



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#17-0287**

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

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** March 21, 2017

**TITLE:** Motion to Accept Fort Lauderdale Community Redevelopment Agency (FLCRA) Annual Report and Audit Report and Authorization to Transmit to Taxing Districts

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners accept the FY 2016 Annual Report and Audit Report of the Fort Lauderdale Community Redevelopment Agency (FLCRA); and authorize the Executive Director to transmit the FLCRA Annual Report to the local taxing authorities.

**Background**

By March 31<sup>st</sup> of each year, the Community Redevelopment Agency must file a report of the activities carried out by the Agency in the previous year in accordance with Florida Statutes Chapter 163. The report will be provided to each of the taxing authorities that contribute to the Tax Increment Financing (TIF). The contributing authorities are as follows:

- Broward County
- North Broward Hospital District
- Children's Services Council of Broward County
- City of Fort Lauderdale

The FLCRA has three community redevelopment areas as outlined below:

**Central Beach Redevelopment Area**

Established in 1989, the 121-acre district is located east to west between the Atlantic Ocean and Intracoastal Waterway, and north to south between Alhambra Boulevard and the south property line of the Bahia Mar Beach Resort.

Highlights during FY 2016 for the Central Beach CRA include:

- 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.

#### Northwest Progresso Flagler Heights Redevelopment Area

Established in 1995, the 1,400 acre district 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, except for the portion lying south of NE 4<sup>th</sup> Street and east of Andrews Avenue between Broward Boulevard and Federal Highway.

Highlights for the redevelopment area during FY 2016 include:

- 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 Streetscape Program for the renovation of the new offices of the Moody Insurance Company. Relocated from Hollywood, Florida, Moody Insurance will employ a staff of fifteen.
- A streetscape incentive package was provided to Fairfield Flagler LP for the Fairfield at Flagler Village project located at 673 NE 3<sup>rd</sup> Ave. in the amount of \$329,503. Fairfield at Flagler Village is a six-story, 292 unit rental apartment housing development facing NE 3<sup>rd</sup> Avenue, NE 2<sup>nd</sup> Avenue and NE 7<sup>th</sup> Street in the Flagler Village Area on 2.39 acre site. 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, 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 Quantum at Flagler Village is a mixed-use project that includes a 137-room, nine-story Marriott Courtyard Hotel located at 701 N. Federal Hwy 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 garage with a green wall and 25,000 and square feet of ground floor retail. The 3.45 acre site fronts North Federal Highway, NE 7<sup>th</sup> Street, NE 5<sup>th</sup> Avenue, NE 8<sup>th</sup> Street and NE 5<sup>th</sup> Terrace. The projected total capital investment of the project is placed at approximately \$86 million.
- 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 2<sup>nd</sup> 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.
- An incentive package was provided to Scott Hoffman in the amount of \$15,000 to upgrade the exterior of his building at 728 NW 7<sup>th</sup> Terrace in the industrial area of NW portion of the CRA.
- Construction commenced on NW 9<sup>th</sup> 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 9<sup>th</sup> Avenue between West Broward Boulevard and Sistrunk Boulevard. This project is funded in the amount of \$2 million dollars in CRA funds.
- Seventeen wireless security cameras were installed on City-owned light poles along the Sistrunk Boulevard Corridor to provide enhanced levels of security for the area businesses, residents, visitors and property owners in the area.
- Work commenced on Carter Park Renovations. This project provides for renovation to Carter Park including windows, doors, flooring, scoreboard, playground, gym, basketball courts, LED lights, a roof addition and other upgrades to better serve residents in the CRA area.
- A construction contract was approved for River Gardens-Sweeting Park Improvements. This project provides for improvements at Sweeting Park located along NW 23<sup>rd</sup> Avenue between NW 4<sup>th</sup> Street and NW 5<sup>th</sup> Street in the River Gardens neighborhood.
- A construction contract was approved for Flagler Village Improvements. This project provides for decorative street signage in the Flagler Village area.
- An Urban Intervention performed by Florida Atlantic University's Center for Urban and Environmental Solutions was completed along Sistrunk Boulevard. 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.

- Progreso Neighborhood Improvements were completed. This project provided for neighborhood pedestrian and safety improvements in the Progreso neighborhood consisting of sidewalks, lighting and landscaping improvements. The area is between Sunrise Boulevard to the north, North Andrews Avenue to the east, Sistrunk Boulevard to the south and NW 4<sup>th</sup> Avenue to the west. This project was funded in the amount of \$2.3 million including \$982,351 in CRA funds.
- Phase III of the NW Neighborhood Improvement Capital Project was completed. 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 15<sup>th</sup> Way, from Sistrunk Boulevard to NW 7<sup>th</sup> Street; on NW 15<sup>th</sup> Terrace from Sistrunk Boulevard to NW 7<sup>th</sup> Street; and on NW 7<sup>th</sup> Street from NW 15<sup>th</sup> Way to NW 15<sup>th</sup> Terrace. The FDOT grant was for \$700,282 and \$507,582 was funded by the CRA.
- Light Up Sistrunk, one of the City's premiere holiday events was attended by more than 9,000 persons. 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. 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.
- 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 residents, bringing them to local jobs, retail and other business in the community.
- 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 NFP 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 whereby the City Commission held a public hearing to get input on the plan modification and approved the Redevelopment Plan Modification on March 15, 2016 by Resolution No. 16-52.
- During the reporting period, The CRA created new incentive programs and modified existing incentive programs. 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. Program changes include increased funding limits, staff level approval for projects below certain funding amounts and

improvements to application and underwriting requirements.

### Central City Redevelopment Area

Established in April 2012, the 344 acre district is generally bounded by 13<sup>th</sup> and 16<sup>th</sup> Streets on the north, Sunrise Boulevard on the south, on the west by Powerline Road and 1-95, and on the east by the FEC Railway. This CRA utilizes only TIF funds collected from the City of Fort Lauderdale.

Highlights for the redevelopment area during FY 2016 include:

- The CRA and City Commission awarded a construction contract for the NE 13<sup>th</sup> Street Complete Street Project between NE 4<sup>th</sup> and NE 9<sup>th</sup> Avenues. 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 from the Central City Alliance, the project when completed will be a catalyst for new business development, business expansion, and job creation in the Central City Community Redevelopment Area.
- The 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). The CDBG grant was allocated specifically for eligible projects in the CRA boundaries in the City Fiscal Year 2016 CDBG Program. Warsaw Coffee Company, located at 815 NE 13<sup>th</sup> Street, will expand their 3,800 square-foot restaurant, pastry kitchen and coffee house café to add an additional 1,000 square feet of space. Improvements will include a full service bar and expanded restaurant capabilities with a kitchen build-out, allowing them to extend their operating hours, increase revenues and hire additional employees.

### Financial Statements

At the end of FY 2016, the Fort Lauderdale Community Redevelopment Agency has combined assets of \$72,863,272, which include cash or cash equivalents, land holdings and other assets. Total year expenditures for FY 2016 were \$8,907,430. Of that amount \$3,474,407 was spent for personnel expenses, \$581,957 was used toward debt service and \$4,851,066 was for Capital Improvement Projects. The combined liabilities were \$569,136. The total amount of tax increment revenue for FLCRA in FY 2016 was \$15,797,221.

Once approved by the CRA Board of Commissioners, a public notice announcing that the Annual Report is available for review will be placed in the local newspaper and copies will be sent to the taxing districts and will be available on the CRA and City's website at [www.fortlauderdalecra.com](http://www.fortlauderdalecra.com) and [www.fortlauderdale.gov](http://www.fortlauderdale.gov).

**Resource Impact**

There is no Budgetary Impact associated with the action.

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2013 Vision Plan: We are Community*.

**Attachments**

Exhibit 1 – FY 2016 CRA Annual Report

Exhibit 2 – CRA Audit Presentation

Exhibit 3 – CRA Audit

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