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

**FROM:** Rickelle Williams, CRA Executive Director

**DATE:** March 19, 2026

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

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners accept the Fiscal Year (FY) 2025 Annual Report and Draft Audit Report of the Fort Lauderdale CRA and authorize the Executive Director to transmit the Fort Lauderdale CRA Annual Report and to the local taxing authorities.

**Background**

By March 31 of each year, the CRA must file a report of the activities carried out by the agency in the previous year in accordance with Florida Statutes Chapter 163.371. 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:

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

The Fort Lauderdale CRA has two (2) community redevelopment areas as outlined below:

**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 Street and east of Andrews Avenue between Broward Boulevard and Federal Highway.

Highlights for the Northwest-Progresso-Flagler Heights (NPF) CRA during FY 2025 include:

- Receipt of the 2025 Large City Most Outstanding Housing Project Award from the

Florida Redevelopment Association for the CRA-funded Mount Hermon Apartments located at 750 NW 4 Street.

- Receipt of the 2025 Large City Most Outstanding Rehabilitation, Renovation, and Re-Use Project Award from the Florida Redevelopment Association for the CRA-funded Thrive Art District Project.
- Completion of building renovations by Thrive Development Group at 708 NW 6 Avenue and 724 NW 6 Avenue, funded by the CRA in the amount of \$183,200. The renovated buildings, adjacent to the Thrive Art District, are leased to local artists and makers to support the arts community.
- Completion of ninety-five percent (95%) of The Adderley at 501 NW 7 Avenue, a project by West Village, LLC. This development comprises 455 mixed-income residential units and mixed-use spaces, funded by the CRA with an investment of \$12 million.
- Completion of The Gallery at FAT Village at 600 Andrews Avenue by Related FAT Village, LLC, a mixed-use, mixed-income development consisting of 263 multi-family rental units and 2,394 square feet of ground-floor retail space, supported by \$1,900,000 in CRA funding.
- Achievement of approximately eighty-five percent (85%) completion of The Arcadian at 640 NW 7 Avenue, a mixed-use, mixed-income development containing 502 residential units and 15,235 square feet of first-floor commercial space, funded by the CRA in the amount of \$10 million.
- Approval of a \$5,000,000 non-forgivable loan to Sistrunk View, LLC for a six-story affordable housing mixed-use development on properties located at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7 Terrace, 551 NW 7 Terrace, and 537 NW 7 Terrace.
- Approval of a \$1,500,000 increase in funding to Wright Dynasty, LLC for a six-story mixed-income, mixed-use project at 1217–1223 Sistrunk Boulevard.
- Approval of \$6,000,000 in funding to SJC Sistrunk LLC for a new mixed-use, mixed-income multi-family development at 801 Sistrunk Boulevard, consisting of 121 residential rental units and 6,800 square feet of ground-floor retail space.
- Approval of a \$1,500,000 increase in funding for the Sistrunk Apartments project (Aldridge and Laramore) at 1204 and 1619 Sistrunk Boulevard, consisting of seventy-two (72) affordable housing units.
- Approval of \$1,000,000 in funding to Right Consulting, LLC for the Nexus Live Work mixed-use project at 2219 Sistrunk Boulevard, designed to provide affordable housing with on-site workspaces for small businesses.
- Approval of a \$125,000 increase in funding to Provident Market 1937 LLC for the buildout of a café/food store at 900 Sistrunk Boulevard to support small business activity along the corridor.
- Approval of a \$125,000 increase in funding to Checkmate Barbershop, Inc. for buildout of a barbershop at 900 Sistrunk Boulevard to support small business growth.
- Approval of \$750,000 in funding to West Sistrunk Plaza LLC for development of Ponderosa Plaza at 2201 Sistrunk Boulevard, providing affordable retail space for small businesses.
- Approval of an additional \$79,200 in funding to The American Legion Robert Bethel

Post 220, Inc. for completion of renovations and building expansion at 1455 Sistrunk Boulevard.

- Approval of a Purchase Contract with Sefton and Beverly Chambers for CRA-owned property at 724 NW 15 Way to renovate the property for affordable housing.
- Conveyance of CRA-owned property at 660, 708, 712, 716, 744, and 800 NW 22 Road and 808 NW 24 Avenue to the Central County Community Development Corporation for development of the Legacy Village Project, a mixed-use project including 64 affordable housing units, a 6,700-square-foot medical office and wellness center, a healthy food market, and additional retail space.
- Approval of \$500,000 in funding for lateral sewer connections to support infill housing development on properties lacking access to City water and wastewater infrastructure.
- Approval of an Interlocal Agreement between the Fort Lauderdale Community Redevelopment Agency and the Broward County Board of Commissioners extending the Northwest–Progresso–Flagler Heights CRA for an additional ten years, with fifty percent (50%) of the City's TIF contribution.

### Central City Redevelopment Area

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

Highlights for the Central City CRA during FY 2025 include:

- Approval of \$404,562 to Call of Africa Realty, Inc. for the renovation and expansion of its building at 920 NE 13 Street to include six retail and office bays, including the new home of Call of Africa's Native Visions Gallery, along with landscaping and sidewalk improvements fronting NE 13th Street.
- Completion of improvements to seven (7) homes through the Façade and Landscape Program.
- Approval of an additional \$128,000 in funding for procurement of a lighting contractor to complete the lighting component of the NE 4 Avenue Complete Street Project.

### Financial Statements

At the end of FY 2025, the Fort Lauderdale Community Redevelopment Agency had combined assets of \$80,125,335, which included cash or cash equivalents, land inventory, and other assets. Total expenditures for FY 2025 were \$26,319,853. Of that amount, \$2,765,383 was spent on CRA operations, \$13,634,099 was spent on business incentives, \$8,192,119 was used toward debt service, and \$1,728,250 was for capital improvement projects. The combined liabilities were \$732,065. The total amount of revenue for FLCRA in FY 2025 was \$31,687,410. Of that amount, \$29,640,483 was received in TIF, \$1,194,202 was received for loan repayments/other miscellaneous revenues, and \$483,667 was interest income earned.

Once approved by the CRA Board of Commissioners, copies of the Fort Lauderdale CRA Annual Report 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 <https://www.fortlauderdale.gov>.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.
- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.
  
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character, and compatibility of uses.
  
- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

### **Attachments**

Exhibit 1 – FY 2025 CRA Annual Report

Exhibit 2 – FY 2025 Draft Annual Financial Report (Audit)

Prepared by: Vanessa Martin, Acting CRA Manager  
Jonelle Adderley, CRA Planner

CRA Executive Director: Rickelle Williams