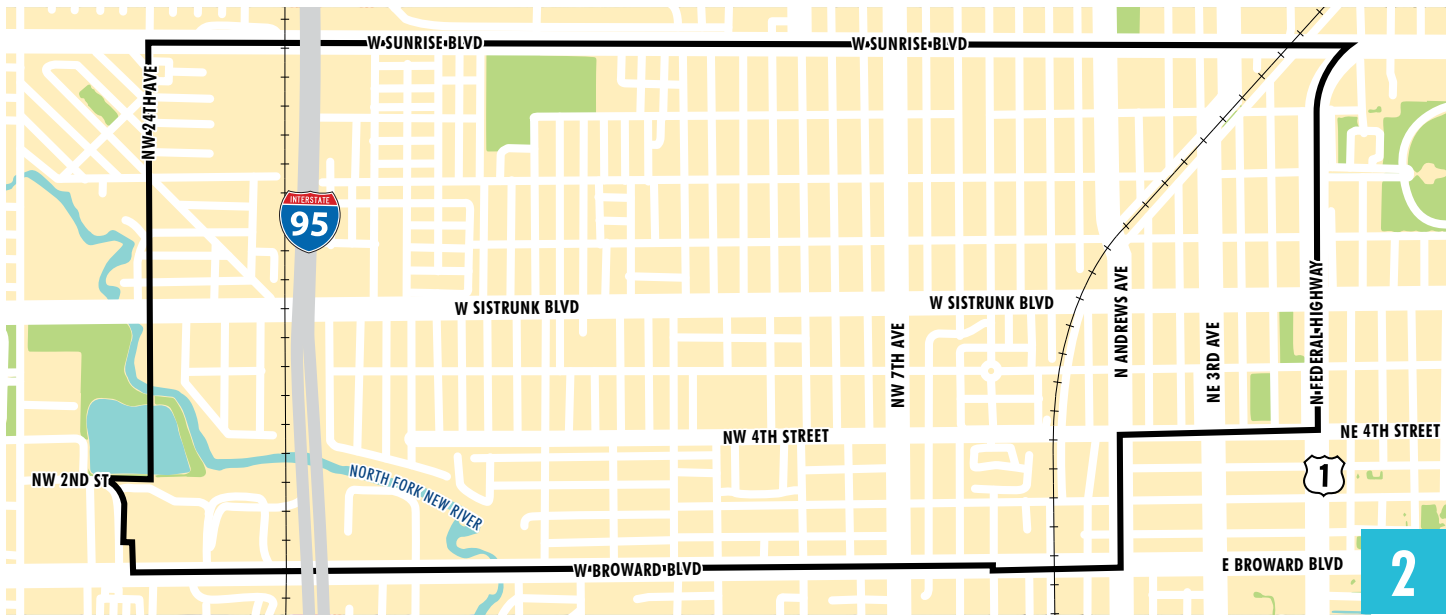
Planning for the Future

Over the next five years, the Beach CRA will invest the majority of its revenue in completing the Aquatics Complex renovation project and a variety of other public improvements identified in the Fort Lauderdale Beach Community Redevelopment Plan and the City's Central Beach Master Plan. These projects include: the Las Olas Boulevard Corridor Improvements, the Fort Lauderdale Beach Streetscape Improvements, and the renovation of DC Alexander Park.

- The Las Olas Boulevard Corridor Improvement project includes: streetscape improvements to Las Olas Boulevard, a new public plaza at the Oceanside Parking Lot, a new parking garage north of and adjacent to the Las Olas Boulevard Bridge, and an Intracoastal Promenade along the perimeter of the Las Olas Marina Parking Lot. The costs of these improvements are budgeted at \$43,000,000.
- The Fort Lauderdale Beach Streetscape Improvements include enhancing the east and west sides of State Road A1A between Alhambra Street and the north end of Fort Lauderdale's South Beach Park. The improvements will occur from the back of curb to edge of right-of-way and include: new sidewalks, consolidating trees and signage closer to the curb, and new pedestrian lighting on the west side of A1A. The cost of these improvements is budgeted at \$11,100,000.
- The renovation of DC Alexander Park will activate the public space by providing uses and facilities for family-friendly activities. Planned enhancements include: green space, landscape and hardscape improvements, as well as enhanced electrical and underground utilities to support events and other programming opportunities. The cost of these improvements is estimated to be \$3,000,000.

The existing Beach CRA trust fund resources and projected revenue are expected to be adequate to fund this comprehensive improvement program.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area

The Fort Lauderdale Community Redevelopment Agency Board of Directors adopted the Northwest-Progresso-Flagler Heights Community Redevelopment Plan on November 7, 1995. The Community Redevelopment Area is located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits on the west, and Federal Highway on the east. A portion lying south of NE 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway is not included in the NPF CRA (see map 2).

Notable Accomplishments

Business Incentive Awards

In accordance with the NPF CRA Five Year Strategic Plan, the CRA will invest in development projects that promote the overall quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance the tax increment revenue for redistribution and investment in the redevelopment area.

- An incentive package was approved for Brooklyn Italian Ice Company in the amount of \$68,671.06, which consisted of a Property and Business Improvement Program forgivable loan in the amount of \$60,869.46 for interior build-out; and a Façade Program Grant for signage in the amount of \$7,801.60. The proposed project will be located at 560 NW 7th Avenue in the Shoppes on Arts Avenue retail plaza. The new business will be located next to Bank of America and front Sistrunk Boulevard.



Brooklyn Italian Ice Company

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Rechter Holdings Project



Art of Shade - Shade Post Facade Grant



Phase II - NW Neighborhood Improvement Capital Project



Phase II of the Flagler Greenway

- An incentive package was approved for Rechter Holdings in the amount of \$206,267, which includes: a Property and Business Improvement Program forgivable loan for \$100,000, a Façade Program Grant for \$15,000, and a Streetscape Improvement Grant for \$91,267. Funding provides for the renovation of the 6,240 square foot building at 913 NE 4th Avenue for retail and restaurant use and improvements to the adjacent right of ways of NE 4th Avenue, NE 9th Street and Progresso Drive.
- A Façade Grant was provided to Art of Shade, LLC in the amount of \$15,000 for completion of exterior improvements at 16 NW 1st Street. Art of Shade is a fashion house located in Flagler Village.

NPF CRA Plan Compliance Analysis

The business incentive awards support the following Goals of the NPF Redevelopment Plan:

- Support community development activities and programs, including small business development;
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center;
- Foster the development of commercial zones by creating business opportunities and neighborhood services that help revitalize Sistrunk Boulevard as a mixed-use corridor; and
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, improvement of commercial areas in the CRA.

Capital Projects

- Phase II of the NW Neighborhood Improvement Capital Project commenced with the construction of sidewalks, lighting, on-street parking and street resurfacing from NW 13th Terrace to NW 15th Avenue and NW 7th Street and Sistrunk Boulevard.
- A Sistrunk Boulevard lighting improvement project was completed, which included installation of efficient LED lighting to improve the safety in the area.
- Phase II of the Flagler Greenway was completed along Flagler Drive, from Sunrise Boulevard to Andrews Avenue. The initiative was funded by the CRA and the Florida Department of Transportation.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

NPF CRA Plan Compliance Analysis

These projects meet the NPF Community Redevelopment Plan Goals, Objectives and Policies of providing lighting, landscaping, and signage to improve security and way finding along roadways.

Community Initiatives

Flagler Village Events

Flagler Village Civic Association received funding approval for \$142,500 towards art and cultural events that strategically market the area and promote local redevelopment and economic investment. Some of the fiscal year highlights of this community initiative can be found below.

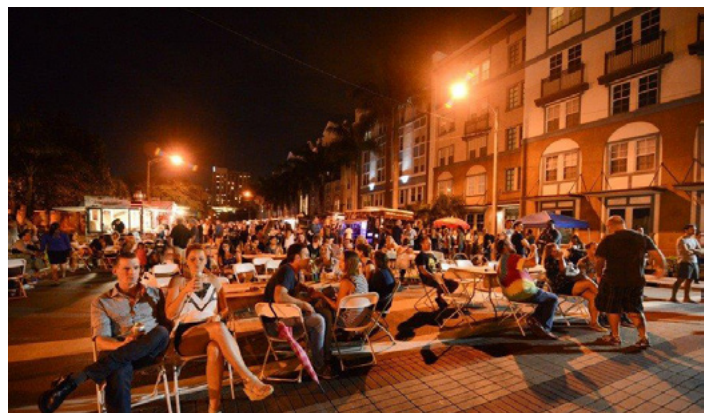
- The Flagler Artwalk has expanded its reach to include the Art Gallery at Midtown Commerce Center. The Artwalk has become a mainstay for arts and entertainment on the fourth Saturday of each month, as a means of facilitating new investment in the CRA through an increased awareness of the rich culture and artistry within the CRA. The CRA supported this initiative with a \$60,000 contribution during this past year.
- The Night Owl Market is located at Feldman Park at 310 NE 6th Street/Sistunk Boulevard, and includes numerous independent local vendors, pop up shops and food trucks, along with interactive art and other entertainment and cultural activities. Proceeds from the economic development activity goes toward funding Flagler Garden, an upcoming neighborhood garden and event space that promotes community gardening and healthy eating. The CRA supported this initiative with \$20,204.07 during this past year.
- The holiday Snow Owl Market received \$9,226.58 from the CRA during the year. The event featured a pop-up gift market, Flagler Village light-up event, "green" vendors, music, and activities.
- The Food in Motion food truck event next to Feldman Park was supported by the CRA with \$49,775.14 during the past year.



The Flagler Artwalk



Night Owl Market



Food in Motion food truck event

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Light Up Sistrunk



Northwest Events

Light Up Sistrunk has become one of the City's premiere holiday events, growing to more than 9,000 attendees from 300 in its first year. This free annual event provides a unique opportunity for sponsors and vendors to receive high-level exposure in the City of Fort Lauderdale, Broward County and throughout South Florida, by showcasing their brand to a large number of attendees for high market visibility. Light Up Sistrunk has been featured more than 100 times through a variety of formats, including: television, radio, internet, and print. The estimated publicity value for television media from the 2014 event exceeded \$100,000, with more than 300,000 households reached. The purpose of Light Up Sistrunk is to celebrate the history of the Sistrunk Boulevard Corridor and the Northwest Community. The CRA contributes approximately \$50,000 to the Light Up Sistrunk event as well as \$87,498 for holiday lights along Sistrunk Boulevard.



Sun Trolley

Transportation

The Sun Trolley was approved by the CRA Board for a \$196,709 contribution from the CRA this past year. Sun Trolley is the community bus service for the area and primarily serves the CRA area's lower-income residents, bringing them to local jobs, retail, and other businesses in the community. The CRA funds are used to partially fund the NW Circulator and the Neighborhood Link transportation options.

NPF CRA Plan Compliance Analysis

These community initiatives support the following Redevelopment Plan Goals and Objectives:

- Respond to community desires and preserve neighborhood integrity;
- Improve community cohesion and quality of life;
- Create an environment typical of an urban village that includes craftsmen, artist, and professionals, mixed use residents, restaurants and galleries;
- Capture the entrepreneurial spirit of the community and provide an opportunity to neighborhood area residents to directly participate in the economic and business development activity; and
- Encourage mass transit and reduce the need for automobile travel.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Sistrunk Boulevard Urban Design Improvement Plan Rendering

Planning for the Future

Sistrunk Boulevard Corridor and Progresso Village Rezoning Approval

The Sistrunk Corridor and Industrial and light industrial use areas in the Progresso Village neighborhood were rezoned to promote revitalization with active urban uses and mixed-use development. The specific rezoned areas commercial properties along Sistrunk Boulevard, from NW 24th Avenue to the FEC Railway, NW 7th Avenue from Sistrunk Boulevard to NW 2nd Street, and the area between Sunrise Boulevard, Andrews Avenue, and the FEC Railway. The planning process involved extensive public outreach and neighborhood participation to build consensus for the initiative. The new zoning districts are: Northwest Regional Activity Center - Mixed Use West (NWRACMU-w), Northwest Regional Activity Center - Mixed Use East (NWRACMU-e) and Northwest Regional Activity Center – Mixed Use North East (NWRACMU-ne).

The new zoning reflects goals outlined in the Community Redevelopment Plan, and the Northwest-Progresso-Flagler Heights Implementation Plan, all of which envision a vibrant community with a successful mix of business and residential uses defined with walkable streets and quality buildings.

The zoning also addresses some issues of concern among local residents and business owners. For example, new liquor stores, convenience stores and pawn shops are prohibited to reduce crime in the area. New building standards include form-based codes and specific design elements so developers have a clear understanding of redevelopment expectations and guidelines.

The new design standards also address transition zones between proposed developments and existing residential development. Additional yard setbacks, lower shoulder height and additional tower step backs will create compatibility and provide for a consistent street edge through a build-to line. To encourage desirable development in the NPF City CRA, the revised criteria offers a more streamlined development review process, reduced parking requirements, and maximum heights.

The Northwest Regional Activity Center future land use designation was established to encourage favorable retail and residential redevelopment. The recent zoning changes further the City's Comprehensive Plan and Future Land Use by permitting a mix of uses to encourage retail, office and residential development and use.

NPF CRA Plan Compliance Analysis

This project supports the following Policies and Directives:

- Provide the 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 Area;
- Rezone to allow for mixed-use development along the corridor to provide further incentives to induce private reinvestment, and foster the redeveloping 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 to regulate bulk;
- Create new RAC zoning codes to help emphasize alternative housing options for the Sistrunk Corridor and other areas within the Northwest District;
- The Redevelopment Plan shall be controlled by urban design guidelines adopted by the City and incorporated into zoning; and
- Design guidelines and land development standards unique to the Northwest Regional Activity Center will promote desirable development in the NPF CRA and achieve a balance between the buildings, their surroundings, pedestrians, and vehicles alike to create a cohesive environment.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Wave Street Car Rendering

Wave Street Car North Loop

The CRA approved a \$7.8 million tax increment bank note for the design and construction of the Wave Streetcar North Loop. The Wave is a modern 2.8-mile streetcar system that will serve as a local circulator in downtown Fort Lauderdale. Once people are downtown, the Wave will serve as a viable transportation option to move quickly and safely without relying on personal vehicles. In 2012, the U.S. Department of Transportation announced an \$18 million federal TIGER 4 Grant award for the Wave Streetcar, which is estimated at \$195.3 million. The Street Car project is a collaboration that involves the City, County, State and Federal government, Downtown Development Authority, and the Broward Metropolitan Planning Organization to create a livable and economically vibrant community.

It is expected that the Wave will:

- Create jobs, both during and after construction;
- Encourage private investment to bring new housing, shops, restaurants and retail opportunities;
- Connect downtown points of interest to the regional transit network;
- Function as a pedestrian accelerator and increase foot traffic;
- Promote growth in the urban core; and
- Serve as a catalyst to advance regional rail systems.

The North Loop will provide service in the CRA, along a portion of Sistrunk Boulevard and North Andrews Avenue.

Wave Streetcar Feasibility Study

The CRA Board approved a feasibility study to explore extending the Wave streetcar west along Sistrunk Boulevard

to the CRA limits at NW 24th Avenue. Consultant services through the Broward Metropolitan Planning Organization (MPO) will be used to conduct the study, at a cost not to exceed \$300,000.

NPF CRA Plan Compliance Analysis

This project supports the following Community Redevelopment Plan Goals and Objectives:

- Encourage mass transit and reduce the need for automobile travel;
- Improve community cohesion and quality of life; and
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

Dry Flood-Proofing Incentive

The CRA approved a new incentive program for dry flood-proofing to enhance property sustainability and resiliency. Many of the existing buildings in the heart of the Sistrunk corridor and throughout the NPF CRA require substantial rehabilitation in order to be occupied by viable office and commercial tenants and businesses. When improvement costs exceed 50% of the market value, the Florida Building Code requires that property owners meet the current local floodplain management requirements. Meeting these requirements requires owners to implement costly adaptation measures that can impact a project's feasibility. The dry flood-proofing program was created to reduce the burden of these unanticipated expenses. The incentive provides up to 100 percent of the cost of materials and construction for dry flood-proofing up, to \$25,000 per property.

NPF CRA Plan Compliance Analysis

This project supports the following Community Redevelopment Plan Goals and Objectives:

- Support community development activities and programs including small business development; and
- Provide maximum opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the Redevelopment Area, and help improve the condition of commercial areas in the community redevelopment area.

Marketing and Branding Services

The CRA approved a contract with the Mosaic Group for \$241,312 for marketing services to promote the long-term vision of the NPF CRA and the overall redevelopment goals for the area.

NPF CRA Plan Compliance Analysis

This project supports the following Community Redevelopment Plan Goals and Objectives:

- Develop marketing collateral materials that include information on project areas and descriptions, incentives available, and infrastructure plans and policies regarding CRA development goals; and
- Prepare materials, maps, and collaterals for distribution so the development community can clearly see the CRA vision for the district.

Urban Intervention

The CRA authorized an urban intervention with Florida Atlantic University's Center for Urban and Environmental Solutions for \$59,999. An urban intervention project is a tool that planners use to encourage street life and civic engagement. First planners meet with the community to understand the critical issues they are facing, and then they conduct a visioning workshop to elicit community ideas about the type of intervention they desire. The input helps shape, organize, promote, and conduct the intervention, and a final report gives an overview of the outcome, lessons learned, and recommendations going forward.

The intent is to generate social networks to cultivate a sense of community and local heritage that leads to social and physical change. This urban intervention project was devised to test the viability of pop-up gallery uses to spur economic activity and future redevelopment.

NPF CRA Plan Compliance Analysis

This project supports the following Community Redevelopment Plan Goals and Objectives:

- Support community development activities and programs including small business development;
- Provide for the development of commercial nodes to help revitalize Sistrunk Boulevard as a mixed use corridor, providing business opportunities and essential neighborhood services to the surrounding neighborhood; and
- Provide maximum opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the Redevelopment Area, and help improve the condition of commercial areas in the community redevelopment area.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



The Manor at Flagler Village



The Edge in Flagler Village

Projects with Partnerships

Northwest Neighborhood Project – Phase III

The Transportation Alternatives Program, in partnership with the Florida Department of Transportation, awarded the CRA a grant to fund numerous roadway improvements including: sidewalk installation, landscaping, swales, pedestrian lighting, and drainage improvements. The improvements were planned for the following areas in the NPF CRA: along NW 15th Way, from Sistrunk Boulevard to NW 7th Street; on NW 15th Terrace from Sistrunk Boulevard to NW 7th Street; and on NW 7th Street from NW 15th Way to NW 15th Terrace. The grant was for \$700,282. The total cost of the project was estimated at \$1,207,864, of which, \$507,582 will be funded by the CRA.

NPF CRA Plan Compliance Analysis

This project supports the following Community Redevelopment Plan Goals and Objectives:

- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center; and
- Provide lighting, landscaping, and signage for improved security and identification of roadways to support mixed-use development.

Completed Projects

- The Manor at Flagler Village, located on North Federal Highway between NE 5th Street and Sistrunk Boulevard. The owner, RD Flagler Village, LLC was reimbursed by the CRA in the amount of \$359,375 for streetscape improvements surrounding the project along NE 5th Street, NE 6th Street/Sistrunk Boulevard, NE 5th Avenue, and North Federal Highway. The Manor is a \$75 million, mixed-use project with 382 rental units and 24,750 square feet of new retail space. Tenants include: Sage Dental, The Brass Tap Brew Pub, Yellow Mushroom Restaurant, Source Salon, and Venetian Nail Spa.
- The Edge in Flagler Village, located at 495 North Federal Highway. The owner, Pearl Flagler Village, LLC was reimbursed by the CRA in the amount of \$451,707 for streetscape improvements surrounding the project along NE 5th Avenue, NE 5th Street, NE 5th Terrace and North Federal Highway. The Edge is a \$75 million, 331 unit mixed-use rental housing project.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Yacht Chandlers World Headquarters and Operations

- Yacht Chandlers was reimbursed \$130,000 for substantial renovation to a vacant 41,000 square foot building at 750 West Sunrise Boulevard and an adjacent site zoned for light industrial use. The renovated structure will be used as their new corporate headquarters and fleet training facility. Yacht Chandlers serves the world yachting community with equipment and provisions and employs approximately 40 people in Fort Lauderdale. They share the space with International Crew Training, a company that employs 25 full-time and 25 part-time instructors who provide training to 2,000 students annually at the Fort Lauderdale facility.
- Streetscape improvements surrounding Shoppes on Arts Avenue, located at 540 NW 7th Avenue, were completed and MJDC AOA, LLC was reimbursed \$150,106 for streetscape costs associated with paving, curbing,

drainage, on-street parking, new sidewalks, decorative pavers, landscaping, and pedestrian-level lighting along NW 5th Street, NW 6th Avenue, and NW 7th Avenue.

- An infill housing contribution was provided to WWA Development in the amount of \$70,000 for the completion of two townhouses located at 725 and 727 NW 2nd Street.

NPF CRA Plan Compliance Analysis

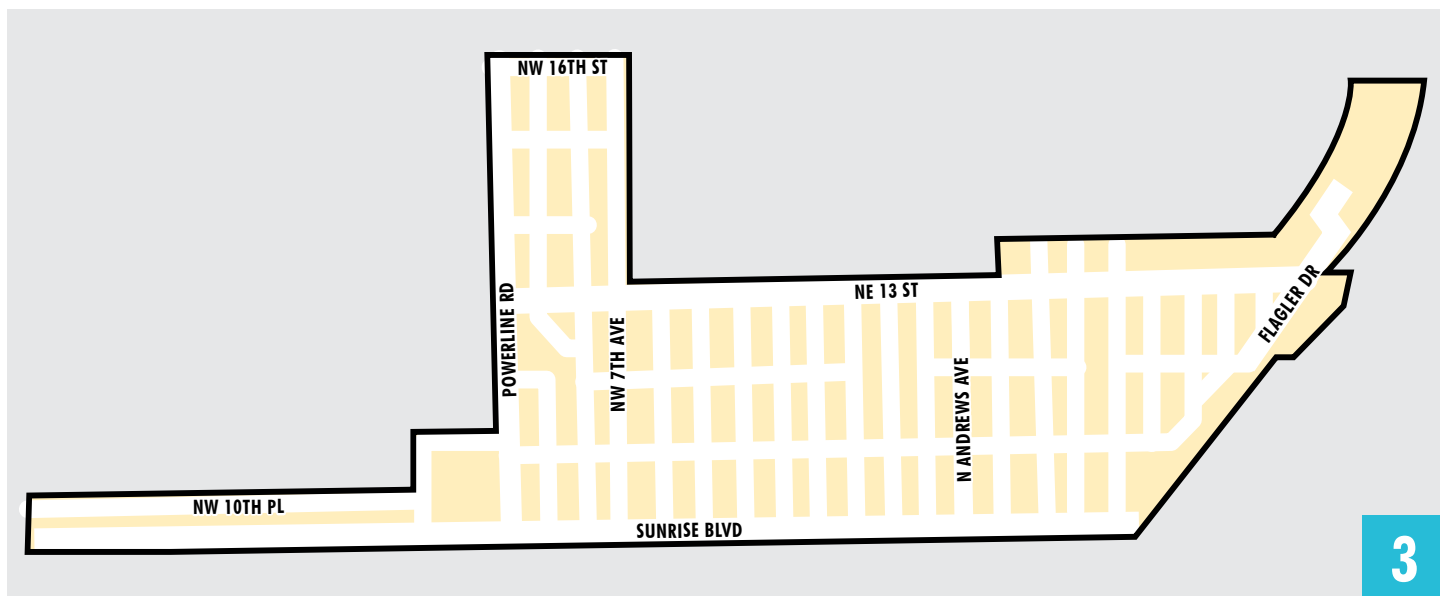
These projects support the following Community Redevelopment Plan Goals and Objectives:

- Provide incentives for quality development and give definition to the urban form;
- Support community development activities including all types of housing;
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center;
- Provide lighting, landscaping and signage for improved security and identification of roadways to support mixed-use development; and
- Implement a comprehensive program to redevelop a deteriorated industrial area in the City as a major source of investment and employment for the surrounding community.



Shoppes on Arts Avenue Streetscape improvements

CENTRAL CITY CRA



Central City Community Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by 13th and 16th Streets on the north, Sunrise Boulevard on the south, Powerline Road and I-95 on the west and the FEC Railroad right of way on the east ([see map 3](#)). This CRA only receives Tax Increment Funds from the City of Fort Lauderdale.



Proposed Rendering- NE 13th Street at NE 7th Avenue



Proposed Rendering- NE 13th Street between NE 5th Avenue and NE 5th Terrace

NE 13th Street Complete Street Project

In FY 2013, the Central City CRA was awarded a \$1.5M grant from the Broward Redevelopment Program for the NE 13th Street Complete Street Project between NE 4th and NE 9th Avenues. The project will be a catalyst for new business development, business expansion, and job creation. Construction plans are being prepared so the project can go out for bid and reach completion by June 2017.

Warsaw Coffee

The NE 13th Street Complete Street Project has already had an impact on new business development along the NE 13th Street Corridor project area. The Warsaw Coffee Company opened at 815 NE 13th Street on March 29, 2015. The spacious 3,800 square-foot restaurant includes indoor and outdoor lounge-type seating, table and bar seating, a pastry kitchen, main coffee bar, coffee roasting room, walk-up and drive through barista bars and flex office space for rent for business meetings and cooking classes. The building was a former tag agency and was vacant until being completely



Warsaw Coffee

renovated by the owners and successful restaurateurs Blasé McMackin and Scott Ojeda. The business was an immediate success and reflects the type of businesses expected to transform the 13th Street Complete Street project area.

Central City CRA Plan Compliance Analysis

This project supports the following Policies and Directives:

- Because the need for the community to have a sense of place is particularly important, take advantage of existing amenities such as Warfield Park, Northside School, and NE 13th Street and NE 4th Avenue as neighborhood commercial centers and begin to enhance aesthetics in the area;
- Redevelopment of the 13th Street Corridor Business District should focus on neighboring service businesses and additional development along the commercial area;
- Capital projects should include assistance with traffic calming and infrastructure improvements, including: sidewalks, lighting, and open spaces;
- The CRA should seek to attract small commercial businesses to the area, particularly those who will provide needed neighborhood services;
- CRA funds should be provided for projects that will create lasting impacts on the area, such as roadway improvements; and
- While it's important to grow the tax base, it is also necessary to focus on business attraction to improve resident lifestyle.

Planning for the Future

Rezoning for Mixed-Use Development

During this reporting period, the CRA Board recommended that that City proceed with zoning changes in the Central City CRA, a process estimated to take between 12 and 18 months. The changes derived from a Central City CRA Advisory Board recommendation for a new mixed-use zoning category in the area.

Central City CRA Compliance Analysis

This project supports the following Policies and Directives:

- As an Economic Development Strategy, there are several locations where mixed-use development could fit with the nature of the community and overall redevelopment plans;
- The CRA can undertake a variety of studies to address specific issues, encourage development, and promote quality development standards;
- The CRA may propose and pursue appropriate changes to the zoning and land use regulations; and
- Increase density to allow more residential development in the district.

FINANCIAL STATEMENT

Included in this Annual Report are the Fort Lauderdale (FL) CRA's financial statements for the period of October 1, 2014 to September 30, 2015. They reflect the Agency's combined financial position as well as by individual area activity.

FINANCIAL STATUS

As of September 30, 2015, the FLCRA Trust Funds had combining assets amounting to \$66,252,374. This includes: cash or cash equivalents of \$59,040,081, land inventory of \$7,208,292, and other assets of \$3,281. The land inventory includes Redevelopment Parcels A & B (\$1,458,832) located in the Central Beach Redevelopment Area, and various other properties (\$5,749,460) acquired for redevelopment that are located in the Northwest-Progresso-Flagler Heights Redevelopment Area.

As of September 30, 2015, the FLCRA Trust Funds had combined liabilities of \$848,029.

During the 2014/2015 Fiscal Year, the FLCRA Trust Funds received a total of \$13,350,635 in revenues. Of that amount, \$12,629,489 was received in tax increment funds (\$5,893,203 from Broward County, \$4,485,378 from the City of Fort Lauderdale, \$1,723,127 from the North Broward Hospital District, and \$527,781 from the Children's Services Council). In addition, \$569,471 in interest income was earned and \$151,675 in other revenues.

During the 2014/2015 Fiscal Year, the FLCRA Trust Funds had expenditures of \$16,190,466. Of that amount, \$7.5 million was for contributions to the WAVE rail system, \$3.2 million was spent for personnel expenses and \$5.4 million was spent for improvement to projects.

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES SEPTEMBER 30, 2015

	Major Funds			Total CRA Funds
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	
REVENUES				
Property Taxes	\$ 4,485,378	\$ -	\$ -	4,485,378
Intergovernmental Revenues				
Broward County	5,893,203	-	-	5,893,203
North Broward Hospital District	1,723,127	-	-	1,723,127
Children's Services Council	527,781	-	-	527,781
Interest Income	84,785	-	484,686	569,471
Other Miscellaneous	151,675	-	-	151,675
Capital Contributions	-	-	1,433,378	1,433,378
Total Revenues	12,865,949	-	1,918,064	14,784,013
EXPENDITURES				
Economic Environment	10,802,401	-	225,802	11,028,203
Interest and Fiscal Charges	-	14,729	-	14,729
Bond Issuance Cost	-	53,440	-	53,440
Capital Outlay	-	-	5,403,873	5,403,873
Total Expenditures	10,802,401	68,169	5,629,675	16,500,245
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,063,548	(68,169)	(3,711,611)	(1,716,232)
OTHER FINANCING SOURCES (USES)				
Transfers In	-	466,004	12,703,470	13,169,474
Transfers (Out)	(12,703,470)	-	(466,004)	(13,169,474)
Proceeds from Debt Issuance	7,544,568	58,432	-	7,603,000
Total Other Financing Sources (Uses)	(5,158,902)	524,436	12,237,466	7,603,000
Net Change in Fund Balances	(3,095,354)	456,267	8,525,855	5,886,768
Fund Balances - Beginning	12,930,953	-	46,586,624	59,517,577
Fund Balances - Ending	\$ 9,835,599	\$ 456,267	\$ 55,112,479	\$ 65,404,345

FINANCIAL OVERVIEW

COMBINING BALANCE SHEET SEPTEMBER 30, 2015

	Major Funds			
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total CRA Trust Funds
ASSETS				
Cash and Cash Equivalents	\$ 2,803,153	\$ 456,267	\$ 55,781,381	\$ 59,040,801
Accounts Receivable (Net)	2,356	-	-	2,356
Properties Held for Resale	7,208,292	-	-	7,208,292
Prepaid Items	925	-		925
Total Assets	\$ 10,014,726	\$ 456,267	\$ 55,781,381	\$ 66,252,374
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	\$ 119,389	\$ -	\$ 668,902	\$ 788,291
Accrued Liabilities	34,738	-	-	34,738
Due to City of Fort Lauderdale	25,000	-	-	25,000
Total Liabilities	179,127	-	668,902	848,029
Fund Balances:				
Restricted for				
Redevelopment Projects	9,835,599	-	55,112,479	64,948,078
Debt Service	-	456,267	-	456,267
Total Restricted	9,835,599	456,267	55,112,479	65,404,345
Total Fund Balances	9,835,599	456,267	55,112,479	65,404,345
Total Liabilities and Fund Balances	\$ 10,014,726	\$ 456,267	\$ 55,781,381	\$ 66,252,374

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

During the period of October 1, 2014 to September 30, 2015 significant activities occurred in the Central Beach, Northwest-Progresso-Flagler Heights and Central City areas that resulted in further increase to the tax base of each area.

CENTRAL BEACH REDEVELOPMENT AREA

The 2014 Final Tax Roll shows 2014 net taxable value of \$744,799,040 in comparison to the 1989 base year valuation of \$118,537,320. This resulted in an incremental increase in the net taxable value for the Central Beach area of \$626,261,720. This yielded \$6,932,919 in tax increment proceeds for use in the 2015 fiscal year.

	Base Year 1989	Current Year 2014	Increase/ (Decrease)
Total Assessed Value	\$ 134,397,050	\$ 837,656,950	\$ 703,259,900
Less Exemptions:			
Total Exemptions	15,859,730	92,857,910	76,998,180
Net Taxable Value	<u>\$ 118,537,320</u>	<u>\$ 744,799,040</u>	<u>\$ 626,261,720</u>

	FY 2014 Millage Rates:	Amount Due if Received	
		Before 1/1/15 @95%	After 1/1/15 @100%
Property Taxes Due From:			
Broward County	5.4584	\$ 3,245,653	\$ 3,416,477
North Broward Hospital District	1.5939	948,289	998,199
Children's Services Council	0.4882	290,454	305,741
City of Fort Lauderdale	4.1193	2,448,523	2,577,393
Totals	<u>11.6598</u>	<u>\$ 6,932,919</u>	<u>\$ 7,297,810</u>

FINANCIAL OVERVIEW

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA

The 2014 Final Tax Roll shows 2014 net taxable value of \$719,973,640 in comparison to the 1995 base year valuation of \$208,260,650. This resulted in an incremental increase in the net taxable value for the Northwest-Progresso-Flagler Heights area of \$511,712,990. This yielded \$5,658,567 in tax increment proceeds for use in the 2015 fiscal year.

	Base Year 1995	Current Year 2014	Increase/ (Decrease)
Total Assessed Value	\$ 314,725,860	\$ 1,077,905,670	\$ 763,179,810
Less Exemptions:			
Total Exemptions	106,465,210	357,932,030	251,466,820
Net Taxable Value	<u>\$ 208,260,650</u>	<u>\$ 719,973,640</u>	<u>\$ 511,712,990</u>

	FY 2014 Millage Rates:	Amount Due if Received	
		Before 1/1/15 @95%	After 1/1/15 @100%
Property Taxes Due From:			
Broward County	5.4584	\$ 2,647,550	\$ 2,786,895
North Broward Hospital District	1.5939	774,838	815,619
Children's Services Council	0.4882	237,327	249,818
City of Fort Lauderdale	4.1193	1,998,852	2,104,055
Totals	<u>11.6598</u>	<u>\$ 5,658,567</u>	<u>\$ 5,956,387</u>

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

CENTRAL CITY REDEVELOPMENT AREA

The 2014 Final Tax Roll shows 2014 net taxable value of \$169,524,000 in comparison to the 2011 base year valuation of \$162,010,550. This resulted in an incremental increase in the net taxable value for the Central City area of \$7,513,450. This yielded \$28,050 in tax increment proceeds for use in the 2015 fiscal year. Also, it should be noted that the City of Fort Lauderdale contributed an additional amount of \$9,950 in tax increment proceeds.

	Base Year 2011	Current Year 2014	Increase/ (Decrease)
Total Assessed Value	\$ 220,801,800	\$ 229,304,970	\$ 8,503,170
Less Exemptions:			
Total Exemptions	58,791,250	59,780,970	989,720
Net Taxable Value	<u>\$ 162,010,550</u>	<u>\$ 169,524,000</u>	<u>\$ 7,513,450</u>

	FY 2014 Millage Rates:	Amount Due if Received	
		Before 1/1/15 @95%	After 1/1/15 @100%
Property Taxes Due From:	4.1193	28,050	29,526
City of Fort Lauderdale	4.1193	\$ 28,050	\$ 29,526
Totals			



**City of Fort Lauderdale
Community Redevelopment Agency (CRA)**

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