



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

Fiscal Year Ended
September 30, 2016





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CRA BOARD OF COMMISSIONERS AND OFFICERS



Message from the Mayor and Chair

As Mayor of a thriving and diverse community, and Chairman of the Board of Commissioners 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 neighbors 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 Commissioners
Fort Lauderdale CRA



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

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Central Beach Area Manager



Jonathan Brown
Northwest-Progresso-Flagler
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MESSAGE FROM THE CRA AUDITOR



CITY OF
FORT LAUDERDALE

City Auditor's Office

Memorandum

Memo No: 16/17-04

Date: March 10, 2017

To: The Community Redevelopment Agency Board of Commissioners

From: John Herbst, CPA, CGFO, CGMA
City Auditor

Re: Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2016

We have reviewed the Community Redevelopment Agency (CRA) Annual Report for the Fiscal Year Ended September 30, 2016. Management is responsible for the preparation of the Annual Report pursuant to Florida Statutes S. 163.356(3)(c). This requires management to interpret the criteria, accurately derive the historical amounts from the entity's books and records, make determinations as to the relevancy of information to be included, and make estimates and assumptions that affect reported information.

The objective of a review of the Annual Report is to report whether any information came to the our attention to cause us to believe that—

- a. The Annual Report presentation does not include, in all material respects, the required elements of Florida Statutes S. 163.356(3)(c).
- b. The historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's financial statements.
- c. The underlying information, determinations, estimates, and assumptions of the entity do not provide a reasonable basis for the disclosures contained therein.

A review of the Annual Report consists principally of applying analytical procedures and making inquiries of persons responsible for financial, accounting, and operational matters. A review ordinarily does not contemplate (a) tests of accounting records through inspection, observation, or confirmation, (b) obtaining corroborating evidential matter in response to inquiries, or (c) the application of certain other procedures ordinarily performed during an examination. It is substantially less in scope than an examination, the objective of which is the expression of an opinion on the presentation. Accordingly, we do not express such an opinion.

Based on our review, nothing came to our attention that caused us to believe that the CRA's presentation of the Annual Report does not include, in all material respects, the required elements of Florida Statutes S. 163.356(3)(c), that the historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's financial statements, or that the underlying information, determinations, estimates, and assumptions of the CRA do not provide a reasonable basis for the disclosures contained therein.



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 develops 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 Florida Statutes Chapter 163, Part 3. Although the CRA is a separate legal entity, the City Commission serves as its Board of Commissioners. The Mayor chairs the Board, the City Manager is the Executive Director, the City Auditor is the CRA Auditor, the City Attorney serves as General Counsel and the City Clerk serves as Secretary. Staff in the City's three redevelopment areas support the Agency. Through a service agreement, the City provides additional support to the CRA in the areas of procurement, budget, finance, human resources and information technology.

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

CRA programs and initiatives are funded by property tax increments. Property tax increments are 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.

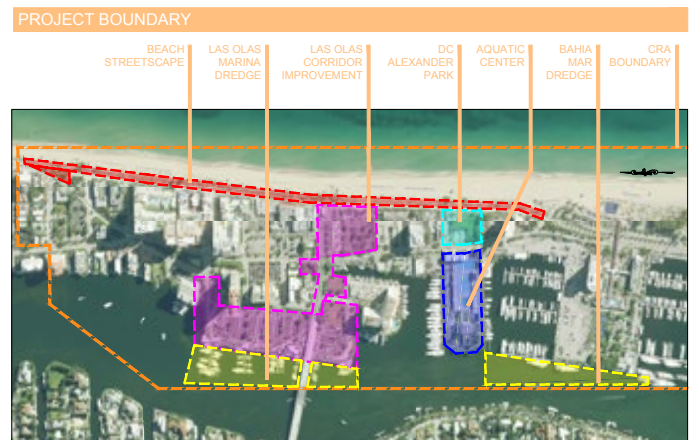
CENTRAL BEACH CRA

Central Beach Community Redevelopment Area

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

Notable Accomplishments

- City Commission approval of the 60 percent design plans for the Las Olas Boulevard Corridor Improvements and the State Road A1A Beach Streetscape Improvements; and authorization to move forward to 90 percent design plans and final guaranteed maximum price (GMP) at the Jan. 18, 2017 CRA Board of Commissioners meeting.
- City Commission approval of the final site plan for the Las Olas Boulevard Corridor Project.
- On Dec. 1, 2015 the City Commission terminated the developer's agreement with Recreational Design and Construction, Inc. to build a new Aquatic Center, and instructed staff to investigate the cost to rehabilitate the existing facility so that it could once again host national and international swimming and diving events. On April 19, 2016 the CRA Board of Commissioners instructed staff to move forward with an \$18 million proposal to rehabilitate the Aquatic Center and bring the swimming pools into compliance with national international competition standards.
- On July 8, 2016, the City of Fort Lauderdale issued a Request for Proposals to expand the Las Olas Marina. On Oct. 5, 2016 the City Commission selected a private firm to expand and manage the Marina at no cost to the CRA.
- CRA Board of Commissioners approval to share 50 percent (equal to \$76,214) of the cost of the holiday lights and the Lighting Ceremony with the Beach Business Improvement District (BID). The CRA Board of Commissioners also approved \$31,500 for the Great American Beach Party and \$15,000 for Friday Night Sound Waves.
- CRA Board of Commissioners approval of \$220,000 to fund the Sun Trolley for seven-day trolley service on the Beach.



Master Plan Renderings - Overall Project Development Plan

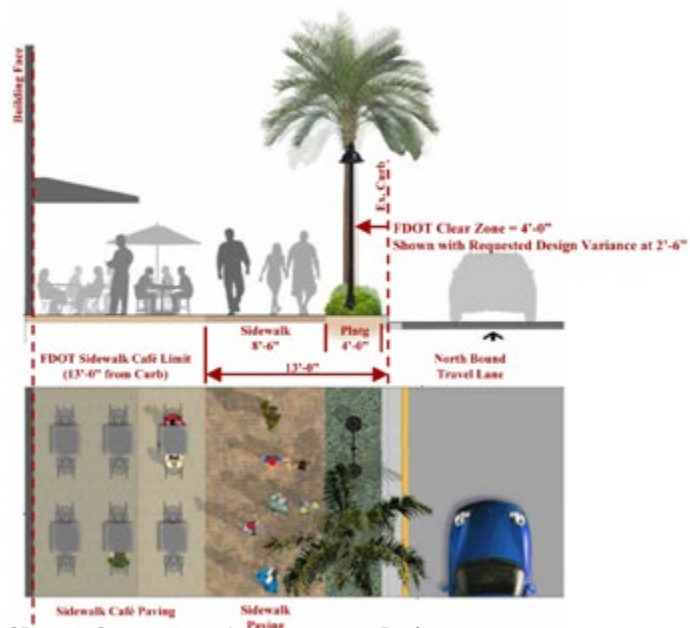
Las Olas Boulevard Corridor Improvement Project Beach CRA Plan Compliance Analysis

This project meets the following Redevelopment goals:

- This project meets the following Redevelopment objectives:**

- 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 Community Investment Plan.



SR A1A Streetscape Improvement Project

SR A1A Streetscape Improvement Project Beach CRA Plan Compliance Analysis

This project includes streetscape improvements to the west side of SR A1A including new turtle-compliant lighting, hardscape, landscaping and shifting the impediments in the sidewalk to within 18 inches of the curb, thus creating an unobstructed sidewalk to improve safety and enhance the pedestrian experience. Streetscape improvements are also proposed to the east side of SR A1A including new pavers and new landscaping.

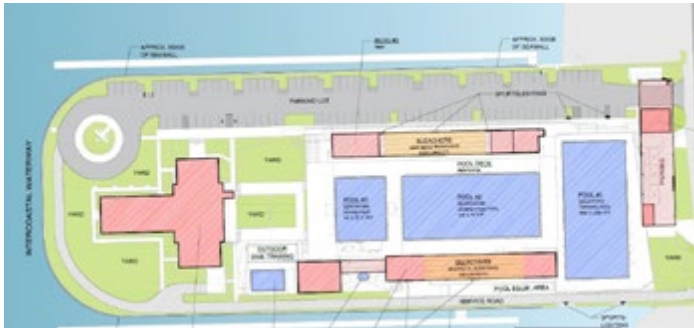
This project meets the following Redevelopment goal:

- Maintaining public access to the Beach and Intracoastal Waterway.

CENTRAL BEACH CRA

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.



Renovation of the Fort Lauderdale Aquatics Center

Aquatic Center Beach CRA Plan Compliance Analysis

The project will bring the Aquatic Center up to international competition standards and allow it to regain its prestige as a world class facility and home to international and national swimming and diving events. Neighbors will also be able to enjoy daily use of this integral community amenity.

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.

This project meets the following Redevelopment objective:

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

The Aquatics Center also complies with the need to provide a larger “anchor” attraction, as discussed in the Redevelopment Plan’s Market Summary.



Expansion of the Las Olas Marina

Expansion of the Las Olas Marina Beach CRA Plan Compliance Analysis

The project will expand and deepen the existing Marina facility providing up to + 5000 linear feet of dock space. The new facility will be designed to accommodate 30 foot to 300 foot vessels, and will be surrounded by an Intracoastal Promenade. There also will be opportunities for one or more waterfront restaurant(s) and a water taxi stop.

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.

The expansion of the Marina and Intracoastal Promenade are also listed as individual projects in the Redevelopment Policies and the Redevelopment Community Investment Plan.



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 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 neighbors and tourists. Participating restaurants and hotels are listed in the BID sponsored website at www.MyFTLB.com.

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 neighbors.

This collaboration advances the following Redevelopment 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 neighbors.

Event Highlights



2015 Beach Events Holiday Photo

Holiday Lighting

The CRA contributed \$76,214 towards the BID's holiday celebration to fund a holiday display, decorative pole lights, and the annual holiday lighting event.

The Great American Beach Party

The CRA contributed \$13,200 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.

CENTRAL BEACH CRA

Tortuga Music Festival

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

The concert event generates millions of dollars in lodging, restaurant, and retail and transportation spending.



Friday Night Sound Waves Event Series

Friday Night Sound Waves is a free concert event series that takes place each Friday evening for 36 weeks at the Las Olas Boulevard Beach entrance. The event is jointly sponsored by the BID (\$150,000) and the CRA (\$15,000). The activities include live performances by local bands with genres ranging from jazz, Latin, country, top 40, indie, oldies, and classic rock. Other activities include a themed local community night, food, interactive performance artists and art and dance classes.



Beach CRA Plan Compliance Analysis

The free, outdoor, family-friendly events stimulate local economic activity and support 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 special events also meet 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 neighbors.



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 neighbors and visitors. Both routes proved to be extremely successful, transporting 122,299 riders in FY 2016.

Beach CRA Plan Compliance Analysis

Investing in the Sun Trolley provides another much-needed transportation option for neighbors 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.

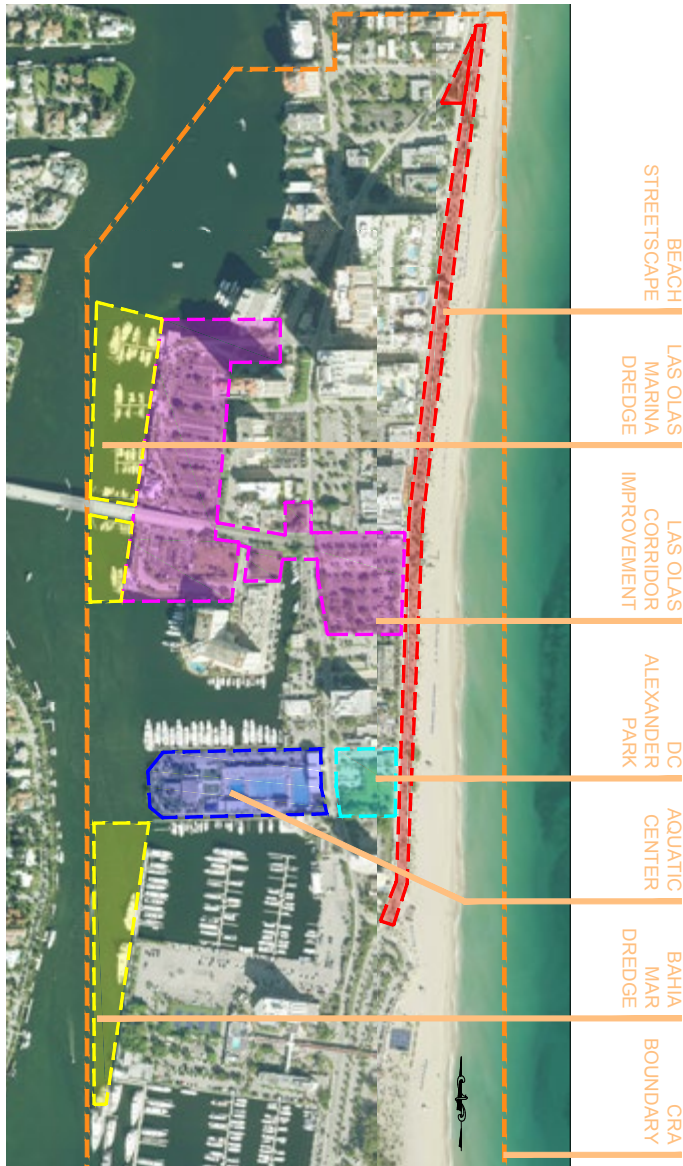
The Sun Trolley supports the following objective from the Redevelopment Plan:

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

Planning for the Future

Over the next four years, the Beach CRA will invest the majority of its revenue into completing the Las Olas Boulevard Corridor Project, the State Road A1A Streetscape Project and the Aquatics Center Renovation Project.

- 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 \$49,000,000.



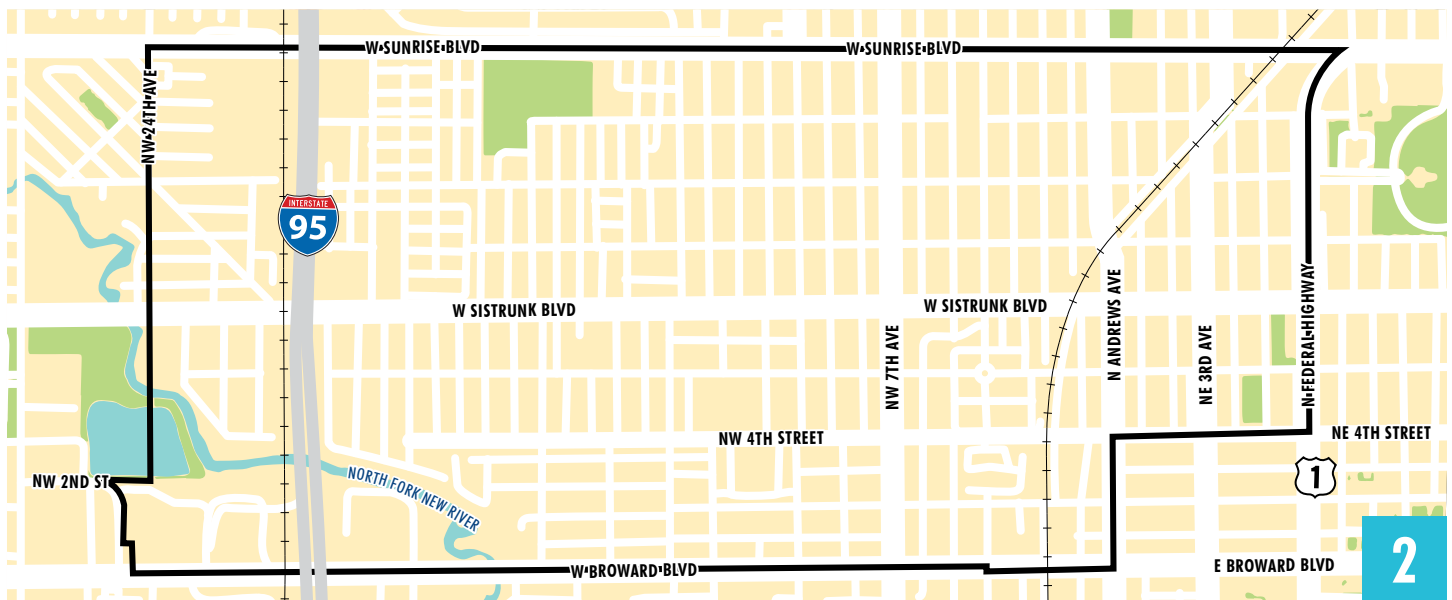
Master Plan Renderings - Overall Project Development Plan

- The Fort Lauderdale Beach Streetscape Improvements include enhancing the east and west sides of 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 \$6,800,000.
- The Aquatics Center rehabilitation includes the following improvements:
 - Removing the existing 50-meter Main Competition Pool and providing a new, expanded, fully FINA-compliant standard pool;
 - Removing the existing diving pool and underground observation room and providing a new, fully FINA-compliant Diving Pool with dive tower including five platform levels (1M, 3M, 5M, 7.5M, 10M), and 1M and 3M springboards;
 - Providing metal bleachers with +/- 550 spectator capacity on the west side of the Dive Pool;
 - Removing existing spa for divers and provide new covered spa;
 - Repairing existing 50M Training Pool with new surfacing and gutters;
 - Repairing existing Instructional Pool with new surfacing;
 - Raising the pool deck to allow for increased pool depths needed for competition-level use; and
 - Removing existing grandstand building and bleachers on north side of facility and providing a new grandstand with spectator restrooms, concessions, ticket office, and metal bleachers for +/- 1,500 spectators with a fabric shade canopy.

The cost of these improvements is estimated at \$18,200,000. Those items that are not related to deferred maintenance will be funded by the CRA (\$17,000,000). The remaining items (\$1,200,000) will be funded by the City.

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 Commissioners adopted the Northwest-Progresso-Flagler Heights Community Redevelopment Plan on Nov. 7, 1995.

The Plan was amended in 2001 to add additional projects and activities. In 2002 a Redevelopment Plan revision was approved to expand the community redevelopment area. A minor amendment to the Plan was approved in 2013 to add three specific activities related to community policing and on March 15, 2016 the Plan was again modified to include additional projects and activities. The original plan and subsequent amendments create a workable development program that identifies certain projects, programs and initiatives that could be implemented within the 30- year lifespan of the NPF CRA. This workable program identifies various community redevelopment programs and strategies that form the basis for the redevelopment efforts in the NPF CRA in accordance with Florida Statutes.

The Community Redevelopment Area is located between Sunrise Boulevard to the north, Broward Boulevard to the south, the City Corporate limits to the west, and Federal Highway to 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, which has been incorporated into the Community Redevelopment Plan, the CRA will invest in development projects that promote the overall quality of life, create jobs opportunities for area neighbors, promote sustainability, promote public/private partnerships and enhance the tax increment revenue for redistribution and investment in the redevelopment area.



Offices of the Moody Insurance Company

- An incentive package was approved for 1943 Tyler, LLC at 725 Progresso Drive in the amount of \$135,000. The funding package includes \$100,000 from the CRA Property Business Investment Program, \$15,000 from the CRA Façade Program and \$20,000 from the CRA

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Fairfield at Flagler Village Project



Streetscape Program for the renovation of the new office of the Moody Insurance Company. With a total renovation cost of \$649,000, the developer's total capital investment in the project, including land purchase is \$1,259,080. The site previously operated as the Purvis Young Gallery. A large prominent mural on the front of the building by the late artist Purvis Young has been retained and restored for the public enjoyment and the building renovation incorporates an Art Deco theme. Facing the Florida East Coast Railway, it will be viewed by passengers of the new Brightline train system, passing motorists and pedestrians. Relocated from Hollywood, Florida, the new offices of Moody Insurance will employ a staff of fifteen. The company's relocation to the Progresso neighborhood reflects the beginning of the area's transition away from predominantly automotive businesses. Moody Insurance Company will provide professional services that are in line with the businesses targeted under the CRA incentive Programs.

- An incentive package was provided to Fairfield Flagler LP for the Fairfield at Flagler Village project located at 673 NE 3rd Ave. in the amount of \$329,503. Fairfield at Flagler Village is a six-story, 292-unit rental apartment housing development facing NE 3rd Avenue, NE 2nd Avenue and NE 7th Street in the Flagler Village Area on 2.39 acres. Amenities include a swimming pool, a fitness center and a neighbor lounge area. In addition, a plaza that serves as a pocket park will be created on NE 2nd Avenue at the request of the neighborhood association. Developed by the Fairfield Company with over 25 years of experience

in the development and management of multi-family properties, the project represents a capital investment of approximately \$65 million and will provide a significant tax increment return to the CRA. Street improvements will include new curbing, pavers, on-street parking,



The Quantum at Flagler Village Rendering

landscaping and decorative pedestrian-level lighting.

- An incentive package was provided to Flagler Village Land Trust, Steven B. Greenfield Trustee for the Quantum at Flagler Village Project in the amount of \$500,000. The estimated streetscape cost is approximately \$1.76 million. The project is being developed by Prime Group of Hollywood, Florida. The Quantum at Flagler Village is a mixed-use project that includes a 137-room, nine-story Marriott Courtyard Hotel located at 701 North Federal Highway with a restaurant, fitness center, event space, rooftop pool; 337 apartments in a multi-family community consisting of two 11-story towers, a five-story parking

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

garage with a green wall and 25,000 square feet of ground floor retail. The 3.45 acre site fronts North Federal Highway, NE 7th Street, NE 5th Avenue, NE 8th Street and NE 5th Terrace. The projected total capital investment of the project is placed at approximately \$86 million and is estimated to generate up to \$900,000 of tax increment revenue for the CRA in the first year after completion.

- An incentive package was provided to 750 Flagler LLC in the amount of \$30,000 and to Kona RE LLC in the amount of \$15,000 for the Flagler Uptown Building Façade renovation project located at 723-750 NE 2nd Ave. The improvements are part of the more comprehensive renovation by the new property owners to retrofit the existing warehouse space into offices and artist space along the recently completed Flagler Greenway, which fronts the FEC Railway in Flagler Village. Façade Improvements include new doors, windows, landscaping and an exterior mural that covers the entire surface of the building complex.
- An incentive package was provided to Scott Hoffman in the amount of \$15,000 to upgrade the exterior of his building at 728 NW 7th Terrace in the industrial area of the NW portion of the CRA. Improvements will include canvas awnings, landscaping, exterior lighting, new doors and windows, paint and parking lot upgrades.

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;
- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities;
- 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;
- Provide upgrades and improvements to infrastructure within the Flagler Village area to induce private investment and support development, increase densities and intensities of use and mixed-use development by



Flagler Uptown Building

providing incentives for quality development;

- Invest in development projects that improve the quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, and enhance tax increment revenue for redistribution and investment in the redevelopment area; and
- Provide maximum opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, improvement of commercial areas in the CRA.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

Capital Projects



NW 9th Avenue Improvements

- **NW 9th Avenue Improvements:** This project provides for roadway, pedestrian and safety improvements consisting of roadway redesign, drainage, new sidewalks with ADA ramps, landscaping, on-street parking, curbing and solar powered decorative pedestrian street lights along NW 9th Avenue between West Broward Boulevard and Sistrunk Boulevard. This project is funded in the amount of \$2 million in CRA funds. Construction commenced in July 2016 and is anticipated to be completed by April 2017.
- **Flagler Arts and Technology Village Corridor Improvements:** This project provides for street enhancements to NW 1st Avenue between NW 5th Street and Sistrunk Boulevard and along NW 5th Street between North Andrews Avenue and North Flagler Drive in the FAT Village District. Proposed improvements will consist of an innovative design to allow for vehicular and pedestrian use along with staging areas for community initiatives and events. The project will incorporate unique and artistic sidewalk and paving treatments, parking and lighting along with drainage adjustments using Complete Street standards. This project is funded in the amount of \$600,000 in CRA funds. The project is currently in the design phase.
- **NPF CRA Wireless Camera and Wi-Fi:** This project provides for wireless security cameras and a Wi-Fi system installed on City-owned light poles along the Sistrunk Boulevard Corridor to provide enhanced levels of security for the area businesses, neighbors, visitors and property owners. Seventeen cameras were installed on Sistrunk as of June, 2016. During this reporting period, the need for the installation of firewalls as a security upgrade and associated cost is under review. This project is funded in the amount of \$300,000 in CRA funds.
- **Off Street Parking:** This project provides for the construction of public off-street parking lots along Sistrunk Boulevard on CRA-owned property to supplement existing on-street parking to encourage the redevelopment of vacant and underutilized surrounding properties. Three potential sites have been identified at strategic locations and engineering design consultant services have been secured. The project is in the design phase, \$250,000 in funding was approved for this project in the FY 2016 CRA budget.
- **Carter Park Renovations:** This project provides for renovation to Carter Park including windows, doors, flooring, scoreboard, playground, gym, basketball courts, light emitting diode (LED) lights, a roof addition and other upgrades to better serve neighbors in the CRA area. Work is in progress and is estimated to be completed in FY 2017. This project is funded by the CRA



Carter Park

in the amount of \$250,000.

- **New Carter Park Senior Center:** This project provides for the construction of a new 5,900 square foot senior center in Carter Park to include classrooms, a fitness center, technology and social areas. Review of zoning and design criteria is underway and \$2.1 million in CRA funds have been appropriated for this project, which is located in Carter Park at 1450 West Sunrise Blvd.
- **Provident Park Lighting:** This project provides for the installation of 21 LED energy saving pole lights at Provident Park, located at 1412 Sistrunk Boulevard. The lighting of the 1.5 acre park will assist in the overall safety of the park, which does not currently have lighting. A landscape architectural consultant was

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

secured for the project in August 2016 and the project is in the design phase. This project is funded by the CRA in the amount of \$167,700.

- **River Gardens-Sweeting Park Improvements:** This project provides for improvements at Sweeting Park located along NW 23rd Avenue between NW 4th Street and NW 5th Street in the River Gardens neighborhood. A construction contract was approved for the project on Aug. 16, 2016. This project is funded by the CRA in the amount of \$35,000.
- **Flagler Village Improvements:** This project provides for decorative street signage in the Flagler Village area. A construction contract was approved for the project on July 12, 2016. This project is funded by the CRA in the amount of \$332,000.

NPF CRA Plan Compliance Analysis

- These projects meet the NPF Community Redevelopment Plan goals, objectives and policies of providing lighting, landscaping, and signage to improved security and way finding along roadways;
- 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 upgrades and improvements to infrastructure within the Flagler Village area to induce private investment and support development, increased densities and intensities of use and mixed-use development and by providing incentives for quality development;
- Improves the quality of life by enhancing public parks and public space to attract neighbors and businesses to locate to the CRA district;
- Improve the quality of life and attract private investment and development by enhancing safety and security and aiding crime prevention activities in the redevelopment district; and
- Provide for transportation and other capital initiatives including surface or structured parking, way-finding and signage, sidewalk enhancements, lightings upgrades to infrastructure and other pedestrian amenities.



Provident Park Current Photo



River Gardens-Sweeting Park Improvements Rendering

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Community Initiatives

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 purpose of Light Up Sistrunk is to celebrate the history of the Sistrunk Boulevard Corridor and the Northwest Community. The CRA contributed approximately \$18,450 to the Light Up Sistrunk event.

Transportation

- The Transportation Management Association received \$196,709 from the CRA to partially fund the Sun Trolley Northwest Circulator and Neighborhood Link. Sun Trolley is the community bus service for the area and primarily serves the area's lower-income neighbors, bringing them to local jobs, retail and other businesses in the community.
- The City of Fort Lauderdale, working with the Downtown Development Authority and the County, has made substantial progress in 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. During this reporting period, \$581,531 was paid in principal and interest to pay down on the \$7.8 million tax increment bank note for the Wave North Loop that will serve the CRA by connecting Sistrunk Boulevard to Andrews Avenue and North Andrews Avenue to NE 4th Street. In addition \$49,527.50 was spent toward the Wave Street Car Feasibility Study to determine the cost and feasibility of extending the WAVE farther west into the Northwest Regional Activity Center.

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 residences, 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;
- Provide for transportation and other capital initiatives and promote mass transit and other forms of activity, projects and programs that result in increased pedestrian activity and a reduction in vehicular ridership;
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and Northwest Regional Activity Center;
- Host specialty events that serve as a revitalization tool by showcasing the area's African American history, arts and culture; and
- Utilize marketing, and other promotional means to inform the general public, residents and targeted businesses and visitors about the redevelopment effort taking place in the CRA. Use special events, promotions, and public displays to assist in business attractions, promoting the district as a place to live and further promote the area as a redevelopment district with opportunity for private investment.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Sistrunk Boulevard Urban Design Improvement Plan Rendering

Planning for the Future

CRA Redevelopment Plan Modification

In order for any CRA to remain in compliance with Chapter 163, Part III of the Florida Statutes, it must ensure that any future program and project that are not expressly stated in the Redevelopment Plan are added to the plan through a Redevelopment Plan Modification, as outlined in Section 163.361. Over the last reporting period, the CRA oversaw a process of amending the Redevelopment Plan for the NPF CRA. Following a public meeting by the NPF CRA Advisory Board on Sept. 23, 2015, the NPF CRA Advisory Board recommended approval of the plan amendment on Dec. 16, 2015. On March 15, 2016, the CRA Board recommended to the City Commission that they approve the amendment to the Redevelopment Plan. The City Commission held a public hearing to get input and approved the Redevelopment Plan Modification on March 15, 2016 by Resolution No. 16-52.

CRA Incentive Programs Modifications

The CRA created new incentive programs and modified existing incentive programs in order to:

- Achieve the goals of the Redevelopment Plan;
- Improve the overall economic vitality of life in the CRA;
- Support existing businesses in and attract new businesses to the CRA with a priority to attract businesses most needed in the CRA including grocery stores, clothing stores, general merchandise stores, family-oriented restaurants, coffee shops, destination retail creative arts businesses, professional services and other businesses supported by market data;
- Support the financial health, expansion and success of

existing businesses in the CRA;

- Stimulate new development and investment in the CRA;
- Eliminate slum and blighting conditions and improve the quality of life for area neighbors by improving housing stock and enhancing residential neighborhoods; and
- Preserve and expand the supply of new housing, including affordable housing.

Modified incentive programs include the Commercial Facade Program, Property and Business Improvement Program, and the Property Tax Reimbursement Program. New programs include the Development Incentive Program, Residential Rehabilitation Program and Purchase Assistance Program. The focus area for commercial incentives is Sistrunk Boulevard between NW 24th Avenue and the FEC Railway, including one block north and south of Sistrunk Boulevard, as well as NW 9th Avenue between Sunrise Boulevard and Broward Boulevard, and NW 7th Avenue between Sunrise Boulevard and Broward Boulevard. Program changes include increased funding limits, staff level approval for projects below certain funding amounts and improvements to application and underwriting requirements.

NPF CRA Plan Compliance Analysis

This project supports the following goals and objectives:

- 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;
- Identify and develop plans and activities designed to eliminate the prevention of blighting conditions and to develop a workable program to aid in its rehabilitation, conservation and redevelopment;
- Any 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;
- 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 a source of revenue

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Progresso Neighborhood Improvement Project

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 approved by the CRA Board; and

- The CRA 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. These efforts will benefit the existing neighbor population in the CRA and provide a positive improvement to the physical, environmental and social quality of the neighborhoods located in the CRA. The supply of affordable housing within the CRA will continue to be increased through ongoing purchase assistance programs and targeted infill development projects.

Completed Projects

- Urban Intervention with Florida Atlantic University's Center for Urban and Environmental Solutions: An urban intervention project is a tool that planners use to encourage street life and civic engagement. Planners met with the community and conducted visioning to understand the critical issues they were facing to elicit community ideas about the type of intervention they desired. This urban intervention project was devised to test the viability of a pop-up gallery using a temporary container structure on Sistrunk Boulevard to help determine the impact on economic activity and future redevelopment. The cost of the project was \$59,999.
- Progresso Neighborhood Improvements: This project provided for neighborhood pedestrian and safety improvements in the Progresso neighborhood consisting of sidewalks, lighting and landscaping improvements. The

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

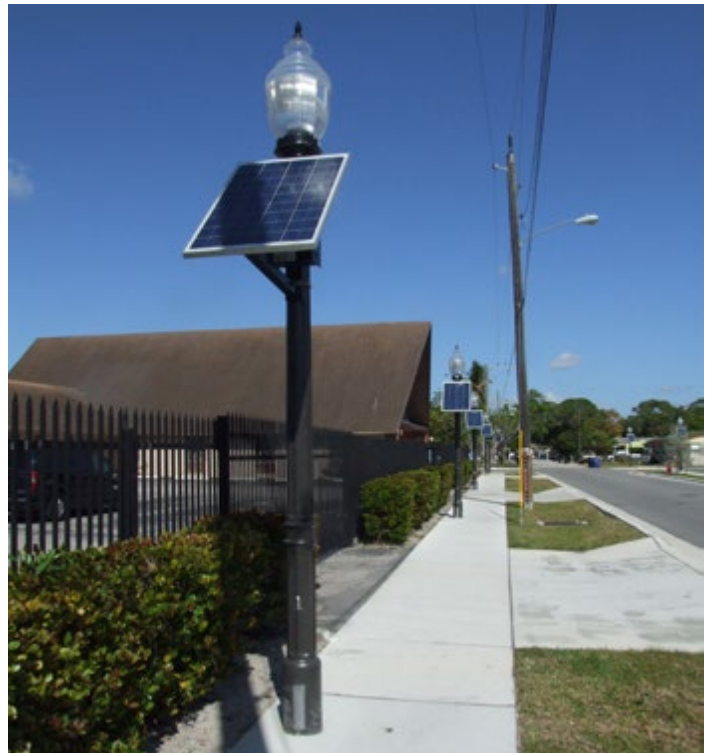
area is between Sunrise Boulevard to the north, North Andrews Avenue to the east, Sistrunk Boulevard to the south and NW 4th Avenue to the west. This project was funded in the amount of \$2.3 million including \$982,351 in CRA funds. The construction project was awarded in December, 2015 and completed in September, 2016.

- Phase II of the NW Neighborhood Improvement Capital Project: This project included sidewalks, decorative pedestrian solar powered street lighting, on-street parking and street resurfacing from NW 13th Terrace to NW 15th Avenue and NW 7th Street and Sistrunk Boulevard. All work was completed on Oct. 22, 2015.
- Phase III of the NW Neighborhood Improvement Capital Project: In partnership with the Florida Department of Transportation (FDOT) utilizing their Transportation Alternatives Program, roadway improvements were completed including sidewalk installation, landscaping, swales, solar powered pedestrian lighting, and drainage improvements 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 project was completed on May 22, 2016. The FDOT grant was for \$700,282 and \$507,582 was funded by the CRA.

NPF CRA Plan Compliance Analysis

These projects support the following Community Redevelopment Plan goals and objectives:

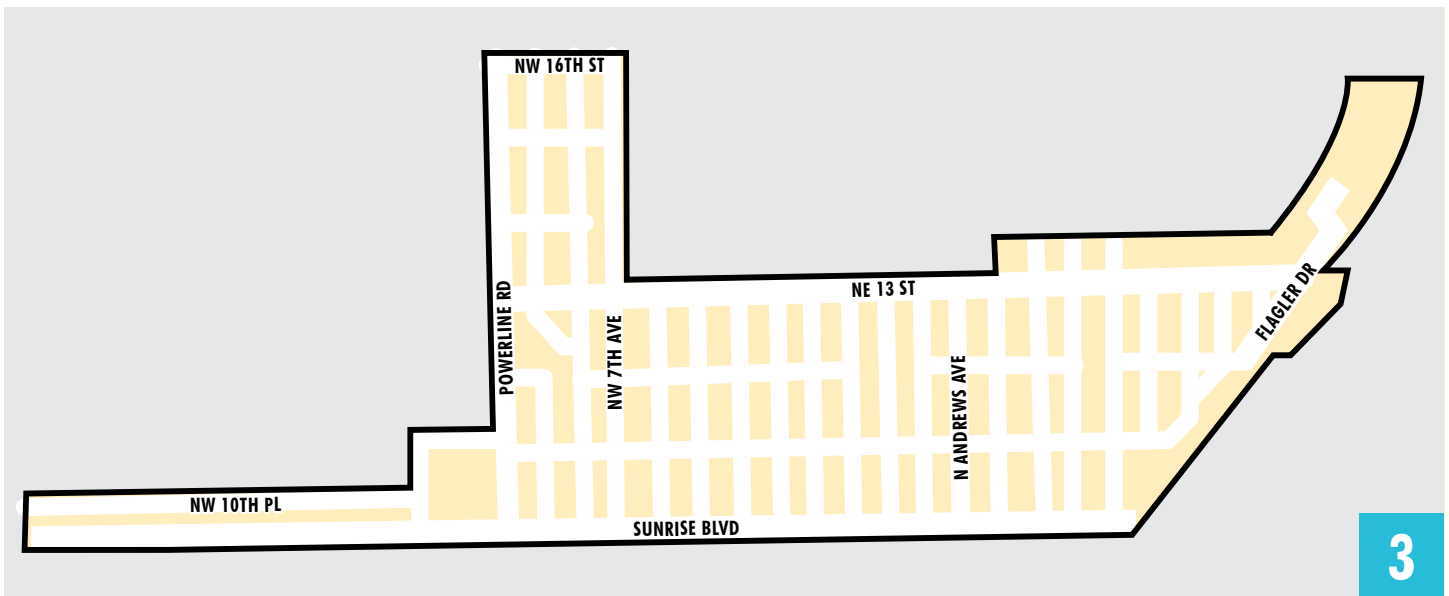
- Provide incentives for quality development and give definition to the urban form;
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center; and
- Provide lighting,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



Phase II - NW Neighborhood Improvement Capital Project



Phase III - NW Neighborhood Improvement Capital Project



Central City Community Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by 13th and 16th Streets to the north, Sunrise Boulevard to the south, Powerline Road and I-95 to the west and the FEC Railroad right-of-way to the east (see map 3). This CRA operates with Tax Increment Financing (TIF) funds collected by the City of Fort Lauderdale.



NE 13 Street Improvements

NE 13th Street Complete Street Project

Funded by a \$1.5 million grant to the City of Fort Lauderdale and the CRA from Broward County under its Broward Redevelopment Program along with a contribution by the City using Storm Water Utility Funds and Funds from the Central City Alliance, the CRA and City Commission awarded a contract to Sagaris Corporation on Aug. 16, 2016 in the amount of \$989,550.72 for the NE 13th Street Complete Street Project between NE 4th and NE 9th Avenues. The project is under construction and when completed will be a catalyst for new business development, business expansion, and job creation in the Central City Community Redevelopment Area.



Warsaw Coffee Company

Warsaw Coffee Company

Warsaw Coffee (Metro Coffee, LLC) was provided financial assistance from the City of Fort Lauderdale in the amount of \$100,000 from its Community Development Block Grant (CDBG) Program as recommended by the Central City Redevelopment Advisory Board and approved by the City Commission on April 5, 2016. The CDBG grant was allocated specifically for eligible projects in the CRA boundaries in the FY 2016 CDBG Program. Warsaw Coffee Company, located at 815 NE 13th Street, will expand their 3,800 square-foot

CENTRAL CITY CRA

restaurant, pastry kitchen and coffee house café to add an additional 1,000 square feet of space. They propose to reconfigure and improve their existing space at a cost of approximately \$300,000 to include a full service bar and expanded restaurant capabilities with a kitchen build-out. The improvements will allow them to extend their operating hours, increase revenues and hire additional employees.

Central City CRA Plan Compliance Analysis

The need for the community to have a sense of place is of particular importance. By leveraging existing assets including Warfield Park and Northside School, and promoting NE 13th Street and NE 4th Avenue as a neighborhood commercial center we can begin to encourage new amenities in the area. Recommended strategies include:

- Redevelopment of the 13th Street Corridor Business District: New commercial development should focus on neighboring service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of NE 13th Street.
- Infrastructure and neighborhood improvements: Capital projects should include assistance with traffic calming and infrastructure improvements. Neighborhood improvements could include: sidewalks, lighting, and open spaces.

Planning for the Future

Rezoning for Mixed-Use Development

During this reporting period, CRA staff prepared a draft RFP to hire a professional consulting firm to secure public input and prepare mixed use zoning classifications for the Central City CRA, a process estimated to take between 12 and 18 months.

Central City CRA Compliance Analysis

The CRA Plan recommends certain strategies and actions, these include:

- Economic Development Strategies: There are several locations where mixed-use development could fit with the nature of the community and overall redevelopment plans.
- Planning and Land Use Regulations: 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.

- Increase density to allow more residential development in the district.

New Development



Simons Sportswear

Simons Sportswear

A new 5,738 square-foot retail center housing Simons Sportswear was constructed at 801 W. Sunrise Blvd. While this project did not receive any City or CRA financial assistance, the attractive new building and business is a welcomed addition to the Central City CRA and contributes to the improving aesthetics of the area.

Central City CRA Plan Compliance Analysis

New commercial development should focus on neighboring service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of NE 13th Street.

FINANCIAL STATEMENT

Included in this Annual Report are the Fort Lauderdale (FL) CRA's financial statements for the period of October 1, 2015 to September 30, 2016. They reflect the Agency's combined financial position as well as by individual area activity.

FINANCIAL STATUS

As of September 30, 2016, the FLCRA Trust Funds had combining assets amounting to \$72,863,272. This includes: cash or cash equivalents of \$4,120,801, investments of \$61,371,939, land inventory of \$7,208,292, and receivables of \$162,240. 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, 2016, the FLCRA Trust Funds had combined liabilities of \$569,136.

During the 2015/2016 Fiscal Year, the FLCRA Trust Funds received a total of \$15,797,221 in revenues. Of that amount, \$14,965,539 was received in tax increment funds (\$7,070,378 from Broward County, \$5,398,882 from the City of Fort Lauderdale, \$1,865,066 from the North Broward Hospital District, and \$631,213 from the Children's Services Council). In addition, \$532,060 was interest income earned, \$159,884 was grant revenues from Broward County, and \$139,738 was other revenues.

During the 2015/2016 Fiscal Year, the FLCRA Trust Funds had expenditures of \$8,907,430. Of that amount, \$3,474,407 million was spent for personnel expenses, \$4,851,066 million was spent for improvement to projects and \$581,957 was used for debt service.

FINANCIAL OVERVIEW

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS For Fiscal Year Ended September 30, 2016

	Major Funds			Total CRA Funds
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	
REVENUES				
Property Taxes	\$ 5,398,882	\$ -	\$ -	5,398,882
Intergovernmental Revenues				
Broward County	7,070,378	-	159,884	7,230,262
North Broward Hospital District	1,865,066	-	-	1,865,066
Children's Services Council	631,213	-	-	631,213
Interest Income	67,445	2,013	462,602	532,060
Other Miscellaneous	139,738	-	-	139,738
Total Revenues	15,172,722	2,013	622,486	15,797,221
EXPENDITURES				
Economic Environment	3,370,574	-	103,833	3,474,407
Debt Service				
Principal	-	346,000	-	346,000
Interest and Fiscal Charges	-	235,957	-	235,957
Capital Outlay	-	-	4,851,066	4,851,066
Total Expenditures	3,370,574	581,957	4,954,899	8,907,430
Excess (Deficiency) of Revenues Over (Under) Expenditures	11,802,148	(579,944)	(4,332,413)	6,889,791
OTHER FINANCING SOURCES (USES)				
Transfers In	-	582,531	13,580,879	14,163,410
Transfers (Out)	(14,163,410)	-	-	(14,163,410)
Total Other Financing Sources (Uses)	(14,163,410)	582,531	13,580,879	-
Net Change in Fund Balances	(2,361,262)	2,587	9,248,466	6,889,791
Fund Balances - Beginning	9,835,599	456,267	55,112,479	65,404,345
Fund Balances - Ending	\$ 7,474,337	\$ 458,854	\$ 64,360,945	\$ 72,294,136

BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2016

	Major Funds			Total CRA Funds
	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	
ASSETS				
Cash and Cash Equivalents	\$ 481,575	\$ 458,854	\$ 3,180,372	\$ 4,120,801
Investments	105,071	-	61,266,868	61,371,939
Accounts Receivable (Net)	2,356	-	-	2,356
Due from Other Governments	-	-	159,884	159,884
Properties Held for Resale	7,208,292	-	-	7,208,292
Total Assets	\$ 7,797,294	\$ 458,854	\$ 64,607,124	\$ 72,863,272
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	\$ 304,084	\$ -	\$ 246,179	\$ 550,263
Accrued Liabilities	18,873	-	-	18,873
Total Liabilities	322,957	-	246,179	569,136
Fund Balances:				
Restricted for:				
Redevelopment Projects	7,474,337	-	64,360,945	71,835,282
Debt Service	-	458,854	-	458,854
Total Restricted	7,474,337	458,854	64,360,945	72,294,136
Total Fund Balances	7,474,337	458,854	64,360,945	72,294,136
Total Liabilities and Fund Balances	\$ 7,797,294	\$ 458,854	\$ 64,607,124	\$ 72,863,272

FINANCIAL OVERVIEW

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

During the period of October 1, 2015 to September 30, 2016 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 2015 Final Tax Roll shows 2015 net taxable value of \$791,672,620 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 \$673,135,300. This yielded \$7,365,926 in tax increment proceeds for use in the 2016 fiscal year.

	Base Year 1989	Current Year 2015	Increase/ (Decrease)
Total Assessed Value	\$ 134,397,050	\$ 893,504,940	\$ 759,107,890
Less Exemptions:			
Total Exemptions	15,859,730	101,832,320	85,972,590
Net Taxable Value	<u>\$ 118,537,320</u>	<u>\$ 791,672,620</u>	<u>\$ 673,135,300</u>

	FY 2016 Millage Rates:	Amount Due if Received	
		Before 1/1/16 @95%	After 1/1/16 @100%
Property Taxes Due From:			
Broward County	5.4741	\$ 3,499,009	\$ 3,683,168
North Broward Hospital District	1.4425	922,448	970,998
Children's Services Council	0.4882	312,193	328,625
City of Fort Lauderdale	4.1193	2,632,276	2,770,817
Totals	<u>11.5241</u>	<u>\$ 7,365,926</u>	<u>\$ 7,753,608</u>

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA

The 2015 Final Tax Roll shows 2015 net taxable value of \$896,114,860 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 \$687,854,210. This yielded \$7,521,185 in tax increment proceeds for use in the 2016 fiscal year.

	Base Year 1995	Current Year 2015	Increase/ (Decrease)
Total Assessed Value	\$ 314,725,860	\$ 1,268,737,090	\$ 954,011,230
Less Exemptions:			
Total Exemptions	106,465,210	372,622,230	266,157,020
Net Taxable Value	<u>\$ 208,260,650</u>	<u>\$ 896,114,860</u>	<u>\$ 687,854,210</u>

	FY 2015 Millage Rates:	Amount Due if Received	
		Before 1/1/16 @95%	After 1/1/16 @100%
Property Taxes Due From:			
Broward County	5.4741	\$ 3,571,369	\$ 3,759,336
North Broward Hospital District	1.4425	942,618	992,230
Children's Services Council	0.4882	319,020	335,810
City of Fort Lauderdale	4.1193	2,688,178	2,829,661
Totals	<u>11.5241</u>	<u>\$ 7,521,185</u>	<u>\$ 7,917,037</u>

FINANCIAL OVERVIEW

GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

CENTRAL CITY REDEVELOPMENT AREA

The 2015 Final Tax Roll shows 2015 net taxable value of \$182,400,260 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 \$20,389,710. This yielded \$78,428 in tax increment proceeds for use in the 2016 fiscal year.

	Base Year 2011	Current Year 2015	Increase/ (Decrease)
Total Assessed Value	\$ 220,801,800	\$ 243,357,560	\$ 22,555,760
Less Exemptions:			
Total Exemptions	58,791,250	60,957,300	2,166,050
Net Taxable Value	<u>\$ 162,010,550</u>	<u>\$ 182,400,260</u>	<u>\$ 20,389,710</u>

	FY 2015 Millage Rates:	Amount Due if Received	
		Before 1/1/16 @95%	After 1/1/16 @100%
Property Taxes Due From:	4.1193	78,428	82,556
City of Fort Lauderdale	4.1193	\$ 78,428	\$ 82,556
Totals			



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

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