



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

**#20-0163**

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

**FROM:** Chris Lagerbloom, ICMA-CM, Executive Director

**DATE:** April 21, 2020

**TITLE:** Motion Accepting the Fort Lauderdale Community Redevelopment Agency (FLCRA) Annual Report and Audit Report and Authorization to Transmit to Taxing Districts – **(Commission Districts 2 and 3)**

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners accept the FY 2019 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**

Chapter 163, Florida Statutes, requires the CRA to file a report of its activities carried out in the previous year by March 31 of the succeeding year. This report will also be provided to each of the taxing authorities that contribute to the Tax Increment Financing (TIF) of the CRA. The contributing authorities are:

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

The CRA 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 Fiscal Year (FY) 2019 include:

- Completed construction of Phase I of the Las Olas Boulevard Corridor Improvement Project and began operation of the Las Olas Parking Garage. Began construction of Phase II which includes new park space along the Intracoastal and new park space at the corner of Las Olas Boulevard and State Road A1A. Construction is estimated to be complete by April 2020.
- Completed design for the Aquatic Center Project and began construction. Construction is estimated to be complete by Summer of 2021.
- Finalized design plans and attained final approval from the Florida Fish and Wildlife Commission (FWC) for the proposed pedestrian lighting system as part of the A1A Streetscape Improvement project. FWC approval allows the project to receive \$1.57 million in funding from the Florida Department of Transportation.

#### 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.

FY19 highlights include:

- Started construction of the Six13 on Sistrunk Boulevard;
- Broke ground on the new YMCA Mizell Community Center at 1409 Sistrunk Boulevard;
- Conveyed 12 CRA lots to WWA Development, LLC and started construction of eleven owner-occupied workforce detached single-family homes in the River Gardens-Sweeting Estates neighborhood.
- Provided funding for the Robert Bethel American Legion Post 220 at 1455 Sistrunk Boulevard for renovation and expansion of their existing facility;
- Sold CRA property at 2130-2140 Sistrunk Boulevard and 2162 Sistrunk Boulevard and approved \$1,500,000 to STRK Sistrunk LLC for the River Gardens workforce townhome project along Sistrunk Boulevard in the River Gardens-Sweeting Estates neighborhood;

### 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.

FY19 accomplishments include:

- Continued a rezoning study to secure public input and prepare the proposed mixed-use zoning classifications for the Central City CRA.
- Completed Sandbox 101, LLC interior and exterior renovations currently funded in part by the CRA in the amount of \$170,000.
- Provided \$200,000 for renovation and reconfiguration of 11,543 square feet of existing mixed-use property at 850 NE 13 Street for active retail and residential uses.

### Financial Statements

At the end of FY19, the CRA had combined assets of \$81,021,110 which include cash or cash equivalents, land inventory and other assets. Total year expenditures for FY 19 were \$31,013,903. Of that amount, \$4,487,515 was spent on CRA Operations, \$8,880,575 was spent on Business Incentives, \$848,291 were used toward debt service and \$16,797,522 was for Capital Improvement Projects. The combined liabilities were \$6,692,403 and deferred inflows were \$6,699,685. The total amount of revenue for the CRA in FY19 was \$23,174,590. Of that amount \$21,269,899 was received in tax increment funds, \$1,880,293 was interest income earned

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 fiscal impact associated with the action.

### Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community,
- Objective: Improve access to and enjoyment of our beach, waterways, parks and open spaces for everyone.
- The Neighborhood Enhancement Focus Area

- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options.
- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries.
- Objective: Nurture and support existing local businesses.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Ready, We Are Community, We are Here.*

### **Attachments**

Exhibit 1 – FY 2019 CRA Annual Report

Exhibit 2 – FY 2019 Annual Financial Report (Audit)

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