

ITEM II

9/23/15 Minutes

DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
CITY COMMISSION CHAMBERS
SEPTEMBER 23, 2015 – 3:30 P.M.

Cumulative Attendance
May 2015 - April 2016

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	5	0
Ella Phillips, Vice Chair	P	5	0
Jessie Adderley (arr. 3:45)	P	4	1
Leann Barber	P	4	0
Sonya Burrows	P	5	0
Ron Centamore	P	4	1
Alan Gabriel	P	3	2
Camille Hansen	A	3	2
Mickey Hinton	A	2	3
John Hooper	P	3	2
Dylan Lagi	P	4	1
Jacqueline Reed	P	2	0
Scott Strawbridge	P	5	0
John Wilkes (arr. 3:54)	P	5	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jeremy Earle, Deputy Director, Department of Sustainable Development
Bob Wojcik, Planner III
Sandra Doughlin, DSD/ECR
Thomasina Turner-Diggs, Project Coordinator
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:35 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from August 23, Regular & September 2, 2015 Special Meetings

Motion made by Mr. Gabriel, seconded by Mr. Hooper, to approve [the August 23, 2015 meeting minutes]. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Gabriel, seconded by Mr. Hooper, to approve [the September 2, meeting 2015 minutes]. In a voice vote, the **motion** passed unanimously.

III. Community Redevelopment Plan Modifications – Advisory Board & Community Discussion

Chair Lucas stated that today's discussion would focus on where the Board has been and where they are now in relation to the current CRA Plan, and to discuss what can be done in the future. He noted that feedback will be provided by both the Board and by members of the community.

Chair Lucas introduced Kim Briesmeister of Redevelopment Management Associates (RMA). Much of the RMA team is comprised of other CRA directors as well as individuals from the private sector. Mr. Earle added that what would be discussed today is a culmination of the decisions made by the Board at their June 2015 meeting.

Ms. Briesmeister emphasized that the key issue for the Northwest CRA is compliance with State Statute 163.361, which regulates the activities of CRAs, as well as the Northwest CRA's governing documents. She is a former president of the Florida Redevelopment Association (FRA), which acts as a primary source of information for Florida CRAs. RMA will help ensure the Board is legally compliant with its governing documents and the State Statute, and that appropriate changes are made to the Plan to bring desired activities into compliance.

She showed a PowerPoint presentation to the Board, reviewing Statute 163.361, which deals with amending the Plan to ensure that a Board's activities are represented by that Plan. Because the Board has asked for additional public input, today's meeting will include community involvement. Meetings with the CRA Board and the City Commission are also required.

Ms. Briesmeister continued that RMA's scope of work includes data collection and overview. Thus far, RMA has met with the City Manager, the CRA Executive Director, and a team of City Staff members to review the 2001 Community Redevelopment Plan and compare it to the original document from 1995. They also reviewed economic and market effects, which may need to be included in the Plan, as well as development

regulations, zoning Code, and compliance. Today's community meeting will address some of the changes made to this Plan, such as categories and activities that may be added to the document. She cited transit or traffic projects as an example, explaining that references to these types of projects have been added to the Plan, although these references do not have to be specific.

RMA will also draft a Financial Plan for the CRA, which will serve as a template for the Board and will provide greater transparency regarding the use of CRA monies. They will provide a final draft of the CRA Plan by October 19, after which it will be presented to the RAB at the October 28 meeting. It will be presented to the CRA Board on November 17 and to the City Commission on December 15. The process is moving quickly because there are initiatives in the Five-Year Plan that the Board wishes to undertake, but which are not referenced in the CRA's governing documents.

Ms. Briesmeister continued that the CRA Plan is documented in a manner that references geographic areas within the District. RMA has also identified the following categories within the Plan:

- Real Estate
- Safety and Security
- Code Enforcement
- Quality of Life Issues
- Transportation and Mobility
- Administration

She reviewed the Real Estate category, noting that while the Plan does not have to state that purchases and appraisals of land will be made, there is some sensitivity to how CRA funds may be used in terms of City properties. CRAs are not allowed to duplicate or replace anything that a City's General Fund would typically pay for, which led to the creation of a provision that includes appraisals of land and acquisition of buildings. This enables the CRA to reuse buildings. Additional detail was also added to land and property disposition processes.

The Safety and Security category has been amended to include greater detail, as it included amendments from 2013 that were specifically worded to include public wifi and surveillance camera systems. As this amendment was made in a Resolution format, these words were never carried over to the CRA Plan document itself. RMA has added them under this category. References to lighting upgrades were also modified to provide greater flexibility in the future.

The Code Enforcement category is another which is also funded by the City's General Fund, although Ms. Briesmeister noted that in blighted areas, there are typically more extensive Code issues than in other parts of the City. The modifications to this section of the Plan state specifically that not only may the CRA undertake Code initiatives, they may actually help bring properties into compliance.

Under Quality of Life Issues, Ms. Briesmeister advised that more initiatives and activities occur inside redevelopment areas at present than in 1969, when the CRA Statute was enacted. These include initiatives such as art in public places and other cultural activities, which have now been built into the Plan. She cautioned that special events and activities must meet public purpose standards within the Statute. This means the activities must have an end result that is publicly motivated and will have an impact on the CRA, bring the public to an area they would not normally come to, or make the public aware of initiatives to upgrade the area.

She continued that while CRA money may not be used for regular government buildings or parks, funds can be used to create urban environments, such as community gardens, if they are tied to the redevelopment program.

Transportation and Mobility is a key category, as improvement of the pedestrian and public realms are one of the intentions of the CRA Statute. Improvements such as pedestrian and bicycle safety, crosswalks, parking, wayfinding and signage, and the Wave Modern Streetcar were mentioned in the Plan amendment, as well as general public amenities, which were not specified. The final category, Administration, allows the CRA to hire consultants or firms to carry out activities.

Ms. Briesmeister advised that after discussing the categories and other general topics, RMA will capture any other items the Board would like to be considered for incorporation into the Plan and review them with the Executive Director. The Plan will then be amended once more and vetted by a legal team to ensure compliance. She concluded that the Plan may be amended as often as the Board wishes. Any legal questions will be communicated to the City Attorney for clarification.

Mr. Strawbridge stated that he felt this part of the amendment process may be moving too quickly. He noted that while the Transportation category lists several capital expenses, it does not include any operating expenses, although the Board has been asked in the past to help subsidize local mass transit operating expenses. Ms. Briesmeister explained that with the amendments, the Board may expend funds on all things transit-related, which may include both capital and operating expenses, if they choose.

Mr. Strawbridge continued that the CRA is paying to maintain new streetscapes from its operating costs. Ms. Briesmeister confirmed that the Board may also do this, although she pointed out that CRAs tend to use their funds more for capital expenses than for operating costs or other ongoing expenses.

Ms. Briesmeister advised that CRA Plans only need to be written one time if they do not need to be amended; however, the Board is obligated to approve a budget each year.

This means ensuring that when the budget is created, it is checked against the CRA Plan.

Mr. Centamore asked if the Board would be able to discuss the Plan amendments on an item-by-item basis at the October 28 meeting. Ms. Briesmeister replied that this will be up to the Executive Director: RMA will submit a document that includes both strike-throughs of removed items and underlined sections that highlight new language. This will allow the Board to review the amended document in greater detail. She emphasized that the changes presented at today's meeting are intended to ensure that the Board may legally spend money on certain initiatives, rather than to investigate the details of those initiatives.

Mr. Earle emphasized that if an initiative or program is not part of the Plan, the Board may not undertake it; however, even if a program is in the Plan, they are not obligated to proceed with it.

Ms. Barber requested clarification of how much flexibility the Plan provides with regard to housing: for instance, if the Board is restricted to supporting public housing, or if they may work directly with homeowners on improvements or initiatives. Ms. Briesmeister replied that the Board should avoid spending money on a program that another Federal, State, or local program may be spending money on. She added that if the Board wishes to add housing as a category, RMA would review the Plan to ensure that this section is sufficiently broad to allow for a range of expenditures.

Ms. Burrows asked why a demographic analysis might not be necessary, as there have been demographic changes to the District itself since the CRA Plan was first adopted. Mr. Strawbridge agreed, pointing out that without accurate demographic information, it could be more difficult for the CRA to work toward the eradication of crime, slum, and blight. Ms. Briesmeister advised that updating the demographic profile is only legally necessary if the CRA undertakes a program or expense that is directly associated with this information. Mr. Earle confirmed that this information could be updated as part of Phase 2 of the amendment process.

Mr. Strawbridge noted that the changes described by Ms. Briesmeister include both new and previously existing items, and asked if a vetting process determined the new items to be included in the Phase 1 update. Ms. Briesmeister replied that these items were found in CRA documents, as RMA reviewed all existing documents and sought to ensure that if the Board wished to undertake any of these initiatives, they were referenced in the CRA Plan.

There being no further questions from the Board at this time, Chair Lucas opened the public hearing.

Doug McCraw, private citizen, stated that he is a resident of FAT Village. He advised that other municipalities are spending significant amounts of money toward initiatives such as art walks, which play a role in gentrifying areas within those cities. He asserted that the art walks and similar programs have had a positive economic impact on the City that is disproportionate to the amount spent on them.

Charles King, private citizen, commented that he would like to see the Plan focus more closely on changes the private sector cannot achieve for itself, such as road, sidewalk, and transportation improvements. He was not in favor of land purchases or additional low-income housing. Mr. King concluded that the City Commission should be held accountable for its decisions related to the CRA.

Chair Lucas requested clarification of whether or not a project such as the upsizing of utilities to incentivize development was allowed under the CRA Statute. Ms. Briesmeister said this is an allowable legal expense, but comes with specific restrictions: a CRA may not spend money on this initiative for three years if it is part of a city's existing capital improvement program (CIP). A CRA may, however, provide underground utility infrastructure and above-ground streetscape capital improvements to encourage development.

Jim Ellis, President of the Flagler Village Improvement Association, asked if RMA would be able to assist the Board or other interested entities in extending the CRA past its current expiration date. Ms. Briesmeister replied that if the agency wishes to extend the life of the CRA, it would require extensive communication with the County. She explained that CRAs formed prior to 2002 can operate for 30 years; if they amend their plan or issue debt, they may extend their term for another 30 years.

Ms. Briesmeister continued that when a CRA is formed, they must receive delegation of authority from the County, which means the County agrees with the following:

- The proposed area meets the criteria for slum and blight
- The defined geographic area
- The CRA Plan

It was noted, however, that the County has the ability to withhold authority if it chooses. Broward County has retained the approval of amending the CRA Plan, which means the City Commission cannot extend the CRA's term or expand its boundaries without the agreement of the County. It was noted that Broward County has not been receptive of either type of expansion in recent years.

Mr. Ellis asked if there were procurement issues that could affect the potential hiring of an ambassador program. Ms. Briesmeister stated that CRAs may create and draft their own procurement documents, although some follow city procurement processes. She clarified that some cities allow "piggybacking" of contracts: for example, if a city has gone through the RFP process and entered into a contract, the CRA may hire the same

firm, but only for the same service at the same value and pricing. She concluded that she was not familiar with Fort Lauderdale's or the Northwest CRA's procurement processes. Mr. Earle reiterated that even if piggybacking is allowed, the service must still be included in the CRA Plan.

Mr. Ellis asked if public-private partnerships are addressed in the CRA Plan. Ms. Briesmeister replied that a public-private partnership consists of two parties: one public, such as the City or the CRA, and one private, such as a developer or property owner, both of which enter into a contractual relationship. Because a CRA is a not-for-profit entity, however, any funds earned through this partnership must go back into the trust fund to be used for other redevelopment activity.

Mr. Wilkes stated that he did not feel today's meeting met the criteria for a public hearing as set forth in the CRA Statute, as the Board and the public were not provided with a draft of the amended CRA Plan. Chair Lucas advised that this draft will be presented at the next meeting.

Karen and Chad Cherry, private citizens, agreed that demographic information is very important to the CRA, as some areas, such as the Sistrunk Corridor, have changed significantly in recent years. Ms. Cherry emphasized that the CRA should consider the needs and activities of different communities on both the east and west sides of the railroad tracks.

Ms. Cherry asked if the recent recommendations by the Urban Land Institute (ULI) play a role in determining the CRA's future actions. Ms. Briesmeister advised that while she has not reviewed these recommendations, they may be implemented if they are written in the plan. Ms. Cherry explained that the Board has approved funds for a build-out of her small business; however, one of the business's funding partners has expressed a lack of confidence in the CRA. She asked if the Board plans to review its approval process, which she characterized as very restrictive.

Mr. Cherry agreed, pointing out the need to bring new people and businesses into the Sistrunk Corridor, and advised that their business may not be located within the CRA, as they cannot go through with the build-out at present. He emphasized the need for the CRA Plan to include assistance for small businesses, and to consult with actual small business owners to determine their needs. He concluded that this will bring tangible assets to the City.

Mr. Earle explained that today's meeting is part of a process to update the CRA Plan. Over the next few months, the Board will also review and update its incentive programs to make sure they are still relevant. Any changes to the programs must be approved by the Redevelopment Advisory Board as well as by the CRA Board. He agreed with Mr. and Ms. Cherry's characterizations of the small business incentive program. Ms. Briesmeister confirmed that rental assistance is allowed under the CRA Statute.

Annalito Sanibal, private citizen, emphasized the need for the CRA to stand up for diversity and assist communities that are already part of Fort Lauderdale's makeup.

Mr. Earle confirmed that when the draft CRA Plan is brought before the Board at their October 28 meeting, they will be able to make changes before it is sent to the CRA Board. Ms. Briesmeister recommended that the draft document be distributed to the members after its completion on October 19, so the members may submit their comments prior to October 28. She reiterated that specific needs may be addressed when the Board determines its annual budget. Chair Lucas estimated that the budget would be discussed further in January 2016.

Ms. Breitmeister advised that she had not heard any programs mentioned at today's meeting that the Board would not be allowed to pursue once the CRA Plan has been updated. She explained that if the CRA is legally challenged, the Board will need to make sure its standing is clear.

Mary Ann Cohen, private citizen, commented that some programs may not be able to survive until the Board discusses programming further, such as trolley access to the art walks.

With no other individuals wishing to speak at this time, Chair Lucas closed the public hearing and brought the discussion back to the Board.

Mr. Strawbridge emphasized to the members of the public that the amendments do not address the validity of specific programs, but instead address governance and the need for the Board to follow the law.

Chair Lucas thanked the members of the community for their input, and thanked Ms. Briesmeister for her work on the CRA Plan.

IV. Communication to CRA Board

None.

V. Old / New Business

None.

VI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:12 p.m.

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Redevelopment Advisory Board
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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III

Draft Amended Community
Redevelopment Plan

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA
AMENDED AND RESTATED

DRAFT

OCTOBER 19, 2015

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

AMENDED AND RESTATED OCTOBER 19, 2015
DRAFT

CITY OF FORT LAUDERDALE, FLORIDA

FORT LAUDERDALE CITY COMMISSION
and the
FORT LAUDERDALE CRA BOARD OF COMMISSIONERS

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CRA Chairman

Robert L. McKenzie, Vice-Mayor
CRA Vice-Chairperson

Bruce G. Roberts, Commissioner
CRA Commissioner

Dean Trantalis, Commissioner
CRA Commissioner

Romney Rogers, Commissioner
CRA Commissioner

Lee R. Feldman, City Manager

Cynthia A. Everett, City Attorney

Stanley D. Hawthorne, Assistant City Manager

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CRA ADVISORY BOARD:

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Ella Phillips, Vice-Chair
Leann Barber
Ron Centamore
John P Wilkes, Esquire

John D. Hooper
Dylan M. Lagi
Sonya Burrows
Mickey Hinton
Jessie Adderley
Scott Strawbridge

Alan L. Gabriel, Esquire
Camille Hansen

CONTRIBUTING STAFF:

Special Thanks to all the Staff from the following departments for their unique contributions to the amending of the Plan.

The City Manager's Office
Sustainable Development
Transportation and Mobility
Finance
Public Works
City Attorney's Office

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EXHIBITS AND APPENDIX

NPF CRA EXHIBITS LIST:

Exhibit 1:	Community Redevelopment Area Boundary
Exhibit 2:	NPF Water Mains - Overview
Exhibit 3:	NPF Water Mains - Sistrunk Corridor Area
Exhibit 4:	NPF Water Mains - Progresso Commercial Revitalization Area
Exhibit 5:	NPF Water Maine Flagler Heights RAC Area
Exhibit 6:	NPF Sanitary Sewers -Overview
Exhibit 7:	NPF Sanitary Sewers - Sistrunk Corridor Area
Exhibit 8:	NPF Sanitary Sewers - Progresso Commercial Revitalization Area
Exhibit 9:	NPF Sanitary Sewers — Flagler Heights RAC Area
Exhibit 10:	NPF Storm Drainage - Overview
Exhibit 11:	N.W. 7th/9th Avenue Corridors

NPF CRA APPENDIX LIST:

Appendix 1:	Broward County Resolution 89.1132
Appendix 2:	Fort Lauderdale Resolution 95-86
Appendix 3:	Fort Lauderdale Resolution 95-170
Appendix 4:	Broward County Resolution 95-1084
Appendix 5:	Fort Lauderdale Ordinance C-95-67
Appendix 6:	Fort Lauderdale Resolution 01-86
Appendix 7:	Fort Lauderdale Resolution 01-86
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Appendix 10:	2013 Plan amendment Resolution 13-137

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SECTION 1

INTRODUCTION AND BACKGROUND

This is the Community Redevelopment Plan ("Redevelopment Plan") for the Northwest - Progresso - Flagler Heights Community Redevelopment Area (NPF CRA). The original version of this Plan, known as the Northwest Progress Flagler Heights Redevelopment Plan, was adopted by the Ft. Lauderdale City Commission on November 7, 1995. An update to the original plan was adopted by the Ft. Lauderdale City Commission on May 15, 2001. A Plan amendment for expansion of the CRA Boundary was completed in 2002 and a minor amendment to add three new project based activities was done in August 2013. References herein to the "Plan" are to the 2001 Plan as amended by that update.

A. COMMUNITY REDEVELOPMENT AREA DESCRIPTION

Exhibit 1 hereto provides a Boundary Map of the NPF CRA.

General Description

The NPF CRA is generally located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, which is excluded.

The entire NPF CRA is located within a former State Enterprise Zone, and the northeast portion of the area is within the Fort Lauderdale Downtown Regional Activity Center (RAC).

For purposes of land development planning, and for reviewing the scale, character, densities and intensities of the land use within the NPF CRA, the area is further described by its two most distinctive subsections -- the Northwest Neighborhood Improvement District, referred to as the Northwest District, and the North Lauderdale, Progresso and Flagler Heights Areas, referred to as the Flagler Heights RAC Area. The boundaries of these subsections are generally described below.

Northwest District

The Northwest District Area generally consists of the Dorsey-Riverbend, Durrs, Home Beautiful Park, and the City View neighborhood area. It is contiguously located to the east of the Broward Central County Community Redevelopment Area, west of the Flagler Heights RAC Area, and northwest of the City's Downtown Central Business District.

The boundary for the Northwest District is West Sunrise Boulevard on the north, Andrews Avenue to the east, West Broward Boulevard on the south, and on the west by the corporate limit line, and also includes the area starting at the intersection of the FEC Railroad and N.W. 7th Street to Sunrise Boulevard, and between Andrews Avenues and the FEC Railroad. The area south of this intersection that overlaps with the Flagler Heights RAC Area between Andrews Avenue and the FEC Railroad is excluded.

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The Flagler Heights RAC Area generally consists of all or a portion of the Flagler Heights neighborhood areas. It is contiguous to the east of the Northwest District and north of the City's Downtown Central Business District. It is to be noted that Exhibit 1 shows the Flagler Heights RAC Area as it relates to all portions of the Downtown Regional Activity Center area that is within this portion of the NPF CRA, including that portion west of the FEC Railroad that is also within the Northwest District. The traditional boundary of the Flagler Heights neighborhood area is Sunrise Boulevard on the north, Federal Highway on the east, N.E. 4th Street on the south, and the FEC Railway on the west.

Legal Description

The NPF CRA is legally described as that area of the City of Fort Lauderdale lying in Sections 2, 3, 4 and 5, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

All of Said Section 5 lying easterly of the corporate limits of the City of Fort Lauderdale, as described in Chapter 65-1540, Florida Statutes and in City of Fort Lauderdale Ordinance C-75-41; together with all of said Sections 3 and 4 lying south of the south right-of-way line of Sunrise Boulevard; together with all of that portion of said Section 2 lying West of the westerly right-of-way line of North Federal Highway and South of the south right-of-way line of Sunrise Boulevard; less and except that portion of said Section 3, being bounded on the west by the east right-of-way line of North Andrews Avenue, on the south by the south line of said Section 3, on the east by the east line of said Section 3 and on the north by the south right-of-way line of Northeast 4th Street,

B. REDEVELOPMENT LEGAL AUTHORITY

This Community Redevelopment Plan has been prepared in accordance with Part III, Chapter 163; Florida Statutes entitled the Community Redevelopment Act (Redevelopment Act), which confers upon local governments certain powers to plan and execute redevelopment activities and programs.

Delegation of Powers

The Board of County Commissioners of Broward County, Florida ("BCC") adopted Resolution No. 89-1132 on April 11, 1989, delegating to the City of Fort Lauderdale the redevelopment powers of the Redevelopment Act for such programs operating within the corporate limits, subject to the review and approval by the BCC of the City's Community Redevelopment Plan and any amendments thereto.

Finding of Necessity

City of Fort Lauderdale City Commission Resolution No. 95-86 adopted on June 20, 1995, found the Northwest - Progresso - Flagler Heights Community Redevelopment Area to be impaired by a combination of factors and conditions indicative of blight, as that term is defined in the Redevelopment Act, and authorized the preparation of a Community Redevelopment Plan in order to identify and develop plans and activities designed to eliminate

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and prevent the spread of blighting conditions and to develop workable program to aid in its rehabilitation, conservation, and redevelopment.

Powers and Authority

The Fort Lauderdale City Commission for and on behalf of the City of Fort Lauderdale, and when acting separately in its capacity as the Board of Commissioners for the Fort Lauderdale Community Redevelopment Agency, reserves for itself, its officers, employees and agents, all the powers, duties and responsibilities vested to it and provided by the Redevelopment Act to carry out the purposes and intent of this Redevelopment Plan, including the use of the power of eminent domain.

It is the intent of the City of Fort Lauderdale ("City") and the Fort Lauderdale Community Redevelopment Agency ("CRA") that whenever reference is made in this Redevelopment Plan to City or CRA in undertaking or exercising some of the power or authority granted by the Redevelopment Act, then such power and authority are deemed to have been granted and exercisable in connection with the implementation of this plan.

This Plan updates and amends the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Ft. Lauderdale City Commission on November 7, 1995 (the "Original Plan") and incorporates the amendments from the May 2001 update. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of the Plan Update. Nothing in the Plan Update is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of Plan Update may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

This Plan contains provisions that contemplate actions to be taken by the City of Fort Lauderdale, including the City Commission or various agencies, departments or boards of the City. While the City Commission has adopted this Plan, any actions to be taken by the City constitute recommendations that will require action to be taken by the City to approve and authorize implementation of any such actions.

C. SUMMARY OF HISTORICAL COMMUNITY NEEDS

The Northwest District has been the focus of study and planning since at least the early 1960's. While many improvement programs have been designed and implemented, there is no dispute among community and neighborhood leaders of the need for continuing to concentrate programs for improvement in this area.

In May 1987, the City conducted a charrette with neighborhood residents in the Northwest District to discuss community needs and to help create a vision for the area to further refine and help guide the planning and redevelopment. Problems identified by the Sistrunk Charrette included: incompatible adjacent land uses without adequate buffers; poor street alignment of north and south roadways; lack of adequate off-street parking; lack of adequate vehicle speed

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controls; poorly maintained and deteriorating buildings; the need for improved streetscape; lack of affordable housing; and the lack of public-private reinvestment incentives to retain or attract neighborhood-based businesses. Unemployment and lack of private investment in the community have historically been ranked by the area residents as the primary barriers to sustainable improvement. On October 3, 1989, the city adopted the Safe Neighborhood Plan for the Northwest Neighborhood Improvement District, which provides extensive analysis, strategies and recommendations on accomplishing the vision set forth by neighborhood residents at the Sistrunk Charrette.

Several studies during the 1980s involving the North Lauderdale Progresso area and its relationship and interaction with the Central Business District. In May 1985, a report to the City Commission found major problems in the area to include: transient population, with no active neighborhood association or crime watch program; lack of property maintenance, both with buildings and overgrown lots; code violations perpetuated by low owner occupancy and deferment of maintenance by absentee owners; inconsistent and incompatible land use; inflated property values caused by speculation due to the area's relationship to the downtown. In February 1989, a Charrette for the North Lauderdale - Progresso area was conducted. Among the other important recommendations involving improved development regulations and code enforcement, were recommendations to establish both a Safe Neighborhood Improvement District and a Community Redevelopment District in this area.

Between 1990 and 1991, two community workshops and a series of smaller stakeholder meetings and interviews were conducted with residents and property owners of the Fort Lauderdale Downtown Regional Activity Center, which includes the urban core and its adjoining sub area. Optimizing the potential of underdeveloped areas such as the North Lauderdale - Progresso - Flagler Heights neighborhood was identified among the many important issues and concerns to be addressed. In 1992, an urban design study called "A Vision for the City Center: Fort Lauderdale Regional Activity Center" was presented. It lays the groundwork for the preparation of more relevant development regulations, and sets forth urban design concepts that translate the aspirations of the community and individual stakeholder into a physical representation of the overall theme contemplated in achieving the vision for the future of the Regional Activity Center.

City, County, and community officials have worked to reform the City's zoning and development regulations, and to further complete the study and analysis necessary to formulate a program of redevelopment for the NPF CRA. In 1999, the CRA evaluated the progress in the district, established additional objectives, and updated targeted project areas. The CRA Board adopted policies and programs to implement the established goals of the agency and began meeting monthly to focus on issues solely associated with the CRA district.

Targeting private sector partners became a priority for the CRA. Financial incentives were packaged and partnerships formed with local lending institutions. Master plans for the Midtown Business District the area located between N.W. 15th Avenue and the FEC Railroad Tracks, and the Flagler Heights areas are underway that include zoning revisions and other initiatives to support redevelopment.

Also, to ensure the CRA remains focused on the redevelopment objectives within this plan, a Strategic Plan was produced that identifies short term goals and objectives and will be updated annually to monitor progress.

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As the CRA district and the city in general continues to evolve, additional programs and projects are being proposed that will address current and future needs. For example major strides have been made in relation to identifying transportation and mobility needs enabling the Agency to take an active role in the development of transit initiatives. Considering the increase in residential development safety and security of residents and future businesses warrants investment in CPTED and other security driven initiatives including public camera systems, public safety and security measures and increased lighting levels and code enforcement programs. Finally new and expanded quality of life programs and projects will be included in the CRA Plan that include but are not limited to marketing and events activity to generate awareness of the districts growing economy, art and public enhancements, community gardens and health related projects and programs and other initiatives related to land, real estate development, parking and other development driven initiatives.

D. REDEVELOPMENT GOALS AND OBJECTIVES

This part of the Plan provides background and summations on visions that have been developed and recognized over the years for the various major subsection of the NPF CRA, an enumeration of the goal, objectives and policies of the Future Land Use Plan, and the redevelopment plan objectives for this Redevelopment Plan.

Effects of other Studies and Plans

This Redevelopment Plan has been prepared after review and analysis of other data, information, studies, and plans existing at the time of preparation and adoption.

Taken into account during the preparation of this Redevelopment Plan were: 1) the City's "Safe Neighborhood Improvement Plan for the Northwest Improvement District," adopted October 3, 1989; 2) the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013 and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

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As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District. Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

- Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.
- Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.
- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, facilitation of all types of housing, including, but not limited to, low and moderate income housing, and land assembly program in the NWPFH.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

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Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts and initiatives being implemented in both the Northwest District Area the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide 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. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

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SECTION 2
SOCIO-ECONOMIC AND PHYSICAL CONDITIONS

A. NEIGHBORHOOD CONDITIONS AND SOCIO-ECONOMIC FABRIC

The two areas within the CRA - the Northwest District portion and the Progresso/Flagler Heights RAC portion — are significantly distinct neighborhoods. While the population in the Progresso/Flagler Heights RAC increased over the last 10 years by 12%, the population in the Northwest District portion declined by 23%. The two areas also differ in levels of racial and economic diversity and the condition of the housing stock. Both areas contain a large amount of vacant or underdeveloped land which contributes to the distressed character of the CRA as the following evaluation further supports.

Neighborhood Conditions

The City's 1995 Neighborhood Conditions -Study and Finding of Necessity Report examined the conditions of structures and other environmental factors within the NPF CRA. From the building conditions survey, 73% of all structures (3,389) evidenced varying degrees of disrepair with 28.5% rated deteriorating or dilapidated. The latter are conditions that warrant demolition or major rehabilitation. Additionally, the study identified that 36% of all sites (3,823) within the area form isolated patinas of vacant land. These lots are a combination of stand-alone undeveloped lots and vacant lots under the same ownership to adjacent improved lots. Non-conforming vacant lots or underdeveloped properties have long been recognized as a key indication of blight. Also, the survey of environmental factors assessing physical impacts to all sites (3,823) analyzes typical indicators of neighborhood distress and identifies a range of potential deficiencies warranting further study and planning for appropriate corrective action. Problems with incompatible land use, particularly as they affect the residential characteristics and structure of the neighborhood, are clearly documented. The disproportional relationship of crime affecting the neighborhood in comparison to the overall City is also substantiated.

Population

The 1990 Census estimates the total population for the NPF CRA at 16,055 persons, 10.8% of the City's year round population of 149,377 persons. The Northwest District, with a total estimated population of 14,220, has maintained a predominant minority resident population for decades. The 1990 Census indicated that more than 32% (13,392) of the total Black population of the City (41,997) resided in the four census tracts which comprise the Northwest District Area. In 1990, more than 94% of the total Northwest District residents (14,220) are Black, and 63% of residents of the Flagler Heights RAC Areas of the NPF CRA are Black.

The residents of the Northwest District, in general, have significantly different demographic characteristics than the City as a whole. In 1990, 34% (4,897) of Northwest District residents were under the age of 18 compared to 19% (28,056) citywide. This indicator is still higher than the citywide average for the Progresso/Flagler Heights RAC, at 26% or 567 persons.

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Education and Employment

The distribution of education and employment is equally dissimilar. For persons 18 years of age and older, 73% (88,960) were high school graduates citywide with only 37% (2,288) of Northwest District residents and 49% (278) of the Progresso/Flagler Heights RAC residents being graduates. Educational attainment affects the kind, quality, and longevity of obtainable employment. Northwest District residents 16 years of age and older had an unemployment rate of 15.7%, compared to the City unemployment rate of 6.7%. Residents of the Progresso/Flagler Heights RAC portion of the NPF CRA had an unemployment rate of 9.1%, which is still significantly above that of the City.

Income

Income is affected in a similar fashion. Five of the six census tracts in the City that have median incomes below 70% of the City's median income are located in the Northwest District. In addition, 28% of all families below the poverty level reside there. Nearly four times as many families within the Northwest District (49% or 6,817) had incomes below the poverty level in 1990 compared to the City as a whole (17% or 24,793). Throughout the City, 5% of the households receive public assistance compared to 17.4% of the residents within the Northwest District. In contrast, 7.4% of the Flagler Heights RAC Areas receive public assistance. In addition, while 50% of the City's female-headed households with children under the age of 18 have incomes below the poverty level, 60% of those households in the Northwest District and 55% of the Progresso/Flagler Heights RAC residents fall into that category.

Circumstances for residents within the district are compounded by a high proportion of youth in the population, low educational attainment, and high unemployment rates. This situation may be even more severe, because minority youth unemployment is even higher. The 1995 Florida Department of Labor and Employment Security estimates that youth unemployment may be as high as 40%.

Housing

The Northwest District portion of the NPF CRA contains the highest proportion of substandard private housing of any area in the City. Throughout the area, blighting influences evolved during the four decades prior to the early 1980's. The degree to which this condition still exists in 1995 is indicated by a review of the City's records of building and zoning violations within the district. While the CRA contains only 8% of the total housing units and 8% of the occupied housing units in the City, one-third of all vacant, boarded-up housing units are located within the NPF-CRA boundaries.

The rate of home ownership has declined throughout Broward County since 1960. While the same is true for the City, it consistently has had the lowest rate of home ownership among the major cities in the County. The home ownership rate for the City was 56.2% in 1980. But by 1990, according to the census data, the rate had declined to 33.4%. The home ownership rate for the NPF CRA is well below the • City's rate, with only 20% of the units occupied by owners.

The 1990 Census data used in this analysis and additional indicators of the socio-economic fabric of the NPF CRA is shown in Table 2-1.

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TABLE 2.1

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	149377	16055	10.8	13882	86.5	2173	13.5
Total # Households	66440	5466	8.2	4658	85.2	808	14.8
Persons 0-18 Yrs of Age	28056	5464	19.5	4897	89.6	567	10.4
Persons Age 65 + Over	26562	1332	5.0	1227	92.1	105	7.9
# High School Graduates	28905	2044	7.1	1693	82.8	351	17.2
# Persons Employed	72643	5682	7.8	4635	81.6	1047	18.4
# Persons Unemployed	5208	972	18.7	840	86.4	132	13.6
Median Household Income	27239	12500	45.9	12500	NA	12500	NA
# Households Below 80% of Median	27577	4031	14.6	3346	83.0	685	17.0
# Households With Earnings	47903	3964	8.3	3239	81.7	725	18.3
# Households Receiving Public Assistance	3290	872	26.5	802	92.0	70	8.0
# Persons Below Poverty Level	24793	7408	29.9	6584	88.9	824	11.1
Year Round Housing Units	81268	6349	7.8	5353	84.3	996	15.7
# Occupied Housing Units	66440	5466	8.2	4658	85.2	808	14.8

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SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	36144	1089	3.0	1004	92.2	85	7.8
# Renter-Occupied Units	30296	4377	14.4	3654	83.5	723	16.5
Mean Contract Rent	447	315	70.5	291	92.4	363	115.2
Mean Housing Value	159900	55483	34.7	52550	94.7	61350	110.6
# Occupied Unit With Complete Plumbing	66056	5705	8.6	4905	86.0	800	14.0
# Units Lacking Complete Plumbing	472	107	22.7	85	79.4	22	20.6
# Renter-Occupied Units Lacking Complete Plumbing	299	61	20.4	49	80.3	12	19.7
# Units Overcrowded	5469	1370	25.1	1150	83.9	220	16.1
# Renter-Occupied Units Overcrowded	4012	1230	30.7	1015	82.5	215	17.5
#Unit Overcrowded But With Complete Plumbing	4810	1181	24.6	1024	86.7	157	13.3
# Substandard Units	5282	1288	24.4	1109	86.1	179	13.9
% Substandard of Occupied Units	8.0	23.6	24.4	23.8	20.3	22.2	3.3

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B. PUBLIC UTILITIES AND MAJOR INFRASTRUCTURE NEEDS

The NPF CRA is served by all public utility companies licensed to operate within the City. Electric power is available through Florida Power and Light. Natural gas is available through Peoples Gas. Telephone service is available through Bell South. Cable TV is available through Comcast Communications. All utility lines are within recorded easements or rights of way.

An analysis was conducted of the entire NPF CRA to determine the adequacy of existing major infrastructure and to identify projected needs based on anticipated redevelopment and planned growth. Major infrastructure elements were categorized into water, sanitary sewer, and storm drainage. Other more general analysis included lighting, curbs and gutters, and sidewalks. Illustrative maps and cost estimates were prepared in order to show the relative area of needs and as a part of developing the Redevelopment Program for the NPF CRA.

Water System

The utility service offered by the City provides facilities to carry water that provides adequate water pressure as well as fire protection service. The analysis of the Water System for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations are provided as Exhibits to the Redevelopment Plan, and summarized as follows:

- Exhibit 2: NPF Water Mains - Overview summarizes locations for all sectors including the Northwest Residential Areas.
- Exhibit 3: NPF Water Mains - Sistrunk Corridor Area provides detail on locations within this sector.
- Exhibit 4: NPF Water Mains - Progresso Commercial Revitalization Area provides detail on locations within this sector.
- Exhibit 5: NPF Water Mains - Flagler Heights RAC Area provides detail on locations within this sector.

Northwest Residential Areas: 2 inch and 4 inch water mains have been replaced in the Franklin Park areas (i.e., west of 1-95). Remaining water main replacements in the area are programmed for 2003-2005, subject to change. Progresso Commercial Revitalization Area (now referred to as the Progresso Area) water main replacements will likely be constructed in conjunction with sanitary and storm sewer improvements in that area.

Sistrunk Corridor Area: A water main has been installed that is adequate to meet the corridor's current needs, including new development generally consistent with existing scale and building heights. However, should more intense or dense development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: To meet the anticipated needs of this light industrial area for fire service and water demand, upgrades to the water system to 10 and 12 inch mains will

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need to be provided. Upgrades to support renovations to existing buildings and new commercial development are typically passed on to the developer-owner.

Flagler Heights RAC Area: The neighborhood areas of this sector will be adequately served by the current work programmed under the City's CIP. To allow the more intensive commercial and mixed-use development projected to occur along the major corridors of this area, an upgraded water main system of 10 to 12 inch mains will need to be installed to provide for the increased capacity needed for water demand and fire suppression service. Upgrades to support new commercial development are typically passed on to the developer-owner. As an inducement to redevelopment, consideration to publicly fund all or some of these improvements may be appropriate for inclusion in the CRA's funding program.

Between 2010 and 2015, an influx of new residential development has occurred in the Flagler Heights area, and as anticipated, certain CRA funds were utilized to assist in the utility upgrades.

Sanitary Sewer System

The City Administration is currently developing a variety of proposals that may result in a dramatic change in City policy with respect to the responsibility for payment of the installation of sanitary sewers in un-sewered areas of the City.

City Building Officials currently estimate that 95% of the residential community within the NPF CRA that has gravity sewers are properly connected. The analysis of the sanitary sewer system for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations provided as Exhibits to the Redevelopment Plan, and are summarized as follows:

- | | |
|------------|---|
| Exhibit 6: | NPF Sanitary Sewers - Overview summarizes locations for all sectors including the Northwest Residential Areas. |
| Exhibit 7: | NPF Sanitary Sewers - Sistrunk Corridor Area provides detail on locations within this sector. |
| Exhibit 8: | NPF Sanitary Sewers - Progresso Commercial Revitalization Area provides detail on locations within this sector. |
| Exhibit 9: | NPF Sanitary Sewers - Flagler Heights RAC Area provides detail on locations with this sector. |

Northwest Residential Areas: The residential neighborhoods within the Northwest District have a sufficient gravity sewer system to serve the community with the exception of the northeast area bounded by N.W. 3rd Avenue to the FEC Railroad, and from Sistrunk to Sunrise Boulevard. This area is presently on septic tanks. From an environmental consideration, gravity sewer systems are more ecologically sound than septic tanks. With inadequately maintained septic tanks there is the concern that sewage material may leach out into the soil and penetrate the ground water, whereas a properly operating gravity system will handle, transport and process sewage material into treated effluent that is injected into rock strata far below the ground water strata.

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Sistrunk Corridor Area: The present sanitary sewer system is sufficient to address the current and projected demands of this area.

Progresso Commercial Revitalization Area: At present, this sector is served by septic tanks. In order to attract new business and to meet the current health code requirements, a new gravity sewer system should be installed for this area. Applicable health code requirements stipulate that any new development within a 1/4 mile radius of a gravity sewer system be required to connect to that system. Therefore, in order to avoid multiple private force mains in the City's public right-of-way and to better serve the economic redevelopment of this area, a new gravity sewer system is recommended.

Progresso RAC Area: This sector is adequately served by a gravity sewer system with the exception of N.W. 5th and N.W. 6th Avenues. It is anticipated that as this area commercially redevelops, that private developers-owners will provide the necessary upgrades to the sewer system to meet the needs of these businesses.

Storm Drainage System

The storm drainage system for the NPF CRA has been analyzed, and an illustrative map that graphically identifies problematic locations where maintenance or some improvements to the system are needed is shown in the Exhibits to the Redevelopment Plan and summarized as follows:

Exhibit 10: NPF Storm Drainage - Overview summarizes locations for all sectors of the major programmatic areas in the plan.

Northwest Residential Area: The northwest neighborhood areas are presently served with positive and exfiltration storm drain systems. These systems are providing adequate service to all areas with the exception of the area bounded by N.W. 9th Avenue to N.W. 15th Avenue and from Sistrunk Boulevard to Sunrise Boulevard. In this area it is recommended that a program be established to clean sand infiltrated storm drain lines in order to correct conditions preventing this section of the system from operating properly. In addition, a program is recommended to re-establish the swales existing in these areas in order to enhance drainage capabilities and reduce the infiltration of sand into the storm drain system.

Sistrunk Corridor Area: The present storm drain system is sufficient to address the current and projected demands of this area.

Progresso Commercial Revitalization Area: Currently, this sector is served predominately with a positive drainage system. Although this system provides adequate service to the area, improper dumping and illegal connections have created water quality problems affecting the system. Initiation of intense code enforcement in this sector is recommended as a means to properly rectify problems presently impacting the system.

Flagler Heights RAC Area: The present storm drain system is not sufficient to address the current and projected demands of this area. TIF funds may be needed to assist in system upgrades.

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Other Systems and Facilities

Streets: For roadways under the City's jurisdiction, which includes all the residential streets within the NPF CRA, the City provides funds in its CIP program for resurfacing. All such streets within the City are on a 15-year program for resurfacing. The City provides ongoing maintenance of its roadways.

Street Lights: The NPF CRA intends to assist in meeting the City's policy for lighting streets as established by the Florida Department of Transportation specifications for residential and commercial areas. Minor deficiencies will be corrected in accordance with the City's franchise agreement with Florida Power and Light.

Curbs and Gutters: Curbs and gutters do not exist in most of the residential neighborhoods within the Northwest District of the NPF CPA, and are not encouraged. Curbs and gutters prevent the proper use of swales that were intended for drainage through natural percolation in lieu of positive storm drain systems which would carry potential volatile materials such as oil to outfalls that are typically emptied into rivers and streams. Such practice could cause potential ecological problems with the natural habitat of these waterways.

Sidewalks: A field survey was conducted to determine the approximate locations where sidewalk systems are not present within the residential neighborhoods of the NPF CRA. Those areas without sidewalks in the Northwest District are mostly in the residential areas north of Sistrunk Boulevard and west of I-95. In the residential section of the Flagler Heights RAC Area, almost no sidewalks exist along the residential streets. As the urban village concept for the Flagler Heights Area is defined, sidewalks and pedestrian amenities are envisioned to become a priority. Tax increment funds of the CRA may be needed to fund such improvements. Installation of sidewalks can be controversial in older neighborhoods that have previously existed without them.

C. VEHICULAR AND PEDESTRIAN CIRCULATION

Sunrise Boulevard and Broward Boulevard border the NPF CRA on the north and south while Federal Highway borders the east. All three are major arterial highways serving the regional transportation network. All three facilities operate over capacity in the NPF CRA vicinity. Andrews Avenue as a minor arterial highway provides the east-west separation of the two areas while Sistrunk Boulevard as a major collector highway links the Northwest District and the Flagler Heights RAC Area from east to west. N.E. 3rd Avenue running north-south through the center of the Progresso/Flagler Heights RAC is also a major collector.

Broward Boulevard particularly generates cut-through and speeding traffic within the Northwest District from motorists attempting to avoid delays during the peak hours. These facilities carry large volumes of Broward County Transit ridership, and are primary destination routes. All three streets have paved sidewalks, but the amount of traffic combined with the pedestrian volumes creates potentially hazardous and unsafe conditions.

Sistrunk Boulevard is the main thoroughfare of the Northwest District. It is both a gathering place and the center of the neighborhood commerce. In addition, Sistrunk Boulevard is a heavily traveled roadway facility, and potentially poses the most severe transportation problem affecting the entire area. All of these streets have high accident frequency rates that create an unsafe condition for accessing the neighborhoods for local residents as well as visitors to the area. The high volume of pedestrian and

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vehicular traffic into the neighborhoods also creates easy and plentiful access by outsiders, increasing the likelihood of occurrences of crime.

One of the planning techniques that has been utilized to change these facilities is the elimination of direct access to many local roads by the construction of cul-de-sacs, which reserves major access points through existing signalized locations. This technique should continue to be utilized as conditions warrant as well as measures to improve traffic signalization and cure poor alignments.

Sistrunk Boulevard

Although Sistrunk Boulevard operates well within its capacity, since it is the only facility between Sunrise Boulevard and Broward Boulevard, which goes under 1-95, it plays a significant role in the regional roadway system for the City. Traffic comes from both the neighborhood and commuters, leading to speeding and to cut-through traffic through other residential streets in the area. In addition, while its cross section is adequate to serve existing traffic volumes, there are numerous safety problems, including the large number of curb cuts and poor alignments.

While pedestrian traffic is extremely heavy on Sistrunk, there is insufficient walkway capacity, causing large numbers of pedestrian accidents. Additionally, there continues to be a severe parking shortage along this facility. Recommendations for improvements to this facility continue to include provisions for signage, utility placements, bus bays, and other auto and pedestrian safety features. New developments along Sistrunk Boulevard would be required to include sufficient parking, however, additional parking can be created at properly distanced locations to accommodate under-served existing uses. While the City has recently completed a well-designed streetscape program for the corridor, this program is recommended to be continued and expanded to provide additional enhancements to foster a pedestrian friendly environment for the area. Elements of the program could include additional paver blocks at major intersections as well as decorative improvements to the curb, gutters and sidewalks in the area, and improved signage addressing safety and identification needs of the neighborhood.

This section was retained from the 2001 Plan update:

Over the last several years, recommendations to improve the pedestrian and neighborhood business environment of the Sistrunk Corridor have suggested that this section west of Andrews Avenue to the corporate limits be converted from a four-lane divided road (2 lanes in either direction) to a two-lane divided road (1 lane in either direction), which would provide additional right-of-way to construct expanded sidewalks and other improvements to accomplish this objective.

Traffic counts taken in April 1995, along this section of Sistrunk suggested that an alternative strategy would be a proposal to allow for off-peak parking similar to that successfully allowed on East Las Olas Boulevard. These counts demonstrated that traffic flows along Sistrunk Boulevard vary during the day, and that four lanes were not needed at all times. The proposal was agreed to by Broward County that has jurisdiction on Sistrunk Boulevard. However, due to the speed of the traffic and the lack of indicators that allow on-street parking, vehicles are not parking on the street. At the time of the adoption of this Plan, the City with the help of a consultant is revisiting options for creating a truly pedestrian environment along the Sistrunk Corridor.

According to the Monthly Project Report for CIP project P10448 Sistrunk Streetscape and Enhancement, the construction was completed in January 15, 2013. Broward County fully accepted the project, closeout paperwork sent to FDOT/LAP was approved and final payment was provided to GC as of October 1, 2013. The major streetscape project included upgraded lighting, sidewalks and landscaping along Sistrunk Blvd and between US 1 and NW 27th Avenue.

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There remains another phase of this project called P 12096 - Sistrunk Enhancement Phase II- Underground Utilities. This project provides for the undergrounding of FPL electric distribution lines along Sistrunk Blvd from NW 9 Ave to N Andrews Ave. There is currently \$750,000 in the project account for this project. There has been no progress to date made with this project.

N.W. 7th/9th Avenue Connector

The N.W. 7th/9th Avenue Connector has been proposed for many years as an important roadway improvement having significant regional, local and neighborhood area benefit. As part of a proposed transportation master plan designed to improve roadways and traffic flow from Sunrise Boulevard to Las Olas Boulevard, the connector portion of the proposed roadway is planned to provide a divided four lane highway connecting N.W. 9th Avenue south of Sunrise Boulevard to N.W. 7th Avenue in the general vicinity either south or north of Sistrunk Boulevard.

Traffic conditions in the general corridor area vary considerably. Because N.W. 7th Avenue and N.W. 9th Avenue have available traffic capacity in this vicinity of the corridor, the proposed connector has the potential to divert traffic from the overcapacity roadways such as Sunrise Boulevard, Broward Boulevard and Federal Highway. In addition to improving north-south traffic flow and reducing accidents affecting both pedestrian and vehicular traffic, the improvement will have other positive benefits by stimulating redevelopment and revitalization efforts within the NPF CRA.

A summary of identified benefits of the N.W. 7th/9th Avenue Connector Project follows:

- Improve traffic capacity and traffic flow into downtown Fort Lauderdale thereby relieving over-capacity roadways.
- Improve traffic capacity and traffic flow into major public facilities such as the Performing Arts Center, the Museum of Discovery and Science, and the proposed New World Aquarium.
- Provide a stimulus to important redevelopment efforts by improving traffic flow in connection with the Northwest Redevelopment, including the proposed Northwest Branch Post Office, and the Northwest Branch Medical Facility.
- Reduce traffic accidents within the corridor area due to improved traffic flow and intersection improvements.
- Improve community cohesion and quality of life by reducing cut-through traffic within the residential areas.
- Provide, through right-of-way acquisition, opportunities to correct incompatible land use between existing residential and industrial uses within the proposed corridor area.

As demonstrated above, the implementation of the N.W. 7th/9th Avenue Connector Project will significantly improve the regional transportation network while producing considerable additional benefits consistent with the improvement plans for the neighborhood area.

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Flagler Heights RAC Area

Field studies carried out in connection with the master planning process for the entire Downtown Regional Activity Center have identified major roadways within the RAC that are best suited to encourage pedestrian activities while others that best serve as major vehicular corridors. By identifying those streets best suited primarily for pedestrian oriented commercial uses at the ground floor level and those streets best suited for providing visual appeal to the motorist and safe access for the pedestrian, it is felt that the City can better plan the types of uses and development to be permitted along these major arterial and collector roadways.

At the time of the adoption of this Plan Update, the City's Office of Community and Comprehensive Planning is in the process of creating a street hierarchy for the entire Progresso/Flagler Heights Area.

The development of streetscape design standards is anticipated to be recommended after Redevelopment Plan adoption in order to introduce street furniture, landscaping, and other special design elements that will help create either pedestrian-oriented or image-oriented environments envisioned for these streets. As relates to this Redevelopment Plan, prioritization of such a program for Sistrunk Boulevard to include the proposed image enhancement features east of Andrews Avenue and the pedestrian-oriented features west of Andrews Avenue would serve as an excellent project to help unify and link the efforts of the Northwest District and Flagler Heights RAC Area of the NPF CRA. Other important areas of emphasis for the Flagler Heights RAC Area are improvements to Andrews Avenue and N.E. 3rd Avenue.

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SECTION 3

DEVELOPMENT REGULATIONS AND CONTROLS

The NPF CRA is approximately 1,298 acres, of which 1,103 acres are within the Northwest District and 195 acres comprise the Flagler Heights RAC Area. Within the NPF CRA are approximately 4,331 tax parcels of land containing approximately 3,451 buildings and 5,206 dwelling units, according to the 1995 records of the Broward County Property Appraiser's Office.

A. LAND USE AND ZONING

Analysis of the previously approved Land Use Modifications for the NPF CRA is provided below for the Northwest District Area and the Flagler Heights RAC Area. A general description of proposed revisions to development regulations including zoning, design standards and other public controls is also provided in order to identify plan implementation techniques to achieve proposed future land use objectives.

Northwest District Area

A detailed review of existing conditions and analysis of land use for the Northwest District Area was done to assess compatibility of existing residential and commercial uses, and to identify proposed changes in land use to better foster and assure the long range success of planned redevelopment efforts for this area. The analysis revealed that revisions were needed to the City and County future land use plan. Proposed revisions include changing land use designations to better conform to existing conditions where such changes in use will encourage compatible residential and commercial development as well as foster redevelopment that will be in keeping with surrounding uses within this area. Several house cleaning items were also identified in order to clarify the permitted availability of public services such as existing parks and open space, public utilities, and newly constructed transportation facilities. The land use most appropriate to achieve the necessary changes, as permitted by the Broward County Future Land Use Plan, is the Regional Activity Center (RAC) land use. This land use category permits density to be moved within an area (in order to create mixed uses where needed to support redevelopment while preserving existing, lower density areas), and also allows uses such as parks and open space.

With respect to residential land use these changes involved the need to re-designate the future land use of the area to support the type, size and tenure of the existing housing stock and the anticipated low to medium density residential growth that is being encouraged for this area. Zoning changes, where appropriate, will be done to accommodate these proposed changes. By removing the potential for higher density development inconsistent with the surrounding neighborhood, these changes are anticipated to further stimulate planned residential development for the neighborhood area that will mostly be accomplished through infill techniques, encouraging single-family detached housing. Other areas containing existing medium and higher density housing, where rezoning is not needed to maintain consistency with the predominant surrounding use, will not be changed.

Rezoning to increase the depth of lots in areas encouraged for commercial redevelopment will be evaluated on a case-by-case review to assure that rezoning only receives favorable recommendations when the development has unity of title and access from frontage on major or minor arterial streets (such as Andrews Avenue, Sistrunk Boulevard, appropriate portions of N.W. 22nd Road) and when otherwise found to provide adequate buffers and setbacks that properly protect any abutting residential uses.

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Both residential and commercial development opportunities will be created along the Sistrunk Corridor. Currently zoned for Community Commercial (CB), a zoning district with a purpose of meeting the shopping and service needs of a community within the scale intended to limit the impact on surrounding residential area proposed rezoning will allow for the mixed-use development along the corridor. The Regional Activity Center (RAC) land use permits mixed uses, both horizontally and vertically, and the zoning will be designed to allow such mixed *uses*, where appropriate, to provide further incentives to induce private reinvestment. The new zoning will be designed to foster the redeveloping of the 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 regulating bulk. Special emphasis on promoting alternative housing options for the Sistrunk Corridor and other residential areas within the Northwest District is proposed to be provided through the creation of new RAC zoning codes by allowing other development techniques that produce affordable housing such as zero lot line and cluster housing options.

Flagler Heights RAC Area

The Flagler Heights RAC Area is designated, in part, on the Future Land Use Plan as a portion of the Downtown Regional Activity Center. The RAC land *use* designation presently extends from Sunrise Boulevard on the north to the Tarpon River on the south, with the eastern and western boundaries running generally along Federal Highway and the FEC Railroad.

Prior to designation of this area as Regional Activity Center (RAC) land use the Flagler Heights RAC Area contained myriad zoning districts, including medium density residential and commercial retail and services (B-1). This has allowed this area to develop into a wide range of uses, including a variety of low to moderate income residential housing, interspersed with commercial service and retail uses and small professional offices.

As of Redevelopment Plan adoption, new zoning for this area was developed as part of the Regional Activity Center Master Plan. The major purposes of the RAC land use designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel and provide incentives for quality development, and give definition to the urban form.

The proposed new zoning district to be created for that portion of Flagler Heights RAC Area situated north of N.E. 4th Street is RAC-UV. It will allow and promote medium density mixed use development and redevelopment. The remaining portion to the south of N.E. 4th Street is proposed for more intensive downtown commercial office use (RAC-CC) or more transitional uses buffering commercial from residential (RAC-EMU). Within the Flagler Heights RAC Area, proposed design guidelines and development standards were adopted in conjunction with the RAC zoning ordinance to foster and encourage development taking the form and creating the environment typical of an urban village. Proposed uses include offices, shops, studios for craftsmen, artists and professionals, mixed with residents, restaurants, pubs, and galleries.

The concept of encouraging development of an urban village near the City's downtown center provides for an identifiable community to better reflect existing development patterns. This permits a mix of uses which provide employment opportunities, a wide range of housing types, and commercial retail and service uses to serve the neighborhood. Through this new zoning, private reinvestment in the area is anticipated to be induced by allowing an increase in the density and intensity of uses, where land is aggregated and located on the major arterial streets of Federal Highway, N.E. 3rd Avenue, Andrews Avenue, and Sistrunk Boulevard. In order to protect

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neighborhood integrity, other proposed zoning changes within this district focus more attention on neighborhood protection through setback requirements, landscape buffering, maximum height limitations, as well as on the development of well integrated land uses which relate to the existing street patterns.

In addition, the environmental land along the north fork of the New River will be examined for proper zoning regulation. It is anticipated that this area can be appropriately protected through design standards.

B. OTHER IMPLEMENTATION TECHNIQUES AND PUBLIC CONTROLS

Zoning is only one of the many implementation tools available to the City in order to implement provisions of the Comprehensive Plan and this Redevelopment Plan. While zoning provides the regulatory framework to guide private property development in a manner which produces the desired result, additional public measures and controls necessary to assure the successful redevelopment of the NPF CRA are at minimum identified as follows and made a part of this Redevelopment Plan.

Design Guidelines

This Redevelopment Plan shall be controlled by urban design guidelines adopted by the City and incorporated into zoning. For areas within the NPF CPA it is anticipated that these areas would at least include the Regional Activity Center, other areas encouraged for mixed-use development, and other types of development when use of performance measures and design standards is deemed appropriate in providing the flexibility needed to induce private investment while protecting the needs and standards of the community. The purpose of such guidelines is to incorporate, through zoning, design features needed to achieve a harmonious relationship between buildings, their surrounding uses, and areas for pedestrian and vehicular circulation in order to better set forth a cohesive plan for achieving community standards.

As appropriate for specific programs or projects, design guidelines shall be approved by the City and/or CRA, and incorporated in the appropriate program policies, solicitations for participation, requests for proposals, etc.

Development Review

A primary objective of the Comprehensive Plan and this Redevelopment Plan is to achieve new development and redevelopment of high quality. By ordinance, the City has established and administers a development review process. The City's Development Review Committee (DRC) reviews all proposals for new development and redevelopment meeting certain development thresholds to assure compliance with applicable codes, and other established standards that better assure compatible and high quality development. This review is in addition to and occurs prior to any required review and approval of site plans before the City's Planning and Zoning Board. Except for some areas involving residential construction of less than 5 units or non-residential development of less than 5,000 square feet of gross floor area, virtually the entire NPF CRA is protected and better assured of high quality development through this additional level of professional review by appropriate City officials.

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Land Assembly

In addition to right-of-way acquisitions needed for public transportation facilities and possible open space, public land assembly may be used as a government intervention technique or predominant method of redevelopment programming to foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected and preserved by the incorporation into restrictions or covenants running with the land, if sold, or as restrictions or conditions of a lease or other instrument of conveyance or use. Prior to the disposition of any such public property acquired directly in connection with this Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

Code Enforcement

Problems caused by disinvestment, neglect, unsafe conditions, or illegal uses are prevalent in the NPF CRA, and the entire area is in need of aggressive code enforcement of the City's zoning and building codes. Continuation of a concentrated and systematic code enforcement program in the NPF CRA by the City's code enforcement team and code inspectors is necessary, with initial priority given to enforcement within industrial areas and areas identified in the annual CRA Strategic Plan where many illegal uses are thought to exist that affect the quality of the surrounding neighborhood areas.

The CRA may from time to time utilize code enforcement efforts, programs or initiatives to bring target projects and properties into compliance.

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SECTION 4

IMPLEMENTATION PLAN AND FUNDING PROGRAM

The Community Redevelopment Plan for the Northwest — Progresso - Flagler Heights Community Redevelopment Area (NPF CRA) shall be generally carried out and funded as summarized below.

A. MANAGEMENT PLAN AND INTERGOVERNMENTAL COORDINATION

The City Commission adopted Resolution No. 89-90 on April 18, 1989, establishing the Fort Lauderdale Community Redevelopment Agency (CRA), and naming the City Commission as the Board of Commissioners for the Fort Lauderdale CRA. The Fort Lauderdale CRA either receives staff assistance and support from City staff under a Services Agreement between the City and the CRA or employs full-time personnel as contract employees.

The CRA may hire consultants and independent contractors from time to time as needed to further the redevelopment programs and projects within this plan.

The Fort Lauderdale CRA has the responsibility of providing policy and management oversight in carrying out the programs and objectives of this Redevelopment Plan.

A fifteen (15) member Advisory Board comprised of residents, property owners and others that have interest in the NPF CRA was created. The Board provides advisory input for the entire Northwest - Progresso - Flagler Heights CRA. A composition of nine to ten representatives from the Northwest District, with the balance from the Flagler Heights RAC Area may be considered. A standing subcommittee composed of Northwest District representatives will serve as the advisory body for the Northwest Neighborhood Improvement District.

The NPF CRA Advisory Board shall be advisory to both the City and CRA, and help assure that the work of redevelopment shall be carried out pursuant to the plan. Coordinating opportunities for citizen input and participation in finalizing or refining program and project plans, and in establishing priorities for preparation of the annual public improvement program budget are envisioned as primary responsibilities of the proposed Advisory Board. The advisory board will assist in recommending the prioritization of uses of these resources in balancing the competing needs and funding proposals.

Intergovernmental Coordination

After adoption of the Redevelopment Plan by the City and approval by the County, discussion and preparation of an Interlocal Agreement with Broward County will be initiated. The NPF CRA is contiguous to the Broward Central County CRA. Maximum economies of scale could also be obtained for infrastructure projects involving design and installation of similar work components that are planned for both the NPF CRA and Central County CRA. Additionally, to fully implement the vision for the NPF CRA, direct funding assistance from Broward County (in addition to tax increment contributions) may be necessary to achieve the maximum redevelopment potential for the area.

Either through an Interlocal Agreement or other form of agreement, the intent is to provide for the cooperative management and implementation of projects having regional magnitude such as the N.W. 7th/9th Avenue Connector Project. A proposal to establish a parking program for the Sistrunk Boulevard Corridor is another example of coordination that should occur between the City, the CRA, and the County.

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B. SOURCES OF REVENUES AND FUNDS

The primary sources of recurring revenues and other funds available or projected for use in connection with this Redevelopment Program are briefly described as follows:

Federal and State Housing and Community Development Funds

Federal and State Housing and Community Development Grant funds are considered a viable source of annual recurring revenue that can be used in addressing many of the identified funding needs of this Redevelopment Program. In spite of the current trends to cut-back and consolidate governmental domestic funding programs, programs such as the Community Development Block Grant (or successor grant program(s)) are anticipated to remain available for use in conjunction with the Redevelopment Program for the NPF CRA.

Currently, the City prepares a Five (5) Year Consolidated Plan for Federal funding, and a Three (3) Year Local Housing Assistance Plan for State funding. The general purpose of these plans is to identify community revitalization needs and to design, develop and implement infrastructure and economic development and housing program to address those needs. As to resources made available to the City, approximately \$1,500,000 is allocated annually to housing improvement programs designed to assist low and moderate income persons. The primary sources of funds for such programs include, but are not limited to, the Federal Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME), and the State Housing Initiatives Program (SHIP). As part of the Redevelopment Plan for the NPF CRA, the City intends to continue this general level of annual funding commitment from these sources (or successor programs) to aid in the preservation and expansion of affordable housing available to low and moderate income persons as well as others. While these programs are available Citywide to eligible persons, activities have been concentrated in the Northwest District, based upon the high level of need in that area.

Over the past five years, the City has committed \$1,000,000 annually from its CDBG funds to provide infrastructure improvements to the Northwest District. To assist in the implementation of this Redevelopment Program, to the extent funds are available, this level of funding shall be continued to support NPF CRA infrastructure and community-economic development projects and activities undertaken in accord with this Redevelopment Plan. Additional uses of CDBG funds shall also be considered, as needed and available, as inducements to support private sector development initiatives within the NPF CRA.

Northwest Neighborhood Improvement District

That portion of the NPF CRA situated west of Andrews Avenue represents the adopted boundaries (Ordinance C-87-98) of the Northwest Neighborhood Improvement District which was created pursuant to Florida Statutes, Chapter 163, Part V. As part of the available statutory incentives, a funding request can be made to the Florida Department of Legal Affairs each year prior to October 1 to submit within their budget request to the legislature provisions to fund capital improvements. The request may be made to fund 100% of the capital costs for 25% of the district area within a State Enterprise Zone. The request may also seek a 100% matching grant for the remaining 75% of that portion of the area that is in the enterprise zone. While over the last several years such funding requests have not been approved by the State legislature due to State funding limitations, over the duration of the Redevelopment Plan, it is possible that this provision of the legislation may become active and should be considered at such time.

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This district is also authorized to impose up to a 2 mill special district tax for improvements receiving voter approval of the residents within the district. The Northwest District is composed substantially of low and very low income persons, many of whom are elderly and on fixed incomes. While the residents in the area may not be able to support such an additional tax burden at this time, consideration of this financing tool may be given in the future especially for a project(s) having broad-based support and community appeal.

State Enterprise Zone Program

The NPF CRA is located in one of the twenty (20) Florida Enterprise Zones (EZ) designated in July 1995, and in effect until year 2005. The EZ Program provides Florida state tax incentives to businesses locating in or hiring residents of the zone, and is meritorious in its own right as an inducement to business retention, expansion and attraction. However, the State EZ designation, as an important indicator of an area of concentrated urban distress on a state-wide scale, is typically relied on in applying for competitive State or Federal grant resources that are available now or could be available in the future to fund many of the projects and activities contemplated in the Redevelopment Program for the NPF CRA.

As of 2015 the State Enterprise Zone Program is no longer active.

Tax Increment Financing

As established by the Florida Community Redevelopment Act, tax increment financing ("TIF") is to be used to finance the implementation of this Redevelopment Plan. Tax increment allows the CRA to receive funds from contributing taxing authorities (based on statutory formula and annual millage rates) for the increase in taxable property value occurring after the adoption of a redevelopment plan. This financing tool allows the CRA to use funds to assist in paying for improvements and assisting redevelopment activities within the NPF CRA that are identified as needed to further stimulate and induce private reinvestment and redevelopment in the area.

The contributing taxing authorities for the NPF CRA are: Broward County, the City of Fort Lauderdale, and the North Broward Hospital District. The 1995 Preliminary Tax Roll reports \$211,584,410 in taxable property value for the NPF CRA. This is the base value for purposes of calculating the amount of tax increment to be appropriated by the taxing authorities in future years.

Each year the taxing authorities appropriate the amount of the incremental increase in ad valorem property tax revenue in the NPF CRA, which funds are deposited in the redevelopment trust fund for the NPF CRA created by an ordinance of the City of Ft. Lauderdale. Monies in the community redevelopment trust fund may be used by the CRA from time to time to pay some or all of the costs of undertakings contemplated by this Plan.

The CRA should when appropriate and with the approval of the City Commission issue bonds secured in whole or in part by the proceeds from TIF deposited in the redevelopment trust fund to accelerate the funding and implementation of the redevelopment program in this Plan.

Funds in the Redevelopment Trust Fund may be transferred from time to time, be it at the end of each fiscal year or at other times, from the trust fund to separate project accounts. Those transferred funds may then be retained in those accounts until needed for the project, undertaking or expenditure for which they are designated. Such funds may be used as contemplated by this Plan.

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City Capital Improvement Plan (CIP) Program

The City annually updates and funds its Five (5) Year Capital Improvement Plan ("CIP") Program. The CIP is comprised of various funding sources, including general fund, enterprise funds, grant resources, other private and public contributions, etc. Capital projects costing in excess of \$5,000 and having useful life generally in excess of five (5) years are typically programmed in the City's annual CIP. The identified infrastructure improvements to be undertaken by this Redevelopment Program currently include \$5,320,038 in upgrades to the water main systems in the NPF CRA. . Some of the proposed improvements to the infrastructure, such as sanitary sewer installations in commercial districts, should be included in future CIPs with identified source of funds to be derived by special assessment to the benefiting property owners.

The time period and amount for each type of capital improvement are estimates as of the time this Plan was adopted. It is possible and, in fact, likely, that some projects may for a variety of factors extend into one or more time periods before completion or may be accelerated and moved up into a more recent time period. The City Commission shall have the authority and discretion to make such adjustments to the amounts in each time period as deemed necessary and appropriate to best implement the provisions of this Plan.

Conclusion on Funding Sources

Other funds, including those that may be made available from private participating parties, will be sought and utilized as deemed necessary and beneficial. Allocation of additional CDBG funds, other Federal and State grant funds, City CIP funds, and the use of Tax Increment funds are all identified sources of revenues that, over time, can be used to carry out the projects and objectives of the Redevelopment Plan.

Property Acquisition and Disposition

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions using funds available to the CRA. This may include the necessary expense of contamination clean-up and site preparation when needed, with CRA Board approval. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

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SECTION 5

COMMUNITY REDEVELOPMENT PROGRAM AND STRATEGIES

A. GENERAL CONCEPT AND STRATEGIES

The City and CRA consider the following list of capital projects and public improvements important to the successful redevelopment and revitalization of the NPF CPA. Other projects and activities may be identified after public consultation in conjunction with the annual budget preparation process of the CRA and the City. Whether funded and carried out by the Fort Lauderdale CRA, the City of Fort Lauderdale, or Broward County through Interlocal Agreement, the following outlines the basic programs and strategies forming the essential physical improvement and project plans for the NPF CRA.

- Neighborhood Housing Improvement Programs
- Neighborhood Infrastructure Improvement Program
- Sistrunk Corridor Area Improvement Programs
- Northwest (formerly Progresso) Commercial Revitalization Improvement Program
- Flagler Heights RAC Area Improvement Programs
- Targeted Project Areas
- General Real Estate Redevelopment Initiatives
- Transportation Initiatives
- Safety and Security Initiatives
- Public art and events activities to promote redevelopment
- Public Improvements

Priority consideration shall be given first to the funding and implementation of those basic physical improvement programs and projects that through upgrades to the infrastructure will improve the quality of life in the neighborhood areas of the NPF CRA, and to those programs for improvements to the business and commercial sectors of the NPF CRA that will provide the infrastructure support and improved environmental conditions needed to foster thriving small business and compatible commerce in the NPF CRA.

B. NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAMS

Vision Statement

The Northwest - Progresso - Flagler Heights Redevelopment 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 within an urban village design approach for the Flagler Heights RAC Area. These redevelopment efforts will only benefit the existing residential population within the NPF CRA, and provide positive improvement to the physical, environmental and social quality of the neighborhoods located within the NPF CRA.

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Program Description

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand the affordable housing in the entire redevelopment area. Housing preservation will be provided through the Owner Occupied Residential Rehabilitation Loan Program and the Housing Recovery Program which provide funds to low income homeowners to upgrade and improve their homes. Preservation of rental housing stock will be facilitated through the Rental Rehabilitation Program. The supply of affordable housing within the NPF CRA will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. The City's Purchase Assistance Program provides down payment assistance to eligible home buyers and will continue to be targeted in the NPF CRA. The City's Infill Housing Program has already fostered the redevelopment of the Dorsey Heights area through the construction of single family homes. This infill program will continue in Dorsey Bend.

C. NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM

Vision Statement

Improvement of the infrastructure within the residential neighborhoods for the entire NPF CRA is a major implementation element of the Redevelopment Program. For a number of years, the City has set aside \$1,000,000 annually for infrastructure projects for the Northwest District. This has already resulted in significant improvements to the parks and public facilities in these neighborhood areas. This financial commitment is no longer a secured source of funding for the CRA. Future efforts will involve working with the neighborhood and civic associations within the NPF CRA to prioritize the infrastructure needed for affected neighborhoods.

Program Description

The Neighborhood Infrastructure Improvement program provides for upgrades to water mains, installation of new sanitary sewers, and maintenance and improvements to the storm drain system. In early 2000, the total estimated cost of this project is \$9,564,088. This includes \$4,077,000 for water mains, \$4,987,008 for sanitary sewers and \$500,000 for storm drain and swale reclamation programs. Should - neighborhood residents desire sidewalks, an additional \$1,000,000 is estimated to implement this option.

D. SISTRUNK CORRIDOR AREA IMPROVEMENT PROGRAMS

Vision Statement

The Sistrunk Corridor is the traditional center of commercial activity for the City's African-American community. Sistrunk Boulevard is a mixed-use corridor. In addition to the low to medium residential uses, there are approximately 135 businesses and offices located along Sistrunk Boulevard. Most of these businesses are supported by the surrounding neighborhood. In keeping with the recommended strategy of both the City's adopted 1989 Safe Neighborhood Act Plan and the approved 1995 Empowerment Zone Strategic Plan for Sistrunk Boulevard, this Redevelopment Plan establishes the Sistrunk Corridor Area

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Improvement Program in the Midtown Business District and the Sistrunk Commercial Node Program to formalize the implementation and funding plan for these activities.

Program Description

Sistrunk Corridor Area Improvement Program: This Program primarily provides for parking, pedestrian use, and redevelopment of buildings and the upgrade of existing water lines to support mixed use development along the boulevard. Future plans may also call for additional streetscape improvements such as lighting, landscaping and signage to provide for improved security and identification along the roadway and medians.

Also, while Sistrunk Boulevard serves the regional transportation network as a major collector roadway, fostering the economic revitalization and neighborhood redevelopment of the Northwest District I is of paramount importance.

The CRA has begun land acquisition of commercial properties to facilitate private sector redevelopment by disposing of the properties in a manner that facilitates development either by land/building markdowns or some other form of incentive.

This project provides for the development of commercial nodes to help revitalize Sistrunk as a mixed-use corridor providing business opportunities and essential neighborhood services to the surrounding neighborhood. There is a sufficient population base surrounding the Sistrunk-Corridor to support a neighborhood-based commercial area. The City has already instituted a Facade Improvement Program to help improve the condition of commercial areas along the corridor. This program is proposed to be expanded and supplemented by a business revitalization program designed to assist the mixed-use development of the corridor. The first commercial node to be programmed for development is estimated to contain approximately 20,000 square feet of commercial/retail space, and is envisioned to serve as a business incubator that will facilitate small business development. This concept is designed, in part, to capture the entrepreneurial spirit in the community and provide an opportunity for neighborhood area residents to directly participate in this economic and business development activity. Space in this facility could be made available to start-up retail businesses with an emphasis on attracting entrepreneurs from the surrounding neighborhoods. Additional commercial nodes can be programmed in future years based on continuing need and availability of funds. The City-owned parcel located at N.W. 7th Avenue and Sistrunk Boulevard could be targeted as a location for commercial node.

E. PROGRESSO COMMERCIAL REVITALIZATION PROJECT

Vision Statement

The Progresso Commercial Revitalization Project is a comprehensive program to redevelop a deteriorated industrial area of the City. This area has the potential to serve as a major source of investment and employment for the surrounding community. However, concentrations of undesirable uses, such as junk yards, salvage operations and other undesirable uses have stymied investment in this area. As a result, surrounding properties have deteriorated which has further depressed the economic viability of the area.

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Consistent with the 1989 Safe Neighborhood Act Plan, this project was further refined during the 1995 Empowerment Zone Strategic Plan process to develop at least a first phase and a potentially stand-alone program for the redevelopment of this area into a commerce park of approximately 20 acres. The first phase program consists of (a) concentrated code enforcement to require property owners to conform business uses to the applicable requirements of the zoning and building codes; (b) inspection of appropriate public infrastructure to facilitate business expansion and new commercial development; and (c) other strategic programs designed to fund activities that would assist in the transformation of this area into a commerce park.

Further development of these programs shall be based on availability of funds and a final determination of the selected corridor for the N.W. 7th/9th Avenue Connector Project. Under this approach, a comprehensive renovation of the existing structures, coupled with spot clearance and new infill development, could be achieved within a reasonable time frame and budget and within the resources of the Fort Lauderdale CRA.

Program Description

This project would concentrate on improvements in the commercial-industrial area between Sistrunk Boulevard and Sunrise Boulevard and N.W. 9th Avenue and N.W. 5th Avenue. Public improvements would include the installation of sewers, upgrades to the water system, and road and signage improvements. Future funding would also attempt to program funds to allow for the acquisition of properties to eliminate undesirable uses through voluntary and negotiated sales, or to provide publicly-owned frontage or right-of-way to make area compatibility improvements that provide better separation and identification of the commerce park area. Initial project implementation activities will commence with concentrated code enforcement coupled with preparation of plans to provide for improvements to the infrastructure and identification of this commercial business district.

The total estimated cost for this project is \$3,000,000, which consists of \$1,313,340 in sewer and water improvements, \$186,000 in street and signage improvements. Funding for other strategic programs of at least \$1,500,000 is included in this estimate for activities such as negotiated land purchases and programs to improve the environment, image and identification of this area.

F. N.W. 7TH/9TH AVENUE CONNECTOR

Vision Statement

The proposed N.W. 7th/9th Avenue Connector is planned to complete an important north-to-southbound arterial corridor which is currently disjointed at Sunrise Boulevard. It will provide an important reliever corridor to other major north-southbound arterials and will serve as a vital transportation link for the benefit of the overall local and regional transportation network. Through the realignment and construction of that corridor, the need for cut-through traffic to rely on the use of inappropriate local collector roads will be greatly reduced for the benefit of the surrounding neighborhood area.

COMMUNITY REDEVELOPMENT PLAN UPDATE: NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

Program Description

This project has been on the Metropolitan Planning Organization's (MPO) list since at least 1989, and is vigorously supported by the City. Since 1990 funds have been programmed in the City's Five (5) Year Capital Improvement Plan (CIP). While Alternative 1 described below represents the proposed corridor adopted by both the City and the County in the Traffic Circulation Element to the Comprehensive Plan, Alternative 2 provides for another route as recommended in the 1989 Safe Neighborhoods Act Plan. An illustration showing both corridors is provided as Exhibit 11 in this Redevelopment Plan. After the adoption of the Redevelopment Plan, further engineering study of these two alternatives, as well as others, would be desirable to better determine the essential costs prior to making a final selection of the most beneficial alignment. Public participation will be encouraged in the review, analysis and recommendations of the final corridor to be selected. Through Interlocal Agreement with Broward County, project management responsibility could be assumed by the Broward County Traffic Engineering Department if mutually agreed to between the City and the County.

The following provides a general comparison discussing the merits of both alternatives as illustrated by Exhibit 11 found in Exhibits to the Redevelopment Plan.

Alternative 1: Starting at the intersection of Sunrise Boulevard and N.W. 9th Avenue and transitioning to N.W. 7th Avenue north of Sistrunk Boulevard, this corridor cuts through the heart of the most significantly blighted portion of the Northwest District comprised of non-conforming or incompatible industrial uses and some obnoxious uses given their proximity and relationship to the inadequately

buffered surrounding residential areas. This alternative has undergone preliminary engineering validating it from a traffic way perspective. However, the estimated cost of environmental clean-up has not been fully studied and clean up may be so expensive as to prohibit this alternative final consideration as a practical matter in view of potential limitations to available funding.

As a redevelopment tool, this alternative could greatly benefit the surrounding neighborhood, but only if full funding is obtainable. Under this approach, assuming that roadway funds can be programmed and secured, then with additional local funds the assemblage program would be expanded to include adjoining properties so that a commerce park could be newly constructed in accord with design standards and site planning compatible to the neighborhood. This would, in essence, force the substantial clearance of detrimental industrial and commercial uses, providing the opportunity for the new construction of compatible, job creating commercial-industrial uses in addition to the new corridor.

Alternative 2: Starting at Sunrise Boulevard and proceeding along a widened N.W. 9th Avenue until it intersects at Sistrunk Boulevard and transitions through to N.W. 7th Avenue, this corridor runs along the perimeter of the most significantly blighted and presumably most costly to acquire portion of the Northwest industrial area. While some detrimental industrial properties would be cleared, this corridor avoids those that may impose such excessive costs necessary to mitigate environmental hazards as to jeopardize the feasibility of the entire project.

This corridor provides a more logical and compatible separation between residential and industrial uses from a land use perspective. Under this approach, improvement to the core industrial area would be accomplished through code enforcement, complemented by infrastructure improvement

COMMUNITY REDEVELOPMENT PLAN UPDATE: NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

programs and other forms of assistance. As a renovation and infill development program, the physical improvements are not likely to provide the design integrity that can be accomplished by clearance and new construction, but from a cost perspective, this alternative might present the only fundable approach that still achieves the traffic way objectives of the project while fostering redevelopment benefits and employment opportunities for the neighborhood.

Other Alternatives: After reexamination of the two alternatives described above, it should also be understood that other alternative alignments within this area may also be available that accomplish similar land use; redevelopment, economic development, and cost efficiency goals. Under either Alternative 1 or 2 (and most probably all others), a small number of residential apartment units will need to be acquired. Any other alternatives considered should also plan to minimize displacement of residents. Displaced families will be provided with relocation advisory and financial assistance in accord with applicable Federal and State laws.

The estimated cost of this project, under either alternative, as of 1995 was at least \$21,000,000, which includes engineering, right-of-way acquisition, building demolition, and construction. Funding sources include 80% Federal, 10% State, and 10% local to be split between the City and the County. Depending on selection of the ultimate corridor between Alternatives 1 and 2, or others, project costs may increase due to unknown expenses associated with environmental clean-up. Should a more comprehensive clearance program be adopted to provide a commerce park, under a new construction approach in the vicinity of the corridor, sources of funds for these additional costs would need to be identified. Such a project might be appropriate for future consideration as a joint undertaking between the City and the County, which could be further developed and approved through an Interlocal Agreement.

As of the 2015 Plan update, the status of the 7th/9th Connector project as originally approved has been determined infeasible because of increased cost. NW 9th Avenue between Sistrunk Blvd and Sunrise Blvd is now programmed for Complete Streets streetscape enhancement projects and NW 7th Avenue between Broward Boulevard and Sunrise Boulevard has been identified as needing design and implementation considerations such as bicycle and pedestrian infrastructure.

G. FLAGLER HEIGHTS

VISION STATEMENT

In July of 1999, FAU completed a target improvement program called "A Call for Action". The DDA Board, CRA Advisory Board and the City Commission conceptually endorsed the plan. There have been other plans conducted for the area in years past, most of which were well received. This section of the CRA work plan attempts to extract the key components from these plans that will create a plan of action for the area.

Program Description

The Flagler area is mainly a combination of assembled parcels, blighted properties and small residential and commercial buildings. The blighted properties surrounding the land assemblage combined with a lack of infrastructure are interfering with the development of the land. This may require CRA assistance and eminent domain to acquire hold-out properties to complete land assembly. According to FAU's "Call for Action", there are streets within the district that have small scale, private sector opportunities,

COMMUNITY REDEVELOPMENT PLAN UPDATE: NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

which could act as catalyst's for redevelopment of the area. In addition, 6th Street was been targeted as a "Gateway" streetscape project and is a key component for the redevelopment of the assembled parcels.

Redevelopment within this area will be induced by the flexibility provided through the modified mixed-use development zoning category. Immediate upgrades and improvements to the infrastructure are proposed to induce private investment and support development of the increased densities and intensities being programmed through land use and zoning. Public sector support of the area provides a clearer indication to investors of the city's proposed vision for infrastructure improvement goals. Concurrently, a master plan to create a street hierarchy is underway. The plan will identify what is anticipated for the right of ways on cross streets which in turn will enable a comprehensive finding schedule to be created. The planning process is also expected to target an area for public open space, and uncover any zoning revision needs to ensure uses are compatible with the vision.

Tax increment financing may be used anywhere within the Flagler Heights area as determined in accordance with the annual Strategic Plan.

H. LINCOLN PARK DEVELOPMENT

Vision Statement

The Lincoln Park site is one of the largest city owned assemblages in the CRA district and is a prime redevelopment site. At the time of the 2001 Plan update the City Commission acting as the CRA Board approved the relocation of the "One Stop Shop" to Lincoln Park. The desired development included a structure that would house all permitting and building departments and one that would attract a large number of individuals to drive the Sistrunk Corridor to apply for building permits and for site review of building plans. Ultimately the highest and best use for the remainder of the site needs to be determined.

Project Description

The parcels in and around Lincoln Park have 'strong potential for development in the CRA district. There are potential issues associated with the Lincoln Park development including the trash transfer station, surrounding blight and possible underground hazards. Further investigation is necessary of these issues to determine the optimal development potential for the site. An assumption is being made at this point that no obstacles are insurmountable and development is viable for Lincoln Park. The CRA will collect all data that currently exists and hire the necessary firms to identify any other issues that may limit or hinder development of the site. Once underground issues have been identified and costs associated with preparing the site for development are identified, development goals can be established for the site. Residential, commercial, mixed use or a public use is anticipated to be at the site. Funds available to the CRA may be used for site assembly and infrastructure.

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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

J. KONOVER SITE

Vision Statement

The Konover parcel and Jamaican Domino Club have been purchased. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002 the CRA and City Commission expanded the NPF-CRA to include that parcel. Any disposition of property in the Konover Site for redevelopment purposes will be done according to the procedures and standards set forth in Section 163.380, Florida Statutes.

K. OTHER PROPERTY ACQUISITION AND DISPOSITION

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions using funds available to the CRA including acquiring city owned vacant parcels and/or buildings targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

The CRA may also fund appraisals, conduct surveys, obtain site information, conduct contamination or site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district.

L. TRANSPORTATION MOBILITY AND OTHER CAPITAL INITIATIVES

The City of Ft. Lauderdale has made substantial progress along with the Downtown Development Authority and the County in relation to 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. Additional projects that include capital public investment by the CRA may include but are not limited to the acquisition, redevelopment or construction of surface or structured parking, parking development promotion programs, wayfinding, signage, or other related transit projects or programs. Pedestrian programs and projects may include sidewalk enhancements, lighting, upgrades to infrastructure and other pedestrian amenities.

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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 6

PUBLIC SAFETY, SECURITY, AND QUALITY OF LIFE

As the redevelopment of the CRA areas continue, an emphasis on safety and security as well as quality of life initiatives are relevant to promoting and attracting private investment and development. The CRA Plan was amended in 2013 to include three new improvement projects and activities consisting of a Community Policing Innovation program, a Wireless Security Camera System, and a Public Wi-Fi System.

- A. Community Policing Innovation Program: The Fort Lauderdale Police Department has stepped up enforcement efforts within the district since the completion of the NE 6th Street/Sistrunk streetscape enhancement project. It is recommended that these community policing strategies continue as long as the NPF CRA funds are available and until the sunset of the trust fund in 2025. Some of the activities that are being supported under this initiative include opening a police substation for enhanced security in the heart of the Midtown Business District.
- B. Wireless Surveillance Camera System: Community Policing Innovation strategies will be further enhanced by the installation of a Wireless Surveillance Camera System that utilizes the latest technology to aid crime prevention activities in the redevelopment district. The surveillance cameras are proposed to be installed on the light poles or private property throughout the redevelopment area.

Public Wi-Fi System: A wireless area local network or Wi-Fi is being proposed to provide a unique public digital amenity which will aid our efforts to promote the redevelopment district as a great place to live and operate a business. A public Wi-Fi system will also provide the opportunity to continuously inform residents and visitors on a platform like channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Financial Resource

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment trust Fund. The annual expense for the Community Policing Innovation strategies is estimated at \$20,000 (but may vary year to year). The annual expense for the surveillance cameras and Wi-Fi are yet to be determined.

The 2004A bond proceeds may be utilized for the surveillance camera and public Wi-Fi.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 7

DURATION, CONFORMITIES, MODIFICATIONS AND FINDINGS

Policies regarding Redevelopment Plan duration, conformities, and modifications as well as findings pertaining to neighborhood impact and benefit are set forth below.

A. DURATION OF REDEVELOPMENT PLAN

This Redevelopment Plan shall be in effect for nine (9) years from the date of its adoption by the Fort Lauderdale City Commission, or until November 7, 2025, unless subsequently amended with the same formality as its original adoption and approval. However, as provided by the Redevelopment Act, any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof, shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the Redevelopment Trust Fund or the fiscal year in which the plan is subsequently amended to coincide with the maximum permitted term of such bond or note.

Notwithstanding the above and unless otherwise stated in any agreement for the development of publicly assembled property disposed of in connection with this Redevelopment Plan, the purpose and intent of this Redevelopment Plan shall survive its expiration date and shall be incorporated to the extent deemed necessary and appropriate by the proper City Officials in instruments of conveyance and restrictive covenants running with any such redeveloped land.

B. CONFORMITY WITH COMPREHENSIVE PLAN

This Redevelopment plan is found at date of its adoption to be in conformity with the City's Comprehensive Plan. Any adopted amendment or modification, or official interpretation thereto, to the current Comprehensive Plan, or any succeeding Comprehensive Plan adopted in the time of duration pertaining to this Redevelopment Plan, shall be deemed to have automatically amended or modified any provision of this Redevelopment Plan not then in conformity, and no further amendment or modification to the Redevelopment Plan shall be deemed necessary to bring the Redevelopment Plan in conformity with the then more restrictive provisions or requirements of the Comprehensive Plan.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
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C. REDEVELOPMENT PLAN MODIFICATIONS

As a supplement to the foregoing, it is recognized that the Redevelopment Plan may set forth more specific requirements and programmatic objectives for the Redevelopment Program, not generally provided in the Comprehensive Plan. Any such more restrictive requirement or 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.

If any section, subsection, sentence, clause, provision, or part of this Redevelopment Plan shall be held invalid for any reason, the remainder of this Redevelopment Plan shall not be affected.

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and- attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

E. UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Ft. Lauderdale City Commission on November 7, 1995 (the “Original Plan”) and the updated and amended Plan adopted by the City Commission on May 15, 2001. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 8
OTHER CITY AND CRA GOVERNMENT FUNCTIONS

A. PERMITTING:

As property owners and the development community begin to invest in the CRA, a streamlined permitting process needs to be initiated. Discussions have already begun with the Building Department to address this issue.

B. POLICE:

As with code and permitting, the CRA will involve the Police Department in strategy sessions during the redevelopment process.

C. FINANCIAL INCENTIVE PROGRAMS

The City currently offers a variety of incentive programs within the Enterprise Zone (“E-Zone”), which includes the CRA District. Although it is early in the process, the CRA should investigate the desirability of establishing other supporting programs as described below.

Programs offered within the E-Zone

- Direct Loan
- Jobs Tax Credit
- Sales Tax Refund for Business Machinery & Equipment
- Sales Tax Refund for Building Materials

CRA INCENTIVES AND PROGRAMS

- Commercial Façade Renovation Program

This program along the Sistrunk corridor caps the maximum facade grant between \$20,000 and \$40,000 but may be expanded pending CRA board approval of program details. A \$7500 façade grant is available for all other areas within the district.

- Housing Investment Program
- Flagler Heights Strategic Investment Streetscape Program

This program is designed to assist new projects mainly in the Flagler Heights area to reduce their costs for infrastructure and capital improvements enabling additional funds to be invested in the projects.

- Midtown Strategic Investment Program

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

- Low Interest Loan

Created to encourage rehabilitation of existing commercial properties. The CRA subsidizes 50% of the “interest only” on the principle amount of loans obtained for rehab or re-construction of a project located in a designated area. Loans are based on prime rate and no points or closing costs are charged. Maximum principle loan amount allowed and obtained from participating lending institutions is \$350,000. Loan amounts can be increased in discretion of the CRA board.

- Business Relocation and Incentive Program

Enables CRA to relocate commercial or residential uses to allow for a more desirable or upgraded use when absolutely necessary.

- Real Estate Investment Accelerator Program (Tax Rebate Program)

This program is for projects find it difficult to obtain financing or do not provide enough return on investment for the developer to execute a development plan. The TIF is pledged to the project for a designated period of time to enable financing of the project.

- Property and Business Investment program

This program is for interior and exterior improvements for mixed use or commercial project within the CRA. The goal is to attract new tenants and retailers to the area and help property owners with leasing and promotes entrepreneurial opportunities.

- General Business Investments

All forms of business attraction and investment, either including or excluding incentive funding is a priority of the CRA. Mentorship, business assistance programs, job creation programs and other business related activities are integral initiatives.

Annual appropriations of \$1 million to \$ 3 million will be allocated to these programs.

**D. QUALITY OF LIFE PROGRAMS AND PROMOTION of
REDEVELOPMENT ACTIVITIES**

From time to time the CRA will utilize marketing, public relations and other promotional means to inform the general public, the residents, targeted businesses and visitors about the redevelopment effort taking place in the CRA district. IN addition, special events, promotions and public displays will assist in business attraction, promoting the districts as a place to live, and further promoting the area as a redevelopment district with opportunity for private investment. Marketing and Collaterals will include information on project areas and descriptions, incentives available and infrastructure plans and policies regarding CRA development goals. The web-site should mimic the collaterals. The CRA will prepare materials, maps and collaterals for distribution so the development community can clearly see the City's vision for the CRA District.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

Utilizing public venues for art, public art, events and activities will be part of the overall quality of life programming to attract residents and businesses to locate to the CRA district. Activities and events in public spaces include partnering with sponsors, hiring coordinators and promoters, holding special events and forums, and placement of public art installations are all forms of increasing the perception of the quality of life in the district.

Other forms of quality of life programs and projects include community garden concepts, promotion of health and wellness programs and supporting the overall economic health and wealth of residents and businesses in the CRA district. This plan also includes programs and projects to address the concept of food deserts including partnerships with local vendors, health officials and industry professionals, and others involved in healthy eating and food supplies.

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA
AMENDED AND RESTATED

MAY 2001

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

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COMMUNITY REDEVELOPMENT PLAN::
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA
AMENDED AND RESTATED

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SEPTEMBER OCTOBER 19-24, 2015

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~~COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST PROGRESSO FLAGLER HEIGHTS AREA
AMENDED AND RESTATED MAY 15, 2001
CITY OF FORT LAUDERDALE, FLORIDA
FORT LAUDERDALE CITY COMMISSION~~

and the

~~FORT LAUDERDALE CRA BOARD OF COMMISSIONERS~~

~~Jim Naugle, Mayor
CRA Chairman~~

~~Gloria F. Katz, Vice-Mayor
CRA Vice-Chairperson~~

~~Carlton B. Moore, Commissioner
CRA Commissioner~~

~~Tim Smith, Commissioner
CRA Commissioner~~

~~Cindi Hutchinson, Commissioner
CRA Commissioner~~

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~~F.T. Johnson, City Manager~~~~Dennis Lyles, City Attorney~~
~~Pete Witschen, Assistant City Manager~~~~Bud Bentley, Assistant City~~
~~Manager~~~~Greg Kisela, Assistant City Manager~~

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COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST PROGRESSO FLAGLER HEIGHTS AREA

~~The following contributed to the rewrite of this plan:~~

~~CRA ADVISORY BOARD~~

~~Stan Brown, Chairman~~

~~Sean Jones, Vice Chairman~~

~~James C. Brady~~

~~George Burrows~~

~~Kevin Buckley~~

~~Jerry Carter~~

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~~Kim Jackson, CRA Manager, Faye Outlaw, Community and Economic Development Assistant Director, Cecelia Holler, Construction Services Director, Sharon Miller, Assistant City Attorney, Chris Wren, Community and Comprehensive Planning Manager, Chuck Adams, Manager Redevelopment Services and Marine Facilities, Hector Castro, City Engineer, Frank Coulter, Public Services Deputy Director, Pete Sheridan, Assistant City Engineer, Paul Bohlander, Assistant City Engineer, Peter Partington, Traffic Engineer Design Manager, Mike Fayyaz, Engineer Design Manager, Hal Barnes, Project Engineer, Robert Clapp, Project Engineer, Mina Samadi, Project Engineer, Damon Adams, Finance Director, Terry Sharp, Assistant Finance Director, Boe Cole, City Treasurer, Margarette Hayes, Interim Housing and Community Development Manager, Greg Brewton, Zoning Administrator, Victor Volpi, Real Estate Officer II, Bob Wojcik, Planner III, Mike Baily, Public Services Distribution and~~

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~~Collections Manager, Lisa Wojcik, Engineering Technician, Keary
Cunningham, GIS Specialist Kim Vazquez, CRA Administrative Aide,
Lorraine Galterio, Service Clerk, David Cardwell, Holland & Knight
LLP Redevelopment Strategies, L.L.C.~~

COMMUNITY REDEVELOPMENT PLAN:

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AMENDED AND RESTATED ~~XXXXXXXX~~ SEPTEMBER OCTOBER

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CITY OF FORT LAUDERDALE, FLORIDA

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FORT LAUDERDALE CITY COMMISSION

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and the

FORT LAUDERDALE CRA BOARD OF COMMISSIONERS

John P. "Jack" Seiler

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CRA Chairman

Robert L. McKenzie, Vice-Mayor

CRA Vice-Chairperson

Bruce G. Roberts, Commissioner

CRA Commissioner

Dean Trantalis, Commissioner

CRA Commissioner

Romney Rogers, Commissioner

CRA Commissioner

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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~~Assistant City Manager~~

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Special Thanks to all the Staff from the following departments for their unique contributions to the amending of the Plan.

The City Manager's Office

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Transportation and Mobility

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Public Works~~Jeremy Earle, XXXXXX~~

City Attorney's Office

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- Exhibit 1: Community Redevelopment Area Boundary
- Exhibit 2: NPF Water Mains - Overview
- Exhibit 3: NPF Water Mains - Sistrunk Corridor Area
- Exhibit 4: NPF Water Mains - Progresso Commercial Revitalization Area
- Exhibit 5: NPF Water Main Flagler Heights RAC Area
- Exhibit 6: NPF Sanitary Sewers -Overview
- Exhibit 7: NPF Sanitary Sewers - Sistrunk Corridor Area
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- Exhibit 9: NPF Sanitary Sewers — Flagler Heights RAC Area
- Exhibit 10: NPF Storm Drainage - Overview
- Exhibit 11: N.W. 7th/9th Avenue Corridors

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~~N.W. 7th/9th Avenue Corridors~~
NPF CRA APPENDIX LIST:

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~~Broward County Resolution 89-1132 Fort Lauderdale Resolution 95-86 Fort Lauderdale Resolution 95-170 Broward County Resolution 95-1084 Fort Lauderdale Ordinance C-95-67 Fort Lauderdale Resolution 01-86~~

~~Appendix 7: 2001 Plan amendment reso~~

~~Appendix 8: 2002 Plan expansion reso~~

~~Appendix 9: Plan amendment reso~~

Fort Lauderdale Resolution 95-86

Appendix 3: Fort Lauderdale Resolution 95-170

Appendix 4: Broward County Resolution 95-1084

Appendix 5: Fort Lauderdale Ordinance C-95-67

Appendix 6: Fort Lauderdale Resolution 01-86

Appendix 7: Fort Lauderdale Resolution 01-86

Appendix 8: 2001 Plan amendment Resolution

Appendix 9:

2002 Plan expansion Resolution 01-87

Appendix 10: 2013 Plan amendment Resolution 13-137

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SECTION 1

INTRODUCTION AND BACKGROUND

This is the Community Redevelopment Plan ("Redevelopment Plan") for the Northwest - Progresso - Flagler Heights Community Redevelopment Area (NPF CRA). The original version of this Plan, known as the Northwest Progress Flagler Heights Redevelopment Plan, was adopted by the Ft. Lauderdale City Commission on November 7, 1995. An update to the original plan was adopted by the Ft. Lauderdale City Commission on May 15, 2001. A Plan amendment for expansion of the CRA Boundary was completed in 2002 and a minor amendment to add three new project based activities was done in August 2013. References herein to the "Plan" are to the original plan 2001 Plan as amended by that update.

A. COMMUNITY REDEVELOPMENT AREA DESCRIPTION

Exhibit 1 hereto provides a Boundary Map of the NPF CRA.

General Description

The NPF CRA is generally located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, which is excluded.

The entire NPF CRA is located within a former State Enterprise Zone, and the northeast portion of the area is within the Fort Lauderdale Downtown Regional Activity Center (RAC).

For purposes of land development planning, and for reviewing the scale, character, densities and intensities of the land use within the NPF CRA, the area is further described by its two most distinctive subsections -- the Northwest Neighborhood Improvement District, referred to as the Northwest District, and the North Lauderdale, Progresso and Flagler Heights Areas, referred to as the Flagler Heights RAC Area. The boundaries of these subsections are generally described below.

Northwest District

The Northwest District Area generally consists of the Dorsey-Riverbend, Durrs, Home Beautiful Park, and the City View neighborhood area. It is contiguously located to the east of the Broward Central County Community Redevelopment Area.

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west of the Flagler Heights RAC Area, and northwest of the City's Downtown Central Business District.

The boundary for the Northwest District is West Sunrise Boulevard on the north, Andrews Avenue to the east, West Broward Boulevard on the south, and on the west by the corporate limit line, and also includes the area starting at the intersection of the FEC Railroad and N.W. 7th Street to Sunrise Boulevard, and between Andrews Avenues and the FEC Railroad. The area south of this intersection that overlaps with the Flagler Heights RAC Area between Andrews Avenue and the FEC Railroad is excluded.

The Flagler Heights RAC Area generally consists of all or a portion of the Flagler Heights neighborhood areas. It is contiguous to the east of the Northwest District and north of the City's Downtown Central Business District. It is to be noted that Exhibit 1 shows the Flagler Heights RAC Area as it relates to all portions of the Downtown Regional Activity Center area that is within this portion of the NPF CRA, including that portion west of the FEC Railroad that is also within the Northwest District. The traditional boundary of the Flagler Heights neighborhood area is Sunrise Boulevard on the north, Federal Highway on the east, N.E. 4th Street on the south, and the FEC Railway on the west.

Legal Description

The NPF CRA is legally described as that area of the City of Fort Lauderdale lying in Sections 2, 3, 4 and 5, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

All of Said Section 5 lying easterly of the corporate limits of the City of Fort Lauderdale, as described in Chapter 65-1540, Florida Statutes and in City of Fort Lauderdale Ordinance C-75-41; together with all of said Sections 3 and 4 lying south of the south right-of-way line of Sunrise Boulevard; together with all of that portion of said Section 2 lying West of the westerly right-of-way line of North Federal Highway and South of the south right-of-way line of Sunrise Boulevard; less and except that portion of said Section 3, being bounded on the west by the east right-of-way line of North Andrews Avenue, on the south by the south line of said Section 3, on the east by the east line of said Section 3 and on the north by the south right-of-way line of Northeast 4th Street,

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B. REDEVELOPMENT LEGAL AUTHORITY

This Community Redevelopment Plan has been prepared in accordance with Part III, Chapter 163; Florida Statutes entitled the Community Redevelopment Act (Redevelopment Act), which confers upon local governments certain powers to plan and execute redevelopment activities and programs.

Delegation of Powers

The Board of County Commissioners of Broward County, Florida ("BCC") adopted Resolution No. 89-1132 on April 11, 1989, delegating to the City of Fort Lauderdale the redevelopment powers of the Redevelopment Act for such programs operating within the corporate limits, subject to the review and approval by the BCC of the City's Community Redevelopment Plan and any amendments thereto.

Finding of Necessity

City of Fort Lauderdale City Commission Resolution No. 95-86 adopted on June 20, 1995, found the Northwest - Progresso - Flagler Heights Community Redevelopment Area to be impaired by a combination of factors and conditions indicative of blight, as that term is defined in the Redevelopment Act, and authorized the preparation of a Community Redevelopment Plan in order to identify and develop plans and activities designed to eliminate and prevent the spread of blighting conditions and to develop workable program to aid in its rehabilitation, conservation, and redevelopment.

Powers and Authority

The Fort Lauderdale City Commission for and on behalf of the City of Fort Lauderdale, and when acting separately in its capacity as the Board of Commissioners for the Fort Lauderdale Community Redevelopment Agency, reserves for itself, its officers, employees and agents, all the powers, duties and responsibilities vested to it and provided by the Redevelopment Act to carry out the purposes and intent of this Redevelopment Plan, including the use of the power of eminent domain.

It is the intent of the City of Fort Lauderdale ("City") and the Fort Lauderdale Community Redevelopment Agency ("CRA") that whenever reference is made in this Redevelopment Plan to City or CRA in undertaking or exercising some of the power or authority granted by the Redevelopment Act, then such power and

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~~authority at~~ ~~authority are~~ deemed to have been granted and exercisable in connection with the implementation of this plan.

This Plan updates and amends the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Ft. Lauderdale City Commission on November 7, 1995 (the "Original Plan") and incorporates the amendments from the May 2001 update. Certain projects, programs, ~~undertakings~~ ~~undertakings~~, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of the Plan Update. Nothing in the Plan Update is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of Plan Update may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

This Plan contains provisions that contemplate actions to be taken by the City of Fort Lauderdale, including the City Commission or various agencies, departments or boards of the City. While the City Commission has adopted this Plan, any actions to be taken by the City constitute recommendations that will require action to be taken by the City to approve and authorize implementation of any such actions.

C. SUMMARY OF HISTORICAL COMMUNITY NEEDS

The Northwest District has been the focus of study and planning since at least the early 1960's. While many improvement programs have been designed and implemented, there is no dispute among community and neighborhood leaders of the need for continuing to concentrate programs for improvement in this area.

In May 1987, the City conducted a charrette with neighborhood residents in the Northwest District to discuss community needs and to help create a vision for the area to further refine and help guide ~~its~~ ~~its~~ ~~the~~ planning and redevelopment. Problems identified by the Sistrunk Charrette included: incompatible adjacent land uses without adequate buffers; poor street alignment of north and south roadways; lack of adequate off-street parking; lack of adequate vehicle speed controls; poorly maintained and deteriorating buildings; the need for improved streetscape; lack of affordable housing; and the lack of public-private reinvestment incentives to retain.

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or attract neighborhood-based businesses. Unemployment and lack of private investment in the community have historically been ranked by the area residents as the primary barriers to sustainable improvement. On October 3, 1989, the city adopted the Safe Neighborhood Plan for the Northwest Neighborhood Improvement District, which provides extensive analysis, strategies and recommendations on accomplishing the vision set forth by neighborhood residents at the Sistrunk Charrette.

~~During the 1980's~~ several studies ~~during the 1980s were done~~ involving the North Lauderdale Progresso area and its relationship and interaction with the Central Business District. In May 1985, a report to the City Commission found major problems in the area to include: transient population, with no active neighborhood association or crime watch program; lack of property maintenance, both with buildings and overgrown lots; code violations perpetuated by low owner occupancy and deferment of maintenance by absentee owners; inconsistent and incompatible land use; inflated property values caused by speculation due to the area's relationship to the downtown. In February 1989, a Charrette for the North Lauderdale - Progresso area was conducted. Among the other important recommendations involving improved development regulations and code enforcement, were recommendations to establish both a Safe Neighborhood Improvement District and a Community Redevelopment District in this area.

Between 1990 and 1991, two community workshops and a series of smaller stakeholder meetings and interviews were conducted with residents and property owners of the Fort Lauderdale Downtown Regional Activity Center, which includes the urban core and its adjoining sub area. Optimizing the potential of underdeveloped areas such as the North Lauderdale - Progresso - Flagler Heights neighborhood was identified among the many important issues and concerns to be addressed. In 1992, an urban design study called "A Vision for the City Center: Fort Lauderdale Regional Activity Center" was presented. It lays the groundwork for the preparation of more relevant development regulations, and sets forth urban design concepts that translate the aspirations of the community and individual stakeholder into a physical representation of the overall theme contemplated in achieving the vision for the future of the Regional Activity Center.

City, County, and community officials have worked to reform the City's zoning and development regulations, and to further complete the study and analysis necessary to formulate a program of redevelopment for the NPF CRA.

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In 1999, the CRA evaluated the progress in the ~~district and established additional objectives~~ district, established additional objectives, and updated targeted project areas. The CRA Board adopted policies and programs to implement the established goals of the agency and began meeting monthly to focus on issues solely associated with the CRA district.

~~the CRA district.~~

Targeting private sector partners became a priority for the CRA. Financial incentives were packaged and partnerships formed with local lending institutions. Master plans for the Midtown Business District the area located between N.W. 15th Avenue and the FEC Railroad Tracks, and the Flagler Heights areas are underway that include zoning revisions and other initiatives to support redevelopment.

Also, to ensure the CRA remains focused on the redevelopment objectives within this plan, a Strategic Plan was produced that identifies short term goals and objectives and will be updated annually to monitor progress.

As the CRA district and the city in general continues to evolve, additional programs and projects are being proposed that will address current and future needs. For example major strides have been made in relation to identifying transportation and mobility needs enabling the Agency to take an active role in the development of transit initiatives. Considering the increase in residential development safety and security of residents and future businesses warrants investment in CEPTED and other security driven initiatives including public camera systems, public safety and security measures and increased lighting levels and code enforcement programs. Finally new and expanded quality of life programs and projects will be included in the CRA Plan that include but are not limited to marketing and events activity to generate awareness of the districts growing economy, art and public enhancements, community gardens and health related projects and programs and other initiatives related to land, real estate development, parking and other development driven initiatives.

D. REDEVELOPMENT GOALS AND OBJECTIVES

This part of the Plan provides background and summations on visions that have been developed and recognized over the years for the various major subsection of the NPF CRA, an enumeration of the goal, objectives and policies of the Future Land Use Plan, and the redevelopment plan objectives for this Redevelopment Plan.

Effects of other Studies and Plans

This Redevelopment Plan has been prepared after review and analysis of other data, information, studies, and plans existing at the time of preparation and adoption.

Taken into account during the preparation of this Redevelopment Plan were: 1) the City's "Safe Neighborhood Improvement Plan for the Northwest Improvement District," adopted October 3, 1989; 2) the "City of Fort Lauderdale Comprehensive Plan: Future Land Use

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Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights"

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Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013, and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District. Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.

~~Continue~~
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~~Continue~~ to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

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- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, facilitation of all types of housing, including, but not limited to, low and moderate income housing, and land assembly program in the NWPFH.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

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Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts and initiatives being implemented in both the Northwest District Area the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide 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. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

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SECTION 2
SOCIO-ECONOMIC AND PHYSICAL CONDITIONS

A. A. NEIGHBORHOOD CONDITIONS AND SOCIO-ECONOMIC FABRIC

The two areas within the CRA - the Northwest District portion and the Progresso/Flagler Heights RAC portion — are significantly distinct neighborhoods. While the population in the Progresso/Flagler Heights RAC increased over the last 10 years by 12%, the population in the Northwest District portion declined by 23%. The two areas also differ in levels of racial and economic diversity and the condition of the housing stock.

~~of the housing stock.~~ Both areas contain a large amount of vacant or underdeveloped land which ~~contribute~~contributes to the distressed character of the CRA as the following evaluation further supports.

Neighborhood Conditions

The City's 1995 Neighborhood Conditions -Study and Finding of Necessity Report examined the conditions of structures and other environmental factors within the NPF CRA. From the building conditions survey, 73% of all structures (3,389) ~~were found to be~~evidenced varying degrees of disrepair with 28.5% rated deteriorating ~~or dilapidated.~~

~~dilapidated.~~ The latter are conditions that warrant demolition or major rehabilitation. Additionally, ~~major~~

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~~rehabilitation.~~ Additionally, the study identified that 36% of all sites (3,823) within the area form isolated patinas of vacant land. These lots are a combination of ~~stand-alone~~~~stand-alone~~ undeveloped lots and vacant lots under the same ownership to adjacent improved lots. Non-conforming vacant lots or underdeveloped properties have long been recognized as a key indication of blight. Also, the survey of environmental factors assessing physical impacts to all sites (3,823) analyzes typical indicators of neighborhood distress and identifies a range of potential deficiencies warranting further study and planning for appropriate corrective action. Problems with incompatible land use, particularly as they affect the residential characteristics and structure of the neighborhood, are clearly documented. The disproportional relationship of crime affecting the neighborhood in comparison to the overall City is also substantiated.

Population

The 1990 Census estimates the total population for the NPF CRA at 16,055 persons, 10.8% of the City's year round population of 149,377 persons. The Northwest District, with a total estimated population of 14,220, has maintained a predominant minority resident population for decades. The 1990 Census indicated that more than 32% (13,392) of the total Black population of the City (41,997) resided in the four census tracts which comprise the Northwest District Area. In 1990, more than 94% of the total Northwest District residents (14,220) are Black, and 63% of residents of the Flagler Heights RAC Areas of the NPF CRA are Black.

The residents of the Northwest District, in general, have significantly different demographic characteristics than the City as a whole. In 1990, 34% (4,897) of Northwest District residents were under the age of 18 compared to 19% (28,056) citywide. This indicator is still higher than the citywide average for the Progresso/Flagler Heights RAC, at 26% or 567 persons.

Education and Employment

The distribution of education and employment is equally dissimilar. For persons 18 years of age and older, 73% (88,960) were high school graduates citywide with only 37% (2,288) of Northwest District residents and 49% (278) of the Progresso/Flagler Heights RAC residents being graduates. Educational attainment affects the kind, ~~quality~~~~quality~~, and longevity of obtainable employment. Northwest District residents 16 years of age and older had an unemployment rate of 15.7%, compared to the City unemployment rate of 6.7%. Residents of the Progresso/Flagler Heights RAC ~~portion of the NPF CRA~~.

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~~portion of the NPF CPA~~ had an unemployment rate ~~of~~ 9.1%, which is still significantly above that of the City.

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Income

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Income is affected in a similar fashion. Five of the six census tracts in the City that have median incomes below 70% of the City's median income are located in the Northwest District. In addition, 28% of all families below the poverty level reside there. Nearly four times as many families within the Northwest District (49% or 6,817) had incomes below the poverty level in 1990 compared to the City as a whole (17% or 24,793). Throughout the City, 5% of the households receive public assistance compared to 17.4% of the residents within the Northwest District. In contrast, 7.4% of the Flagler Heights RAC Areas receive public assistance. ~~Also In addition,~~ while 50% of the City's ~~female-headed~~ households with children under the age of 18 have incomes below the poverty level, 60% of those households in the Northwest District and 55% of the Progresso/Flagler Heights RAC residents fall into that category.

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Circumstances for residents within the ~~district~~ are ~~are~~ compounded by a high proportion of youth in the population, low educational ~~attainment~~, and high unemployment rates. This situation may be even more severe, because minority youth unemployment is even higher. The 1995 Florida Department of Labor and Employment Security estimates that youth unemployment may be as high as 40%.

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Housing

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The Northwest District portion of the NPF CRA contains the highest proportion of substandard private housing of any area in the City. Throughout the area, blighting influences evolved during the four decades prior to the early 1980's. The degree to which this condition still exists in 1995 is indicated by a review of the City's records of building and zoning violations within the district. While the CRA contains only 8% of the total housing units and 8% of the occupied housing units in the City, one-third of all vacant, boarded-up housing units are located within the NPF-CRA boundaries.

~~The~~ rate of home ownership has declined throughout Broward County since 1960. While the same is true for the City, it consistently has had the lowest rate of home ownership among the major cities in the County. The home ownership rate for the City was 56.2% in 1980. But by 1990, according to the census data, the rate had ~~declined to~~

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declined to 33.4%. The home ownership rate for the NPF CRA is well below the City's rate, with only 20% of the units occupied by owners.

The 1990 Census data used in this analysis and additional indicators of the socio-economic fabric of the NPF CRA is shown in Table 2-1.

TABLE 2.1

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	149377	16055	10.8	13882	86.5	2173	13.5
Total # Households	66440	5466	8.2	4658	85.2	808	14.8
Persons 0-18 Yrs of Age	28056	5464	19.5	4897	89.6	567	10.4
Persons Age 65 + Over	26562	1332	5.0	1227	92.1	105	7.9
# High School Graduates	28905	2044	7.1	1693	82.8	351	17.2
# Persons Employed	72643	5682	7.8	4635	81.6	1047	18.4
# Persons Unemployed	5208	972	18.7	840	86.4	132	13.6
Median Household Income	27239	12500	45.9	12500	NA	12500	NA
# Households Below 80% of Median	27577	4031	14.6	3346	83.0	685	17.0
# Households With Earnings	47903	3964	8.3	3239	81.7	725	18.3
# Households Receiving Public Assistance	3290	872	26.5	802	92.0	70	8.0
# Persons Below Poverty Level	24793	7408	29.9	6584	88.9	824	11.1
Year Round Housing Units	81268	6349	7.8	5353	84.3	996	15.7
# Occupied Housing Units	66440	5466	8.2	4658	85.2	808	14.8

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SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	36144	1089	3.0	1004	92.2	85	7.8
# Renter-Occupied Units	30296	4377	14.4	3654	83.5	723	16.5
Mean Contract Rent	447	315	70.5	291	92.4	363	115.2
Mean Housing Value	159900	55483	34.7	52550	94.7	61350	110.6
# Occupied Unit With Complete Plumbing	66056	5705	8.6	4905	86.0	800	14.0
# Units Lacking Complete Plumbing	472	107	22.7	85	79.4	22	20.6
# Renter-Occupied Units Lacking Complete Plumbing	299	61	20.4	49	80.3	12	19.7
# Units Overcrowded	5469	1370	25.1	1150	83.9	220	16.1
# Renter-Occupied Units Overcrowded	4012	1230	30.7	1015	82.5	215	17.5
# Unit Overcrowded But With Complete Plumbing	4810	1181	24.6	1024	86.7	157	13.3
# Substandard Units	5282	1288	24.4	1109	86.1	179	15.9
% Substandard of Occupied Units	8.0	23.6	24.4	23.8	20.3	22.2	3.3

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B. PUBLIC UTILITIES AND MAJOR INFRASTRUCTURE NEEDS

The NPF CRA is served by all public utility companies licensed to operate within the City. Electric power is available through Florida Power and Light. Natural gas is available through Peoples Gas. Telephone service is available through Bell South. Cable TV is available through Comcast Communications. All utility lines are within recorded easements or rights of way.

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An analysis was conducted of the entire NPF CRA to determine the adequacy of existing major infrastructure and to identify projected needs based on anticipated

redevelopment and planned growth. Major infrastructure elements were categorized into water, sanitary sewer, and storm drainage. Other more general analysis included lighting, curbs and gutters, and sidewalks. Illustrative maps and cost estimates were prepared in order to show the relative area of needs and as a part of developing the Redevelopment Program for the NPF CRA.

Water System

The utility service offered by the City provides facilities to carry water that provides adequate water pressure as well as fire protection service. The analysis of the Water System for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations are provided as Exhibits to the Redevelopment Plan, and summarized as follows:

Exhibit 2: NPF Water Mains - Overview summarizes locations for all sectors including the Northwest Residential Areas.

Exhibit 3: NPF Water Mains - Sistrunk Corridor Area provides detail on locations within this sector.

Exhibit 4: NPF Water Mains - Progresso Commercial Revitalization Area Area provides detail on locations within this sector.

Exhibit 5: NPF Water Mains - Flagler Heights RAC Area provides detail on locations within this sector.

Northwest Residential Areas: 2 inch and 4 inch water mains have been replaced in the Franklin Park areas (i.e., west of 1-95). Remaining water main replacements in the area are currently programmed for 2003-2005, subject to change. Progresso Commercial Revitalization Area (now referred to as the Progresso Area) water main replacements will likely be constructed in conjunction with sanitary and storm sewer improvements in that area.

Sistrunk Corridor Area: A water main has been installed that is adequate to meet the corridor's current needs, including new development generally consistent with existing scale and building heights. However, should more intense or dense

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~~development~~development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: To meet the anticipated needs of this light industrial area for fire service and water demand, upgrades to the water system to 10 and 12 inch mains will need to be provided. Upgrades to support renovations to existing buildings and new commercial development are typically passed on to the developer-owner.

Flagler Heights RAC Area: The neighborhood areas of this sector will be adequately served by the current work programmed under the City's CIP. To allow the more intensive commercial and mixed-use development projected to occur along the major corridors of this area, an upgraded water main system of 10 to 12 inch mains will need to be installed to provide for the increased capacity needed for water demand and fire suppression service. Upgrades to support new commercial development are typically passed on to the developer-owner. As an inducement to redevelopment, consideration to publicly fund all or some of these improvements may be appropriate for inclusion in the CRA's funding program.

Between 2010 and 2015, an influx of new residential development has occurred in the Flagler Heights area, and as anticipated, certain CRA funds were utilized to assist in the utility upgrades.

Sanitary Sewer System

The City Administration is currently developing a variety of proposals that may result in a dramatic change in City policy with respect to the responsibility for payment of the installation of sanitary sewers in un-sewered areas of the City.

City Building Officials currently estimate that 95% of the residential community within the NPF CRA that has gravity sewers are properly connected. The analysis of the sanitary sewer system for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations ~~are~~ provided as Exhibits to the Redevelopment Plan, and are summarized as follows:

Exhibit 6: NPF Sanitary Sewers - Overview summarizes locations for all sectors including the Northwest Residential Areas.

Exhibit 7:

Exhibit 8: NPF Sanitary Sewers - Sistrunk Corridor Area provides detail on locations within this sector.

Exhibit 9: NPF Sanitary Sewers - Progresso Commercial Revitalization Area provides detail on locations within this sector.

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Exhibit 9: NPF Sanitary Sewers – Flagler Heights RAC Area provides detail on locations with this sector.

Northwest Residential Areas: The residential neighborhoods within the Northwest District have a sufficient gravity sewer system to serve the community with the exception of the northeast area bounded by N.W. 3rd Avenue to the ~~FEC~~ ~~FEC~~ Railroad, and from Sistrunk to Sunrise Boulevard. This area is presently on septic tanks. From an environmental consideration, gravity sewer systems are more ecologically sound than septic tanks. With inadequately maintained septic tanks there is the concern that sewage material may leach out into the soil and penetrate the ground water, whereas a properly operating gravity system will handle, transport and process sewage material into treated effluent that is injected into rock strata far below the ground water strata.

Sistrunk Corridor Area: The present sanitary sewer system is sufficient to address the current and projected demands of this area.

Progresso Commercial Revitalization Area: At present, this sector is served by septic tanks. In order to attract new business and to meet the current health code requirements, a new gravity sewer system should be installed for this area. Applicable health code requirements stipulate that any new development within a 1/4 mile radius of a gravity sewer system be required to connect to that system. Therefore, in order to avoid multiple private force mains in the City's public right-of-way and to better serve the economic redevelopment of this area, a new gravity sewer system is recommended.

Progresso RAC Area: This sector is adequately served by a gravity sewer system with the exception of N.W. 5th and N.W. 6th Avenues. It is anticipated that as this area commercially redevelops, that private developers-owners will provide the necessary upgrades to the sewer system to meet the needs of these businesses.

Storm Drainage ~~System~~ ~~System~~ ~~System~~

The storm drainage system for the NPF CRA ~~was has been~~ analyzed, and an illustrative map that graphically identifies problematic locations where maintenance or some improvements to the system are needed is shown in the Exhibits to the Redevelopment Plan and summarized as follows:

Exhibit 10: ~~NPF Storm Drainage - Overview summarizes locations for all sectors of the major programmatic areas in the plan.~~

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Northwest Residential Area: The northwest neighborhood areas are presently served with positive and exfiltration storm drain ~~systems.~~ ~~systems.~~ These systems are providing adequate service to all areas with the exception of the area bounded by N.W. 9th Avenue to N.W. 15th Avenue and from Sistrunk Boulevard to Sunrise Boulevard. In this area it is recommended that a program be established to clean sand infiltrated storm drain lines in order to correct conditions preventing this section of the system from operating properly. In addition, a program is recommended to re-establish the swales existing in these areas in order to enhance drainage capabilities and reduce the infiltration of sand into the storm drain system.

Sistrunk Corridor Area: The present storm drain system is sufficient to address the current and projected demands of this area.

Progresso Commercial Revitalization Area: Currently, this sector is served predominately with a positive drainage system. Although this system provides adequate service to the area, improper dumping and illegal connections have created water quality problems affecting the system. Initiation of intense code enforcement in this sector is recommended as a means to properly rectify problems presently impacting the system.

Flagler Heights RAC Area: The present storm drain system is not sufficient to address the current and projected demands of this area. TIF funds may be needed to assist in system upgrades.

Other Systems and Facilities

Streets: For roadways under the City's jurisdiction, which includes all the residential streets within the NPF CRA, the City provides funds in its CIP program for resurfacing. All such streets within the City are on a 15-year program for resurfacing. The City provides ongoing maintenance of its roadways.

Street Lights: The NPF CRA ~~intends to assist in~~ ~~meeting~~ the City's policy for lighting streets as established by the Florida Department of Transportation specifications for

residential and commercial areas. ~~Minor deficiencies will be corrected in accordance with the City's franchise agreement with Florida Power and Light.~~

Curbs and Gutters: Curbs and gutters do not exist in most of the residential neighborhoods within the Northwest District of the NPF CPA, and are not encouraged. Curbs and gutters prevent the proper use of swales that were intended for drainage through natural percolation in lieu of positive storm drain systems.

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which would carry potential volatile materials such as oil to outfalls that are typically emptied into rivers and streams. Such practice could cause potential ecological problems with the natural habitat of these waterways.

Sidewalks: A field survey was conducted to determine the approximate locations where sidewalk systems are not present within the residential neighborhoods of the NPF CRA. Those areas without sidewalks in the Northwest District are mostly in the residential areas north of Sistrunk Boulevard and west of 1-95. In the residential section of the Flagler Heights RAC Area, almost no sidewalks exist along the residential streets. As the urban village concept for the Flagler Heights Area is defined, sidewalks and pedestrian amenities are envisioned to become a priority. Tax increment funds of the CRA may be needed to fund such improvements.

improvements. Installation of sidewalks can be controversial in older neighborhoods that have previously existed without them.

C. VEHICULAR AND PEDESTRIAN CIRCULATION

Sunrise Boulevard and Broward Boulevard border the NPF CRA on the north and south while Federal Highway borders the east. All three are major arterial highways serving the regional transportation network. All three facilities operate over capacity in the NPF CRA vicinity. Andrews Avenue as a minor arterial highway provides the east-west separation of the two areas while Sistrunk Boulevard as a major collector highway links the Northwest District and the Flagler Heights RAC Area from east to west. N.E. 3rd Avenue running north-south through the center of the Progresso/Flagler Heights RAC is also a major collector.

Broward Boulevard particularly generates cut-through and speeding traffic within the Northwest District from motorists attempting to avoid delays during the peak ~~hours~~ hours. These facilities carry large volumes of Broward County Transit ridership, and are primary destination routes. All three streets have paved sidewalks, but the amount of traffic combined with the pedestrian volumes creates potentially hazardous and unsafe conditions.

Sistrunk Boulevard is the main thoroughfare of the Northwest District. It is both a gathering place and the center of the neighborhood commerce. In addition, Sistrunk Boulevard is a heavily traveled roadway facility, and potentially poses the most severe transportation problem affecting the entire area. All of these streets have high accident frequency rates that create an unsafe condition for accessing the neighborhoods for local residents as well as visitors to the area. The high volume of

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pedestrian and vehicular traffic into the neighborhoods also creates easy and plentiful access by outsiders, increasing the likelihood of occurrences of crime.

One of the planning techniques that has been utilized to change these facilities is the elimination of direct access to many local roads by the construction of cul-de-sacs, which reserves major access points through existing signalized locations. This technique should continue to be utilized as conditions warrant as well as measures to improve traffic signalization and cure poor alignments.

Sistrunk Boulevard

Although Sistrunk Boulevard operates well within its capacity, since it is the only facility between Sunrise Boulevard and Broward Boulevard which goes under 1-95, it plays a significant role in the regional roadway system for the City. Traffic comes from both the neighborhood and commuters, leading to speeding and to cut-through traffic through other residential streets in the area. In addition, while its cross section is adequate to serve existing traffic volumes, there are numerous safety problems, including the large number of curb cuts and poor alignments.

While pedestrian traffic is extremely heavy on Sistrunk, there is insufficient walkway capacity, causing large numbers of pedestrian accidents. Additionally, there continues to be a severe parking shortage along this facility. Recommendations for improvements to this facility continue to include provisions for signage, utility placements, bus bays, and other auto and pedestrian safety features. New developments along Sistrunk Boulevard would be required to include sufficient parking, however, additional parking can be created at properly distanced locations to accommodate under-served existing uses. While the City has recently completed a well-designed streetscape program for the corridor, this program is recommended to be continued and expanded to provide additional enhancements to foster a pedestrian friendly environment for the area. Elements of the program could include additional paver blocks at major intersections as well as decorative improvements to the curb, gutters and sidewalks in the area, and improved signage addressing safety and identification needs of the neighborhood.

This section was retained from the 2001 Plan update:

Over the last several years, recommendations to improve the pedestrian and neighborhood business environment of the Sistrunk Corridor have suggested that this section west of Andrews Avenue to the corporate limits be converted from a four-lane divided road (2 lanes in either direction) to a two-lane divided road (1 ~~lane~~

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~~in either direction), which would provide additional right-of-way to construct expanded sidewalks and other improvements to accomplish this objective.~~

~~Traffic counts taken in April 1995, along this section of Sistrunk suggested that an alternative strategy would be a proposal to allow for off-peak parking similar to that successfully allowed on East Las Olas Boulevard. These counts demonstrated that traffic flows along Sistrunk Boulevard vary during the day, and that four lanes were not needed at all times. The proposal was agreed to by Broward County that has jurisdiction on Sistrunk Boulevard. However, due to the speed of the traffic and the lack of indicators that allow on-street parking, vehicles are not parking on the street. At the time of the adoption of this Plan, the City with the help of a consultant is revisiting options for creating a truly pedestrian environment along the Sistrunk Corridor.~~

~~In 20XX the CRA successfully completed the revised traffic pattern along Sistrunk Blvd and between US 1 and NW 27th Avenue. The major streetscape project included upgraded lighting, sidewalks and landscaping. According to the Monthly Project Report for CIP project P10448 Sistrunk Streetscape and Enhancement, the construction was completed in January 15, 2013. Broward County fully accepted the project, closeout paperwork sent to FDOT/LAP was approved and ~~final~~ final payment was provided to GC as of October 1, 2013. The major streetscape project included upgraded lighting, sidewalks and landscaping along Sistrunk Blvd and between US 1 and NW 27th Avenue.~~

~~There remains another phase of this project called P 12096 - Sistrunk Enhancement Phase II- Underground Utilities. This project provides for the undergrounding of FPL electric distribution lines along ~~Sistrunk~~Sistrunk Blvd from NW 9 Ave to N Andrews Ave. There is currently \$750,000 in the project account for this project. There has been no progress to date made with this project.~~

N.W. 7th/9th Avenue Connector

~~The N.W. 7th/9th Avenue Connector has been proposed for many years as an important roadway improvement having significant regional, local and neighborhood area benefit. As part of a proposed transportation master plan designed to improve roadways and traffic flow from Sunrise Boulevard to Las Olas Boulevard, the connector portion of the proposed roadway is planned to provide a divided four lane highway connecting N.W. 9th Avenue south of Sunrise Boulevard to N.W. 7th Avenue in the general vicinity either south or north of Sistrunk Boulevard.~~

~~Traffic conditions in the general corridor area vary considerably. Because N.W. 7th Avenue and N.W. 9th Avenue have available traffic capacity in this vicinity of the corridor, the proposed connector has the potential to divert traffic from the overcapacity roadways such as Sunrise Boulevard, Broward Boulevard and Federal Highway. In addition to improving north-south traffic flow and reducing accidents affecting both pedestrian and vehicular traffic, the improvement will have other positive benefits by stimulating redevelopment and revitalization efforts within the NPF CRA.~~

A summary of identified benefits of the N.W. 7th/9th Avenue Connector Project follows:

- ~~— Improve traffic capacity and traffic flow into downtown Fort Lauderdale thereby relieving over-capacity roadways.~~
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- Improve traffic capacity and traffic flow into major public facilities such as the Performing Arts Center, the Museum of Discovery and Science, and the proposed New World Aquarium.
- Provide a stimulus to important redevelopment efforts by improving traffic flow in connection with the Northwest Redevelopment, including the proposed Northwest Branch Post Office, and the Northwest Branch Medical Facility.
- Reduce traffic accidents within the corridor area due to improved traffic flow ~~for~~ and intersection improvements.
- Improve community cohesion and quality of life by reducing cut-through traffic within the residential areas.
- Provide, through right-of-way acquisition, opportunities to correct incompatible land use between existing residential and industrial uses within the proposed corridor area.

As demonstrated above, the implementation of the N.W. 7th/9th Avenue Connector Project will significantly improve the regional transportation network while producing considerable additional benefits consistent with the improvement plans for the neighborhood area.

Flagler-Flagler Heights RAC Area

Field studies carried out in connection with the master planning process for the entire Downtown Regional Activity Center have identified major roadways within the RAC that are best suited to encourage pedestrian activities while others that best serve as major vehicular corridors. By identifying those streets best suited primarily for pedestrian oriented commercial uses at the ground floor level and those streets best suited for providing visual appeal to the motorist and safe access for the pedestrian, it is felt that the City can better plan the types of uses and development to be permitted along these major arterial and collector roadways.

At the time of the adoption of this Plan Update, the City's Office of Community and Comprehensive Planning is in the process of creating a street hierarchy for the entire Progresso/Flagler Heights Area.

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The development of streetscape design standards is anticipated to be recommended after Redevelopment Plan adoption in order to introduce street furniture, landscaping, and other special design elements that will help create either pedestrian-oriented or image-oriented environments envisioned for these streets. As relates to this Redevelopment Plan, prioritization of such a program for Sistrunk Boulevard to include the proposed image enhancement features east of Andrews Avenue and the pedestrian-oriented features west of Andrews Avenue would serve as an excellent project to help unify and link the efforts of the Northwest District and Flagler Heights RAC Area of the NPF CRA. Other important areas of emphasis for the Flagler Heights RAC Area are improvements to Andrews Avenue and N.E. 3rd Avenue.

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SECTION 3

DEVELOPMENT REGULATIONS AND CONTROLS

The NPF CRA is approximately 1,298 acres, of which 1,103 acres are within the Northwest District and 195 acres comprise the Flagler Heights RAC Area. Within the NPF CRA are approximately 4,331 tax parcels of land containing approximately 3,451 buildings and 5,206 dwelling units, according to the 1995 records of the Broward County Property Appraiser's Office.

A. LAND USE AND ZONING

Analysis of the previously approved Land Use Modifications for the NPF CRA is provided below for the Northwest District Area and the Flagler Heights RAC Area. A general description of proposed revisions to development regulations including zoning, design standards and other public controls is also provided in order to identify plan implementation techniques to achieve proposed future land use objectives.

Northwest District Area

A detailed review of existing conditions and analysis of land use for the Northwest District Area was done to assess compatibility of existing residential and commercial uses, and to identify proposed changes in land use to better foster and

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assure the long range success of planned redevelopment efforts for this area. The analysis revealed that revisions were needed to the City and County future land use plan. Proposed revisions include changing land use designations to better conform to existing conditions where such changes in use will encourage compatible residential and commercial development as well as foster redevelopment that will be in keeping with surrounding uses within this area. Several house cleaning items were also identified in order to clarify the permitted availability of public services such as existing parks and open space, public utilities, and newly constructed transportation facilities. The land use most appropriate to achieve the necessary changes, as permitted by the Broward County Future Land Use Plan, is the Regional Activity Center (RAC) land use. This land use category permits density to be moved within an area (in order to create mixed uses where needed to support redevelopment while preserving existing, lower density areas), and also allows uses such as parks and open space.

With respect to residential land use these changes involved the need to re-designate the future land use of the area to support the type, size and tenure of the existing housing stock and the anticipated low to medium density residential growth that is being encouraged for this area. Zoning changes, where appropriate, will be done to accommodate these proposed changes. By removing the potential for higher density development inconsistent with the surrounding neighborhood, these changes are anticipated to further stimulate planned residential development for the neighborhood area that will mostly be accomplished through infill techniques, encouraging single-family detached housing. Other areas containing existing medium and higher density housing, where rezoning is not needed to maintain consistency with the predominant surrounding use, will not be changed.

Rezoning to increase the depth of lots in areas encouraged for commercial redevelopment will be evaluated on a case-by-case review to assure that rezonings only receives favorable recommendations when the development has unity of title and access from frontage on major or minor arterial streets (such as Andrews Avenue, Sistrunk Boulevard, appropriate portions of N.W. 22nd Road) and when otherwise found to provide adequate buffers and setbacks that properly protect any abutting residential uses.

Both residential and commercial development opportunities will be created along the Sistrunk Corridor. Currently zoned for Community Commercial (CB), a zoning district with a purpose of meeting the shopping and service needs of a community within the scale intended to limit the impact on surrounding residential area.

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proposed rezoning will allow for the mixed-use development along the corridor. The Regional Activity Center (RAC) land use permits mixed uses, both horizontally and vertically, and the zoning will be designed to allow such mixed *uses*, where appropriate, to provide further incentives to induce private reinvestment. The new zoning will be designed to foster the redeveloping of the corridor as a pedestrian friendly center for commerce and neighborhood identification, while maintaining the integrity of the adjoining residential neighborhoods through adequate buffers, ~~set-backs~~ setbacks, and other controls regulating bulk. Special emphasis on promoting alternative housing options for the Sistrunk Corridor and other residential areas within the Northwest District is proposed to be provided through the creation of new RAC zoning codes by allowing other development techniques that produce affordable housing such as zero lot line and cluster housing options.

Flagler Heights RAC Area

The Flagler Heights RAC Area is designated, in part, on the Future Land Use Plan as a portion of the Downtown Regional Activity Center. The RAC land *use* designation presently extends from Sunrise Boulevard on the north to the Tarpon River on the south, with the eastern and western boundaries running generally along Federal Highway and the FEC Railroad.

Prior to designation of this area as Regional Activity Center (RAC) land use the Flagler Heights RAC Area contained a myriad of zoning districts, including medium density residential and commercial retail and services (B-1). This has allowed this area to develop into a wide range of uses, including a variety of low to moderate income residential housing, interspersed with commercial service and retail uses and small professional offices.

As of Redevelopment Plan adoption, new zoning for this area was developed as part of the Regional Activity Center Master Plan. The major purposes of the RAC land use designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel and provide incentives for quality development, and give definition to the urban form.

The proposed new zoning district to be created for that portion of Flagler Heights RAC Area situated north of N.E. 4th Street is RAC-UV. It will allow and promote medium density mixed use development and redevelopment. The remaining portion to the south of N.E. 4th Street is proposed for more intensive downtown commercial office use (RAC-CC) or more transitional uses buffering commercial from residential

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(RAC-EMU). Within the Flagler Heights RAC Area, proposed design guidelines and development standards were adopted in conjunction with the RAC zoning ordinance to foster and encourage development taking the form and creating the environment typical of an urban village. Proposed uses include offices, shops, studios for craftsmen, artists and professionals, mixed with residents, restaurants, pubs, and galleries.

The concept of encouraging development of an urban village near the City's downtown center provides for an identifiable community to better reflect existing development patterns. This

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permitting a mix of uses which provide employment opportunities, a wide range of housing types, and commercial retail and service uses to serve the neighborhood. Through this new zoning, private reinvestment in the area is anticipated to be induced by allowing an increase in the density and intensity of uses, where land is aggregated and located on the major arterial streets of Federal Highway, N.E. 3rd Avenue, Andrews Avenue, and Sistrunk Boulevard. In order to protect neighborhood integrity, other proposed zoning changes within this district focus more attention on neighborhood protection through setback requirements, landscape buffering, maximum height limitations, as well as on the development of well integrated land uses which relate to the existing street patterns.

In addition, the environmental land along the north fork of the New River will be examined for proper zoning regulation. It is anticipated that this area can be appropriately protected through design standards.

B. OTHER IMPLEMENTATION TECHNIQUES AND PUBLIC CONTROLS

Zoning is only one of the many implementation tools available to the City in order to implement provisions of the Comprehensive Plan and this Redevelopment Plan. While zoning provides the regulatory framework to guide private property development in a manner which produces the desired result, additional public measures and controls necessary to assure the successful redevelopment of the NPF CRA are at minimum identified as follows and made a part of this Redevelopment Plan.

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Design Guidelines

This Redevelopment Plan shall be controlled by urban design guidelines adopted by the City and incorporated into zoning. For areas within the NPF CPA it is anticipated that these areas would at least include the Regional Activity Center, other areas encouraged for mixed-use development, and other types of development when use of performance measures and design standards is deemed appropriate in providing the flexibility needed to induce private investment while protecting the needs and standards of the community. The purpose of such guidelines is to incorporate, through zoning, design features needed to achieve a harmonious relationship between buildings, their surrounding uses, and areas for pedestrian and vehicular circulation in order to better set forth a cohesive plan for achieving community standards.

As appropriate for specific programs or projects, design guidelines shall be approved by the City and/or CRA, and incorporated in the appropriate program policies, solicitations for participation, requests for proposals, etc.

Development Review

A primary objective of the Comprehensive Plan and this Redevelopment Plan is to achieve new development and redevelopment of high quality. By ordinance, the City has established and administers a development review process. The City's Development Review Committee (DRC) reviews all proposals for new development and redevelopment meeting certain development thresholds to assure compliance with applicable codes, and other established standards that better assure compatible and high quality development. This review is in addition to and occurs prior to any required review and approval of site plans before the City's Planning and Zoning Board. Except for some areas involving residential construction of less than 5 units or non-residential development of less than 5,000 square feet of gross floor area, virtually the entire NPF CRA is protected and better assured of high quality development through this additional level of professional review by appropriate City officials.

Land Assembly

In addition to right-of-way acquisitions needed for public transportation facilities and possible open space, public land assembly may be used as a government intervention technique or predominant method of redevelopment programming to

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foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected and ~~preserved~~ preserved by the incorporation into restrictions or covenants running with the land, if sold, or as restrictions or conditions of a lease or other instrument of conveyance or use. Prior to the disposition of any such public property acquired directly in connection with this Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

Code Enforcement

Problems caused by disinvestment, neglect, unsafe conditions, or illegal uses are prevalent in the NPF CRA, and the entire area is in need of aggressive code enforcement of the City's zoning and building codes. Continuation of a concentrated and systematic code enforcement program in the NPF CRA by the City's code enforcement team and code inspectors is necessary, with initial priority given to enforcement within industrial areas and areas identified in the annual CRA Strategic Plan where many illegal uses are thought to exist that ~~effect~~ affect the quality of the surrounding neighborhood areas.

The CRA may from time to time utilize code enforcement efforts, programs or initiatives to bring target projects and properties into compliance.

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SECTION 4

IMPLEMENTATION PLAN AND FUNDING PROGRAM

The Community Redevelopment Plan for the Northwest — Progresso - Flagler Heights Community Redevelopment Area (NPF CRA) shall be generally carried out and funded as summarized below.

A. MANAGEMENT PLAN AND INTERGOVERNMENTAL COORDINATION

The City Commission adopted Resolution No. 89-90 on April 18, 1989, establishing the Fort Lauderdale Community Redevelopment Agency (CRA), and naming the City Commission as the Board of Commissioners for the Fort Lauderdale CRA. The Fort Lauderdale CRA either receives staff assistance and support from City staff under a Services Agreement between the City and the CRA or employs full-time personnel as contract employees.

The CRA may hire consultants and independent contractors from time to time as needed to further the redevelopment programs and projects within this plan.

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The Fort Lauderdale CRA has the responsibility of providing policy and management oversight in carrying out the programs and objectives of this Redevelopment Plan.

A fifteen (15) member Advisory Board comprised of residents, property owners and others that have interest in the NPF CRA was created. The Board provides advisory input for the entire Northwest - Progresso - Flagler Heights CRA. A composition of nine to ten representatives from the Northwest District, with the balance from the Flagler Heights RAC Area may be considered. A standing subcommittee composed of Northwest District representatives will serve as the advisory body for the Northwest Neighborhood Improvement District.

The NPF CRA Advisory Board shall be advisory to both the City and CRA, and help assure that the work of redevelopment shall be carried out pursuant to the plan. Coordinating opportunities for citizen input and participation in finalizing or refining program and project plans, and in establishing priorities for preparation of the annual public improvement program budget are envisioned as primary responsibilities of the proposed Advisory Board. The advisory board will assist in recommending the prioritization of uses of these resources in balancing the competing needs and funding proposals.

Intergovernmental Coordination

After adoption of the Redevelopment Plan by the City and approval by the County, discussion and preparation of an Interlocal Agreement with Broward County will be initiated. The NPF CRA is contiguous to the Broward Central County CRA. Maximum economies of scale could also be obtained for infrastructure projects involving design and installation of similar work components that are planned for both the NPF CRA and Central County CRA. Additionally, to fully implement the vision for the NPF CRA, direct funding assistance from Broward County (in addition to tax increment contributions) may be necessary to achieve the maximum redevelopment potential for the area.

Either through an Interlocal Agreement or other form of agreement, the intent is to provide for the cooperative management and implementation of projects having regional magnitude such as the N.W. 7th/9th Avenue Connector Project. A proposal to establish a parking program for the Sistrunk Boulevard Corridor is another example of coordination that should occur between the City, the CRA, and the County.

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B. SOURCES OF REVENUES AND FUNDS

The primary sources of recurring revenues and other funds available or projected for use in connection with this Redevelopment Program are briefly described as follows:

Federal and State Housing and Community Development Funds

Federal and State Housing and Community Development Grant funds are considered a viable source of annual recurring revenue that can be used in addressing many of the identified funding needs of this Redevelopment Program. In spite of the current trends to cut-back and consolidate governmental domestic funding programs, programs such as the Community Development Block Grant (or successor grant program(s)) are anticipated to remain available for use in conjunction with the Redevelopment Program for the NPF CRA.

Currently, the City prepares a Five (5) Year Consolidated Plan for Federal funding, and a Three (3) Year Local Housing Assistance Plan for State funding. The general purpose of these plans is to identify community revitalization needs and to design, develop and implement infrastructure and economic development and housing program to address those needs. As to resources made available to the City, approximately \$1,500,000 is allocated annually to housing improvement programs designed to assist low and moderate income persons. The primary sources of funds for such programs include, but are not limited to, the Federal Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME), and the State Housing Initiatives Program (SHIP). As part of the Redevelopment Plan for the NPF CRA, the City intends to continue this general level of annual funding commitment from these sources (or successor programs) to aid in the preservation and expansion of affordable housing available to low and moderate income persons as well as others. While these programs are available Citywide to eligible persons, activities have been concentrated in the Northwest District, based upon the high level of need in that area.

Over the past five years, the City has committed \$1,000,000 annually from its CDBG funds to provide infrastructure improvements to the Northwest District. To assist in the implementation of this Redevelopment Program, to the extent funds are available, this level of funding shall be continued to support NPF CRA infrastructure and community-economic development projects and activities undertaken in accord with this Redevelopment Plan. Additional uses of CDBG

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funds shall also be considered, as needed and available, as inducements to support private sector development initiatives within the NPF CRA.

Northwest Neighborhood Improvement District

That portion of the NPF CRA situated west of Andrews Avenue represents the adopted boundaries (Ordinance C-87-98) of the Northwest Neighborhood Improvement District which was created pursuant to Florida Statutes, Chapter 163, Part V. As part of the available statutory incentives, a funding request can be made to the Florida Department of Legal Affairs each year prior to October 1 to submit within their budget request to the legislature provisions to fund capital improvements. The request may be made to fund 100% of the capital costs for 25% of the district area within a State Enterprise Zone. The request may also seek a 100% matching grant for the remaining 75% of that portion of the area that is in the enterprise zone. While over the last several years such funding requests have not been approved by the State legislature due to State funding limitations, over the duration of the Redevelopment Plan, it is possible that this provision of the legislation may become active and should be considered at such time.

This district is also authorized to impose up to a 2 mill special district tax for improvements receiving voter approval of the residents within the district. The Northwest District is composed substantially of low and very low income persons, many of whom are elderly and on fixed incomes. While the residents in the area may not be able to support such an additional tax burden at this time, consideration of this financing tool may be given in the future especially for a project(s) having broad-based support and community appeal.

State Enterprise Zone Program

The NPF CRA is located in one of the twenty (20) Florida Enterprise Zones (EZ) designated in July 1995, and in effect until year 2005. The EZ Program provides Florida state tax incentives to businesses locating in or hiring residents of the zone, and is meritorious in its own right as an inducement to business retention, expansion and attraction. However, the State EZ designation, as an important indicator of an area of concentrated urban distress on a state-wide scale, is typically relied on in applying for competitive State or Federal grant resources that are available now or could be available in the future to fund many of the projects and activities contemplated in the Redevelopment Program for the NPF CRA.

As of 2015 the State Enterprise Zone Program is no longer active.

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Tax Increment Financing

As established by the Florida Community Redevelopment Act, tax increment financing ("TIF") is to be used to finance the implementation of this Redevelopment Plan. Tax increment allows the CRA to receive funds from contributing taxing authorities (based on statutory formula and annual millage rates) for the increase in taxable property value occurring after the adoption of a redevelopment plan. This financing tool allows the CRA to use funds to assist in paying for improvements and assisting redevelopment activities within the NPF CRA that are identified as needed to further stimulate and induce private reinvestment and redevelopment in the area.

The contributing taxing authorities for the NPF CRA are: Broward County, the City of Fort Lauderdale, and the North Broward Hospital District. The 1995 Preliminary Tax Roll reports \$211,584,410 in taxable property value for the NPF CRA. This is the base value for purposes of calculating the amount of tax increment to be appropriated by the taxing authorities in future years.

Each year the taxing authorities appropriate the amount of the incremental increase in ad valorem property tax revenue in the NPF CRA, which funds are deposited in the redevelopment trust fund for the NPF CRA created by an ordinance of the City of Ft. Lauderdale. Monies in the community redevelopment trust fund may be used by the CRA from time to time to pay some or all of the costs of undertakings contemplated by this Plan.

The CRA should when appropriate and with the approval of the City Commission issue bonds secured in whole or in part by the proceeds from TIF deposited in the redevelopment trust fund to accelerate the funding and implementation of the redevelopment program in this Plan.

Funds in the Redevelopment Trust Fund may be transferred from time to time, be it at the end of each fiscal year or at other times, from the trust fund to separate project accounts. Those transferred funds may then be retained in those accounts until needed for the project, undertaking or expenditure for which they are designated. Such funds may be used as contemplated by this Plan.

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City Capital Improvement Plan (CIP) Program

The City annually updates and funds its Five (5) Year Capital Improvement Plan ("CIP") Program. The CIP is comprised of various funding sources, including general fund, enterprise funds, grant resources, other private and public contributions, etc. Capital projects costing in excess of \$5,000 and having useful life generally in excess of five (5) years are typically programmed in the City's annual CIP. The identified infrastructure improvements to be undertaken by this Redevelopment Program currently include \$5,320,038 in upgrades to the water main systems in the NPF CRA. ~~While additional infrastructure improvements identified in the Redevelopment Program may be more appropriately funded through other sources, the City's CIP will be available to request funding consideration for projects and activities proposed to be undertaken in connection with this Redevelopment Plan.~~ Some of the proposed improvements to the infrastructure, such as sanitary sewer installations in commercial districts, should be included in future CIPs with identified source of funds to be derived by special assessment to the benefiting property owners.

The time period and amount for each type of capital improvement are estimates as of the time this Plan was adopted. It is possible and, in fact, likely, that some projects may for a variety of factors extend into one or more time periods before completion or may be accelerated and moved up into a more recent time period. The City Commission shall have the authority and discretion to make such adjustments to the amounts in each time period as deemed necessary and appropriate to best implement the provisions of this Plan.

Conclusion on Funding Sources

Other funds, including those that may be made available from private participating parties, will be sought and utilized as deemed necessary and beneficial. Allocation of additional CDBG funds, other Federal and State grant funds, City CIP funds, and the use of Tax Increment funds are all identified sources of revenues that, over time, can be used to carry out the projects and objectives of the Redevelopment Plan.

Property Acquisition and Disposition

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are

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identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions using funds available to the CRA. This may include the necessary expense of contamination clean-up and site preparation when needed, with CRA Board approval. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

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SECTION 5
COMMUNITY REDEVELOPMENT PROGRAM AND STRATEGIES

A. GENERAL CONCEPT AND STRATEGIES

The City and CRA consider the following list of capital projects and public improvements important to the successful redevelopment and revitalization of the NPF CPA. Other projects and activities may be identified after public consultation in conjunction with the annual budget preparation process of the CRA and the City. Whether funded and carried out by the Fort Lauderdale CRA, the City of Fort Lauderdale, or Broward County through Interlocal Agreement, the following outlines the basic programs and strategies forming the essential physical improvement and project plans for the NPF CRA.

- Neighborhood Housing Improvement Programs
- Neighborhood Infrastructure Improvement Program
- Sistrunk Corridor Area Improvement Programs
- Northwest (formerly Progresso) Commercial Revitalization Improvement Program
- Flagler Heights RAC Area Improvement Programs
 - Targeted Project Areas
 - General Real Estate Redevelopment Initiatives
 - Transportation Initiatives
 - Safety and Security Initiatives
 - Public art and events activities to promote redevelopment
 - Public Improvements

Priority consideration shall be given first to the funding and implementation of those basic physical improvement programs and projects that through upgrades to the infrastructure will improve the quality of life in the neighborhood areas of the NPF CRA, and to those programs for improvements to the business and commercial sectors of the NPF CRA that will provide the infrastructure support and improved environmental conditions needed to foster thriving small business and compatible commerce in the NPF CRA.

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B. NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAMS

Vision Statement

The Northwest - Progresso - Flagler Heights Redevelopment 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 within an urban village design approach for the Flagler Heights RAC Area. These redevelopment efforts will only benefit the existing residential population within the NPF CRA, and provide positive improvement to the physical, environmental and social quality of the neighborhoods located within the NPF CRA.

Program Description

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand the affordable housing in the entire redevelopment area. Housing preservation will be provided through the Owner Occupied Residential Rehabilitation Loan Program and the Housing Recovery Program which provide funds to low income homeowners to upgrade and improve their homes. Preservation of rental housing stock will be facilitated through the Rental Rehabilitation Program. ~~The City also has agreements with two Community Housing Development Organizations (CHDO) for housing activities targeted to the NPF CRA.~~

~~The~~ supply of affordable housing within the NPF CRA will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. The City's Purchase Assistance Program provides down payment assistance to eligible home buyers and will continue to be targeted in the NPF CRA. The City's ~~Infill~~ ⁴⁴ Housing Program has already fostered the redevelopment of the Dorsey Heights area through the construction of single family homes. This infill program will continue in Dorsey Bend.

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C. NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM

Vision Statement

Improvement of the infrastructure within the residential neighborhoods for the entire NPF CRA is a major implementation element of the Redevelopment Program. For a number of years, the City has set aside \$1,000,000 annually for infrastructure projects for the Northwest District. This has already resulted in significant improvements to the parks and public facilities in these neighborhood areas. This financial commitment is no longer a secured source of funding for the CRA. Future efforts will involve working with the neighborhood and civic associations within the NPF CRA to prioritize the infrastructure needed for affected neighborhoods.

Program Description

The Neighborhood Infrastructure Improvement program provides for upgrades to water mains, installation of new sanitary sewers, and maintenance and improvements to the storm drain system. In early 2000, the total estimated cost of this project is estimated at \$9,564,088. This includes \$4,077,000 for water mains, \$4,987,008 for sanitary sewers and \$500,000 for storm drain and swale reclamation programs. Should neighborhood residents desire sidewalks, an additional \$1,000,000 is estimated to implement this option.

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D. SISTRUNK CORRIDOR AREA IMPROVEMENT PROGRAMS

Vision Statement

The Sistrunk Corridor is the traditional center of commercial activity for the City's African-American community. Sistrunk Boulevard is a mixed-use corridor. In addition to the low to medium residential uses, there are approximately 135 businesses and offices located along Sistrunk Boulevard. Most of these businesses are supported by the surrounding neighborhood. In keeping with the recommended strategy of both the City's adopted 1989 Safe Neighborhood Act Plan and the approved 1995 Empowerment Zone Strategic Plan for Sistrunk Boulevard, this Redevelopment Plan establishes the Sistrunk Corridor Area Improvement Program in the Midtown Business District and the Sistrunk Commercial Node Program to formalize the implementation and funding plan for these activities.

Program Description

Sistrunk Corridor Area Improvement Program: This Program primarily provides for parking, pedestrian use, and redevelopment of buildings and the upgrade of existing water lines to support mixed use development along the boulevard. Future plans may also call for additional streetscape improvements such as lighting, landscaping and signage to provide for improved security and identification along the roadway and medians.

Also, while Sistrunk Boulevard serves the regional transportation network as a major collector roadway, fostering the economic revitalization and neighborhood redevelopment of the Northwest District I is of paramount importance.

The CRA has begun land acquisition of commercial properties to facilitate private sector redevelopment by disposing of the properties in a manner that facilitates development either by land/building markdowns or some other form of incentive. *It is anticipated that major streetscape and pedestrianization of the corridor is necessary and should be done simultaneous with private sector redevelopment.*

This project provides for the development of commercial nodes to help revitalize Sistrunk as a mixed-use corridor providing business opportunities and essential neighborhood services to the surrounding neighborhood. There is a sufficient population base surrounding the Sistrunk-Corridor to support a neighborhood-based commercial area. The City has already instituted a Facade Improvement Program to help improve the condition of commercial areas along the corridor. This *s*

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program is proposed to be expanded and supplemented by a business revitalization program designed to assist the mixed-use development of the corridor. The first commercial node to be programmed for development is estimated to contain approximately 20,000 square feet of commercial/retail space, and is envisioned to serve as a business incubator that will facilitate small business development. This concept is designed, in part, to capture the entrepreneurial spirit in the community and provide an opportunity for neighborhood area residents to directly participate in this economic and business development activity. Space in this facility

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could be made available to start-up retail businesses with an emphasis on attracting entrepreneurs from the surrounding neighborhoods. Additional commercial nodes can be programmed in future years based on continuing need and availability of funds. The City-owned parcel located at N.W. 7th Avenue and Sistrunk Boulevard could be targeted as a location for commercial node.

~~Estimated cost of the Sistrunk infrastructure improvements is \$5 million, parking is \$1 million, and acquisition of property is \$1 million. Business incentives are estimated to cost \$500,000.~~

E. PROGRESSO COMMERCIAL REVITALIZATION PROJECT

Vision Statement

The Progresso Commercial Revitalization Project is a comprehensive program to redevelop a deteriorated industrial area of the City. This area has the potential to serve as a major source of investment and employment for the surrounding community. However, concentrations of undesirable uses, such as junk yards, salvage operations and other undesirable uses have stymied investment in this area. As a result, surrounding properties have deteriorated which has further depressed the economic viability of the area.

Consistent with the 1989 Safe Neighborhood Act Plan, this project was further refined during the 1995 Empowerment Zone Strategic Plan process to develop at least a first phase and a potentially stand-alone program for the redevelopment of this area into a commerce park of approximately 20 acres. The first phase program consists of (a) concentrated code enforcement to require property owners to conform business uses to the applicable requirements of the zoning and building codes; (b) inspection of appropriate public infrastructure to facilitate business expansion and new commercial development; and (c) other strategic programs designed to fund activities that would assist in the transformation of this area into a commerce park.

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Further development of these programs shall be based on availability of funds and a final determination of the selected corridor for the N.W. 7th/9th Avenue Connector Project. Under this approach, a comprehensive renovation of the existing structures, coupled with spot clearance and new infill development, could be achieved within a reasonable time frame and budget and within the resources of the Fort Lauderdale CRA.

Program Description

This project would concentrate on improvements in the commercial-industrial area between Sistrunk Boulevard and Sunrise Boulevard and N.W. 9th Avenue and N.W. 5th Avenue. Public improvements would include the installation of sewers, upgrades to the water system, and road and signage improvements. Future funding would also attempt to program funds to allow for the acquisition of properties to eliminate undesirable uses through voluntary and negotiated sales, or to provide publicly-owned frontage or right-of-way to make area compatibility improvements that provide better separation and identification of the commerce park area. Initial project implementation activities will commence with concentrated code enforcement coupled with preparation of plans to provide for improvements to the infrastructure and identification of this commercial business district.

The total estimated cost for this project is \$3,000,000, which consists of \$1,313,340 in sewer and water improvements, \$186,000 in street and signage improvements. Funding for other strategic programs of at least \$1,500,000 is included in this estimate for activities such as negotiated land purchases and programs to improve the environment, image and identification of this area.

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F. N.W. 7TH/9TH AVENUE CONNECTOR

Vision Statement

The proposed N.W. 7th/9th Avenue Connector is planned to complete an important north-to-southbound arterial corridor which is currently disjointed at Sunrise Boulevard. It will provide an important reliever corridor to other major north-southbound arterials and will serve as a vital transportation link for the benefit of the overall local and regional transportation network. Through the realignment and construction of that corridor, the need for cut-through traffic to rely on the use of inappropriate local collector roads will be greatly reduced for the benefit of the surrounding neighborhood area.

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Program Description

This project has been on the Metropolitan Planning Organization's (MPO) list since at least 1989, and is vigorously supported by the City. Since 1990 funds have been programmed in the City's Five (5) Year Capital Improvement Plan (CIP). While Alternative 1 described below represents the proposed corridor adopted by both the City and the County in the Traffic Circulation Element to the Comprehensive Plan, Alternative 2 provides for another route as recommended in the 1989 Safe Neighborhoods Act Plan. An illustration showing both corridors is provided as Exhibit 11 in this Redevelopment Plan. After the adoption of the Redevelopment Plan, further engineering study of these two alternatives, as well as others, would be desirable to better determine the essential costs prior to making a final selection of the most beneficial alignment. Public participation will be encouraged in the review, analysis and recommendations of the final corridor to be selected. Through Interlocal Agreement with Broward County, project management responsibility could be assumed by the Broward County Traffic Engineering Department if mutually agreed to between the City and the County.

The following provides a general comparison discussing the merits of both alternatives as illustrated by Exhibit 11 found in Exhibits to the Redevelopment Plan.

Alternative 1: Starting at the intersection of Sunrise Boulevard and N.W. 9th Avenue and transitioning to N.W. 7th Avenue north of Sistrunk Boulevard, this corridor cuts through the heart of the most significantly blighted portion of the Northwest District comprised of non-conforming or incompatible industrial uses and some obnoxious uses given their proximity and relationship to the inadequately

buffered surrounding residential areas. This alternative has undergone preliminary engineering validating it from a trafficway perspective. However, the estimated cost of environmental clean-up has not been fully studied and clean up may be so expensive as to prohibit this alternative final consideration as a practical matter in view of potential limitations to available funding.

As a redevelopment tool, this alternative could greatly benefit the surrounding neighborhood, but only if full funding is obtainable. Under this approach, assuming that roadway funds can be programmed and secured, then with additional local funds the assemblage program would be expanded to include adjoining properties so that a commerce park could be newly constructed in accord with design standards and site planning compatible to the neighborhood. This would, in essence, force the

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substantial clearance of detrimental industrial and commercial uses, providing the opportunity for the new construction of compatible, job creating commercial-industrial uses in addition to the new corridor.

Alternative 2: Starting at Sunrise Boulevard and proceeding along a widened N.W. 9th Avenue until it intersects at Sistrunk Boulevard and transitions through to N.W. 7th Avenue, this corridor runs along the perimeter of the most significantly blighted and presumably most costly to acquire portion of the Northwest industrial area. While some detrimental industrial properties would be cleared, this corridor avoids those that may impose such excessive costs necessary to mitigate environmental hazards as to jeopardize the feasibility of the entire project.

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This corridor provides a more logical and compatible separation between residential and industrial uses from a land use perspective. Under this approach, improvement to the core industrial area would be accomplished through code enforcement, complemented by infrastructure improvement programs and other forms of assistance. As a renovation and infill development program, the physical improvements are not likely to provide the design integrity that can be accomplished by clearance and new construction, but from a cost perspective, this alternative might present the only fundable approach that still achieves the trafficway objectives of the project while fostering redevelopment benefits and employment opportunities for the neighborhood.

Other Alternatives: After reexamination of the two alternatives described above, it should also be understood that other alternative alignments within this area may also be available that accomplish similar land use; redevelopment, economic development, and cost efficiency goals. Under either Alternative 1 or 2 (and most probably all others), a small number of residential apartment units will need to be acquired. Any other alternatives considered should also plan to minimize displacement of residents. Displaced families will be provided with relocation advisory and financial assistance in accord with applicable Federal and State laws.

The estimated cost of this project, under either alternative, as of 1995 was at least \$21,000,000, which includes engineering, right-of-way acquisition, building demolition, and construction. Funding sources include 80% Federal, 10% State, and 10% local to be split between the City and the County. Depending on selection of the ultimate corridor between Alternatives 1 and 2, or others, project costs may increase due to unknown expenses associated with environmental clean-up. Should a more comprehensive clearance program be adopted to provide a commerce park,

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under a new construction approach in the vicinity of the corridor, sources of funds for these additional costs would need to be identified. ▴ Such a project might be appropriate for future consideration as a joint undertaking between the City and the County, which could be further developed and approved through an Interlocal Agreement.

As of the 2015 Plan update, the status of the 7th/9th Connector project as originally approved has been determined infeasible because of increased cost. NW 9th Avenue between Sistrunk Blvd and Sunrise Blvd is now programmed for Complete Streets streetscape enhancement projects and NW 7th Avenue between Broward Boulevard and Sunrise Boulevard has been identified as needing design and implementation considerations such as bicycle and pedestrian infrastructure. ~~is on hold.~~

G. FLAGLER HEIGHTS

VISION STATEMENT

▴ In July of 1999, FAU completed a target improvement program called "A Call for Action". The DDA Board, CRA Advisory Board and the City Commission conceptually endorsed the plan. There have been other plans conducted for the area in years past, most of which were well received. This section of the CRA work plan attempts to extract the key components from these plans that will create a plan of action for the area.

Program Description

▴ The Flagler area is mainly a combination of assembled parcels, blighted properties and small residential and commercial buildings. The blighted properties surrounding the land assemblage combined with a lack of infrastructure are interfering with the development of the land. This may require CRA assistance and eminent domain to acquire hold-out properties to complete land assembly. According to FAU's "Call for Action", there are streets within the district that have small scale, private sector opportunities, which could act as catalyst's for redevelopment of the area. In addition, 6th Street ~~washas~~ been targeted as a "Gateway" streetscape project and is a key component for the redevelopment of the assembled parcels. ~~Since the Sistrunk streetscape has a direct effect on any project along the street, a clearer estimate of costs and a scope of work need to be defined immediately.~~

▴ Redevelopment within this area will be induced by the flexibility provided through the modified mixed-use development zoning category. Immediate upgrades and improvements to the infrastructure are proposed to induce private investment and support development of the increased densities and intensities being programmed through land use and zoning. Public sector support of the area ~~and provides~~ a clearer indication to investors of the city's proposed vision for infrastructure improvement goals. Concurrently, a master plan to create a street hierarchy is

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underway. The plan will identify what is anticipated for the right of ways on cross streets which in turn will enable a comprehensive finding schedule to be created. The planning process is also expected to target an area for public open space, and uncover any zoning revision needs to ensure uses are compatible with the vision.

Tax increment financing may be used anywhere within the Flagler Heights area as determined in accordance with the annual Strategic Plan.

H. LINCOLN PARK DEVELOPMENT

Vision Statement

The Lincoln Park site is one of the largest city owned assemblages in the CRA district and is a prime redevelopment site. At the time of the 2001 ~~is Plan update writing~~ the City Commission acting as the CRA Board approved the relocation of the "One Stop Shop" to Lincoln Park. The desired development included a structure that would house all permitting and building departments and one that would attract a large number of individuals to drive the Sistrunk Corridor to apply for building permits and for site review of building plans. Ultimately the highest and best use for the remainder of the site needs to be determined.

Project Description

The parcels in and around Lincoln Park have strong potential for development in the CRA district. There are potential issues associated with the Lincoln Park development including the trash transfer station, surrounding blight and possible underground hazards. Further investigation is necessary of these issues to determine the optimal development potential for the site. An assumption is being made at this point that no obstacles are insurmountable and development is viable for Lincoln Park. The CRA will collect all data that currently exists and hire the necessary firms to identify any other issues that may limit or hinder development of the site. Once underground issues have been identified and costs associated with preparing the site for development are identified, development goals can be established for the site. Residential, commercial, mixed use or a public use is anticipated to be at the site. Funds available to the CRA may be used for site assembly and infrastructure.

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I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. ~~If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.~~ The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

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J. KONOVER SITE

J. [REDACTED]

Vision Statement

The Konover parcel and Jamaican Domino Club have been ~~purchased~~^{purchased}. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002, The CRA and City Commission ~~will consider an~~ ^{expanded} ~~decision of~~ the NPF-CRA to include that parcel. Any disposition of property in the Konover Site for redevelopment purposes will be done according to the procedures and standards set forth in Section 163.380, Florida Statutes.

K. OTHER PROPERTY ACQUISITION AND DISPOSITION

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA ~~board~~^{Board}, the CRA shall proceed with such acquisitions using funds available to the CRA ~~including acquiring city owned vacant parcels and/or buildings targeted for redevelopment purposes.~~ From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

~~The CRA may also fund appraisals, conduct surveys, obtain site information, conduct contamination or site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district. Acquisition of properties.~~

L. TRANSPORTATION MOBILITY AND OTHER CAPITAL INITIATIVES

~~The City of Ft. Lauderdale has made substantial progress along with the Downtown Development Authority and the County in relation to 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. Additional projects that include capital public investment by the CRA may include but are not limited to the acquisition, redevelopment or construction of surface or structured parking, parking development promotion programs, wayfinding, signage, or other related transit projects or programs. Pedestrian~~

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programs and ~~projects~~ projects may include sidewalk ~~enhancements~~ enhancements, lighting, upgrades to infrastructure and other pedestrian amenities.

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SECTION 6

PUBLIC SAFETY, ~~SECURITY~~SECURITY, AND QUALITY OF LIFE

As the redevelopment of the CRA areas continue, an emphasis on safety and security as well as quality of life initiatives are relevant to promoting and attracting private investment and development. The CRA Plan was amended in 2013 to include three new improvement projects and activities consisting of a Community Policing Innovation program, a Wireless Security Camera System, and a Public Wi-Fi System.

A. Community Policing Innovation Program: The Fort Lauderdale Police Department has stepped up enforcement efforts within the district since the completion of the NE 6th Street/Sistrunk streetscape enhancement project. It is recommended that these community policing strategies continue as long as the NPF CRA funds are available and until the sunset of the trust fund in 2025. Some of the activities that are ~~beginning~~ supported under this initiative include opening a police substation for enhanced security in the heart of the Midtown Business District.

B. Wireless Surveillance Camera System: Community Policing Innovation strategies will be further enhanced by the installation of a Wireless Surveillance Camera System that utilizes the latest technology to aid crime prevention activities in the redevelopment district. The surveillance cameras are proposed to be installed on the light poles or private property throughout the redevelopment area.

Public Wi-Fi System: A ~~wireless~~wireless area local network or Wi-Fi is being proposed to provide a unique public digital amenity which will aid our efforts to promote the redevelopment district as a great place to live and operate a business. A public Wi-Fi system will also provide the opportunity to continuously inform residents and visitors on a platform like channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Financial Resource

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment trust Fund. The annual expense for the Community Policing Innovation strategies are expense for the Community Policing Innovation strategies is estimated at \$20,000 (but may vary year to year). The annual expense for the surveillance cameras and Wi-Fi are yet to be determined.

The 2004A bond proceeds may be utilized for the surveillance camera and public Wi-Fi.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 7

DURATION, CONFORMITIES, MODIFICATIONS AND FINDINGS

Policies regarding Redevelopment Plan duration, conformities, and modifications as well as findings pertaining to neighborhood impact and benefit are set forth below.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

A. DURATION OF REDEVELOPMENT PLAN

This Redevelopment Plan shall be in effect for ~~thirty (30) years~~ nine (9) years from the date of its adoption by the Fort Lauderdale City Commission, or until November 7, 2025, unless subsequently amended with the same formality as its original adoption and approval. However, as provided by the Redevelopment Act, any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof, shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the Redevelopment Trust Fund or the fiscal year in which the plan is subsequently amended to coincide with the maximum permitted term of such bond or note.

Notwithstanding the above and unless otherwise stated in any agreement for the development of publicly assembled property disposed of in connection with this Redevelopment Plan, the purpose and intent of this Redevelopment Plan shall survive its expiration date and shall be incorporated to the extent deemed necessary and appropriate by the proper City Officials in instruments of conveyance and restrictive covenants running with any such redeveloped land.

B. CONFORMITY WITH COMPREHENSIVE PLAN

This Redevelopment plan is found at date of its adoption to be in conformity with the City's Comprehensive Plan. Any adopted amendment or modification, or official interpretation thereto, to the current Comprehensive Plan, or any succeeding Comprehensive Plan adopted in the time of duration pertaining to this Redevelopment Plan, shall be deemed to have automatically amended or modified any provision of this Redevelopment Plan not then in conformity, and no further amendment or modification to the Redevelopment Plan shall be deemed necessary to bring the Redevelopment Plan in conformity with the then more restrictive provisions or requirements of the Comprehensive Plan.

C. REDEVELOPMENT PLAN MODIFICATIONS

~~C.~~
As a supplement to the foregoing, it is recognized that the Redevelopment Plan may set forth more specific requirements and programmatic objectives for the Redevelopment Program, not generally provided in the Comprehensive Plan. Any such more restrictive requirement or objective in the Redevelopment Plan, found necessary for amendment or modification, may be made and put into effect when ~~an~~ a

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

done in accordance with the procedures and requirements of the Redevelopment Act and other applicable regulatory approvals and laws.

If any section, subsection, sentence, clause, provision, or part of this Redevelopment Plan shall be held invalid for any reason, the remainder of this Redevelopment Plan shall not be affected.

D. D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and ~~moderate-income~~moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently ~~Affecting~~affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and ~~moderate-income~~moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner ⁴or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and ~~moderate-income~~moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and- attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

E. — UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Ft. Lauderdale City Commission on November 7, 1995 (the "Original Plan") and the updated and amended Plan adopted by the City Commission on XXXXXMay 15, 2001. Certain projects, programs, ~~undertakings~~undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 8
OTHER CITY AND CRA GOVERNMENT FUNCTIONS

A. PERMITTING:

As property owners and the development community begin to invest in the CRA, a streamlined permitting process needs to be initiated. Discussions have already begun with the Building Department to address this issue.

B. POLICE:

As with code and permitting, the CRA will involve the Police Department in strategy sessions during the redevelopment process.

C. FINANCIAL INCENTIVE PROGRAMS

The City currently offers a variety of incentive programs within the Enterprise Zone ("E-Zone"), which includes the CRA District. Although it is early in the process, the CRA should investigate the desirability of establishing other supporting programs as described below.

Current Programs offered within the E-Zone

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
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✓ Direct Loan

✓ Jobs Tax Credit

✓ Sales Tax Refund for Business Machinery & Equipment

✓ Sales Tax Refund for Building Materials

CRA INCENTIVES AND PROGRAMS

Commercial Façade Renovation Program

This program along the Sistrunk corridor caps the maximum facade grant between \$20,000 and \$40,000 but may be expanded pending CRA board approval of program details. A \$7500 façade grant is available for all other areas within the district.

Housing Investment Program

Flagler Heights Strategic Investment Streetscape Program

This program is designed to assist new projects mainly in the Flagler Heights area to reduce their costs for infrastructure and capital improvements enabling additional funds to be invested in the projects.

✓ Midtown Strategic Investment Program

✓ Low Interest Loan

Created to encourage rehabilitation of existing commercial properties. The CRA subsidizes 50% of the "interest only" on the principle amount of loans obtained for rehab or re-construction of a project located in a designated area. Loans are based on prime rate and no points or closing costs are charged. Maximum principle loan amount allowed and obtained from participating lending institutions is \$350,000. Loan amounts can be increased in discretion of the CRA board.

✓ Business Relocation and Incentive Program

Enables CRA to relocate commercial or residential uses to allow for a more desirable or upgraded use when absolutely necessary.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

- Real Estate Investment Accelerator Program (Tax Rebate Program)

This program is for projects find it difficult to obtain financing or do not provide enough return on investment for the developer to execute a development plan. the TIF is pledged to the project for a designated period of time to enable financing of the project.

- Property and Business Investment program

This program is for interior and exterior improvements for mixed use or commercial project within the CRA. The goal is to attract new tenants and retailers to the area and help property owners with leasing and promotes entrepreneurial opportunities.

- General Business Investments

All forms of business attraction and investment, ether including or excluding incentive funding is a priority of the CRA. Mentorship, business assistance programs, job creation programs and other business related activities are integral initiatives.

Annual appropriations of \$1 million to \$ 3 million will be allocated to these programs.

QUALITY OF LIFE PROGRAMS AND PROMOTION

D. of REDEVELOPMENT ACTIVITIES MARKETING

From time to time the CRA will utilize marketing, public relations and other promotional means to inform the general public, the residents, targeted businesses and visitors about the redevelopment effort taking place in the CRA district. IN addition, special events, promotions and public displays will assist in business attraction, promoting the districts as a place to live, and further promoting the area as a redevelopment district with opportunity for private investment. Marketing and Collaterals will include information on project areas and descriptions, incentives available and infrastructure plans and policies regarding CRA development goals. The web site should mimic the collaterals. The CRA will prepare materials, maps and collaterals for distribution so the development community can clearly see the City's vision for the CRA District.

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

Utilizing public venues for art, public art, events and activities will be part of the overall quality of life programming to attract residents and businesses to locate to the CRA district. Activities and events in public spaces include partnering with sponsors, hiring coordinators and promoters, holding special events and forums, and placement of public art installations are all forms of increasing the perception of the quality of life in the district.

Other forms of quality of life programs and projects include community garden concepts, promotion of health and wellness programs and supporting the overall economic health and wealth of residents and businesses in the CRA district. This plan also includes programs and projects to address the concept of food deserts including partnerships with local vendors, health officials and industry professionals, and others involved in healthy eating and food supplies.

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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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PROGRESSO-FLAGLER HEIGHTS AREA

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NPF-CRA EXHIBITS

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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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~~COMMUNITY REDEVELOPMENT AREA PLAN~~

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CORRIDORS**

LEGEND

-  7TH / 9TH CORRIDOR
-  FLAGLER HEIGHTS
RAC AREA
-  PROGRESSO COMMERCIAL
REVITALIZATION AREA
-  SISTRUNK CORRIDOR AREA

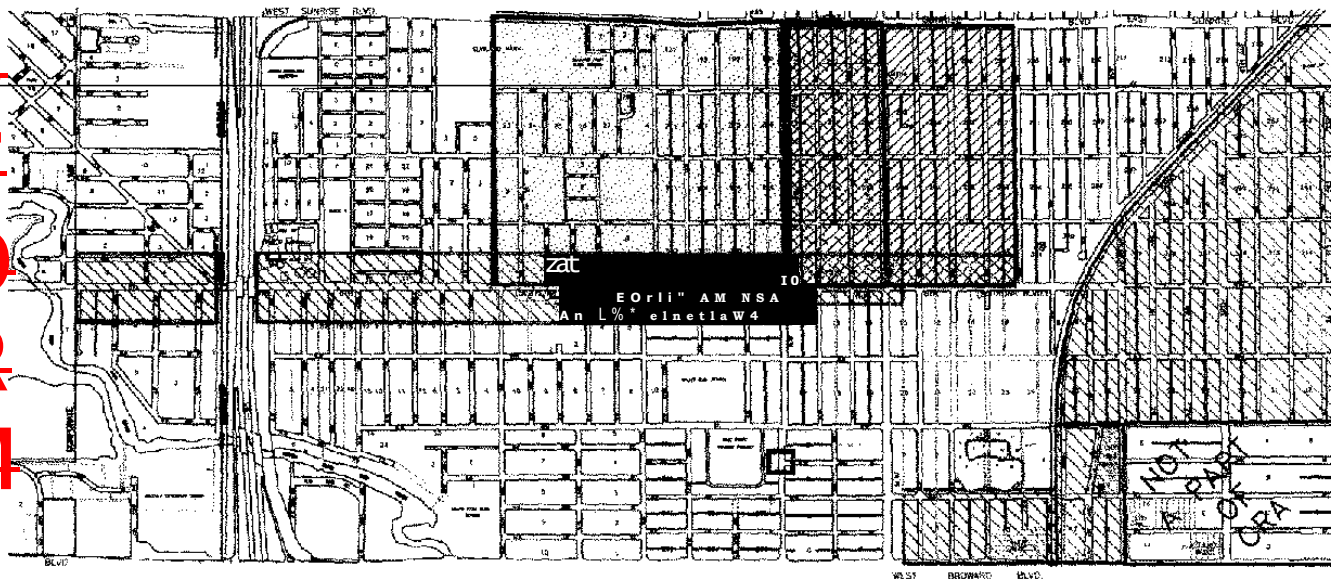
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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

**NORTHWEST / PROGRESSO / FLAGLER HEIGHTS
 COMMUNITY REDEVELOPMENT AREA PLAN**

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- FLAGLER HEIGHTS
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CITY OF FORT LAUDERDALE
 COMMUNITY & ECONOMIC DEVELOPMENT/CBA
 Design: Project Management, Community
 101 S.W. 1st Avenue, Suite 300 Fort Lauderdale, Florida 33305
 Telephone: (954) 468-1811 Fax: (954) 468-1800



PROJECT AREA
 NW/PROGRESSO/FLAGLER
 HEIGHTS COMMUNITY
 REDEVELOPMENT PLAN
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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SISTRUNK CORRIDOR AREA

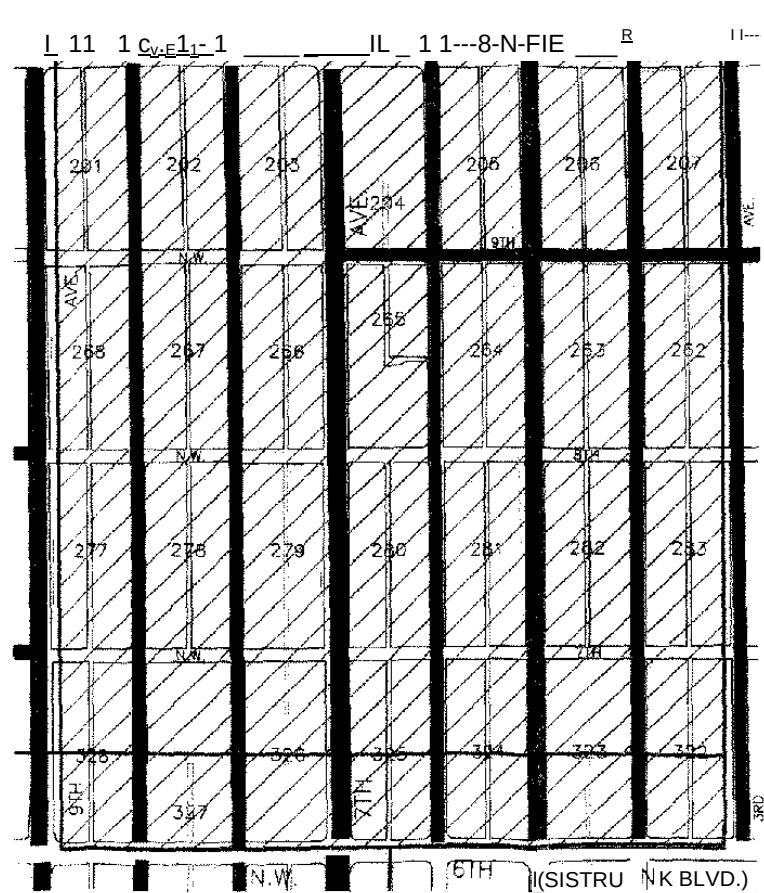
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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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PROGRESSO COMMERCIAL
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CITY OF FORT LAUDERDALE	
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT/CRA	
PROJECT NAME	PROGRESSO COMMERCIAL REVITALIZATION AREA
PROJECT NUMBER	11-1200
DATE	7/95
DESIGNER	K. W. J. & S. J. ENGINEERS, INC.
DESIGNER ADDRESS	100 S.W. 2nd Avenue, Suite 200, Fort Lauderdale, Florida, 33301
DESIGNER PHONE	(954) 468-1884
DESIGNER FAX	(954) 468-1885
DATE	7/95
PROJECT NUMBER	11-1200
PROJECT NAME	PROGRESSO COMMERCIAL REVITALIZATION AREA
PROJECT NUMBER	11-1200
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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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COMMUNITY & ECONOMIC DEVELOPMENT/CRA
Design, Project Management, Construction
100 S.W. 2nd Avenue, Suite 200, Fort Lauderdale, Florida 33301
Phone: (954) 336-1234
Fax: (954) 336-1235
Email: info@cityofftlauderdale.com
Website: www.cityofftlauderdale.com

PROJECT #230
NORTHWEST/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN
SISTRUNK CORRIDOR
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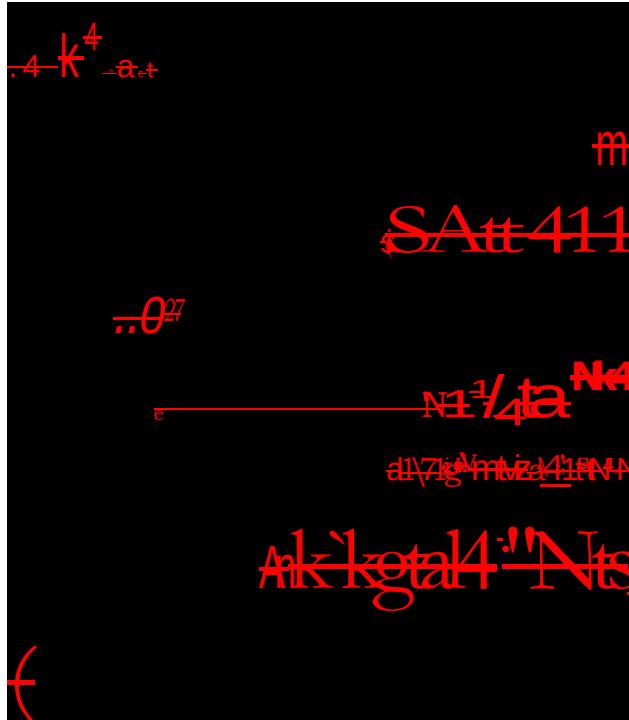


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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA



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FLAGLER HEIGHTS — anti-WATER MAIN NEEDS

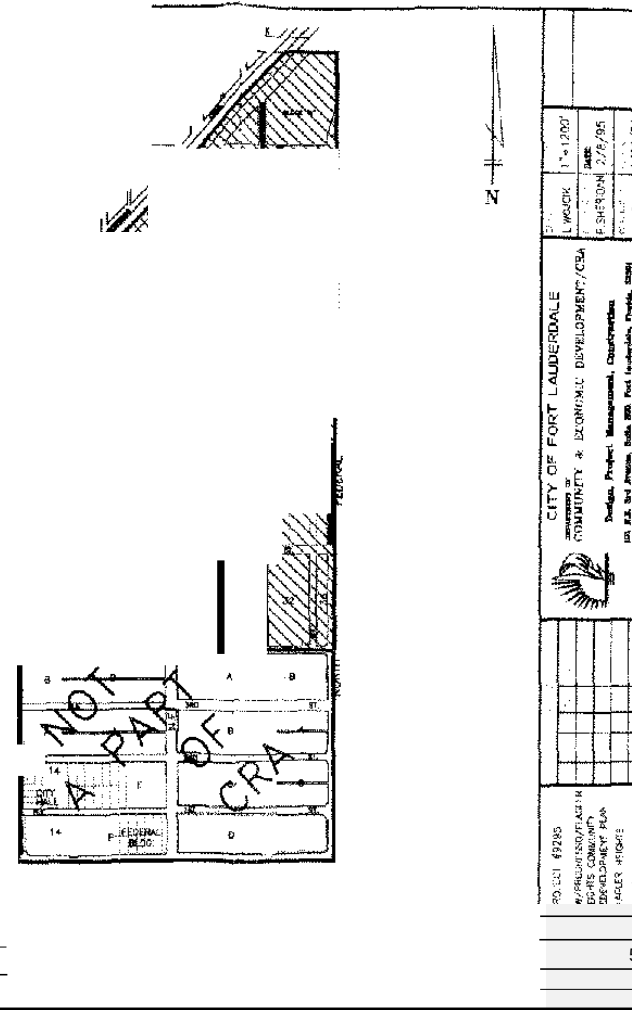
RAC AREA

FLAGLER HEIGHTS
 RAC AREA



WATER MAINS

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CITY OF FORT LAUDERDALE COMMUNITY & ECONOMIC DEVELOPMENT/CED Public Project Management, Organization 100 S.W. 1st Avenue, Suite 300 Fort Lauderdale, Florida 33301 Telephone (800) 408-1804 Fax: (954) 466-1200	
PROJECT #2280 WATER MAINS DESIGN COMMUNITY DEVELOPMENT PLAN FLAGLER HEIGHTS WATER MAIN	DATE: 2/26/95 BY: J. SHERIDAN CHECKED: J. SHERIDAN APPROVED: J. SHERIDAN
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NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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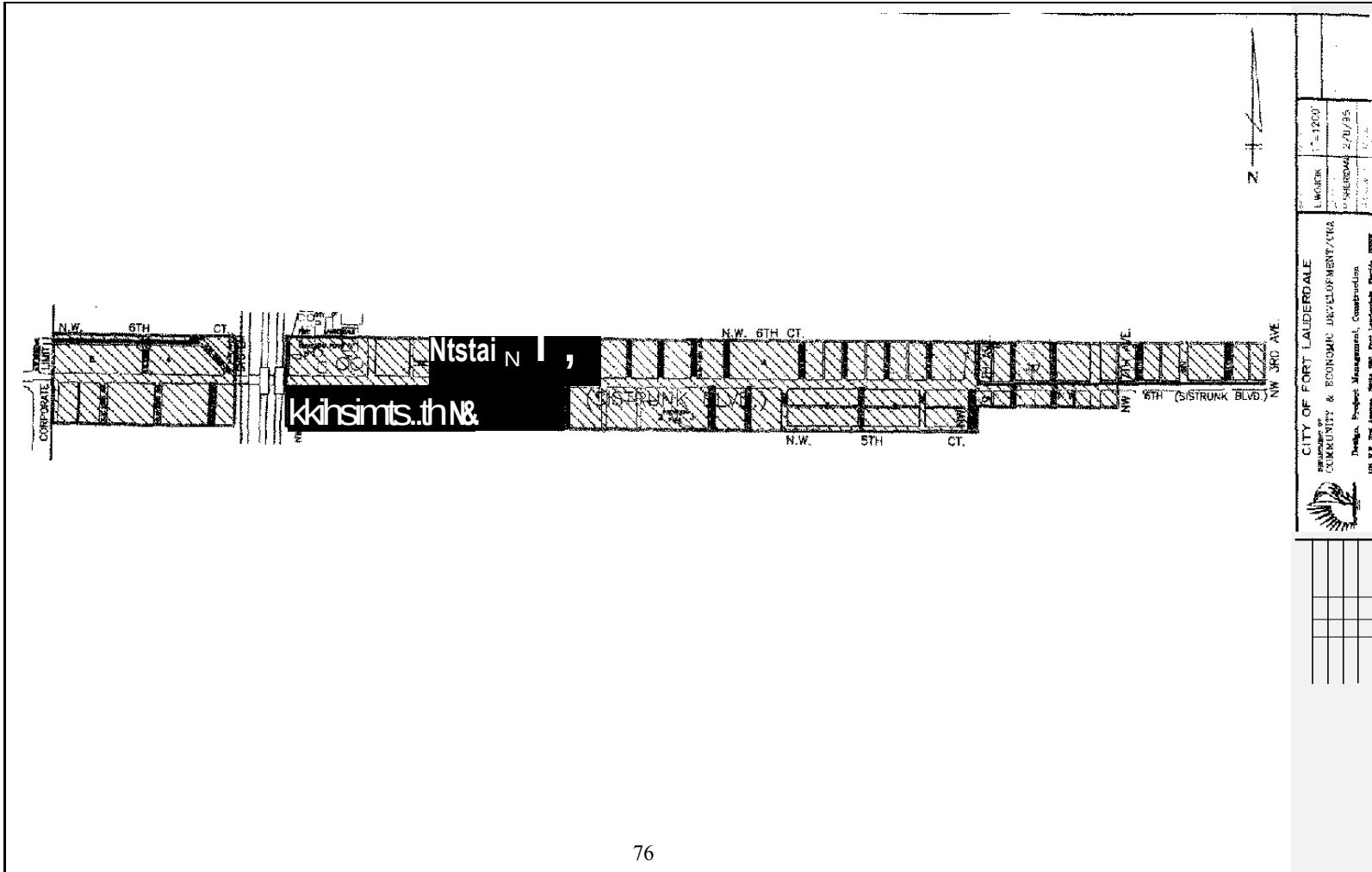
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PROJECT #0295	1
NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN	1
SISTRUNK CORRIDOR	1
WATER MAINS	1

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

EXHIBIT

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~NORTHWEST / PROGRESSO / FLAGLER HEIGHTS~~
~~COMMUNITY REDEVELOPMENT AREA PLAN~~
~~WATER MAINS~~

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CITY OF FORT LAUDERDALE
DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT/C
Design, Project Management, Construction
101 N.E. 2nd Avenue, Suite 300, Fort Lauderdale, Florida, 33301
Telephone (954) 438-1011 Fax (954) 438-1100



LEGEND

gimmsommo WATER MAIN NEEDS

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FLAGLER HEIGHTS
RAC AREA

/¹/₂ PROGRESSO COMMERCIAL
H¹/₂ H¹/₂ REVITALIZATION AREA

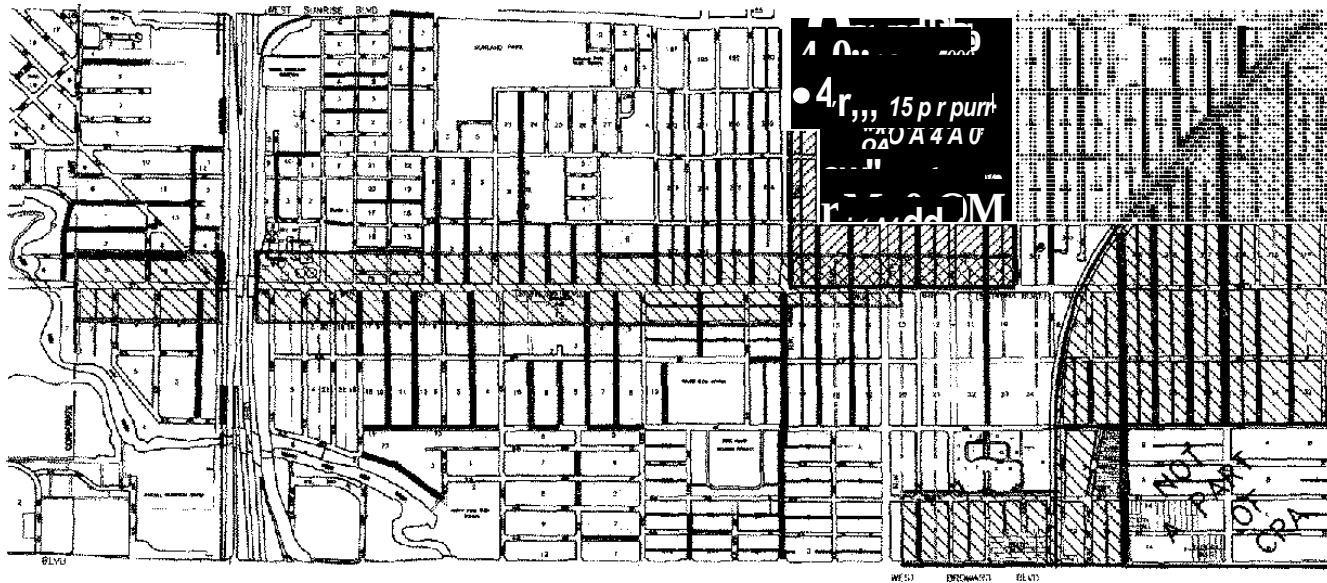
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PROJECT #2004
THE PROGRESSO/FLAGLER
HEIGHTS COMMUNITY
REDEVELOPMENT PLAN
WATER MAINS

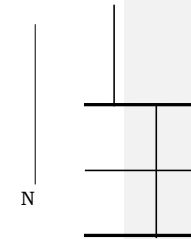
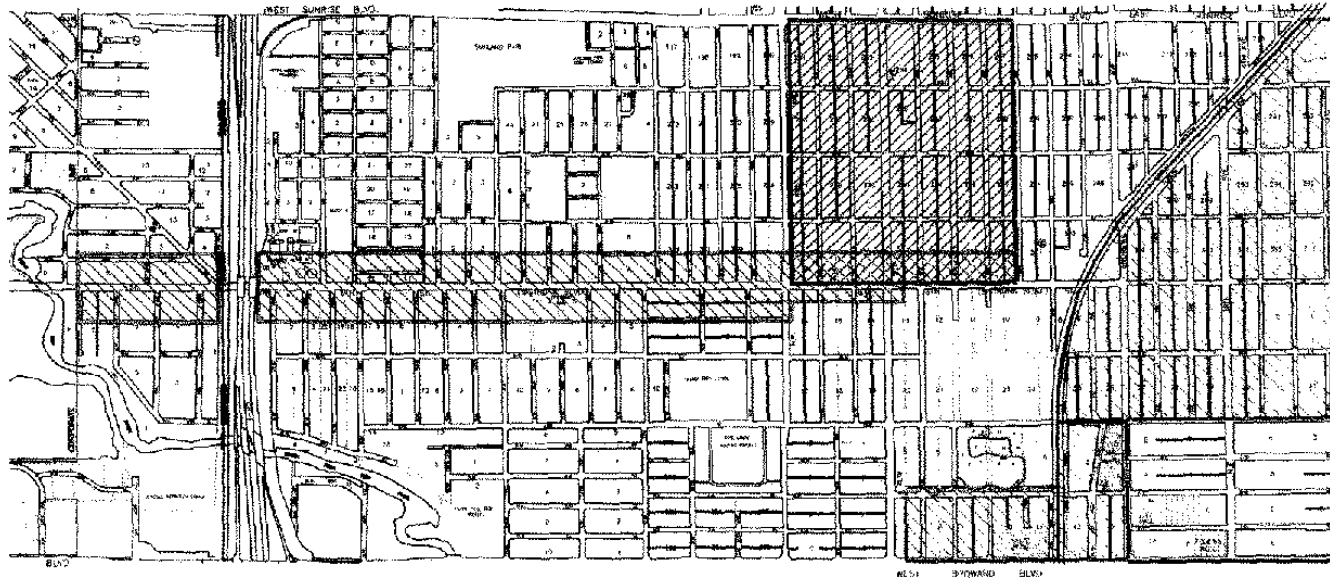
COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA



COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~NORTHWEST / PROGRESSO / FLAGLER HEIGHTS~~
~~COMMUNITY REDEVELOPMENT AREA PLAN~~
~~AREA BOUNDARIES~~

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LEGEND

- FLAGLER HEIGHTS
RAC AREA
- 7771 PROGRESSO COMMERCIAL
KWA REVITALIZATION AREA
- ET*17 SISTRUNK CORRIDOR AREA

CITY OF FORT LAUDERDALE BUREAU OF COMMUNITY & ECONOMIC DEVELOPMENT/CEA Planning, Project Management, Construction 100 N.E. 2nd Avenue, Suite 200, Fort Lauderdale, Florida, 33301 Telephone: (954) 438-2111 Fax: (954) 438-1558	
PROJECT 2009 PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN PAGE 20-4-00000000	
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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

COMMUNITY REDEVELOPMENT PLAN: ~~NORTHWEST-
PROGRESSO-FLAGLER HEIGHTS AREA~~

~~NPF-CRA-APPENDIX~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~leftOtsalaw ————— Se 1133~~

~~A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY,~~

~~DELEGATING TO AS CHAIRMAN UPON THE CITY OF FORT
LAUDERDALE, FLA, THOM POWERS COMMODORE MOW NOMA
COUNTY SY ANA 163, PAWS III, FLORIDA & TAMES, TM
COMMUNITY DEVELOPMENT ACT OF 1969, AS AMENDED,
SOW TO THE BOARD'S REVIEW AND APPROVAL OF THE
COMMUNITY REDEVELOPMENT PLAN.~~

~~WHEREAS, The City Commission of Port Lauderdale, Florida, is
desirous of utilizing the community redevelopment powers specified in
Chapter 163, Part III, Florida Statutes, the Community Redevelopment
Act of 1940, as amended; and~~

~~WHEREAS, pursuant to Section 163.410, Florida Statutes, said
City Commission has officially requested the board of County
Commissioners of Broward County, Florida, to delegate and confer upon
the City Commission of Fort Lauderdale, Florida, the authority to
exercise all of the powers, and to be subject to all of the
responsibilities of the Community Redevelopment Act of 1969, as
amended, for the purpose of establishing a Community Redevelopment
Agency for the rehabilitation, conservation, or redevelopment of blighted
areas within the municipal jurisdiction of said City; and~~

~~SOMAS, the Board of County Commissioners of Broward County
desires to delegate to the City Commission of the City of Fort
Lauderdale, Florida, those powers conferred by the Community
Redevelopment Act of 1969, as amended, subject to the Board's review
and approval of the Community Redevelopment Plan; NOW, DRUM~~

~~BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
COUNTY, FLORIDA:~~

~~That the Board of County Commissioners of Broward County,
Florida, hereby delegates to the City Commission of the City of
Fort Lauderdale, Florida, the authority to create~~

~~• a community Redevelopment Agency to operate within the~~

APPENDIX I

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~Unediction of that City, and the authority to *narcissi, all those powers
conferred upon local governments by the Community Redevelopment Act
of 1969, as Imendel, subject to the Board's review and approval of
the Community hodevelopment Plan.~~

~~ADOPTED~~this 11th day of ii
1989

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~...nit OF FLORIDA~~

~~SS~~

~~COUNTY OF SMOWAED —)~~

~~L. A. NESTER, County Administrator, in and for
Browitrd County, Florida, and Ex-Officio Clerk of the
Board of County Commissions of said County, DO REMY CERTIFY
that the About and foregoing is a true and correct copy of
Resolution 09-1132~~

~~as the same appears of record in the Minutes of a meeting
of said Board of County Commissioners held on 11th day of
April 09 OS 09~~

~~IN WITNESS WHEREOF, I have hereunto set my hand and
official seal this 11th day of April 2009~~

~~L. A. HESTER~~

~~COUNTY ADMINISTRATOR~~

~~* — C i t e I —~~

~~(S E A L)~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~RESOLUTION NO. 95-86~~

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~~A RESOLUTION OF THE CITY
COMMISSION OF THE CITY OF FORT
LAUDERDALE, FLORIDA, FINDING
THAT ONE OR MORE SLUM OR
BLIGHTED AREAS AS DEFINED IN
PART III, CHAPTER 163, FLORIDA
STATUTES, EXIST IN THE CITY OF
FORT LAUDERDALE WITHIN THAT AREA
LYING BETWEEN SUNRISE BOULEVARD
ON THE NORTH, BROWARD BOULEVARD
ON THE SOUTH, THE CITY CORPORATE
LIMIT LINE ON THE WEST AND
FEDERAL HIGHWAY ON THE EAST,
EXCEPT FOR AND **LESS** THAT PORTION
LYING SOUTH OF N.E. 4TH STREET
AND EAST OF ANDREWS AVENUE
BETWEEN BROWARD BOULEVARD AND
FEDERAL HIGHWAY, FINDING THAT
REHABILITATION,~~

~~CONSERVATION, REDEVELOPMENT OR A
COMBINATION OF SUCH ACTIVITIES
IN SUCH AREA IS NECESSARY IN THE
INTEREST OF THE PUBLIC HEALTH,
SAFETY, MORALS AND WELFARE OF
THE RESIDENTS OF THE CITY OF
FORT LAUDERDALE, DECLARING A
NEED FOR A COMMUNITY
REDEVELOPMENT AGENCY, AND
DECLARING THE CITY COMMISSION OF
THE CITY OF FORT LAUDERDALE TO
BE THE COMMUNITY REDEVELOPMENT
AGENCY FOR THE NORTHWEST-
PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA.~~

~~WHEREAS, pursuant to a Special Act of the
Florida Legislature adopted in 1961, which Special
Act is known as the "Fort Lauderdale Urban Renewal
Law" (the "Special Act") and the provisions of Part
III of the Community Redevelopment Act of 1969,
Florida Statutes, as amended, (sometimes referred to
as the "Redevelopment. Act"), the City of Fort
Lauderdale may be empowered to formulate a workable
program for utilizing appropriate private and public
resources to eliminate and prevent the development or
spread of slum or blighted areas, to encourage needed~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~community rehabilitation and to provide for the redevelopment of slum and blighted areas; and~~

~~WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the city, and the authority to exercise all those powers conferred upon local governments by Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, subject to the review and approval of the community redevelopment plan by the Board of County Commissioners of Broward County, Florida within the municipal boundaries of the City of Fort Lauderdale, and~~

~~WHEREAS, the City Commission of the City of Fort Lauderdale has created a community redevelopment area known as the Central Beach Community Redevelopment Area ("CBCRA"), and adopted a plan for its redevelopment; and~~

~~45-86~~

APPENDIX 2

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~WHEREAS, pursuant to Resolution Nos. 89-90 and 89-91, adopted on April 18, 1989, the City Commission of the City of Fort Lauderdale, appointed itself to act as the Community Redevelopment Agency for the CBCRA; and~~

~~WHEREAS, a new area within the northwest and northeast quadrants of the City of Fort Lauderdale, Florida, has been identified and a study has been undertaken and completed to determine if slum or blight conditions, or both exist within such area, hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPF Redevelopment Area"; and~~

~~WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes, to include an area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more specified factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals or welfare in its present condition and use; and~~

~~WHEREAS, it is recognized by the City Commission that such finding of the existence of one or more slum or blighted areas within the NPF Redevelopment Area does not necessarily imply that all properties within the area of the finding are slum or blighted, but rather that there is the existence of a substantial number of slum, deteriorated or deteriorating structures within the area, thereby necessitating an overall redesign and plan of the area so that a balanced, integrated plan can be developed for the area; and~~

~~WHEREAS, there exist certain properties within the area described in Section 2 below which are not blighted but which are impacted and affected by the existence of slum, deteriorated or deteriorating structures; and~~

~~WHEREAS, accordingly, the City Commission desires to declare blighted the NPF~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~Redevelopment Area and wishes to pursue community redevelopment activities in the area described herein pursuant to the provisions of the Special Act and Redevelopment Act; and~~

~~WHEREAS, the City Commission has received the recommendations and presentation of its administrative officials;~~

~~NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:~~

~~95-86~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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SECTION 7. ~~That this Resolution shall take effect immediately upon its adoption.~~

~~ADOPTED this the 20th day of June, 1995.~~



Mayor

JIM NAUGLE

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~~95-86~~

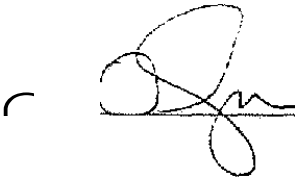
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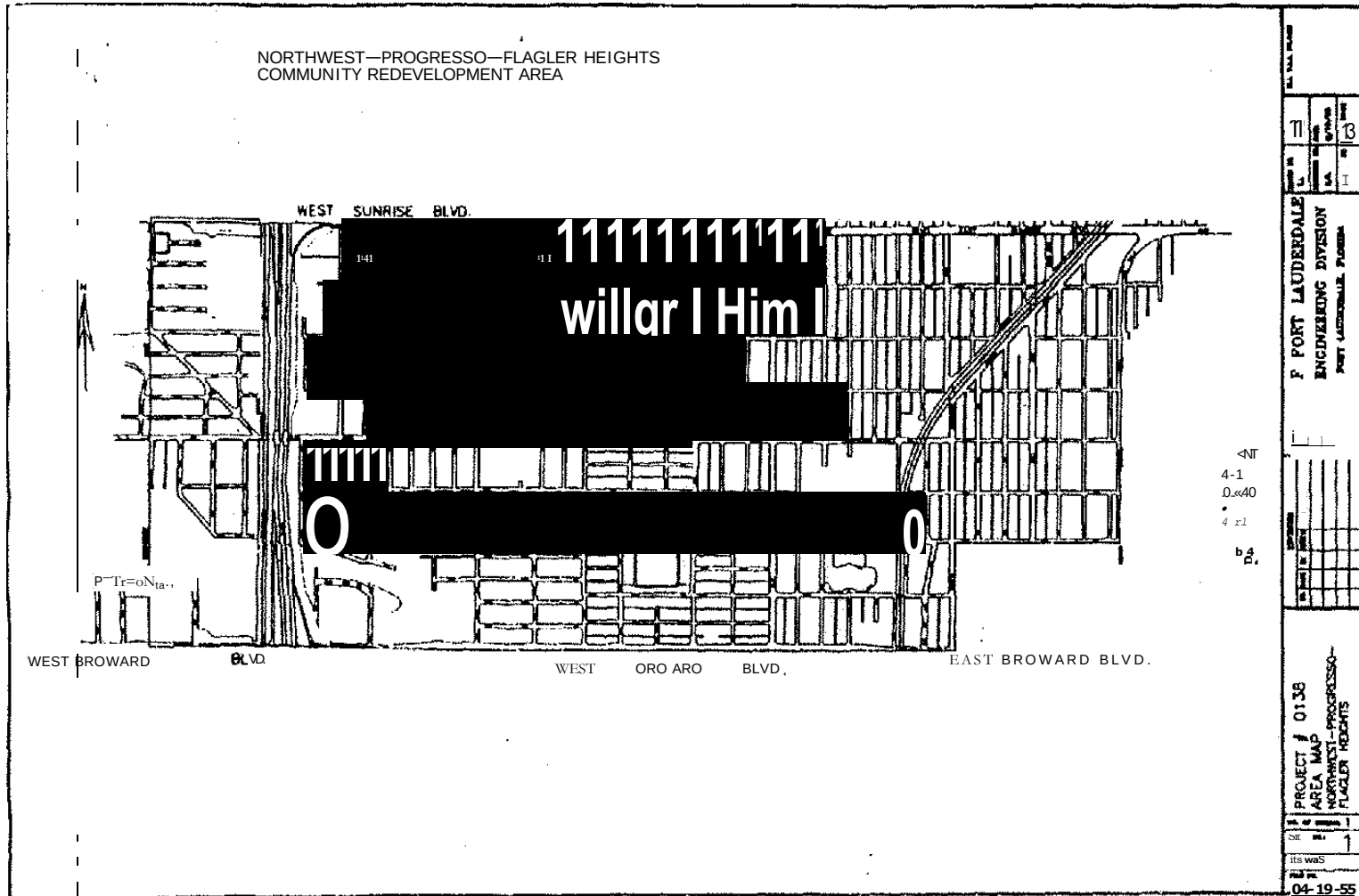
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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA



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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

RESOLUTION NO. ~~95-170~~

~~A RESOLUTION OF THE CITY~~

~~COMMISSION OF THE CITY OF FORT
LAUDERDALE, FLORIDA, APPROVING
A~~

~~COMMUNITY REDEVELOPMENT PLAN
PURSUANT TO SECTION 163.360,
FLORIDA STATUTES, FOR THE
COMMUNITY REDEVELOPMENT AREA
LYING BETWEEN SUNRISE~~

~~BOULEVARD ON THE NORTH, BROWARD
BOULEVARD ON THE SOUTH, THE CITY
CORPORATE LIMIT LINE ON THE WEST
AND FEDERAL HIGHWAY ON THE EAST,
EXCEPT FOR AND LESS THAT PORTION
LYING SOUTH OF N.E. 4TH STREET
AND EAST OF ANDREWS AVENUE
BETWEEN BROWARD~~

~~BOULEVARD AND FEDERAL HIGHWAY IN FORT
LAUDERDALE, FLORIDA;~~

~~REAFFIRMING THE FINDING OF THE
EXISTENCE OF ONE OR MORE SLUM
OR BLIGHTED AREAS IN THE CITY;
DEFINING THE COMMUNITY~~

~~REDEVELOPMENT AREA; MAKING
CERTAIN FINDINGS AND
DETERMINATIONS; FINDING
CONFORMITY TO THE~~

~~COMPREHENSIVE PLAN; AUTHORIZING AND DIRECTING
THE COMMUNITY REDEVELOPMENT
AGENCY TO IMPLEMENT THE PLAN;
AND PROVIDING AN EFFECTIVE
DATE.~~

~~WHEREAS, pursuant to Part III of the
Community Redevelopment Act of 1969, Florida
Statutes, as amended (the "Act"), and the Special Act
of the Florida Legislature adopted in 1961, which
Special Act is known as the "Fort Lauderdale Urban
Renewal Law" (the "Special Act"), the City of Fort
Lauderdale may be empowered to formulate a workable
program for utilizing appropriate private and public
resources to eliminate and prevent the spread of
slums and urban blight, to encourage needed community
rehabilitation and to provide for the redevelopment~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~of slum and blighted areas in accordance with such provisions; and~~

~~WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Community Redevelopment Act of 1969, Florida Statutes, as amended within the municipal boundaries of the City of Fort Lauderdale subject to the review and approval by the Board of County Commissioners of Broward County, Florida, of a community redevelopment plan; and~~

~~WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the City declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the~~
~~95-170~~

APPENDIX 3

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~RESOLUTION NO. 95-170~~

~~PAGE 2~~

~~west, and Federal Highway on the east, except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, in Fort Lauderdale, Florida (hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPFCRA"); and~~

~~WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency for the NPFCRA ("Agency") and established and designated the NPFCRA as the area of operation of the Agency; and~~

~~WHEREAS, a study of the NPFCRA and a plan for the redevelopment of the NPFCRA in accordance with the Act has been undertaken and completed; and~~

~~WHEREAS, the Agency received the proposed community redevelopment plan and submitted it to the Planning and Economic Development Department ("Department"), the local planning agency of the City of Fort Lauderdale under the Local Governmental Comprehensive Planning and Land Development Regulation Act, in accordance with Section 163.360(3), Florida Statutes, and the Department, after reviewing the proposed plan, has determined that the plan is consistent with the City's Comprehensive Plan and returned the proposed community redevelopment plan to the Agency with its recommendations; and~~

~~WHEREAS, the Agency considered the proposed redevelopment plan and, at its Meeting of November 7, 1995, approved the community redevelopment plan and recommended its adoption by the City Commission of the City of Fort Lauderdale; and~~

~~WHEREAS, notice of the City Commission's intention to adopt a resolution adopting the proposed community redevelopment plan has been given to all taxing authorities as provided in Section 163.346, Florida Statutes; and~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~WHEREAS, a public hearing regarding the proposed community redevelopment plan was duly noticed and held in accordance with Section 163.346, Florida Statutes; and~~

~~WHEREAS, all prerequisites under the Act having been accomplished, it is now appropriate and necessary in order to proceed further with the redevelopment of the NPFCRA in accordance with the Act that a community redevelopment plan for the NPFCRA be approved; and~~

~~95-170~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~RESOLUTION NO. 95-170~~

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~~WHEREAS, all prerequisites under the Special Act having been accomplished, the proposed community redevelopment plan may be approved for the NPFCRA in accordance with the Special Act;~~

~~NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:~~

~~SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by reference.~~

~~SECTION 2. That the finding in its Resolution No. 95-86 adopted on June 20, 1995, that one or more slum or blighted areas, as those terms are defined in Section 163.340, Florida Statutes, exist within the City of Fort Lauderdale is hereby reaffirmed.~~

~~SECTION 3. That the area designated in Resolution No. 95-86, finding~~

~~one or more slum or blighted areas to exist in the City, as described in that resolution, creating the Agency, which area is more particularly described in Exhibit "A" attached hereto, is the Community Redevelopment Area for the purpose of this Resolution and the Community Redevelopment Plan approved hereby.~~

~~SECTION 4. That the following findings are hereby made:~~

~~(a) There has been prepared a community redevelopment plan for redevelopment of the NPFCRA in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan"); and~~

~~(b) The Planning and Economic Development Department of the City of Fort Lauderdale, as the local planning agency of the City under the Local Government Comprehensive Planning and Land Development Regulation Act, has reviewed the Plan in accordance with the Act and~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~has found it to be consistent with the
comprehensive plan of the City; and~~

~~(c) The Agency reviewed and
approved the Plan on November 7, 1995
and recommended its approval to the
City Commission; and~~

~~(d) A notice of public hearing was
timely published in a newspaper of
general circulation and notice to taxing
authorities was timely mailed as provided
in Section 163.346, Florida Statutes, and
a public hearing has been held as
required by Section 163.360(5), Florida
Statutes.~~

~~95-170~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

RESOLUTION NO. ~~95-170~~

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~~SECTION 5. That the Plan satisfies the requirements of Section 163.360(6), Florida Statutes, and it is hereby further found that:~~

~~(a) Even though no families are anticipated to be displaced as a result of community redevelopment as proposed in the Plan, a feasible method exists for the location of such families in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and~~

~~(b) The Plan conforms to the general plan of the City as a whole; and~~

~~(c) The Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement; and~~

~~(d) The Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the NPFCRA by private enterprise.~~

~~SECTION 6. That the Plan is hereby found to be consistent with and conforms to the provisions of the City's comprehensive plan in effect on the date hereof.~~

~~SECTION 7. That it is hereby expressly determined that it is appropriate, proper and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the NPFCRA. Therefore, the City Commission does hereby approve as the community redevelopment plan for the NPFCRA pursuant to Section 163.360(6), Florida Statutes, the document entitled "Community Redevelopment Plan: Northwest-Progresso-Flagler Heights Area", prepared by the Department of Planning and Economic Development for the City of Fort Lauderdale and approved by the~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~Agency on November 7, 1995, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan").~~

~~SECTION 8. That it is hereby expressly found that the Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the NPFCRA.~~

~~SECTION 9. That immediately upon the date this Resolution takes effect, the Plan is deemed to be in full force and effect for the NPFCRA and the Agency is authorized and directed to carry out~~

~~95-170~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

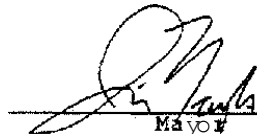
RESOLUTION NO. 95-170

PAGE 5

~~such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance, including the solicitation of proposals from persons for the redevelopment of all or any part of the NDFCRA in accordance with the Plan.~~

~~SECTION 10. That the Plan has been prepared in accordance with the Special Act and approves the Plan in accordance with the provisions of the Special Act.~~

~~SECTION 11. That this resolution shall take effect immediately upon action taken by the Board of County Commissioners of Broward County, Florida as contemplated by Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989.~~


Mayor
JIM NAUGLE

~~ADOPTED this the 7th day of November, 1995.~~

~~ATTEST:~~


City Clerk
LUCY MASLIAH

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT
AREA LEGAL DESCRIPTION~~

~~LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE 42
EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:~~

~~ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF
THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540,
FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE C-75-41,
TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH OF THE
SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER WITH ALL OF
THAT PORTION OF SAID SECTION 2 LYING WEST OF THE WESTERLY RIGHT OF
WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF THE SOUTH RIGHT OF
WAY LINE OF SUNRISE BOULEVARD;~~

~~LESS AND EXCEPT:~~

~~THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE EAST
RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY THE SOUTH
LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF SAID SECTION
3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 4TH
STREET.~~

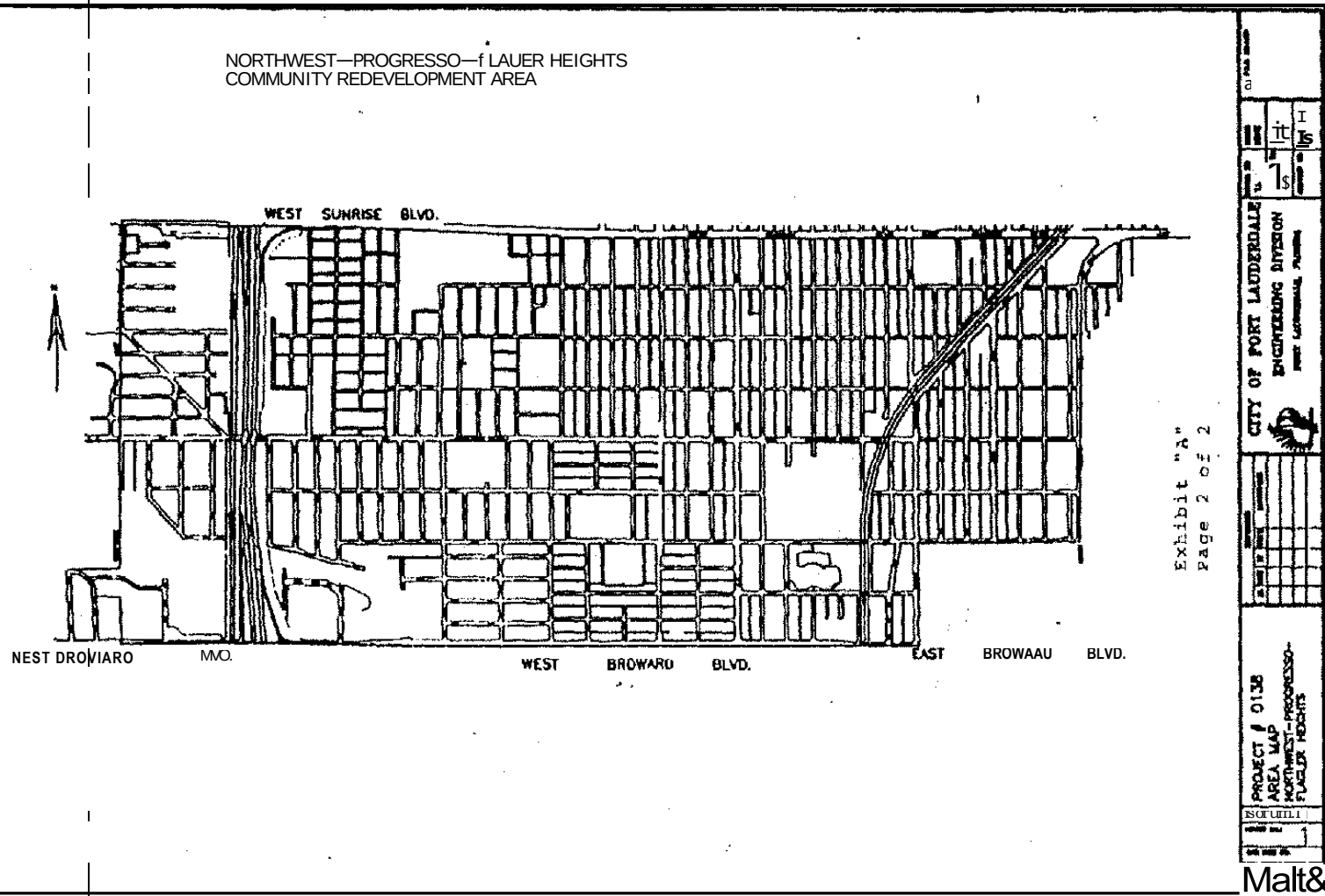
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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~Exhibit "A"~~
~~Page 1 of 2~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA



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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

RESOLUTION WS_*004

~~ii A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF BROWARD COUNTY, FLORIDA,~~

~~2! APPROVING THE COMMUNITY REDEVELOPMENT PLAN FOR
THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA APPROVED BY THE CITY OF FORT
LAUDERDALE, FLORIDA, PURSUANT TO PART III,
CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR
RATIFICATION OF ACTIONS OF CITY~~

~~5 COMMISSION AND COMMUNITY DEVELOPMENT AGENCY; AND
PROVIDING FOR AN EFFECTIVE DATE.~~

~~WHEREAS, the Board of County Commissioners of Broward County, Florida, (the "Board"), as the governing body of Broward County, a charter county, pursuant to Section 163.410, Florida Statutes adopted Resolution No. 89-1132 on April 11, 1989, delegating to the city Commission of the City of Fort Lauderdale (the "City"), the authority to exercise all powers conferred upon local governments by Part III, Chapter 163, Florida Statutes, as amended, (the 16 "Redevelopment Act") subject to the Board's review and approval of, the City's Community Redevelopment Plan; and~~

~~16 WHEREAS, on June 20, 1995, pursuant to Resolution 95-86, the ,71
City Commission found that the Northwest-Progresso-Flagler Heights 18 area
within the corporate limits of the City was a blighted area, 15 such area
being defined as the Northwest-Progresso-Flagler Heights 20 Community
Redevelopment Area (the "NPF CRA") and declared itself to be the Community
Redevelopment Agency for the NPF CRA; and~~

~~22 WHEREAS, pursuant to resolution duly adopted by the City~~
~~23 Commission on November 7, 1995, the City Commission approved a 24j~~
~~Community Redevelopment Plan for the NPF CRA pursuant to the~~
~~25 Redevelopment Act; and~~

~~161 WHEREAS, the Board having reviewed the Community Redevelopment~~
~~27 Plan as approved by the City Commission on November 7, 1995, 22~~
~~desires to approve~~

~~29 THEREFORE,~~

~~JO SE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
BROWARD COUNTY, FLORIDA:~~

~~32, 1. That the~~ said Community Redevelopment Plan, NOW, ~~hereby~~ **Board**
~~the Community~~ **approves**
~~Redevelopment Plan for the NP P CRA as approve~~¹⁷³, by the City
~~Commission by~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~resolution adopted November 7, 1995, which shall be consistent with the~~
~~Broward County Land Use Plan.~~

~~2. That any and all actions heretofore taken by the City Commission or~~
~~the Community Redevelopment Agency pursuant to and in accordance with~~
~~the Redevelopment Act and in furtherance of the adoption of the~~
~~Community Redevelopment Plan for the NPP CRA are hereby ratified and~~
~~confirmed.~~

~~3. That any substantive amendments to the Community Redevelopment Plan~~
~~for the NP? CRA shall be reviewed and approved by the Board.~~

~~♦ . That this Resolution shall take effect immediately upon~~
~~its adoption.~~

~~Ik~~

~~ADOPTED this 7th day of November, 1995.~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~STATE OF FLORIDA~~

~~SS~~

~~COUNTY OF BROWARD)~~

~~I, E. JACK OSTERHOLT, County Administrator, in and for
BYE/ward County, Florida, and Ex Officio Clerk of the Board of
County Commissioners of said County, DO HEREBY CERTIFY that the
above and foregoing is a true and correct copy of Resolution
Number 95-1084 as the same appears of record in the minutes of
meeting of said Board of County Commissioners held on the 28th
day of November 1995,~~

~~IN WITNESS WHEREOF, I have hereunto set
my hand and official seal this 1st day of
December 1995.~~

~~CO WM/4~~

~~E. JACK OSTERHOLT~~

~~04-13i~~

~~istrZt*~~

~~,fi~~

~~(8 2 A L~~

~~By~~

~~Deputy Clerk~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT
AREA LEGAL DESCRIPTION~~

~~LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE 42
EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:~~

~~ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF
THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540,
FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE C-75-41;
TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH OF THE
SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER WITH ALL OF
THAT PORTION OF SAID SECTION 2 LYING WEST OF THE WESTERLY RIGHT OF
WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF THE SOUTH RIGHT OF
WAY LINE OF SUNRISE BOULEVARD;~~

~~LESS AND EXCEPT:~~

~~THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE
EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY THE
SOUTH LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF SAID
SECTION 3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF
NORTHEAST 4TH STREET.~~

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~~Exhibit~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

Page ~~1~~ of ~~2~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:

NORTHWEST-PROGRESSO-FLACLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA

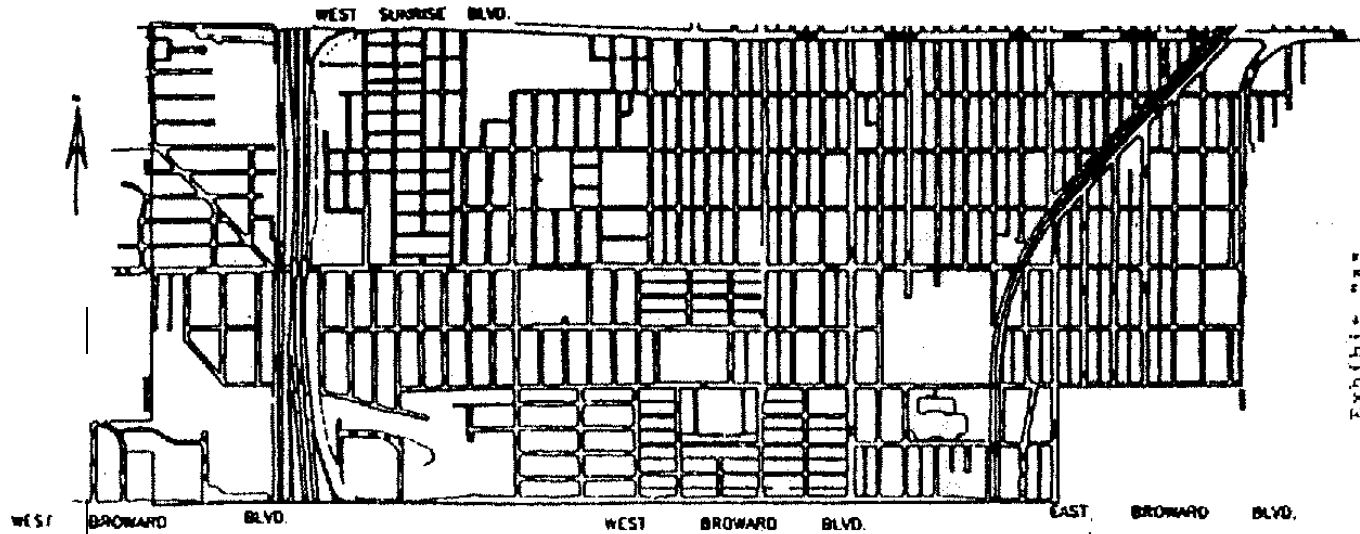


Exhibit "A"
Page 2 of 2

PROJECT / AREA MAP		CITY OF PORT LAUDERDALE		DATE	
NORTHWEST-FLACLER HEIGHTS		ENGINEERING DIVISION		DATE	
PROJECT NO.		DATE		DATE	
04-112-53		1		1	

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

ORDINANCE NO. ~~C-95-67~~

~~AN ORDINANCE ESTABLISHING AND
PROVIDING FOR THE FUNDING OF A
REDEVELOPMENT TRUST FUND
PURSUANT TO SECTION 163.387,
FLORIDA STATUTES, TO FINANCE OR
REFINANCE COMMUNITY
REDEVELOPMENT WITHIN THE
NORTHWEST-PROGRESSO-FLAGLER
HEIGHTS COMMUNITY REDEVELOPMENT
AREA LYING BETWEEN SUNRISE
BOULEVARD ON THE NORTH, BROWARD
BOULEVARD ON THE SOUTH, THE
CITY CORPORATE LIMIT LINE ON
THE WEST AND FEDERAL HIGHWAY ON
THE EAST; EXCEPT FOR AND LESS
THAT PORTION LYING SOUTH OF
N.E. 4TH STREET AND EAST OF
ANDREWS AVENUE BETWEEN BROWARD
BOULEVARD AND FEDERAL HIGHWAY
IN THE CITY OF FORT LAUDERDALE,
FLORIDA; PROVIDING FOR
ADMINISTRATION OF THE
REDEVELOPMENT TRUST FUND;
DETERMINING THE TAX INCREMENT
TO BE DEPOSITED IN THE
REDEVELOPMENT TRUST FUND;
ESTABLISHING THE BASE YEAR FOR
DETERMINING ASSESSED VALUES OF
PROPERTY IN THE COMMUNITY
REDEVELOPMENT AREA FOR TAX
INCREMENT PURPOSES; PROVIDING
FOR THE ANNUAL APPROPRIATION OF
THE TAX INCREMENT BY ALL TAXING
AUTHORITIES IN THE COMMUNITY
REDEVELOPMENT AREA; APPOINTING
THE GOVERNING BODY OF THE
COMMUNITY REDEVELOPMENT AGENCY
AS THE TRUSTEE OF THE
REDEVELOPMENT TRUST FUND; AND
PROVIDING AN EFFECTIVE DATE.~~

~~WHEREAS, pursuant to Part III of the
Community Redevelopment Act of 1969, Florida
Statutes, as amended (the "Act"), the City of Fort
Lauderdale may be empowered to formulate a workable
program for utilizing appropriate private and~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~public resources to eliminate and prevent the spread of slum and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and~~

~~WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Act subject to the review and approval of a Community Redevelopment Plan by the Board of County Commissioners of Broward County, Florida, within the municipal boundaries of the City of Fort Lauderdale; and~~

~~WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the City declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the~~
~~C-95-67~~

APPENDIX 5

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

ORDINANCE NO. C-95-67

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~~west, and Federal Highway on the east; except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway (hereinafter referred to as the "Northwest Progresso Flagler Heights Community Redevelopment Area" or "NPFCA"); and~~

~~WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency ("Agency") for the NPFCA; and~~

~~WHEREAS, pursuant to Resolution No. 95-170, adopted on November 7, 1995, the City Commission of the City of Fort Lauderdale approved a Community Redevelopment Plan ("Plan") for the NPFCA; and~~

~~WHEREAS, in order to plan and implement community redevelopment within the NPFCA it is necessary that a redevelopment trust fund ("Trust Fund") be established and created for said area as provided in the Act; and~~

~~WHEREAS, notice of the intended creation of a Trust Fund has been given to all taxing authorities in accordance with the Act;~~

~~NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:~~

~~SECTION 2. That the above recitals are true, correct and incorporated into this Ordinance by this reference.~~

~~SECTION 2. That there is hereby established and created in accordance~~

~~with the provisions of the Act, a redevelopment trust fund for the NPFCA, which trust fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto approved by the City Commission including any community redevelopment under the Plan.~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~SECTION 3. That the monies to be allocated to and deposited into the Trust Fund shall be used to finance community redevelopment within the NDFCRA, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Trust Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Trust Fund shall exist for the duration of the community redevelopment undertaken by the Agency pursuant to the Plan to the extent permitted by the Act. Monies shall be held in the Trust Fund by the City for and on behalf of the Agency, and disbursed from the Trust Fund as provided by the Act, this Ordinance or by the Agency.~~

~~C-95-67~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

ORDINANCE NO. C-95-67

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SECTION 4. ~~That there shall be paid into the Fund each year by each~~

~~taxing authority levying ad valorem taxes within the NPFCA, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 6 of this ordinance and the Act, based on the base tax year established in Section 5 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment").~~

SECTION 5. ~~That the most recently approved tax roll prior to the~~

~~effective date of this Ordinance used in connection with the taxation of real property in the NPFCA as provided for in Section 163.387, Florida Statutes, shall be the interim ad valorem tax roll of Broward County, Florida, filed by the Property Appraiser of Broward County, Florida, with the State Department of Revenue on or before July 1, 1995, pursuant to Section 193.1142, Florida Statutes, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 1995 (the "base year value"), and all deposits into the Trust Fund shall be the amount of tax increment calculated as provided in Section 6 herein based upon increases in valuation of taxable real property from the base year value.~~

SECTION 6. ~~That the tax increment shall be determined and appropriated annually by each taxing authority as provided in the Act, and shall be an amount equal to ninety-five percent (95%) of the difference between:~~

~~(a) The amount of ad valorem taxes levied each year by each taxing authority on taxable real property contained within the geographic boundaries of the NPFCA; and~~

~~(b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~upon the total of the assessed value of
the taxable real property in the NPFCRA
as shown on the assessment roll used in
connection with the taxation of such
property by each taxing authority prior
to the effective date of this
Ordinance.~~

~~SECTION 7. That pursuant to Section 163.387(2),
Florida Statutes, each taxing authority shall
annually appropriate and pay by January 1 of
each year a sum which is no less than the tax
increment as defined and determined as provided in the
Act and Section 6 of this Ordinance. The obligation of
each taxing authority to annually appropriate the tax
increment for deposit in the Trust Fund shall commence
on the effective date of this Ordinance and continue
to an extent permitted by the Act until all loans,
advances and~~

~~C-95-67~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~ORDINANCE NO. C-95-67~~

~~— PAGE 4~~

~~indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the NPFCA have been paid.~~

~~SECTION R. That the Trust Fund shall be established and maintained as~~

~~a separate trust fund by the Agency pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as the trustee of the Trust Fund as may be adopted from time to time, whereby the Trust Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan. The Agency may authorize and direct the City to establish and administer the Trust Fund on behalf of the Agency in accordance with this Ordinance and the Act.~~

~~SECTION 9. That the obligation of the City Commission of the City of~~

~~Fort Lauderdale to fund the Trust Fund annually shall continue until all loans, advances, and indebtedness, if any and interest thereon, of the Agency incurred as a result of community redevelopment have been paid, but only to the extent that the tax increment described in Section 5 of this Ordinance accrues. The obligation of the City Commission to fund the Trust Fund shall not be construed to make the City a guarantor of the obligations of other taxing authorities under this Ordinance or the Act nor shall it be construed to require the exercise of the taxing power of the City or the payment to the Trust Fund from any other funds of the City except the incremental revenue provided for in Section 5.~~

~~SECTION 10. That it may, in its discretion, authorize the deposit of such other legally available funds into the Trust Fund as may be described by resolution adopted on or after the effective date of this Ordinance.~~

~~SECTION 11. That the governing body of the Agency shall be the trustee~~

~~of the Trust Fund and shall be responsible for the receipt, custody,~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~disbursement, accountability, management,
investments, and property application of all
monies paid into the Fund.~~

~~SECTION 12. That the funds of the Trust Fund shall be utilized
in~~

~~accordance with the provisions of the
Act, this Ordinance and the Community Redevelopment
Plan for the NPFCA as approved by the City
Commission of the City of Fort Lauderdale as the same
may be amended.~~

~~SECTION 13. That the terms contained in this
Ordinance shall have the meanings as set
forth in the Act.~~

~~C-95-67~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~ORDINANCE NO. C-95-67~~

~~SECTION 14. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.~~

~~SECTION 15. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.~~

~~That this Ordinance shall be in full force and effect~~

~~PASSED FIRST READING this the 21st day of November, 1995. PASSED SECOND READING this the 5th day of December, 1995.~~


Mayor
JIM NAUGLE

~~ATTEST:~~


City Clerk
LUCY MASLIAH

~~C-95-67~~

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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~~Lauderdale, Florida.~~

~~WITNESSETH my hand and official seal; of~~
~~the~~ of Fort Lauderdale, Florida, this
~~the~~ day ~~20~~ev

RESOLUTION NO. ~~01-86~~

~~A RESOLUTION OF THE CITY~~
~~COMMISSION OF THE CITY OF~~
~~FORT LAUDERDALE, FLORIDA,~~
~~RELATING TO COMMUNITY~~
~~REDEVELOPMENT; MAKING~~
~~FINDINGS; ADOPTING AN~~
~~AMENDED COMMUNITY~~
~~REDEVELOPMENT PLAN FOR THE~~
~~NORTHWEST PROGRESSO FLAGLER~~
~~HEIGHTS COMMUNITY~~
~~REDEVELOPMENT AREA;~~
~~AUTHORIZING IMPLEMENTATION~~
~~OF THE PLAN; PROVIDING AN~~
~~EFFECTIVE DATE.~~

~~WHEREAS, the City Commission adopted~~
~~Resolution 95-86 on June 2, 1995, finding the~~
~~existence of blight conditions in that area of the~~
~~City of Fort Lauderdale, known as the Northwest~~
~~Progresso Flagler Heights Community Redevelopment~~
~~Area, as more particularly described in that~~
~~resolution, (such area being referred to herein as~~
~~the "Community Redevelopment Area") and declared the~~
~~City Commission~~

~~1 to be the Community Redevelopment Agency ("CRA") for that~~
~~area; and~~

~~WHEREAS, by adoption of Resolution 95-~~
~~170, the Northwest Progresso Flagler Heights~~
~~Redevelopment Area Plan was approved by the City~~
~~Commission on November 7, 1995 (the "1995 Plan");~~
~~and~~

~~WHEREAS, by adoption of Resolution 95-~~
~~1084 on November 26, 1995, the Broward County Board~~
~~of County Commissioners approved the 1995 Plan; and~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~WHEREAS, an updated and amended version of the 1995 Plan (the "Plan Update") as contemplated by Part III, Chapter 163, Florida Statutes (1999), has been prepared which updates the 1995 Plan and addresses the redevelopment needs in the Community Redevelopment Area; and~~

~~WHEREAS, on April 18, 2001, the City's Planning & Zoning Board, as the City's Local Planning Agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, determined the Plan Update is in conformity with the City's comprehensive plan for the City as a whole, and recommended the Community Redevelopment Agency and the City Commission approve the Plan Update; and~~

~~WHEREAS, the Community Redevelopment Agency on February 13, 2001, approved the Plan Update and recommended it to the City Commission; and~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

RESOLUTION NO. 01-66

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~~WHEREAS, a copy of the Plan Update was submitted by the Community Redevelopment Agency to the City Commission, as, the governing body of City of Fort Lauderdale, Florida, and to Broward County, as taxing authorities which levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and~~

~~WHEREAS, the notices required by Section 163.346, Florida . Statutes (2000), have been published and mailed as required therein, and a public hearing regarding the Plan was held by the City~~

~~Commission;~~

~~NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:~~

~~SECTION 1. Incorporating Recitals. The City Commission finds, foregoing declares and determines that the matters set forth in the a part of recitals are true and correct and are incorporated herein~~

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~~SECTION 2. Finding of Conformance with Comprehensive Plan. The City~~

~~Commission hereby finds, determines and declares that the Plan Update for the Community Redevelopment Area marked Exhibit "A" and on file with the City Clerk conforms to the general comprehensive plan of City of Fort Lauderdale as a whole.~~

~~SECTION 3. Finding of Adequacy of Recreational Facilities. The City~~

~~Commission hereby finds, determines and declares that the Plan Update gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Community Redevelopment Area.~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

~~SECTION 4. Finding of Relocation. The City Commission finds that to~~

~~the extent any relocation of families may be necessary a feasible method for the relocation of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is provided in the Plan Update.~~

~~01-86~~

COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

RESOLUTION NO. 01-86

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~~SECTION — Finding of Maximum Opportunity. The City
Commission hereby~~

~~finds that although the Plan Update
contemplates that most improvements will be
undertaken by the City or the CRA, the Plan Update
will afford maximum opportunity, consistent with the
sound needs of the City as a whole, for the
rehabilitation or redevelopment of the Community
Redevelopment Area by private enterprise to the
extent contemplated by the Plan Update.~~

~~SECTION 6. Adoption of Community Redevelopment Plan. The
City~~

~~Commission does hereby adopt the Plan
Update as the amended and updated community
redevelopment plan for the Community Redevelopment
Area and authorizes and directs the Community
Redevelopment Agency to proceed with the
implementation of the Plan Update.~~

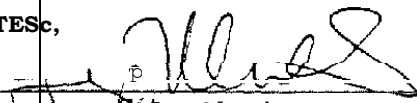
~~SECTION 7. Technical Corrections. The City Commission does
hereby~~

~~authorize appropriate City and CRA
officials to make such technical, conforming, and
correcting changes to the Plan Update from time to
time as may be identified that do not affect the
substance of the plan's goals, objectives, and
actions.~~

~~SECTION 8. Effective Date. This Resolution
shall take effect immediately
upon approval by the City
Commission.~~

~~ADOPTED this the 15th day of May, 2001.~~

ATTESc,


City Clerk
L. boy MASLIAH


Mayor

JIM NAUGLE

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COMMUNITY REDEVELOPMENT PLAN UPDATE:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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ITEM IV

Moody Insurance



CITY OF FORT LAUDERDALE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

DATE: October 28, 2015

TO: NPF CRA Advisory Board Members

FROM: Bob Wojcik, AICP, Economic Reinvestment Coordinator 

SUBJECT: Funding Request \$135,000 - 1943 Tyler, LLC/Thomas Moody
Moody Insurance Group – 725 Progresso Drive

REQUEST

The CRA has received applications from 1943 Tyler, LLC/Thomas Moody for financial assistance from the CRA to assist in the substantial renovation of the property at 725 Progresso Drive. The property will be used as the offices of Moody Insurance Group who will be relocating their offices from Hollywood Florida to this new CRA location. They are requesting a total of \$135,000 in CRA incentives consisting of \$100,000 from the Property and Business Investment Program, \$15,000 from the CRA Façade Program and \$20,000 from the CRA Streetscape Improvement Program. A copy of the Location Map is attached as **Exhibit A** and Broward County Property Appraiser information is attached as **Exhibit B**.

BACKGROUND

The Property and Business Investment Program (PBIP) is a new incentive program that was approved by the CRA Board with the NPF CRA Five Year Program. It is a public sector real estate investment tool that reduces the capital needs of viable projects and enhances the tax base with quality projects. Funds can be used for both interior and exterior improvements for mixed use and commercial projects in the NPF CFA. Eligible areas in the NPF CRA include both the Primary Area, which is the Sistrunk Corridor, and Secondary Areas, which includes other commercial or mixed use properties in the CRA. Applicants in the Secondary Area may apply for funding for an amount not to exceed \$100,000 or 20% of the total project capital investment, whichever is less. Twenty percent of the eligible renovation expenses for the project are \$123,994. The applicant, 1943 Tyler, LLC/Thomas Moody has requested and is eligible for a maximum of \$100,000 in PBIP funding. After a thorough review of the application, CRA staff assigned a project score of 102 points (**Exhibit C**) in their PBIP Application. A minimum of 70 points is required for funding.

The PBIP program is a forgivable loan that the program allows to be forgiven in five year period following completion the project if the property is not sold or refinanced. It will be secured by a second mortgage on the property. There will be a first mortgage held by Regent Bank in the amount of \$400,000.

The CRA Façade Program provides a reimbursement grant for exterior renovations. The grant amount was increased with the NPF CRA Five Year Program from a maximum of \$20,000 to \$40,000 for properties on Sistrunk Boulevard and from \$7,500 to \$15,000 for other NPF CRA commercial properties. The applicant is eligible for a reimbursement of 80% of the cost not to exceed \$15,000. The applicant is requesting \$15,000 to help pay for the extensive exterior renovations to the property and site. The program requires that should the property be sold within one year of receiving funding, repayment of the full amount of the grant is required. If sold within two years of receiving funding, 50% of the amount of the grant received would need to be repaid.

The Streetscape Improvement Program provides a grant on a reimbursement basis to the developer for up to 50% of the improvement cost within the Right-Of Way such as sidewalks, curbing, drainage, and landscaping. The property has over 203 feet of frontage along Progresso Drive and NE 1st Avenue. The estimated cost of the improvements in the right-of-way is \$55,357. The applicant is requesting a street scape grant of \$20,000. Copies of their funding applications are attached as **Exhibit D**.

The total renovation cost of the property is estimated at \$694,080. It was purchased by the applicant for \$565,000 in January 2015. Including the purchase price, the applicants total capital investment in the project is \$1,259,080.

Prior to being purchased by the applicant, the site operated as the Purvis Young Gallery. A large, prominent mural done by the late Purvis Young on the front of the building has been retained and restored for the public's enjoyment and incorporated into the Art Deco themed renovation of the building. Facing the Florida East Coast Railway, it will be viewed by passengers of the new train system of All Aboard Florida in addition to passing motorists and pedestrians. Prior to its use as an art gallery, the property operated as a dry cleaners into the late 1980's. As such the property is eligible for State administered cleanup and is enrolled in the Florida Dry Cleaning Solvent Cleanup Program.

Moody insurance is a full service independent insurance agency that was founded 23 years ago by Tom Moody. They service the personal, business, marine and aviation insurance markets. The new 5,200 square foot home insurance office for Moody Insurance Group on 725 Progresso Drive will double their existing space they have been occupying in Hollywood. The relocation will include 15 employees consisting of licensed agents, marketing representatives and administrative associates with the ability to continue to grow their business and add additional staff as needed. With a large customer base in downtown Fort Lauderdale, the new use will help add commerce and activity to this portion of the CRA.

The new home office of Moody Insurance Group in the Progresso neighborhood is a welcomed addition to the area and a beginning of the transition from the surrounding automotive related uses that currently exist. Professional services, as provided by Moody Insurance Group, is a targeted business under the CRA incentive programs designed to support investment in the development area. The Progresso Civic

Association reviewed the project at their September, 2015 meeting and supported the project.

CONSISTENCY WITH NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment and attract sound business and commercial development that provide employment and job opportunities.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding assistance package to Tyler, LLC/Thomas Moody in an amount not to exceed \$135,000 for renovation of the property at 725 Progresso Drive for the home office of Moody Insurance Group, consisting of up to \$100,000 from the Property and Business Investment Program, up to \$15,000 from the CRA Façade Program and up to \$20,000 from the CRA Streetscape Improvement Program.

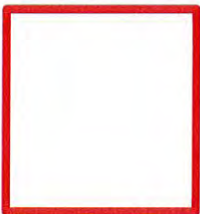
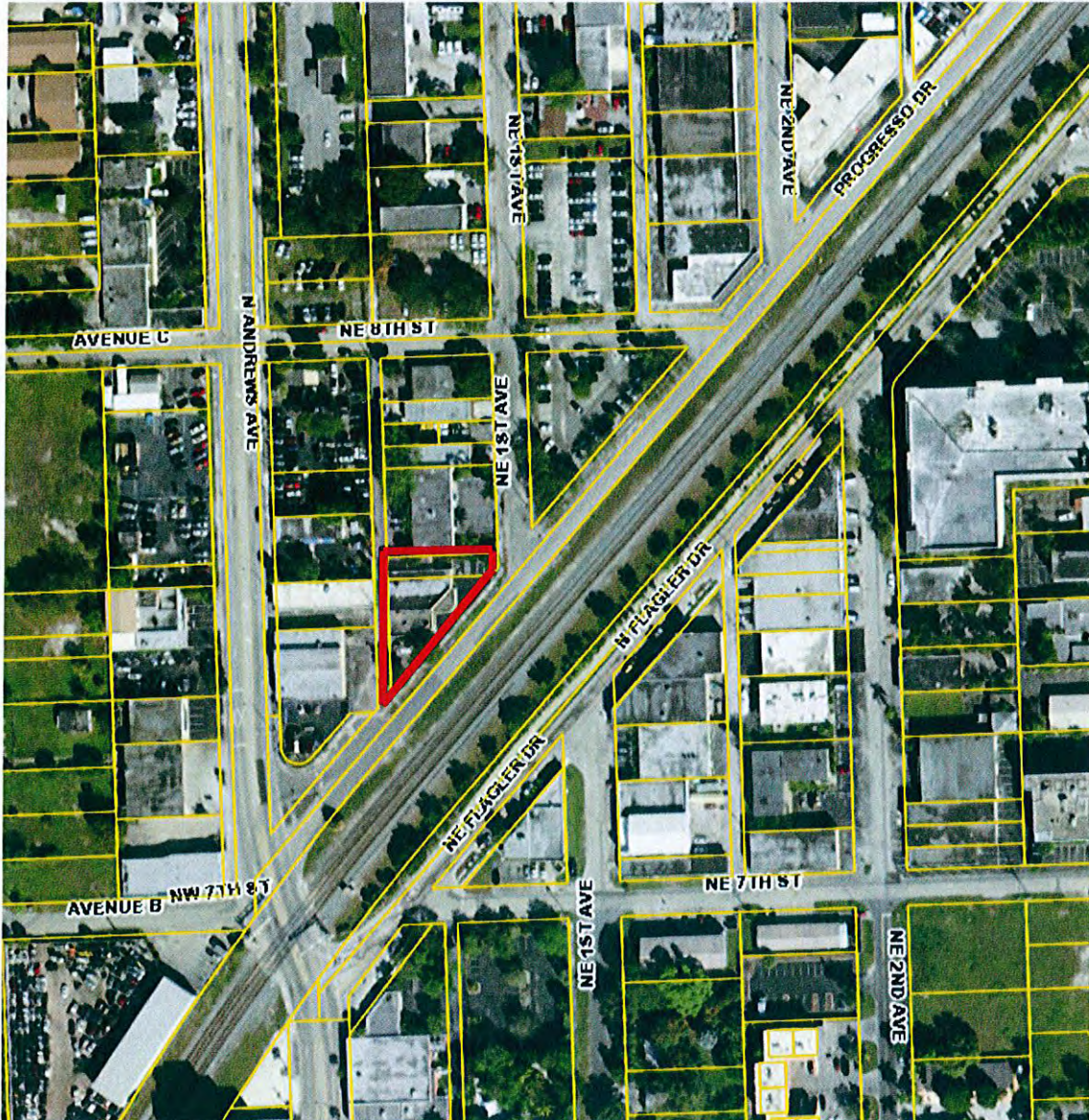
Attachments

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: PBIP Application Scoring Sheet

Exhibit D: CRA Funding Applications



LOCATION MAP

725 Progresso Drive – Moody Insurance

03								
C								
5266								



Site Address	PROGRESSO DRIVE, FORT LAUDERDALE	ID #	4942 34 07 1380
Property Owner	1943 TYLER LLC	Millage	0312
Mailing Address	1943 TYLER ST HOLLYWOOD FL 33020-7641	Use	28
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 10 BLK 287		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$37,810	\$1,260	\$39,070	\$39,070	
2015	\$37,810	\$1,260	\$39,070	\$38,060	
2014	\$37,810	\$1,260	\$39,070	\$34,600	\$724.45

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$39,070	\$39,070	\$39,070	\$39,070
Portability	0	0	0	0
Assessed/SOH	\$39,070	\$39,070	\$39,070	\$39,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$39,070	\$39,070	\$39,070	\$39,070

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/28/2015	WD*-E	\$550,000	112776146	\$12.00	3,151	SF
1/28/2015	QC*-T	\$100	112776145			
3/7/2002	WD*	\$375,000	32875 / 1284			
4/27/1998	WD	\$100	28706 / 101			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

03								
L								
1								

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

Appendix C
Secondary Area Scoring Criteria

SECONDARY AREA SCORING CRITERIA	MAX SCORE	SCORE
1. Retail restaurant or office space exceeding 1,500 square feet a. 2,000 + square feet – 5 points b. 1,500 – 1,999 square feet – 4 points c. 1,000 – 1,499 square feet – 3 points d. 500 – 999 square feet – 2 points e. 250 – 499 square feet – 1 point	5	5
2. Building design or renovation program is consistent with recommended design guidelines	5	5
3. Greater than 20% of 1st floor frontage is transparent windows	5	0
4. Project will create at least 3 new full-time and/or part-time jobs <i>WILL RELOCATE WORKFORCE FROM HOLLYWOOD (15)</i>	15	10
5. Reuses a vacant or underutilized property	10	10
6. Property/Project eligible for Brownfield program designation or other contamination clean-up program	5	5
7. High quality and environmentally friendly building materials	5	5
8. Financial analysis supports the project and demonstrates need for assistance	30	30
9. Qualifications of developer, or development partnership demonstrates success on other comparable projects	15	15
10. The Project is consistent with the goals and objectives of the CRA redevelopment plans	3	3
11. Potentially increases the tax base of the property being redeveloped (based upon estimates from County Tax office)	2	2
MINIMUM CRITERIA SCORE	100	85
Bonus Criteria (max of 5 points each)		
12. Plan includes mixed use development with a quality housing component (live/work including workforce housing with retail on 1st floor)	5	0
13. Provide a letter of support from the civic and/or business association where the project is located	5	2
14. Clearly documented financial commitment letter(s) of interest from investors or banks	5	5
15. Project has received or will apply for industry standard designation indicating high level of sustainability in design and construction (i.e. LEED, etc.)	5	0
16. Accommodations made for bike racks, transit shelters and other pedestrian amenities	5	0
17. Adds street activity such as outdoor eating areas	5	0
18. Creates or enhances area parks, pedestrian environment or first floor commercial space <i>ART WALL - PUEBLO YOUNG</i>	5	5
19. Tenant or lease agreement has been secured for property	5	5
BONUS CRITERIA SCORE	40	17
MINIMUM CRITERIA plus BONUS SCORE	140	102

Property & Building Improvements Application

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

SECTION 2

The following sections of the application are to be completed by the **APPLICANT**.

Additional sheets may be attached if the information cannot fit into the space provided.

APPLICANT INFORMATION

Applicant Name	THOMAS MOODY		Street Address	725 Progresso Dr	
Name of Business that Owns Property	1943 Tyler LLC		Mailing address	1939 Tyler St	
Contact Person	Tom Moody		City /State/Zip	Hollywood FL 33020	
Title	President MOODY Insurance Group		Phone Ext	954-266-7700	
Email Address	mtmoody@gmail.com		Company website	www.MIGFL.com	
Fax	954-475-9821		Alt Phone	954-600-7667	
# of years in business	20+				
Tax Status of Business (check all that apply)	☐ Sole Proprietorship ☒ Corporation (Designation) ☐ Partnership		Legal Status of Business:	☒ For Profit ☐ Not-for-profit (Designation) ☐ Other _____	
How long has the applicant owned the property?	Since January 2015		Is the property currently vacant?	☐ Yes ☒ No	
Level of experience applicant or development partner has developing comparable projects successfully	SEE ATTACHED				
Has a tenant or lease agreement been secured by the building owner?	☒ Yes ☐ No OWNER OCCUPIED				

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

SECTION 3			
FINANCIAL NEED			
Provide the total project capital investment	\$ 1,259,080 ACQUISITION \$ 565,000 RENOVATION \$ 694,080		
Amount of public funds requested	\$ 100,000	Amount financed by applicant	\$ 1,124,080
Statement explaining need for public funds	SEE ATTACHED		
Provide a financial analysis that supports the viability of the project, including details explaining how the project will be funded completely (i.e. bank loan, private equity, city incentive, etc.)	SEE ATTACHED		

SECTION 4			
OVERVIEW OF PROJECT			
Physical address of proposed project		Parcel ID #	
Is the property located on a public transportation route?	☐ Yes ☐ No	494234071470	☐ Yes ☒ No
Do you have a letter of support for the project from the local civic association or business association?	☒ Yes ☐ No	PROGRESSO VILLAGE	
Estimated start date and completion date if grant is awarded	Start Date: 11/2015 Completion Date: 6/2016		

SECTION 5 (Limit response to 500 words)	
PROJECT DETAILS	
1. Provide a brief description of the project, intended use of the development, square footage	
2. Is proposed project consistent with relevant design plans approved by City Commission? If so please explain. a. NPF CRA Redevelopment Plan b. Downtown Master Plan c. NPF CRA Implementation Plan d. NPF CRA 5-Year Spending Program	YES (SEE ATTACHED)

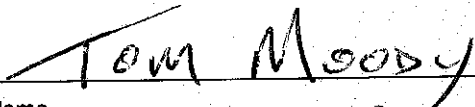
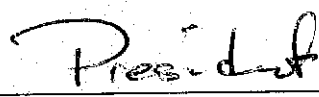
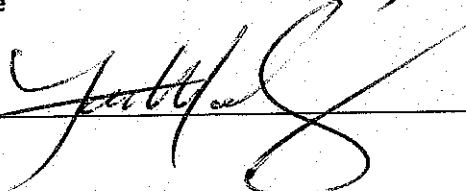
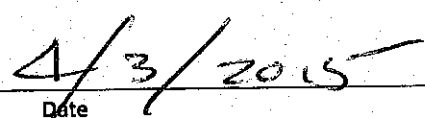
Northwest-Progresso-Flagler Heights CRA
 Application for Economic Development Incentives
 Property and Business Improvement Program

3. Describe sustainable development practices which will be utilized in considering the environment during construction/deconstruction	SEE ATTACHED
4. Describe any of the following items that may be provided (in kind only): Enhancement to parks, plazas, greenways, parking, street activity or accommodations for pedestrian amenities such as bike racks, transit shelters, etc.	SEE ATTACHED

FOR INTERNAL USE ONLY			
Project Location	☐ NE 6 th Street/Sistrunk Boulevard ☒ NPF CRA Boundary	Date Application Complete:	10/12/15
Date Application Received:	4/20/15		
Reviewed By:	Bob Woyak	Date:	4/20/15
Approved By:	Bob Woyak	Date:	10/12/15

I certify to the Fort Lauderdale Community Redevelopment Agency that ALL of the information contained in this application is true and correct to the best of my knowledge. I agree to supplement this application with such additional information as may be requested in order to provide the most accurate and complete picture of my company and the timing of the project for which I am seeking incentive funding. I acknowledge the requested incentives constitute a bonafide inducement for my company to undertake this project, without which inducements my company would be less likely to pursue this project.

Please submit 1 signed original and 7 copies of the application and all attachments

 _____ Print Name	 _____ Title
 _____ Signature	 _____ Date

Appendix A

1943 Tyler Street LLC

1) Moody Insurance Group is a full service independent insurance agency representing over 100 various insurance markets to service the personal, business, marine & aviation insurance needs of its customers throughout the South Eastern United States. MIG is licensed to do business in FL, GA, SC, NC, TN, AL & Virginia.

The company was founded by its president Tom Moody in 1992 just months before Hurricane Andrew drastically changed the insurance business in Florida and other coastal areas. Moody Insurance Group not only survived the devastation of Hurricane Andrew it has continued to grow and diversify from 1992 to the present. After spending the last twenty plus years in downtown Hollywood Fl. MIG is excited about relocating our home office and 15 employees to our new downtown Fort Lauderdale location at 725 Progressive Drive.

2) MIG is 100% owned by its founder and President Tom Moody, who has 23 years of experience in the operation of Property & Casualty focused insurance agencies. In addition to Mr. Moody, Mrs. Janice Fisher, is the Operations and CRM manager. Mrs. Fisher joined MIG in 2009 and brings 28 years of insurance experience to the agency. The Personal lines department is headed up by Ms. Hillary Kern with 20 experience in the industry. The Marine division is led by Mrs. Missy Clutter, who owned and operated her own agency for 15 years. Our head commercial producer Curt Warnke, has worked with MIG for 9 years, is well versed in commercial coverages and is a major source for new commercial accounts. Our remaining crew of licensed agents, marketing representatives and administrative associates provide the business with a solid work force capable of maintaining a stable environment while growing our existing account base.

3) In the last twenty years Tom Moody has renovated/remolded six previous office locations that were either originally intended for a different use or were completely run down and abandoned.

Since 2000 Tom Moody has operated a parallel development business with his partner John Speros, under the name Speros Moody Ventures. SMV has developed and operated over 300,000 sq. ft. of climate controlled self-storage space in Georgia and Florida including the 100,000 sq ft facility located at 1217 SW 1st Ave. Ft Lauderdale.

Mr. Moody intends to utilize his background in commercial development to rehabilitate the existing single story structure at 725 Progresso Dr and add new architectural elements that will enhance the neighborhood. (see attached renderings)

4) 1943 Tyler LLC, is a sole purpose LLC for the ownership of the real estate Moody Insurance Group occupies. The redevelopment of 725 Progressive Drive therefore is insulated from the uncertainty of market fluctuation and tenant vacancies. Moody Insurance Group is a well-established 23 year old business with a residual income base that provides exceptional security for this project. When the renovations are completed in the fourth quarter of 2015, Moody Insurance Group will relocate its current 15 employees to 725 Progressive Drive and will use the new larger space for future expansion of the business.

5) As mentioned in item 4 this project has the benefit of mitigating the majority of the risk due to the owner/occupant structure. The project will not be vulnerable to the carry cost and vacancy rate associated with speculative development. The tenant Moody Insurance Group, is a well-established twenty year plus business that will not be subject to the uncertainties associated with a new start up.

6) 725 Progressive Drive was originally built in 1955 as a Right Way Cleaners providing dry cleaning services to the community. In 1995 the property was purchased by Larry Clements, an art broker and entrepreneur who established a friendship with Miami artist Purvis Young. Mr. Young began to spend more time in Ft. Lauderdale living and working for days at a time on site. At some point Mr. Young painted a mural on the east side of the building. Although other murals and works of Mr. Young exist in Miami this is the only such large work of his in Ft. Lauderdale. After leaving of Purvis Young's recognition in the art world we have decided to restore protect and incorporate his original mural as part of the finished project adding a unique and very special feature to this project. The preservation of Mr. Young's work will allow it to be enjoyed for years to come by pedestrians, motorists and passengers of the new train system.

It is our intention to create a retro look for the building facade that is in keeping with the art deco era in which it was constructed (see attached renderings). The existing 5200 sq ft structure will become much more inviting to the public with store front glass and perimeter windows versus existing block walls. Moody Insurance Group already has a considerable customer base in the downtown Ft. Lauderdale area and the office visits will add commerce and activity to the up and coming Progressive corridor

Section 3

Statement explaining need for public funds.

The improvements located at 725 Progresso Drive were originally constructed in 1955, as Right Way Cleaners, and operated as a dry cleaners into the late 1980's. As with many similar facilities; some of the chemicals used in the business contributed to environmental conditions that make traditional financing difficult to obtain. After carefully reviewing the characteristics of this property the following was determined: (1) the chemical traces have greatly diminished, (2) the parcel is part of the Florida Dry Cleaning Solvent Cleanup Program, and (3) the future of this section of Ft Lauderdale seems promising. Although the existing structure is useable in its current configuration, a public private partnership through the CRA can provide additional funding that will facilitate a more extensive renovation of the property. These assistance programs offered by the CRA will help to mitigate some of the inherent risk of being part of the 1st wave of redevelopment for the NFP corridor.

1943 Tyler LLC
721-725 Progresso Drive
Ft. Lauderdale, FL 33334
Tel 954-266-7700
Fax 954-475-9821

March 31, 2015

Owner/Developer: 1943 Tyler LLC / Tom Moody
Project Name: Moody Insurance Group Headquarters
Contact: Thomas Moody
Development: 5200 SF +/- Retail/Office

Item	Amount	Source
Acquisition Land/Building (January 2015)	\$ 565,000.00	Cash/Owner Equity
Est. Renovation Costs (Building)	\$ 526,495.00	Owner/Lender/CRA
Est. Renovation Costs (Site)	\$ 167,585.00	Owner/Lender/CRA
Project Valuation	\$ 1,259,080.00	
Source of Funds	\$ 159,080.00	Cash/Owner Equity
	\$ 400,000.00	1st Mortgage Lender
	\$ 135,000.00	Public Funds
	\$ 565,000.00	Owner Investment at Closing
Total Funds	\$ 1,259,080.00	



1939 Tyler Street, Hollywood, Florida 33020

Phone (954) 266-7700 * Fax (954) 475-9821

September 10, 2015

Dear Mr. Crush,

Please accept this correspondence as a reply to the following action items generated by Mr. Wojcik for 725 Progresso Drive.

1. Proximity to public transportation
2. Letter of support from local Civic Association
3. Update scheduled start and completion dates
4. Questions 4 & 5 of the application:
5. Sustainable construction and pedestrian benefits
6. Additional lenders
7. Landscape plan, site plan, parking
8. ROW scope of work

Response

1. The subject site located at 725 Progresso Drive is two buildings removed from Andrews Avenue to the East. The public bus route travels Andrews Avenue and the closet bus stop is approximately 200 yards from the site.
2. On Tuesday September 1, 2015, the owner met with Mr. Ron Centimore, the president of the Progresso Village Civic Association, for the purpose of reviewing the proposed project. Mr. Centimore was very receptive to the project and invited the owner to attend the next meeting of September 21st for the purpose of presenting the project to the overall membership. The owner is confident once the plans are shared a letter of support will be forth coming.
3. The original goal was to have the office operational by 1/1/2016. Circumstances have impacted the original schedule causing the completion date to move forward to 2/1/2016. Currently, a demolition permit is underway which will allow some progress to begin in September while the CRA applications run their course.
4. Tom Moody acquired the property located at 725 Progresso Drive which was originally developed as Right Way Dry Cleaners then later served as an art hub and studio for the acclaimed Miami artist Purvis Young. Currently the property is in a state of disrepair and in need of significant renovations. Mr. Moody has spent the last six months working with Architects, and contractors to assemble a plan which works with the original lines and character of the

structure and pays tribute to the only mural in Fort Lauderdale created by Mr. Purvis Young. Mr. Moody's design team have created a crisp, clean new look for the existing 5200 square foot warehouse which will include an open and inviting new glass store front entrance with an Art Deco style façade. The use of architectural railings and awnings will be functional and stylish as they obscure any necessary rooftop equipment and house accent lighting for the building and the refurbished Purvis Young mural. The interior office space will be built out to accommodate 20-25 employees with state of the art conference room, fully equipped galley area suitable for hosting events, new handicapped restrooms, energy efficient HVAC systems, impact rated windows and new energy efficient LED lighting. The exterior grounds will be completely transformed with new unbroken sidewalks along the 187 foot frontage on Progresso Drive with freshly striped and paved parking areas. A complete new landscape plan has been designed and will be installed in compliance with today's codes inclusive of a new irrigation system and lighting for night time curb appeal. We believe the transformation of this particular property in its highly visible location (both auto and rail traffic) will contribute to the future development of the Progresso Triangle.

5. The renovation to the existing structure proposed will have multiple sustainable construction elements that currently do not exist. These will include new, high efficient HVAC systems, increased insulation on the roof deck, new low consumption LED lighting for both the interior and exterior. Tinted hurricane rated glass will be installed in window openings and the new storefront/entrance. On the exterior a new landscape plan will take advantage of the native plants and will be code compliant.
The most obvious benefit to pedestrians from our renovation will be the removal and replacement of the broken and undulating sidewalk along the 190' of Progresso Drive. Pedestrians will also enjoy and benefit from the recondition Purvis Young mural on the west side of the main entrance in addition to the newly constructed handicapped bathroom facilities.
6. Please see attached spreadsheet
7. Please see attached Landscape plan, site plan and parking
8. The scope of work in the city Right of Way area includes: Removal and replacement of approximately 200' of pedestrian sidewalks. Newly designed master Landscape plan inclusive of lighting and irrigation systems. Newly paved ingress/egress aprons along Progresso Drive.



505 NE 13 Street, Fort Lauderdale, FL 33306
Office 954-467-2888 * Fax 954-524-3799
www.Jimerico.com

Moody Office Building
721 Progresso Drive
Fort Lauderdale, FL 33311

BUILDING PROPOSAL

General Labor	\$16,000.00	
Supervision	\$30,000.00	
Project Engineer	\$10,000.00	
Misc. Small Tools & Supplies	\$1,000.00	
Dumpster/ Trash Haul	\$2,500.00	
Jobsite Office		Use Space
Rental Equipment	\$1,500.00	
Temporary Toilets	\$500.00	
Special Inspections / Testing	\$2,500.00	
Cleaning	\$2,500.00	
Jobsite Communication		NA
Storage Trailer		Use Space
Temporary Site Fencing	\$1,500.00	
Temporary Barricade	\$1,500.00	
Temporary Protections (Finish Floors . Counters)	\$1,000.00	
First Aid & Safety	\$420.00	
Permit and Acquisition Fees		By Owner
Misc. Expenses (Ice/Water)	\$300.00	
Blueprints	\$400.00	
Surveys	\$1,500.00	
Insurance	\$6,000.00	
Warranty Expense		NA
Payment & Performance Bond		NA
Estimating, Coordinating, Accounting	\$5,000.00	
Close-Out	\$5,000.00	
Demolition	\$5,000.00	
Concrete	\$5,000.00	
Masonry	\$10,000.00	
Stuctural Steel	\$3,500.00	
Miscellaneous Metals @ Railings		NA
Ornimental Metals		NA



505 NE 13 Street, Fort Lauderdale, FL 33306
Office 954-467-2888 * Fax 954-524-3799
www.Jimerico.com

MOODY OFFICE BUILDING

PAGE 2

Rough Carpentry	\$6,500.00	
Finish Carpentry & Trim (Exterior)	\$10,000.00	
Milwork	\$2,500.00	Allowance
Roofing	\$45,000.00	
Insulation	\$6,000.00	
Waterproofing	\$5,000.00	
Doors Hardware	\$5,000.00	Allowance
Overhead Door	\$3,000.00	
Windows & Storefront	\$35,000.00	
Nana Wall		N/A
Exterior Stucco / EIFS	\$30,000.00	
Framing & Drywall	\$20,000.00	
Flooring	\$30,000.00	
Wall Finishes	\$15,000.00	
Accoustical Ceilings		N/A
Painting - Exterior	\$15,000.00	
Painting - Interior	\$15,000.00	
Specialties		N/A
Equipment		N/A
Special Construction		N/A
Conveying Systems		N/A
Fire Alarm	\$2,500.00	
Fire Sprinkler System		N/A
Plumbing	\$15,000.00	
Mechanical	\$28,000.00	
Electrical	\$15,000.00	
Signage (Pylon & Façade)	\$19,000.00	Allowance

SUBTOTAL	\$435,120.00
10% Overhead	\$43,512.00
10% Profit	\$47,863.20
TOTAL	\$526,495.20



505 NE 13 Street, Fort Lauderdale, FL 33306 : 954.524.3799
Office 954-467-2888 * Fax 954-524-3799 F.352.435.0172
www.Jimerico.com No.CGC060145

Moody Office Building
721 Progresso Drive
Fort Lauderdale, FL 33311

SITE PROPOSAL

Site Work	\$20,000.00
Demo side walks - public right away	\$3,500.00
Aprons - public right away	\$5,000.00
Side Walks - public right away	\$15,000.00
Paving & Striping	\$17,500.00
landscaping - public Right away	\$15,000.00
Landscaping property	\$20,000.00
Irrigation - public right away	\$3,500.00
Irrigation - property	\$1,500.00
Site Lighting	\$25,000.00
Landscape Architect	\$7,500.00
Supervision	\$5,000.00
SUBTOTAL	\$138,500.00
10% Overhead	\$13,850.00
10% Profit	\$15,235.00
TOTAL	\$167,585.00

MCLAUGHLIN ENGINEERING CO.

ENGINEERS - SURVEYORS (F.R. #283)

400 Northeast Third Avenue
FORT LAUDERDALE, FLORIDA 33301

Telephone (954) 763-7611

Teletypewriter (954) 763-7615

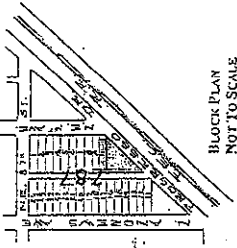
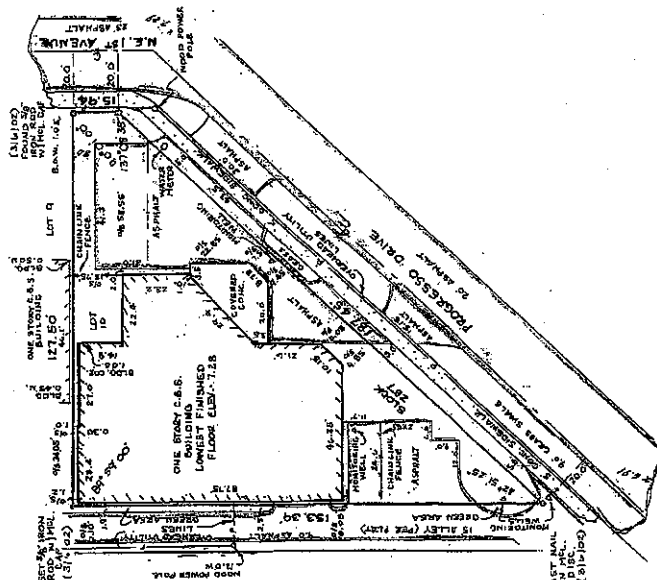


* INDICATES MARKERS
SCALE: 1" = 30'

LEGEND:

- 1 - CENTER LINE (C.L.)
- 2 - CENTER LINE (C.L.)
- 3 - CENTER LINE (C.L.)
- 4 - CENTER LINE (C.L.)
- 5 - CENTER LINE (C.L.)
- 6 - CENTER LINE (C.L.)
- 7 - CENTER LINE (C.L.)
- 8 - CENTER LINE (C.L.)
- 9 - CENTER LINE (C.L.)
- 10 - CENTER LINE (C.L.)
- 11 - CENTER LINE (C.L.)
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RECORD LAND SURVEY



CERTIFICATE OF SURVEY

Lot 10, Block 287, and all of Block 287, lying South of Lot 10 and East of alley, PROGRESSO, according to the plat filed and recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida this 6th day of March, 2002.
SUBSCRIBED TO AND ADDITIONAL INFORMATION THIS 11th DAY OF MARCH, 2002.

CERTIFIED TO: Larry T. Cloness;
Mastroratti & Christiansen, P.A. and Charles
Title Insurance Company this 6th day of
March, 2002.

MCLAUGHLIN ENGINEERING CO.

[Signature]
Dermitt A. McLaughlin
Registered Land Surveyor No. 5259
State of Florida

"Not Valid Unless Sealed with an embossed Surveyors Seal"

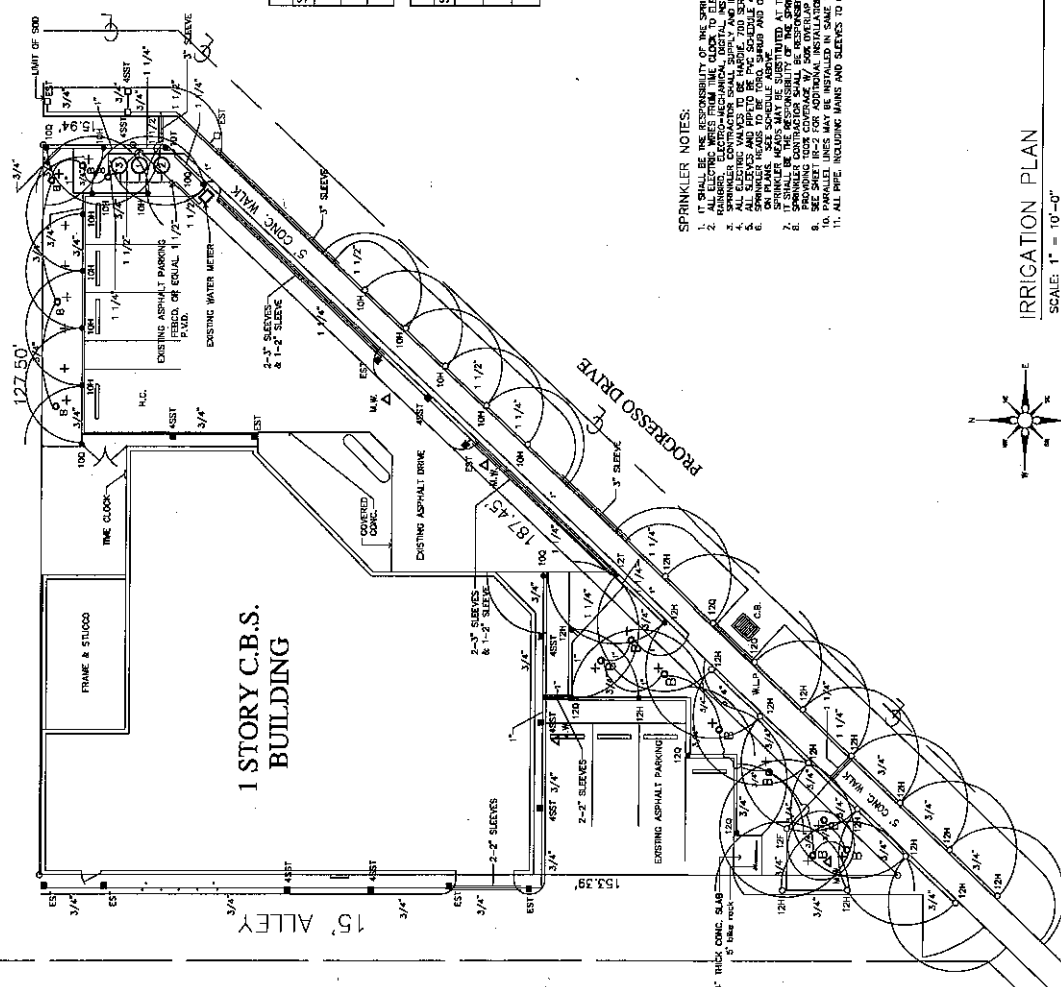
FIELD BOOK No. 255-SO, PLAT 10 229-36
PLAN CURVE 115. T. 6260

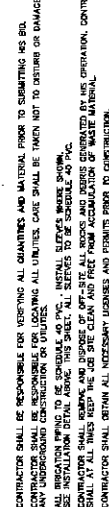
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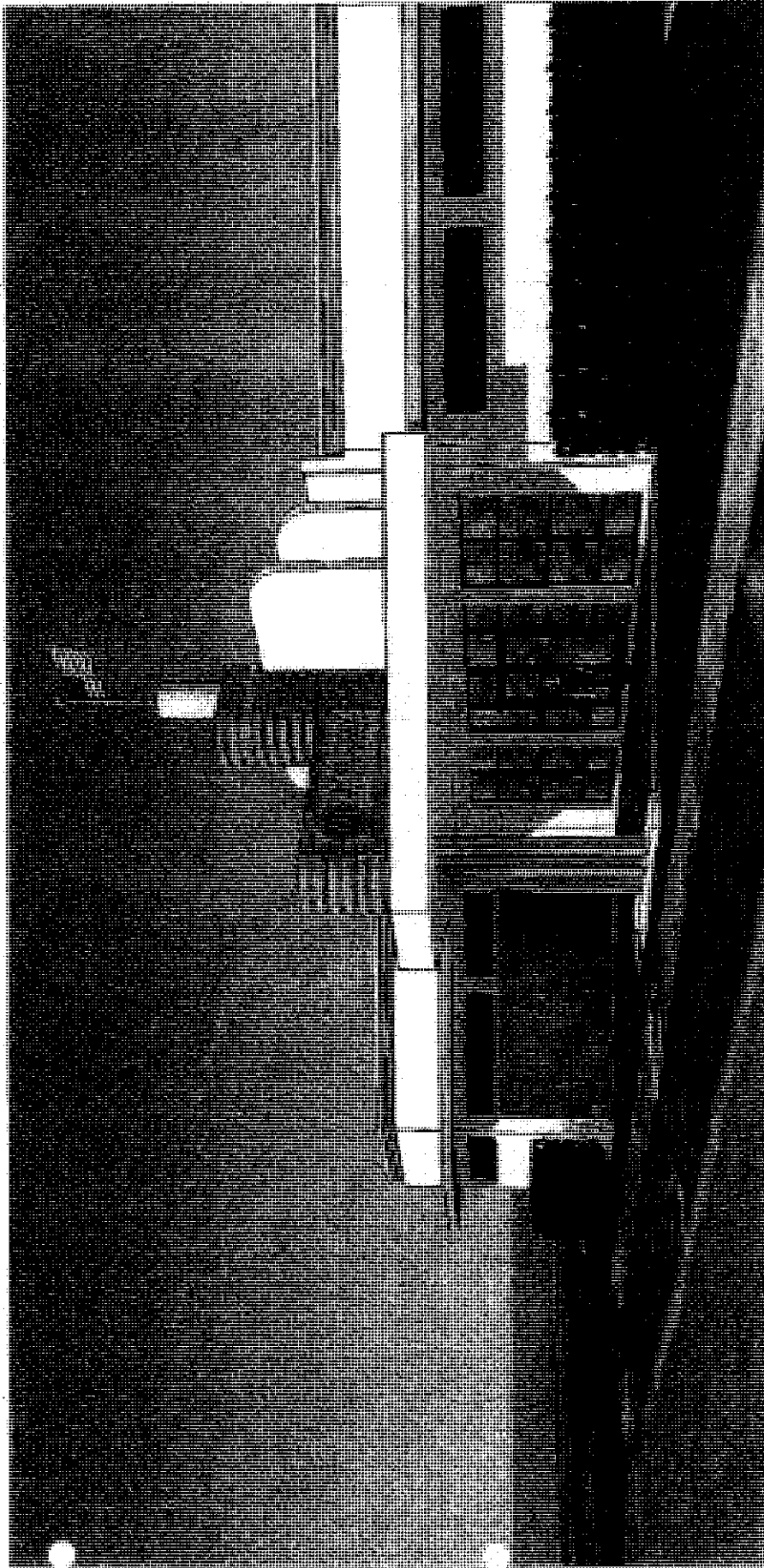
DRAWN BY: MATE
CHECKED BY: P.A.

Page 18 of 18



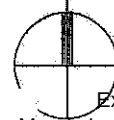


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FRONT ENTRY HEADED WEST ON PROGRESSO

NOTES:



MOODY OFFICE BUILDING

721 PROGRESSO DRIVE FORT LAUDERDALE, FLORIDA 33304

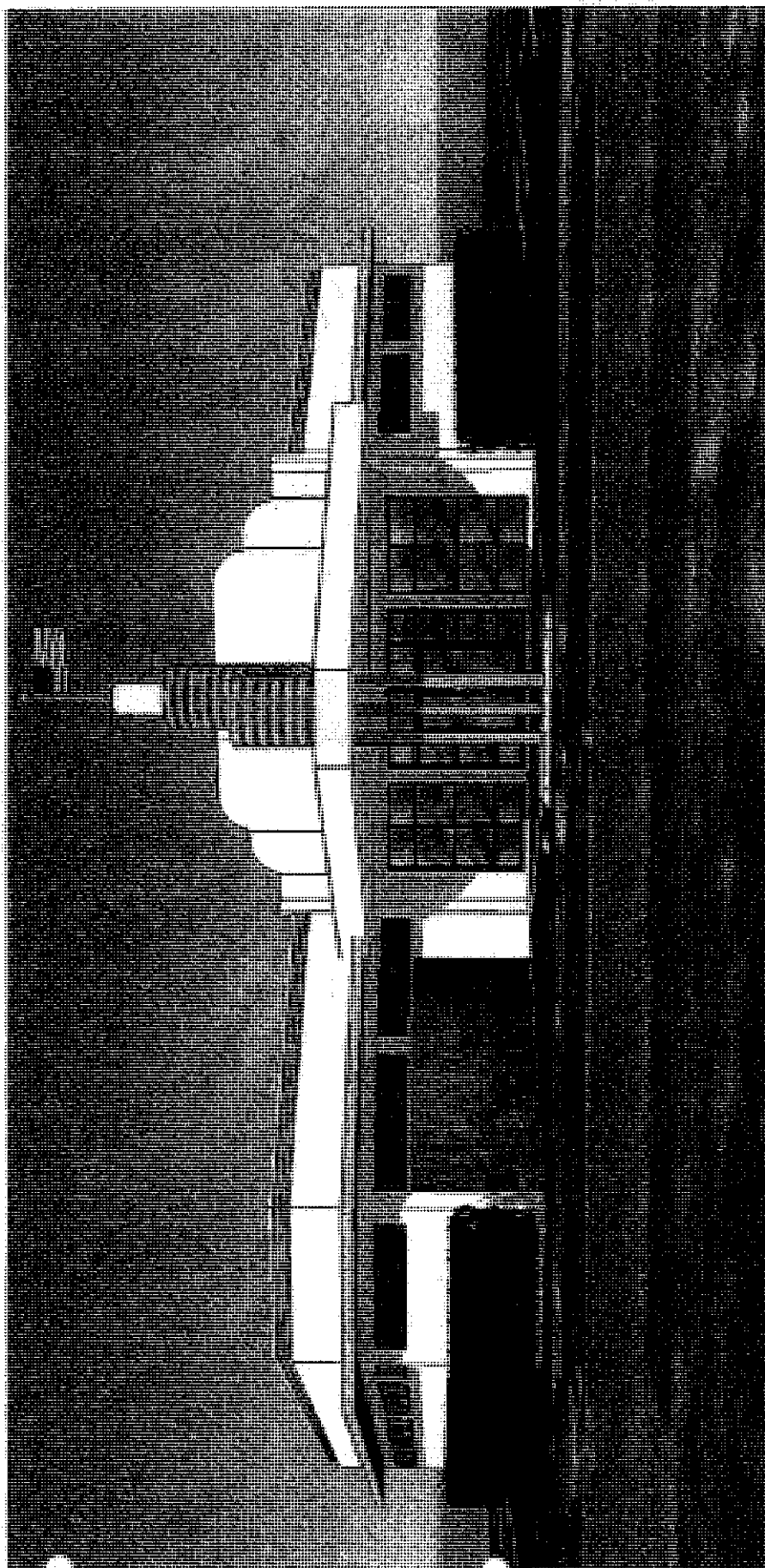
CUSTOM CONSTRUCTION

PORT HENDERSON AND A. NORMAN
BOKT LAUDERDALE, FLORIDA 33315

0-677-2715
SUNDY

1554-1555

PHONE 647-5551

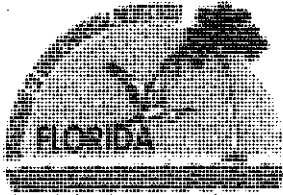


VIEW FROM TRAIN

N.T.S.



Exhibit D
Moody Insurance
Page 23 of 48



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

June 4, 2014

VIA EMAIL and MAIL

Larry T. Clemons
3700 Galt Ocean Drive, Apt. 106
Fort Lauderdale, Florida 33308

Subject: Right Way Leather Refinishers & Drycleaner
725 Progresso Dr.
Ft. Lauderdale, FL 33304
DEP FAC ID # 069500339

Dear Mr. Clemons:

The subject sites (Right Way Leather Refinishers and Drycleaner) has been determined eligible for state-administered cleanup under the Drycleaning Solvent Cleanup Program ("Program"), pursuant to Section 376.3078(3), Florida Statutes (F.S.). The subject site has a priority ranking number of 507 based on the site score of 25 pursuant to Section 376.3078(7) F.S. The Program is currently assessing sites that have a score of 112 and higher. The priority ranking list can be found on the Drycleaning Solvent Cleanup Program website found at:

<http://www.dep.state.fl.us/waste/categories/drycleaning/default.htm>

In order to become eligible for the Program, the Real Property Owner conducted and submitted a Site Screening Report for the subject site, which documented contamination the property. The documentation of contamination consisted of one groundwater sample in order to meet the requirements for acceptance into the program. The sampling result for the Right Way Leather Refinishers & Drycleaner was 530 micrograms per liter ($\mu\text{g/L}$) for cis 1,2 Dichloroethene (cis 1,2-DCE). The Department's Groundwater Cleanup Target Levels for cis 1,2 DCE is 70 $\mu\text{g/L}$.

Drycleaning facilities that have been deemed eligible for the Program, shall remain eligible, provided that the drycleaning facility is determined by the Department to be in compliance with the Department's rules regulating drycleaning facilities, including all eligibility requirements pursuant to 376.3078(3)(b). The required deductible payment of \$1,000 has not yet been invoiced for and will be due upon the Department's commencement of remedial activities.

Concerning the liability of new Real Property Owners, there are no penalty provisions in the Program's statute or rules that would affect the eligibility status. The authorizing statute, in

www.dep.state.fl.us

paragraph 376.3078(3)(n) F.S., provides specific language concerning property transfer and eligibility status. Paragraph (n) states:

"Eligibility under this subsection applies to the drycleaning facility or wholesale supply facility. A determination of eligibility or ineligibility shall not be affected by any conveyance of the ownership of the drycleaning facility, wholesale supply facility, or the real property on which such facility is located. Nothing contained in this chapter shall be construed to allow a drycleaning facility or wholesale supply facility which would not be eligible under this subsection to become eligible as a result of the conveyance of the ownership of the ineligible drycleaning facility or wholesale supply facility to another owner."

Further Section 376.3078(3), F.S. provides that:

"Rehabilitation Liability.-In accordance with the eligibility provisions of this section, no real property owner or no person who owns or operates, or who otherwise could be liable as a result of the operation of, a drycleaning facility or a wholesale supply facility shall be subject to administrative or judicial action brought by or on behalf of any state or local government or agency thereof or by or on the behalf of any person to compel rehabilitation or pay for the costs of rehabilitation of environmental contamination resulting from the discharge of drycleaning solvents. Subject to the delays that may occur as a result of the prioritization of sites under this section for any qualified site, costs for activities described in paragraph (2)(b) shall be absorbed at the expense of the drycleaning facility restoration funds, without recourse to reimbursement or recovery from the real property owner or the owner or operator of the drycleaning facility or the wholesale supply facility."

The liability defense provided by this paragraph does not apply to any liability under a federally delegated program.

The liability protection afforded under Section 376.3078 Florida Statutes requires that the facility maintain compliance with all Laws and regulations that affect the operation of a drycleaning facility. The Department has the duty to revoke eligibility from facilities which do not maintain compliance. Additionally, during remedial activities and until such time the Site Rehabilitation Completion Order is issued the Real Property Owner and its tenants are required to grant access to the department and its agents or contractors for site rehabilitation activities. Failure to meet these requirements, as required by statute, may result in the department revoking the eligibility of this facility. Any further, after July 1, 1995, discharges of drycleaning solvents will not be cleaned up at the expense of the Drycleaning Solvent Cleanup Program.

If the subject property transfers or has transferred ownership to another entity other than the entity that the order of eligibility was issued the Program should be notified. Florida Statutes require that if an existing drycleaning facility changes operators or business owners that the new facility operator submits a revised registration form. This form is available on-line at:

<http://www.dep.state.fl.us/waste/categories/drycleaning/pages/RulesandForms.htm>

Concerning redevelopment, the Program has no express prohibitions on redevelopment based solely on the drycleaning solvent contamination. However, as with any property containing contamination, the owner/builder/engineering consultant must take appropriate precautions regarding health and safety of construction workers; must properly handle, transport, and dispose of any contaminated media that is removed during site construction and redevelopment; and must take any remaining contamination into account for proposed site work, development, and end use. Federal Laws and Regulations (OSHA and RCRA, for example) may apply to proposed demolition and off-site disposal of building debris and soils. Owners and developers are also advised that any activities which spread or exacerbate the contamination are prohibited. The Program recommends that owners and developers consult with trained professionals in the project planning phase, and execute careful supervision during actual construction, to ensure protection of workers. Additionally, because of existing remedial system infrastructure including groundwater monitoring wells, the Program requests that advance notice be given if any redevelopment activities will affect the infrastructure.

Site information and reports are available through the department's Oculus web site located at: <http://depdms.dep.state.fl.us/Oculus/servlet/login>. To view the documents on this site, please select *Waste Cleanup* as the Catalog and search by Property and then select Facility-Site ID. Then in the search box enter the Site-Facility ID **069500339**. The documents will be available for you to view and download.

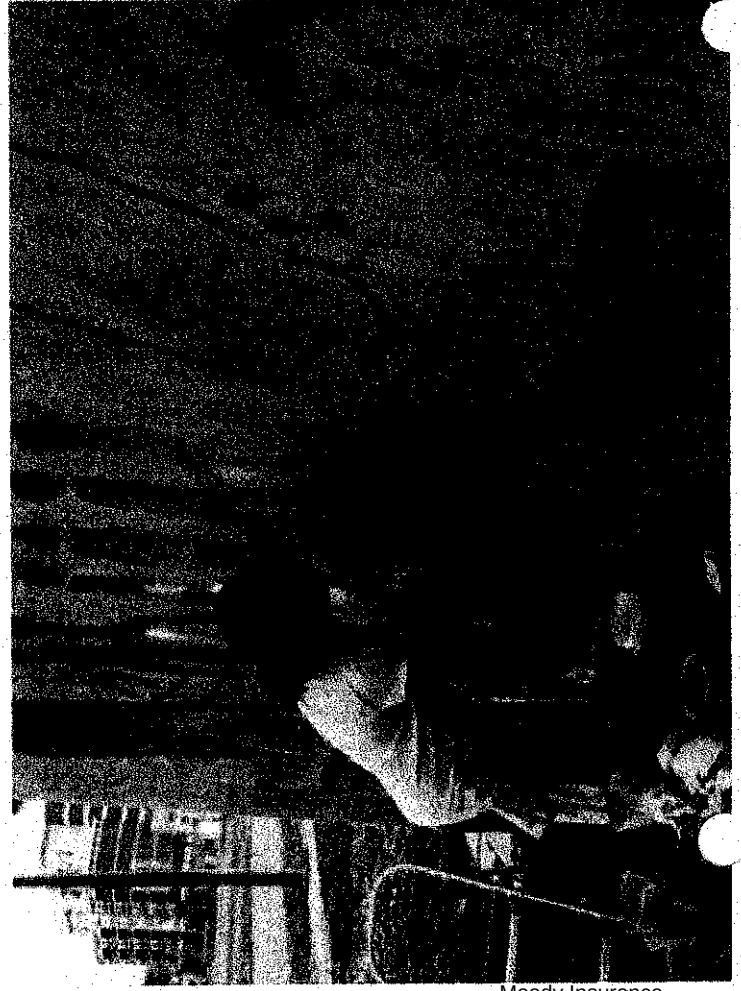
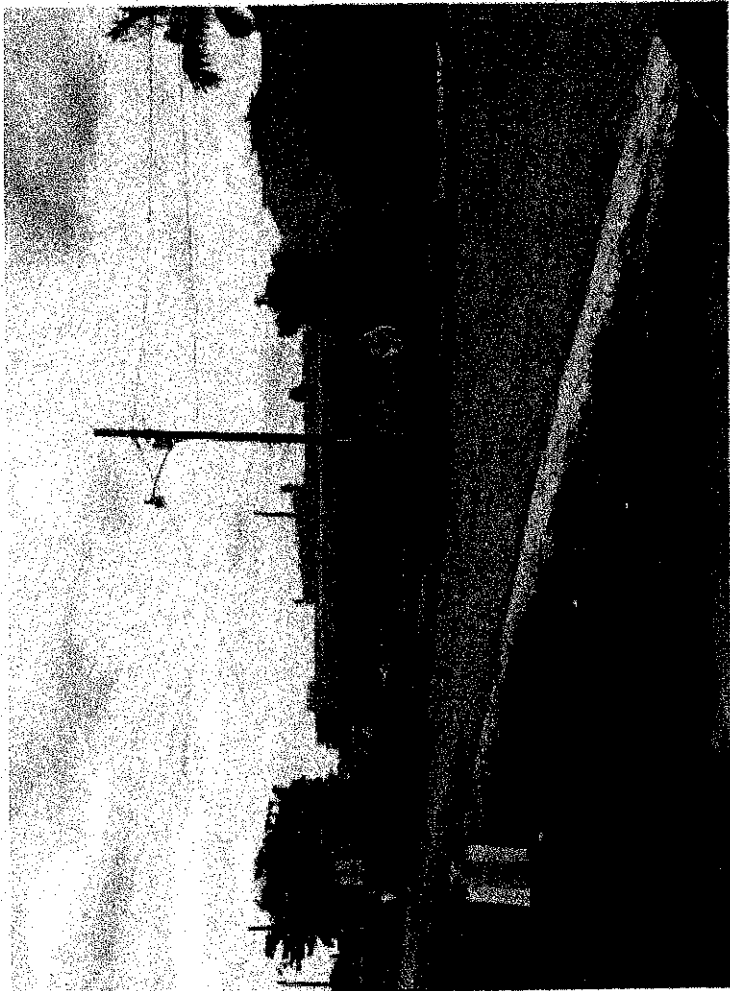
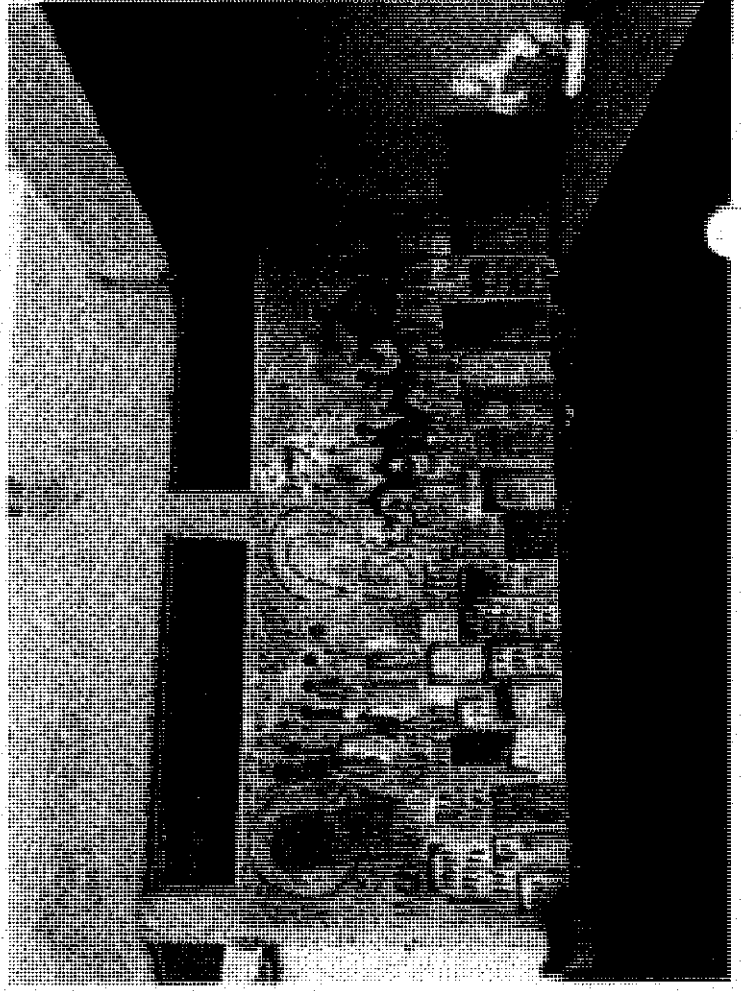
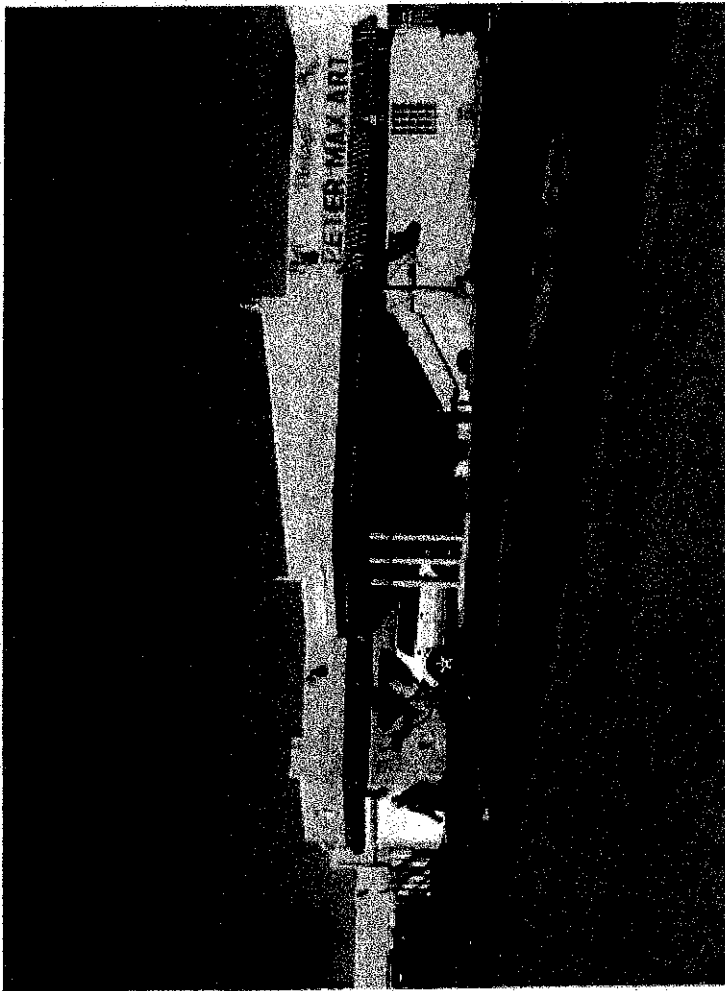
If you have any further questions, please feel free to contact me by email (Stacie.A.Davis@dep.state.fl.us) or by telephone (850-245-8927).

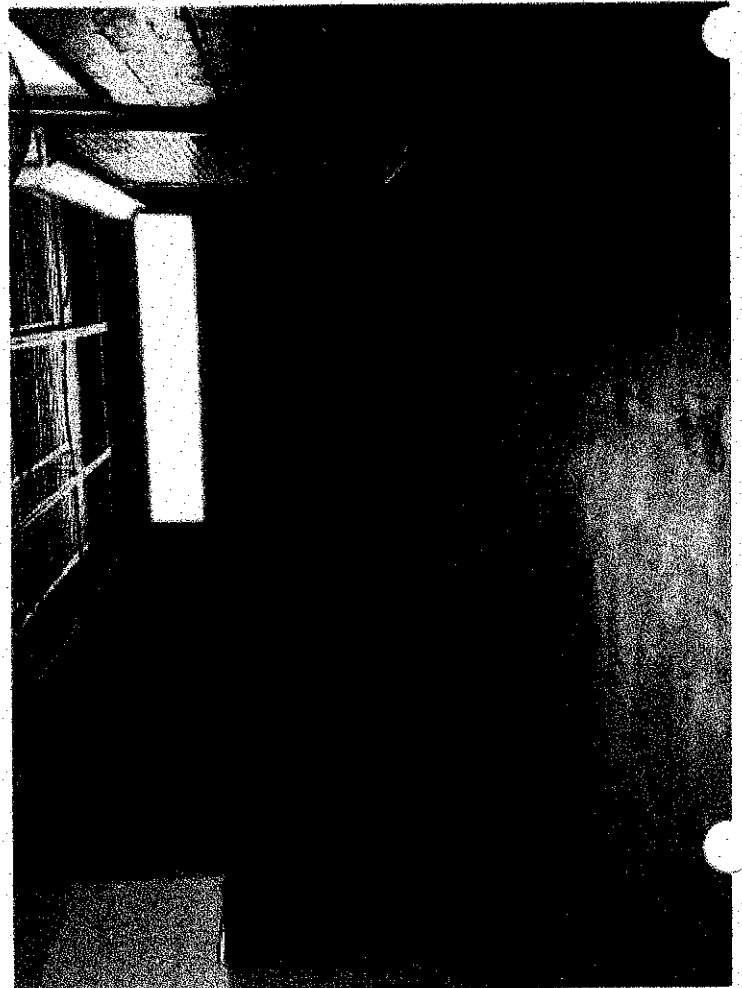
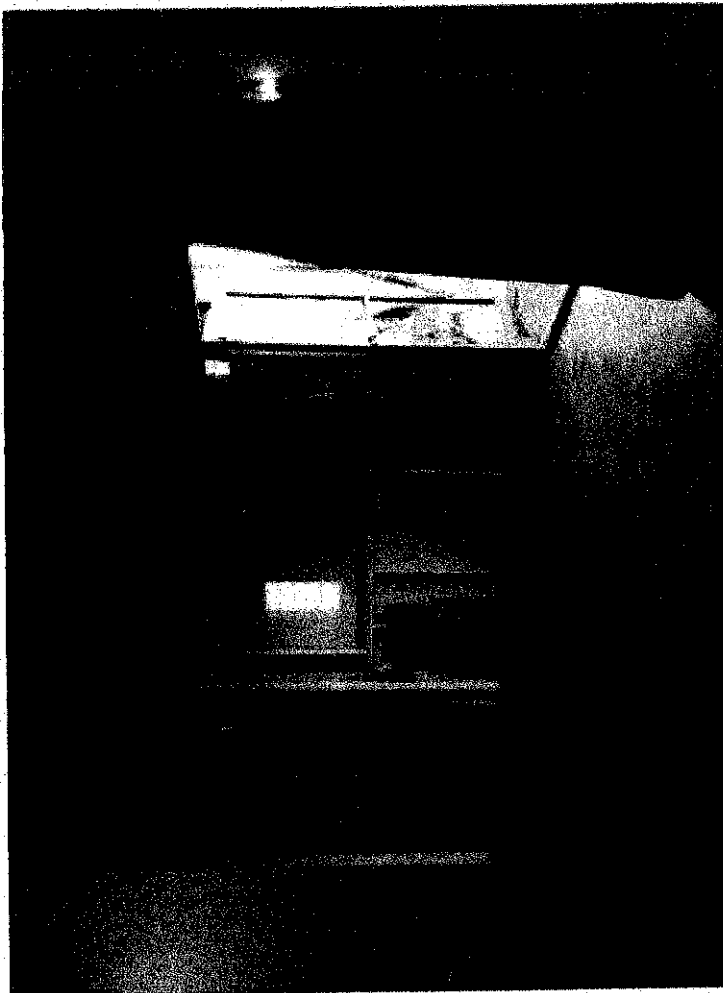
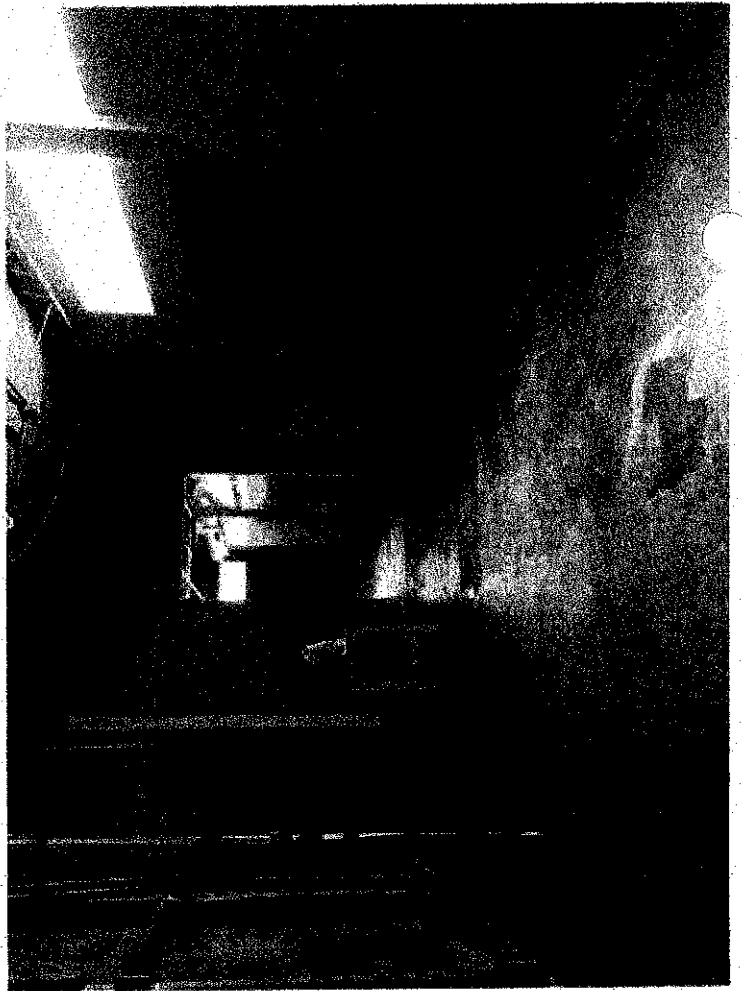
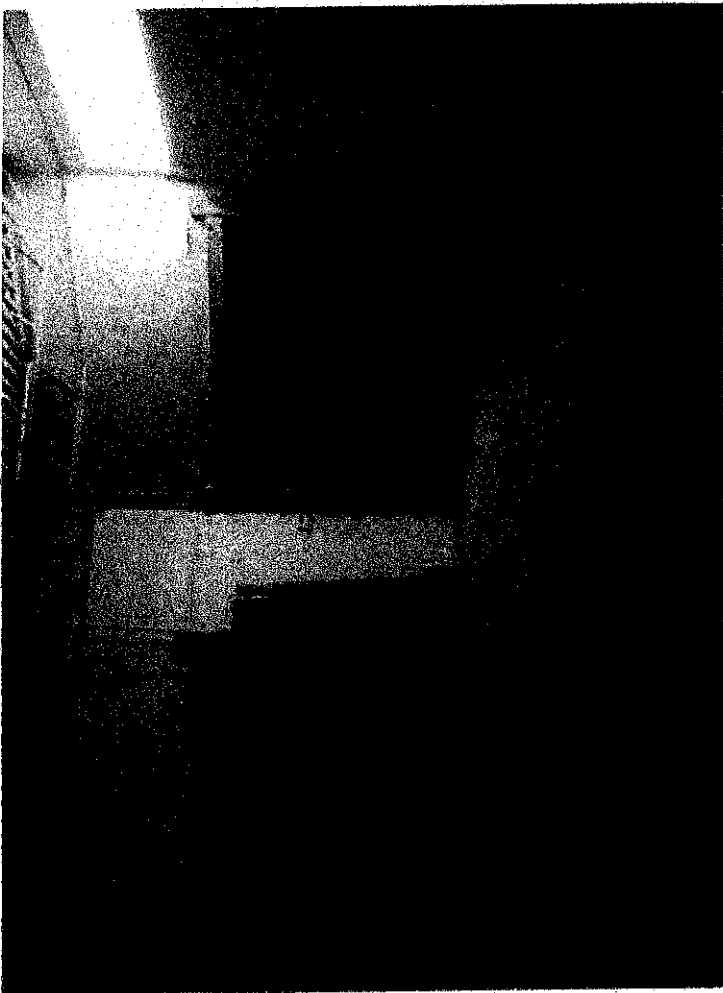
Sincerely,

Anastasia Davis
Environmental Specialist
Drycleaning Solvent Cleanup Program

cc: Larry Clemons, lrc721@comcast.net
Rick Waters, rwaters@ahlmc.com

Existing Conditions

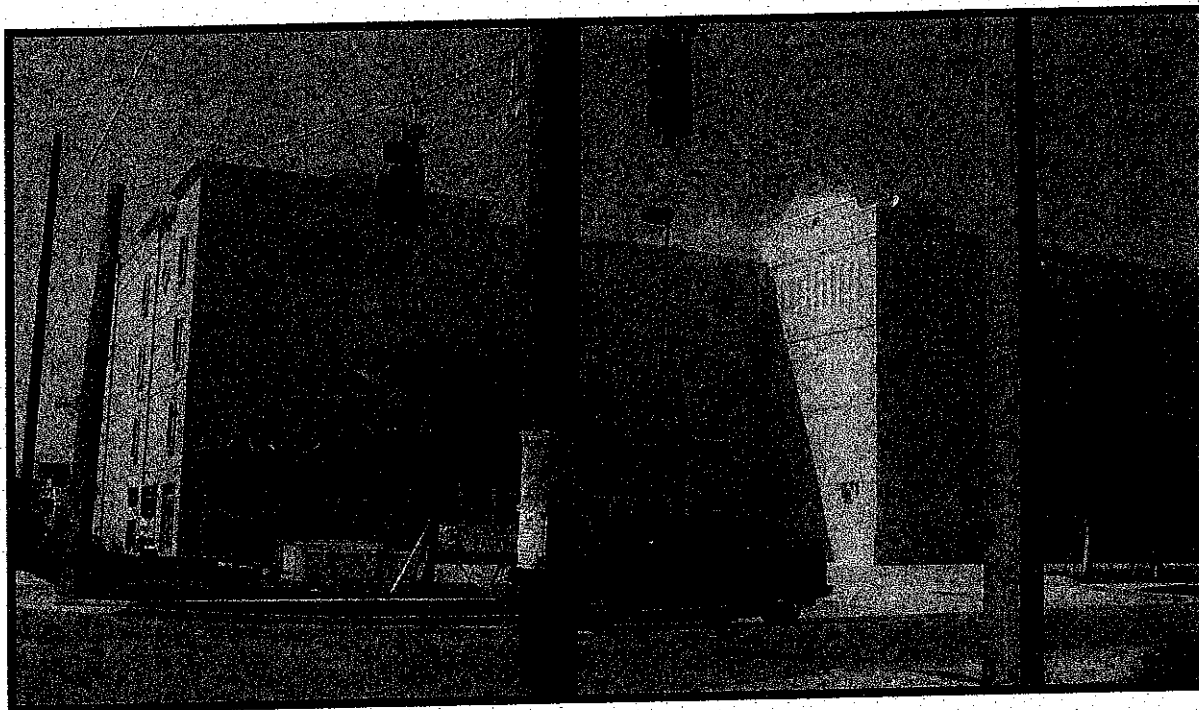




Development Experience

SPEROS MOODY VENTURES' SELF STORAGE PROJECTS

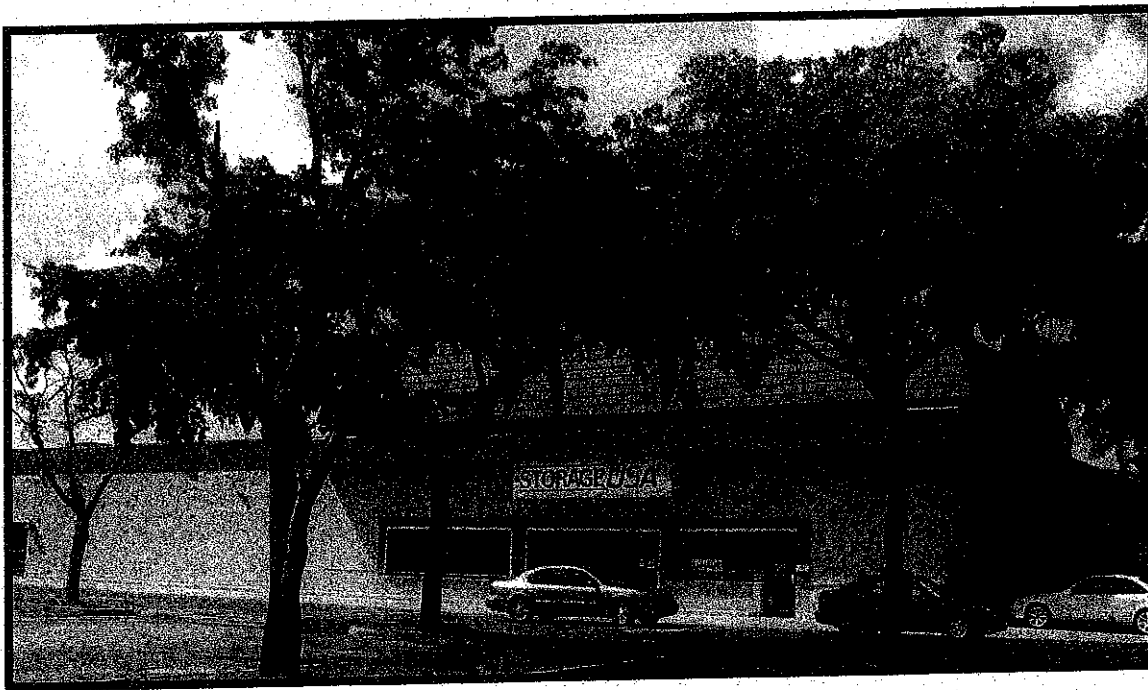
STORAGE USA – HOLLYWOOD, FLORIDA (DOWNTOWN)



PROJECT DESCRIPTION:	MULTI STORY CLIMATE CONTROLLED SELF STORAGE FACILITY IN AN URBAN SETTING
SIZE:	100,000 GROSS SQUARE FEET 74,990 RENTABLE SQUARE FEET
LOCATION:	SOUTHEAST INTERSECTION OF DIXIE HIGHWAY AND FILMORE STREET, HOLLYWOOD, FLORIDA
LOT SIZE:	1.05 ACRES
PERCENT CLIMATE:	100%
TOTAL PROJECT COST:	\$5,500,000
OPENING DATE:	APRIL 2004
CURRENT STATUS:	25% OCCUPIED AFTER 3 MONTHS OF OPERATION,
APPRAISED VALUE:	\$8,500,000
COMMENTS:	2 FREIGHT ELEVATORS INDIVIDUAL UNIT ALARMS LOADING DOCK

SPEROS MOODY VENTURES' SELF STORAGE PROJECTS

STORAGE USA – HOLLYWOOD, FLORIDA (US HIGHWAY 441)



PROJECT DESCRIPTION: THIS WAS A CONVERSION OF A 43,000 SF TOYS-R-US STORE PLUS AN ADDITION OF 9,000 SF. INITIAL PURCHASE WAS MADE WITH PLANS FOR FUTURE EXPANSION .

SIZE:

PHASE I	52,000 GROSS SF	41,825 RENTABLE SF
PHASE II	60,000 GROSS SF	45,000 RENTABLE SF

LOCATION: 500 STATE ROAD 7 (US 441, ¼ MILE SOUTH OF HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA

LOT SIZE: 4.7ACRES

PERCENT CLIMATE: 80%

TOTAL PROJECT COST: PHASE I \$2,400,000

OPENING DATE: AUGUST 2002

CURRENT STATUS: 85% OCCUPIED

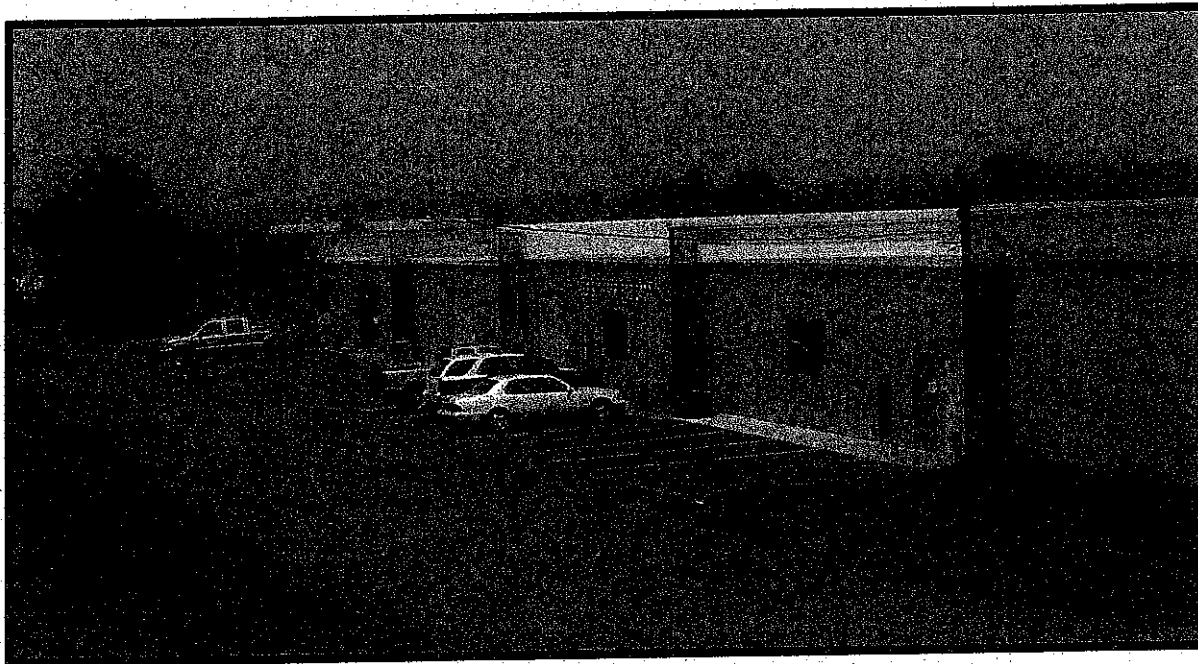
APPRAISED VALUE:

PHASE I	\$5,200,000
PHASE II	UNAPPRISED

COMMENTS: PHASE II EXPANSION IS IN PERMITTING PROCESS.

SPEROS MOODY VENTURES' SELF STORAGE PROJECTS

CHASE STREET SELF STORAGE (ATHENS, GEORGIA)



PROJECT DESCRIPTION: CHASE STREET WAS ORIGINALLY A COTTON WAREHOUSE THAT WAS PARTIALLY CONVERTED TO SELF STORAGE. SPEROS MOODY ACQUIRED THE FACILITY AND EXPANDED THE SELF STORAGE COMPONENT. CHASE STREET HAS 4 ADDITIONAL BAYS THAT COULD BE BUILT INTO APPROXIMATELY 34,000 RENTABLE SF OF SELF STORAGE SPACE.

SIZE: ACQUISITION: 28,400 RENTABLE SF
EXPANSION: 23,500 RENTABLE SF

LOCATION: CHASE STREET, ATHENS, GEORGIA

LOT SIZE: 5.29 ACRES

PERCENT CLIMATE: 74%

TOTAL PROJECT COST: ACQUISITION & INITIAL EXPANSION \$2,846,000

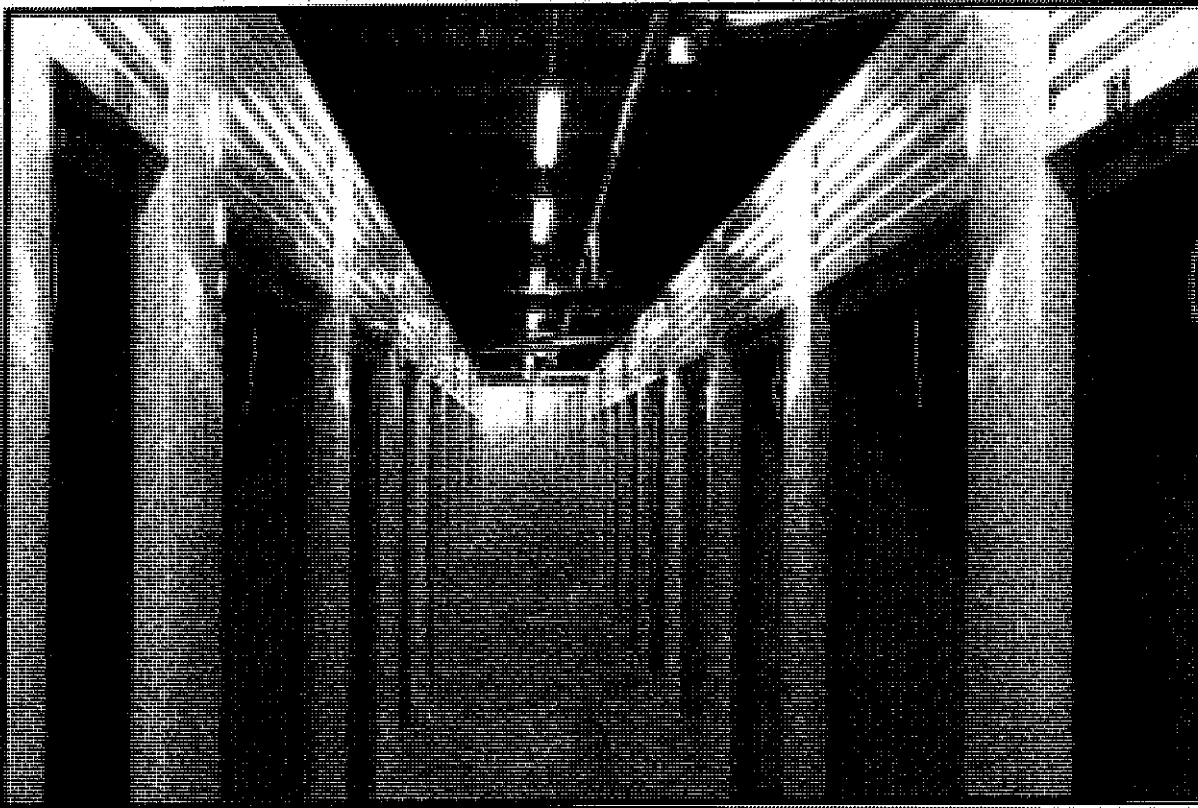
OPENING DATE: MAY 2004

CURRENT STATUS: 75% OCCUPIED

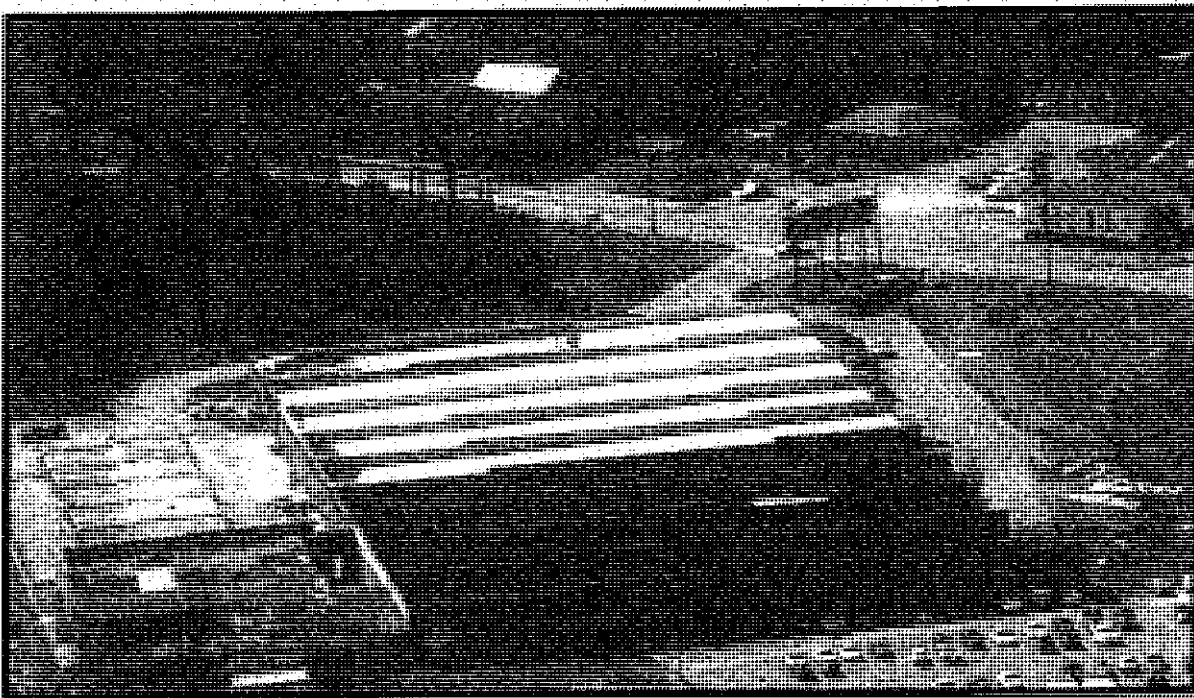
APPRAISED VALUE: \$3,400,000

COMMENTS: UNIQUE LOCATION NEAR UNIVERSITY OF GEORGIA, DOWNTOWN ATLANTA, REGIONAL MEDICAL CENTER

CHASE STREET SELF STORAGE (ATHENS, GEORGIA)



INTERIOR OF NEW CLIMATE CONTROLLED BUILDING



AERIAL PHOTOGRAPH SHOWING 9 BAYS, 5 OF WHICH ARE BUILT OUT

Streetscape Application

Streetscape Program
Application Form
PLEASE SUBMIT **FOUR** COPIES OF THE APPLICATION PACKAGE

1. Address of project requesting CRA Investment:

725 Progresso Drive

2. Name of Applicant: 1943 Tyler LLC / Tom Moody

Address of Applicant: 1939 Tyler St, Hollywood FL 33020

Phone: 954 266 7700 Fax: 954-475-9821

Email: mrtmoody@gmail.com

3. Does the applicant own project property? ☒ Yes ☐ No

If "no" box is checked, when will property be in control (own or long-term lease) of the applicant?

Indicate the owning entity of the property (i.e. name on property title):

1943 Tyler LLC

4. What is the total estimated project investment?

Current assessed value: \$ 347,190

New capital investment dollars: \$ 1,000,000 +

Total estimated new assessment: \$ 750,000

5. What is the percentage (%) amount of ownership equity relative to total estimated investment?

☒ 20% or more

☐ 10% to 19.9%

☐ Less than 10%

☐ None

6. When is it anticipated that construction will begin, assuming project receives funding assistance from this program?

☒ Less than 12 months

☐ 12 to 16 months

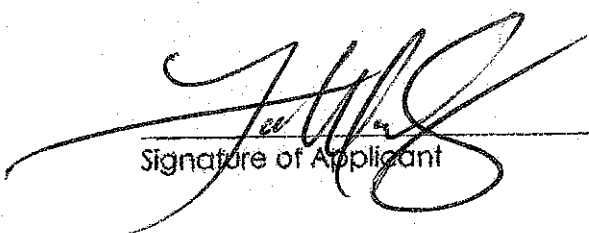
☐ 16 to 24 months

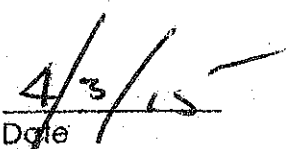
☐ Longer

7. Include with this application:

- Description of proposed development/improvement to the property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup
- Resume of developer indicating related development experience
- Business and Financial Information:
 - *Business Plan
 - *Pro forma
 - *Mortgage on property
 - *Lease agreements
 - *Letter of Intent from lending institution
 - *Partnership and/or ownership information with equity positions

Streetscape Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.


Signature of Applicant


Date

Commercial Façade Program Application

COMMERCIAL FAÇADE PROGRAM APPLICATION

Date 2-23-2015

IF APPLICANT IS PROPERTY OWNER

Owner's Name TOM MOODY
Corporate Name 1943 Tyler LLC
Property Address 725 Progresso Dr.
Phone 9-600-7617 Fax 9-475-9821

Contact Person TOM MOODY
E-Mail mrtmoody@gmail.com

IF APPLICANT IS BUSINESS OWNER

Owner's Name TOM MOODY
Corporate Name MOODY Insurance Group
Property Address 1939 Tyler St. Hollywood FL
Phone 954-266-7700 Fax 9-475-9821 33020

Contact Person TOM MOODY
Email mrtmoody@gmail.com

PROJECT AND FINANCIAL ASSISTANCE REQUESTED

Describe the Proposed Improvement(s): FAÇADE Enhancements to include:
NEW WINDOWS, NEW GLASS ENTRANCE, PAINT, ARCHITECTURAL
ELEMENTS, LANDSCAPING, EXTERIOR LIGHTING.

Total Project Cost \$150,000 Total Funding Request \$15,000.00

Will Additional Jobs be Created? ☒ Yes ☐ No

If yes, how many jobs? TBD DETERMINED 15 JOBS RETIRED/RELOCATED

I, TOM MOODY, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Façade Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. I further understand that I am responsible for providing construction documents and/or permits required for any work.

Signature of Property Owner or Business Owner

Print Name

Note: If Applicant is leasing from property owner, Applicant must submit Addendum A with application.

Addendum A

Date: 2-23-2015

To: City of Fort Lauderdale

Community Redevelopment Agency

From: TOM MOODY
(Property Owner)

Subject: Permission for Façade Program Improvements

As the owner of 725 Progresso DR, I give my tenant,
TOM MOODY, permission to participate in the CRA/City of Fort
Lauderdale's Façade Program, as detailed in the Façade Program Application.

TOM MOODY
Property Owner's Name Printed

[Signature]
Property Owner's Signature

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 19 day of March, 2015,
by personally known. He/She is personally known to me or has
produced personally known as identification and did not (did) take
an oath.
(SEAL)

[Signature]
Notary Public, State of Florida, (Signature of
Notary taking acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

1943 TYLER, LLC

Filing Information

Document Number	L02000013260
FEI/EIN Number	80-0077737
Date Filed	05/30/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/29/2011

Principal Address1939 TYLER STREET
HOLLYWOOD, FL 33020

Changed: 06/22/2009

Mailing Address1939 TYLER STREET
HOLLYWOOD, FL 33020

Changed: 06/22/2009

Registered Agent Name & AddressMOODY, THOMAS W
1939 TYLER STREET
HOLLYWOOD, FL 33020

Address Changed: 01/05/2010

Authorized Person(s) Detail**Name & Address**

Title MGRM

MOODY, THOMAS W
1939 TYLER ST
HOLLYWOOD, FL 33020**Annual Reports**

Report Year	Filed Date
2013	03/06/2013
2014	03/31/2014
2015	04/16/2015

Document Images

04/16/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
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04/22/2005 -- ANNUAL REPORT	View image in PDF format
03/11/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
05/30/2002 -- Florida Limited Liabilites	View image in PDF format

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State of Florida, Department of State

This Instrument Was Prepared By:
Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
201 Southeast 19th Street
Fort Lauderdale, Florida 33316

Record and Return To:
Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
201 Southeast 19th Street
Fort Lauderdale, Florida 33316

WARRANTY DEED

This indenture, made this 28 day of January, 2015 A.D. between **Larry T. Clemons, a single man**, whose post office address is 3700 Galt Ocean Drive, #106, Fort Lauderdale, Florida 33308, party of the first part, and **1943 Tyler, LLC, a Florida limited liability company**, whose post office address is 1943 Tyler Street, Hollywood, Florida 33020, of the County of Broward in the State of Florida, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the land set forth and made a part hereof and described as follows:

Lot 10, Block 287 and all of Block 287 lying South of Lot 10 and East of Alley of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, lying and being in Broward County, Florida.

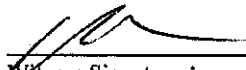
TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said land.

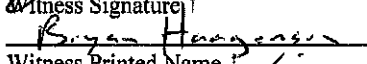
TO HAVE AND TO HOLD the same in fee simple forever.

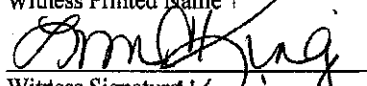
And the said party of the first part does hereby covenant with the party of the second part that said party of the first part is lawfully seized of said land in fee simple; that said party of the first part has good right and lawful authority to sell and convey said land; and said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. This property is not and has never been the homestead of the grantor.

SUBJECT TO zoning and other applicable government regulations, conditions, restrictions, limitations, and easements of record, if any, and taxes for the year 2015, and all subsequent years.

WITNESSES:

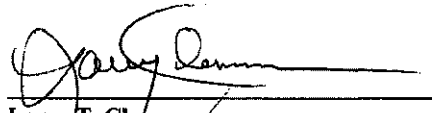


Witness Signature


Witness Printed Name


Witness Signature


Witness Printed Name



Larry T. Clemons

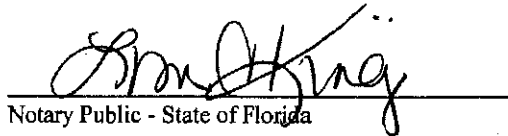
STATE OF FLORIDA)
)§
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28 day of January, 2015 by **Larry T. Clemons**. He is ☐ personally known to me or ☒ has produced id as identification.

My Commission Expires:

1





Notary Public - State of Florida

Prepared by and return to:

Bryan J. Haagenson, Esq.
Haagenson & Haagenson, P.A.
201 Southeast 19th Street
Fort Lauderdale, Florida 33316

Consideration based on \$50,000.00

FLORIDA DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$175.00 AND FLORIDA INTANGIBLE TAXES IN THE AMOUNT OF \$100.00 ARE BEING PAID UPON RECORDATION OF THIS INSTRUMENT.

Real Estate Mortgage

THIS MORTGAGE is made this 28 day of January, 2015, between **1943 Tyler, LLC** a Florida limited liability company, whose address is 1943 Tyler Street, Hollywood, FL 33020, herein called Mortgagor, in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other valuable consideration, received from **Larry T. Clemons**, herein called Mortgagee, whose address is 3700 Galt Ocean Drive, Unit #106, Fort Lauderdale, Florida 33308, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns). Mortgagor hereby mortgages to Mortgagee the real property in **Broward** County, Florida, described as:

Lot 10, Block 287 and all of Block 287 lying South of Lot 10 and East of Alley of PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida. Said lands lying and being in Broward County, Florida.

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of that certain Promissory Note made by Mortgagor in favor of Mortgagee of even date herewith (the "Note").

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from, all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.

2. To pay all money and satisfy all obligations set forth in the Note.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said Note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard Florida mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefor without waiving the option to foreclose this mortgage or any other right hereunder.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.
8. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.
9. That Mortgagee may forbear to enforce defaults under this mortgage and the Note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and the Note, or either, without notice to or the consent of any person liable under this mortgage and the Note, or either, and without discharging or affecting the liability of any person liable under this mortgage and the Note, or either.

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving the Note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and the Note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of the Note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and the Note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and the Note, the terms of this mortgage shall prevail.

[EXECUTIONS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Mortgagor has hereunto set 28 hand and seal the day and year first written above.

Signed, sealed and delivered
in our presence:

1943 TYLER, LLC, a Florida limited
liability company

Witness: [Signature]
Name: Janet

By: Thomas W. Moody, Manager

Witness: [Signature]
Name: Lisa C. King

STATE OF FLORIDA)
) §
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 28 day of January, 2015 by Thomas W. Moody, Manager of 1943 Tyler LLC, a Florida limited liability company. He is personally known to me.

My Commission Expires:



[Signature]
Notary Public – State of Florida

ITEM V

Fairfield @

Flagler Village



CITY OF FORT LAUDERDALE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

DATE: October 28, 2015

TO: CRA Advisory Board Members

FROM: Bob Wojcik, AICP, Economic Reinvestment Coordinator 

SUBJECT: Streetscape Grant Funding Request – \$368,919.50
Fairfield at Flagler Village- 673 NE 3rd Avenue

The Developer, Fairfield Flagler LP is requesting a Streetscape Grant for the Fairfield at Flagler Village located at 673 NE 3rd Avenue (Southwest corner of NE 3rd Avenue and NE 7th Street) in the Flagler Village portion of the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA). The request is for \$368,919.50 which is 50% of the total cost of streetscape improvements of \$737,839. A copy of the Location Map is attached as **Exhibit A** and Broward County Property Appraiser Information is attached as **Exhibit B**. A copy of the Developer's Request for Funding and CRA Funding Application is attached as **Exhibit C**.

BACKGROUND

Fairfield is a private national real estate company with over 25 years of experience in developing and managing multifamily properties, with more than ten communities located in Florida. The Fairfield at Flagler Village is a 6 story, 292 unit luxury rental apartment housing development, consisting of 16 efficiency units, 191 one-bed units and 85 three- bedroom units with a 410 space parking garage. The property fronts NE 3rd Avenue, NE 2nd Ave and NE 7th Street on a 2.39 acre site. Supporting amenities will include a swimming pool at the ground level as well as a fitness center and resident 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. The Developer originally provided a presentation on the project in January 2015 to get Advisory Board input before going through development review.

The Developer's request for 50% funding is consistent with past approved funding request under the Streetscape Grant Program which was one of the four incentives approved by the CRA Board at their meeting on October 15, 2013 in conjunction with approving the CRA Five Year Strategic Program. The allowable grant is 50 % of the cost of improvements not to exceed \$500,000. When awarding a grant for streetscape improvements, the grant funds are disbursed on a reimbursement basis upon completion and acceptance of the streetscape improvements by the City when the project receives a Certificate of Occupancy

Streetscape improvements include new curbing, pavers, 18 on-street parallel parking spaces, landscaping, decorative pedestrian level lighting along NE 3rd Avenue, NE 2nd Ave and NE 7th Street, undergrounding and upgrading utilities and street resurfacing. The project received development approval on April 2, 2015 and is expected to break ground in the fourth quarter of 2015.

TAX INCREMENT REVENUE EVALUATION

The Streetscape Grant Program has been utilized since 2001 as a tool to leverage private capital investment into the NPF CRA and in turn produce a significant tax increment return on investment.

The projected capital investment of the Fairfield at Flagler Village is placed at approximately \$65 million. The current assessment of the property is \$1.99 million. The total estimated new assessment is conservatively estimated at \$42.25 million. Therefore, based on the assumptions of a 11.65 millage rate, the project may generate approximately \$445,577 of tax increment revenues for the CRA in the first year after completion.

CONSISTANCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The project is consistent with the NPF CRA Community Redevelopment Plan by providing upgrades and improvements to infrastructure to induce private investment and support development and increased densities and intensities of use in the Flagler Village Area.

Furthermore, in accordance with the approved CRA Five Year Strategic Program, the CRA will "invest in development projects that improve the quality of life, create job opportunities for area residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area."

RECOMMENDATION

CRA staff recommends approval of a streetscape enhancement grant for 50% of the cost of the streetscape improvements not to exceed \$368,919.50 for the Fairfield at Flagler Village.

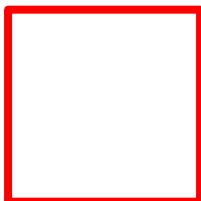
BW

Attachments:

Exhibit A: Location Map

Exhibit B: Broward County Property Appraiser Information

Exhibit C: CRA Funding Application/Developer's Request for Funding



LOCATION MAP

FAIRFIELD AT FLAGLER VILLAGE – 673 NE 3 Avenue



Site Address	626-630 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5800
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	08
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 TO 41 BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$135,000	\$205,870	\$340,870	\$340,870	
2015	\$135,000	\$205,870	\$340,870	\$198,550	
2014	\$135,000	\$183,510	\$318,510	\$194,410	\$4,943.49

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$340,870	\$340,870	\$340,870	\$340,870
Portability	0	0	0	0
Assessed/SOH	\$340,870	\$340,870	\$340,870	\$340,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$340,870	\$340,870	\$340,870	\$340,870

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2015	SWD-T	\$100	113011305	\$8.00	16,875	SF
6/15/2000	SWD	\$230,000	30608 / 920			
7/3/1998	SWD	\$130,000	28528 / 425			
1/15/1997	WD	\$84,000	25932 / 253			
5/18/1996	QCD	\$100	24965 / 871			
				Adj. Bldg. S.F. (Card, Sketch)		3901
				Units		6

* Click here for old map program *

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

03								
R								
6								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5640
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10
Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1,2,LESS E 10 FOR ST BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$109,380		\$109,380	\$109,380	
2015	\$109,380		\$109,380	\$109,380	
2014	\$109,380		\$109,380	\$103,120	\$2,106.58

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$109,380	\$109,380	\$109,380	\$109,380
Portability	0	0	0	0
Assessed/SOH	\$109,380	\$109,380	\$109,380	\$109,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$109,380	\$109,380	\$109,380	\$109,380

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 485
9/5/2002	WD*	\$650,000	33774 / 97
4/1/1971	WD	\$20,877	445 / 367

Land Calculations		
Price	Factor	Type
\$17.50	6,250	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5650
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10
Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 3,4,LESS E 10 FOR ST BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$109,360		\$109,360	\$109,360	
2015	\$109,360		\$109,360	\$109,360	
2014	\$109,360		\$109,360	\$103,110	\$2,106.31

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$109,360	\$109,360	\$109,360	\$109,360
Portability	0	0	0	0
Assessed/SOH	\$109,360	\$109,360	\$109,360	\$109,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$109,360	\$109,360	\$109,360	\$109,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2015	SW*-T	\$100	113011308	\$17.50	6,249	SF
11/3/2010	CE*-D	\$300	47539 / 1404			
8/4/2004	WD*	\$1,500,000	38034 / 485			
9/5/2002	WD*	\$650,000	33774 / 97			
4/1/1971	WD	\$14,120	445 / 367			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5660
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 5,6,7 N 3 OF E1/2,LESS E 10 FOR ST BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$112,400		\$112,400	\$112,400	
2015	\$112,400		\$112,400	\$112,400	
2014	\$112,400		\$112,400	\$105,980	\$2,164.91

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$112,400	\$112,400	\$112,400	\$112,400
Portability	0	0	0	0
Assessed/SOH	\$112,400	\$112,400	\$112,400	\$112,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$112,400	\$112,400	\$112,400	\$112,400

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2015	SW*-T	\$100	113011308	\$17.50	6,423	SF
11/3/2010	CE*-D	\$300	47539 / 1404			
8/4/2004	WD*	\$1,500,000	38034 / 483			
1/22/2003	WD*	\$750,000	34599 / 1360			
10/1/1979	WD	\$60,000	5565 / 357			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
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LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5670
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	10
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 7 LESS N 3 OF E1/2 LESS E 10 FOR ST,8 & 9 BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$161,050		\$161,050	\$161,050	
2015	\$161,050		\$161,050	\$161,050	
2014	\$161,050		\$161,050	\$151,850	\$3,101.92

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$161,050	\$161,050	\$161,050	\$161,050
Portability	0	0	0	0
Assessed/SOH	\$161,050	\$161,050	\$161,050	\$161,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$161,050	\$161,050	\$161,050	\$161,050

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 483
1/22/2003	WD*	\$750,000	34599 / 1360
10/1/1979	WD	\$63,000	5565 / 357

Land Calculations		
Price	Factor	Type
\$17.50	9,203	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
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LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	636 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5810
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 42 TO 44 BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$167,060		\$167,060	\$167,060	
2015	\$167,060		\$167,060	\$118,590	
2014	\$167,060		\$167,060	\$107,810	\$2,594.41

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$167,060	\$167,060	\$167,060	\$167,060
Portability	0	0	0	0
Assessed/SOH	\$167,060	\$167,060	\$167,060	\$167,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$167,060	\$167,060	\$167,060	\$167,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/19/2015	SW*-T	\$100	113011308
11/3/2010	CE*-D	\$300	47539 / 1404
8/4/2004	WD*	\$1,500,000	38034 / 483
1/22/2003	WD*	\$750,000	34599 / 1360
4/1/1988	WD	\$110,000	15394 / 822

Land Calculations		
Price	Factor	Type
\$16.50	10,125	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 7 STREET, FORT LAUDERDALE	ID #	4942 34 07 5820
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 45 TO 48 BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$222,730		\$222,730	\$222,730	
2015	\$222,730		\$222,730	\$158,080	
2014	\$222,730		\$222,730	\$143,710	\$3,458.65

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$222,730	\$222,730	\$222,730	\$222,730
Portability	0	0	0	0
Assessed/SOH	\$222,730	\$222,730	\$222,730	\$222,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$222,730	\$222,730	\$222,730	\$222,730

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2015	SW*-T	\$100	113011308	\$16.50	13,499	SF
11/3/2010	CE*-D	\$300	47539 / 1404			
8/4/2004	WD*	\$1,500,000	38034 / 485			
9/5/2002	WD*	\$650,000	33774 / 97			
12/1/1975	WD	\$70,500	445 / 367			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5680
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 10 TO 12 LESS E 10 FOR ST BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$224,980	\$151,030	\$376,010	\$376,010	
2015	\$224,980	\$151,030	\$376,010	\$376,010	
2014	\$224,980	\$148,990	\$373,970	\$373,970	\$7,816.74

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$376,010	\$376,010	\$376,010	\$376,010
Portability	0	0	0	0
Assessed/SOH	\$376,010	\$376,010	\$376,010	\$376,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$376,010	\$376,010	\$376,010	\$376,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/21/2015	SW*-T	\$100	113011307	\$24.00	9,374	SF
5/29/2008	QC*-T	\$100	45422 / 465			
6/1/1980	WD	\$107,500	8948 / 739			
2/1/1978	WD	\$75,000				
2/1/1974	WD	\$18,500				
				Adj. Bldg. S.F. (Card, Sketch)		
				1906		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1906								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5680
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 10 TO 12 LESS E 10 FOR ST BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$224,980	\$151,030	\$376,010	\$376,010	
2015	\$224,980	\$151,030	\$376,010	\$376,010	
2014	\$224,980	\$148,990	\$373,970	\$373,970	\$7,816.74

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$376,010	\$376,010	\$376,010	\$376,010
Portability	0	0	0	0
Assessed/SOH	\$376,010	\$376,010	\$376,010	\$376,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$376,010	\$376,010	\$376,010	\$376,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/21/2015	SW*-T	\$100	113011307	\$24.00	9,374	SF
5/29/2008	QC*-T	\$100	45422 / 465			
6/1/1980	WD	\$107,500	8948 / 739			
2/1/1978	WD	\$75,000				
2/1/1974	WD	\$18,500				
				Adj. Bldg. S.F. (Card, Sketch)		
				1906		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1906								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	625 NE 3 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5690
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	17

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 13 TO 15, LESS E 10 FOR ST BLK 317
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$225,000	\$182,400	\$407,400	\$407,400	
2015	\$225,000	\$182,400	\$407,400	\$407,400	
2014	\$225,000	\$179,520	\$404,520	\$404,520	\$8,427.07

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$407,400	\$407,400	\$407,400	\$407,400
Portability	0	0	0	0
Assessed/SOH	\$407,400	\$407,400	\$407,400	\$407,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$407,400	\$407,400	\$407,400	\$407,400

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/21/2015	SW*-T	\$100	113011307	\$24.00	9,375	SF
5/29/2008	QC*-T	\$100	45422 / 465			
1/1/1982	WD	\$75,000	10011 / 361			
10/1/1969	WD	\$22,500				
				Adj. Bldg. S.F. (Card, Sketch)		
				1834		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1834								

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5790
Property Owner	FAIRFIELD FLAGLER LP %FF REALTY II LLC	Millage	0312
Mailing Address	7301 N STATE HWY 161 STE 260 IRVING TX 75039	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 32 TO 36 BLK 317		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values to be reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$278,440		\$278,440	\$278,440	
2015	\$278,440		\$278,440	\$247,530	
2014	\$278,440		\$278,440	\$225,030	\$4,892.66

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$278,440	\$278,440	\$278,440	\$278,440
Portability	0	0	0	0
Assessed/SOH	\$278,440	\$278,440	\$278,440	\$278,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$278,440	\$278,440	\$278,440	\$278,440

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/21/2015	SWD-T	\$100	113011306	\$16.50	16,875	SF
12/1/1983	WD	\$40,000	11423 / 544			
1/1/1979	WD	\$32,000				
6/1/1973	WD	\$44,000				
7/1/1963	WD	\$15,000				
				Adj. Bldg. S.F.		

* Click here for old map program *

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

03								
L								
1								

**Flagler Heights Strategic Investment Streetscape Program
Application Form
PLEASE SUBMIT FOUR COPIES OF THE APPLICATION PACKAGE**

1. Address of project requesting CRA investment:

673 NE 3rd Ave (Southwest corner of NE 3rd Ave and NE 7th St)

2. Name of Applicant: Fairfield Flagler LP

Address of Applicant: 1110 N. Glebe Rd., Suite 650, Arlington, VA 22201

Phone: 703-414-8411

Fax: 214-574-1359

Email: bcondie@ffres.com

3. Does the applicant own project property? X Yes No

If "no" box is checked, when will property be in control (own or long-term lease) of the applicant?

Indicate the owning entity of the property (i.e. name on property title):

4. What is the total estimated project investment?

Current assessed value: \$1,998,350

New capital investment dollars: \$65,000,000

Total estimated new assessment: \$42,250,000

5. What is the percentage (%) amount of ownership equity relative to total estimated investment?

 X 20% or more

 10% to 19.9%

 Less than 10%

 None

6. When is it anticipated that construction will begin, assuming project receives funding assistance from this program?

 X Less than 12 months

 12 to 16 months

 16 to 24 months

 Longer

7. Include with the application:

- Description of proposed development/ improvement to the property
- Preliminary site plan, floor plans and rendering that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup
- Resume of developer indicating related development experience
- Business and Financial information:
 - Business Plan
 - Pro Forma
 - Mortgage on Property
 - Lease agreements
 - Letter of intent from lending institutions
 - Partnership and/or ownership information with equity positions

The Flagler Heights Strategic Investment Streetscape Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/ CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.



Signature of Applicant

September 16, 2015

Date

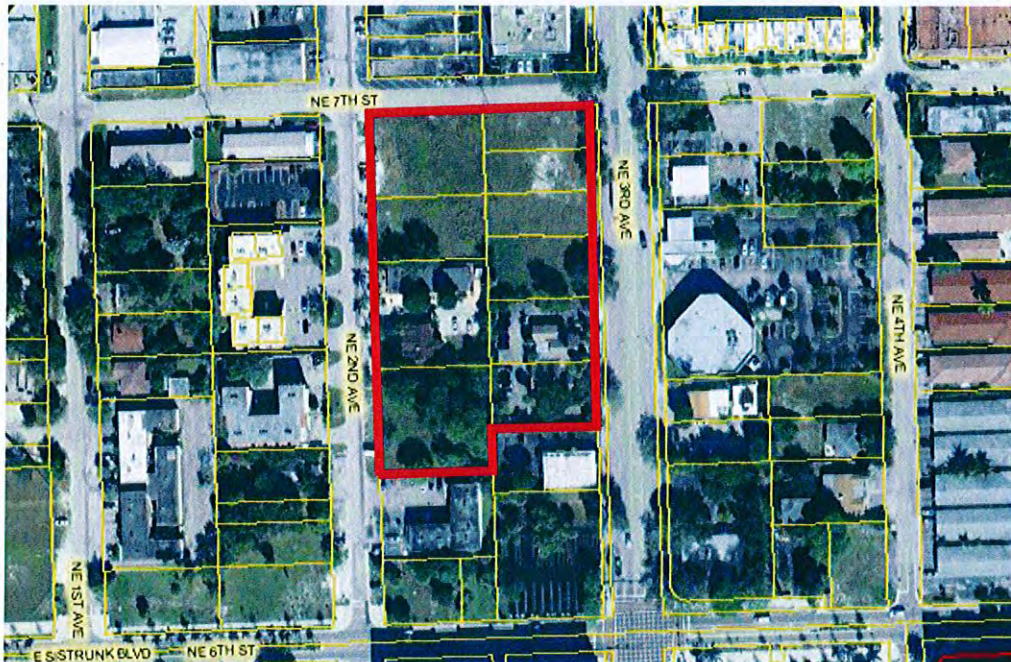
FAIRFIELD RESIDENTIAL COMPANY
Fairfield at Flagler Village

October 16, 2015

Owner/Developer: Fairfield Flagler LP / Fairfield Residential Company
Project Name: Fairfield at Flagler Village
Address: 673 NE 3rd Avenue (Southwest corner of NE 3rd Avenue and NE 7th Street)
Development: 292 units, 6-story building

1. **Developer information.** Fairfield Residential Company ("Fairfield"), an Atlanta-based development company specializing in the development and management of luxury apartment communities in over 39 markets across the country, with more than 10 communities located in the State of Florida. Fairfield has an operating history of over 25 years and offers a fully integrated national multifamily platform that provides acquisition, development, construction, renovation, asset and property management, and disposition services. Additional information about Fairfield is included in the Corporate Overview attachment included with this application.

2. **Description of proposed development.** On April 2, 2015, Fairfield obtained final approval from the City for a 6-story, 292-unit development to be located on a 2.39 acre parcel at 673 NE 3rd Ave. An aerial of the development site is provided below.



The dwelling units will be a combination of studio, one and two bedroom floor plans together with common area amenities such as fitness center, a swimming pool, and other resident amenities typically associated with luxury multifamily developments. The unit breakdown as currently proposed is as follows: Studio: 20 units; One Bedroom: 182 units; Two Bedrooms: 90 units. The Project provides 8'-10' wide sidewalks along the street frontage accentuated with pavers, shade trees in tree grates and other landscaping to foster pedestrian activity and further beautify the neighborhood. In addition, the Project will be constructing 15 public parallel parking spaces along NE 2nd Avenue and NE 7th Street. The total cost of the project, including land is estimated at \$65 million, and upon completion will be a significant addition to the Flagler Village community.

3. Financial Information.

a. Investment and Estimated Assessment. The majority of the development site was vacant for many years, while two parcels included improvements. With the development of this project, the assessment will dramatically increase, thereby increasing the revenue generated to the CRA. Below is breakdown of the investment and the estimated assessment:

Current Assessed Value:	\$1,998,350
New Capital Investment Dollars:	\$65,000,000
Total estimated new assessment:	\$42,250,000

b. Mortgage information. Fairfield expects to obtain a construction loan in the amount of \$42,250,000.

c. Requested contribution. Fairfield is requesting 50% contribution toward the cost of the streetscape improvements as follows:

Total cost of streetscape = \$737,839
50% CRA Contribution = \$368,919.50

This request is consistent with other streetscape funding requests that have been granted to other projects in the Flagler Heights area. Below is a list of the other streetscape awards granted by the CRA (the last item on the list is this application for Fairfield):

Previous Streetscape Grant Awards			
<u>Project</u>	<u>Estimated Capital Investment</u>	<u>Grant</u>	<u>Grant Award Percentage</u>
Avenue Lofts	\$20M	\$499,000	60%
Jefferson Place/Sole Condo	\$27M	\$710,620	80%
Foundry/Mill	\$25M	\$356,949	50%
Bamboo Flats	\$16.5M	\$230,681	50%
Specialty Automotive	\$4M	\$161,500	50%
Alexan and 440 Flagler	\$150M	\$875,032.50	50%
Pearl Flagler Village	\$72.5M	\$451,707.50	50%
Related – Henry Square	\$85.8M	\$293,176.50	50%
<i>Fairfield</i>	<i>\$65.0M</i>	<i>\$368,919.50</i>	<i>50%</i>

4. **Description of improvements included in streetscape.** The project fronts 3 streets (NE 2nd Avenue, NE 3rd Avenue and NE 7th Street). The development plan proposes several improvements that will improve the functionality, aesthetics and overall pedestrian experience in this area. Among the improvements are the following:

Installation of new curbing around the site, pavers, on-street parallel parking, landscaping, lighting, new sidewalks, undergrounding utilities (electric, cable, phone), upgrading of underground utilities (water, sewer, storm) milling and resurfacing of the streets.

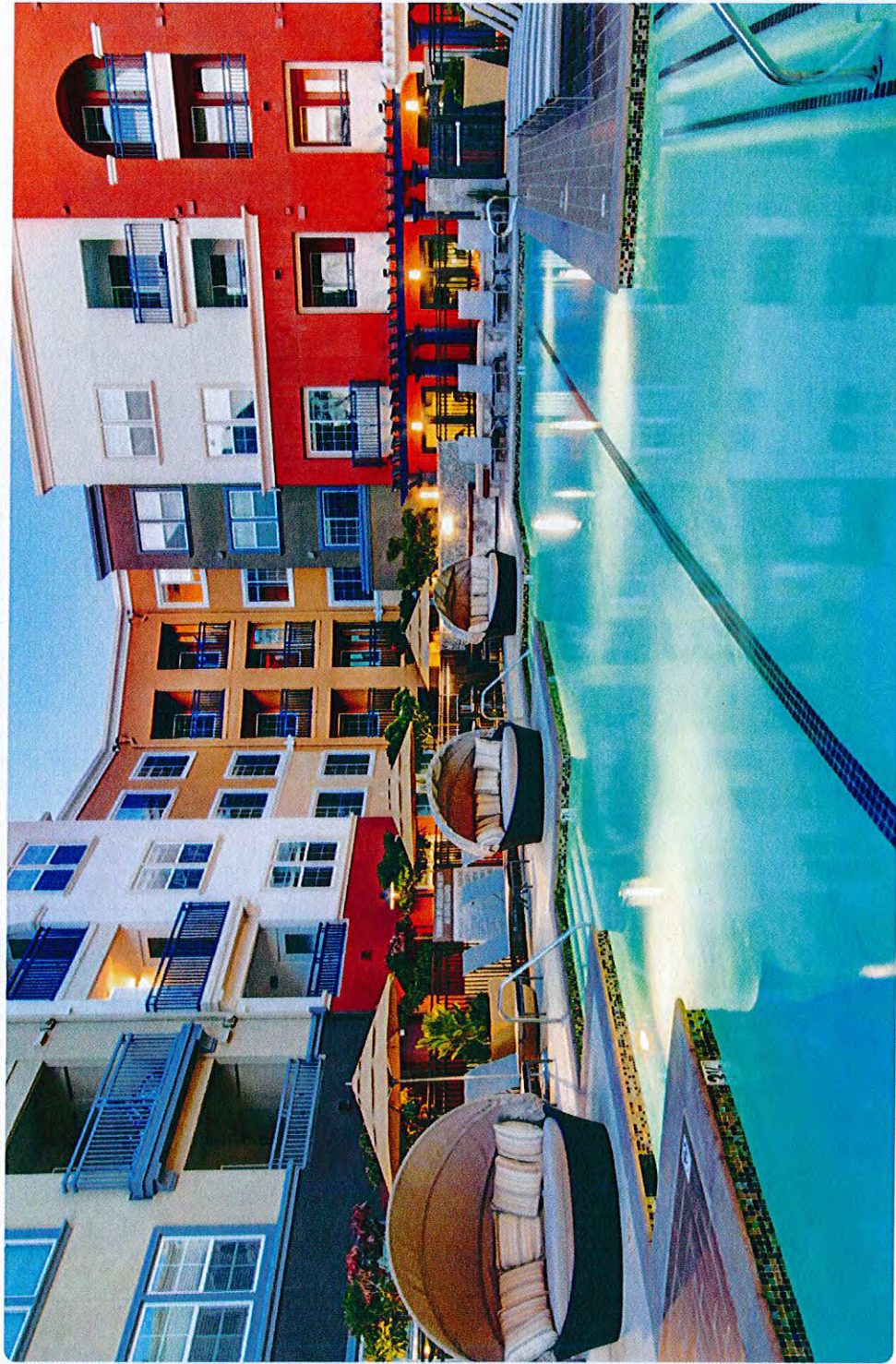
In addition to the above improvements within the public realm, Fairfield is also constructing a pocket park along NE 2nd Avenue. Although this pocket park is not eligible for streetscape funding request (and is not included in the cost estimates attached to this application), the pocket park will connect to the sidewalk along NE 2nd Avenue.

5. **Project construction schedule.** Fairfield expects to break ground in the fourth quarter of 2015. Construction is expected to take approximately 19 months.

6. **Conclusion.** The proposed Project is consistent with and furthers the objectives of the Northwest-Progresso-Flagler Heights Redevelopment Plan by expanding housing opportunities and improving the streetscape and walkability of the Flagler Village neighborhood. The Project also furthers the goals and objectives of the Downtown Master Plan and meets the intent of the Master Plan's design guidelines.

FAIRFIELD

R E S I D E N T I A L



Cerano Apartments | Milpitas, CA

Corporate Overview 2013

For Institutional and Qualified Investor Use Only

Please see Notice to Recipients on page 1

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Except where otherwise indicated herein, the information provided herein is based on matters as they exist as of the date of preparation and not as of any future date, and will not be updated or otherwise revised to reflect information that subsequently becomes available or circumstances existing or changes occurring after the date hereof.

Certain information contained in this presentation constitutes "forward-looking statements," which can be identified by the use of forward-looking terminology such as "may," "will," "should," "expect," "anticipate," "target," "project," "estimate," "intend," "continue," or "believe," or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of the Fund may differ materially from those reflected or contemplated in such forward-looking statements. Although the Sponsors believe that the anticipated future results, performance or achievements for the Fund expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations, the reader should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Fund to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements or information include but are not limited to: general economic conditions; changes in interest and exchange rates; availability of equity and debt financing and risks particular to underlying portfolio company investments.

In considering investment performance information contained herein, prospective investors should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that the Fund will achieve comparable results, that the Fund will be able to make investments similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that the Fund will be able to implement its investment strategy or achieve its investment objectives. Any information regarding prior investment activities and returns contained herein has not been calculated using generally accepted accounting principles and has not been audited or verified by the Fund's auditor or any independent party. Unless otherwise indicated, internal rates of return (including targeted rates of return) are presented on a "gross" basis (i.e., they do not reflect carried interest or other general partner distributions, taxes, transaction costs and other expenses to be borne by investors in the Fund, which in the aggregate are expected to be substantial and which would reduce the actual returns experienced by an investor). Nothing contained herein should be deemed to be a prediction or projection of future performance of the Fund.

This document includes the Sponsors' estimates of the projected performance of certain unrealized investments currently held by other funds, including any predecessor funds, and investment programs managed by the Sponsors. Although this information is forward-looking by its nature and actual results are likely to differ, perhaps materially, from these estimates, the Sponsors believe that the estimates have a reasonable basis.

Actual returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the returns indicated herein. The Sponsors will provide more detailed information on the material factors or assumptions that were applied in making the projections and the material factors that could cause actual results to differ materially from the projections to any investor on request.

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U.S. Internal Revenue Service Circular 230 Notice: To ensure compliance with U.S. Internal Revenue Service Circular 230, prospective investors are hereby notified that: (a) any discussion of federal tax issues contained or referred to herein is not intended or written to be used, and cannot be used, by prospective investors for the purpose of avoiding penalties that may be imposed on them under the U.S. Internal Revenue Code; (b) such discussion is written in connection with the promotion or marketing by the Fund of the transactions or matters addressed herein; and (c) prospective investors should seek advice based on their particular circumstances from an independent tax advisor.

Unless otherwise noted, all references to "\$" or "Dollars" are to U.S. Dollars. All time-sensitive representations are made as of September 2013, unless otherwise expressly indicated. All historical references to "Fairfield" and/or "Fairfield Residential" contained in this document refer to the operating platform owned by Fairfield (such term being used here as defined above) as of the same date. This operating platform was acquired by Fairfield on August 1, 2010. All history of such operating platform referenced in this document includes, but is not limited to, the period of time preceding August 1, 2010.

Please contact the Sponsors if you would like to discuss any of the information set forth herein.

For Institutional and Qualified Investor Use Only

Fairfield is a National Multifamily Real Estate Operating Company

- offers a fully integrated national multifamily platform that provides acquisition, development, construction, renovation, asset and property management, and disposition services across the United States
- operating history of over 25 years acquiring and developing \$22 billion of multifamily properties
- level of activity provides Fairfield in-depth transactional knowledge of U.S. apartment markets
- offers what Fairfield believes to be one of the most active in-house research groups in the apartment industry, which drives market selection and strategy
- acts as general partner or managing member of investment partnerships or LLCs; co-invests with its investors in each investment to create alignment
- partnered with our majority owner, Brookfield Asset Management, a global asset manager focused on real estate, renewable power, and infrastructure assets, and CalSTRS, the world's largest educator-only pension fund and the second largest U.S. public pension fund⁽¹⁾

(1) Source: CalSTRS (<http://www.calstrs.com/investments-overview>)



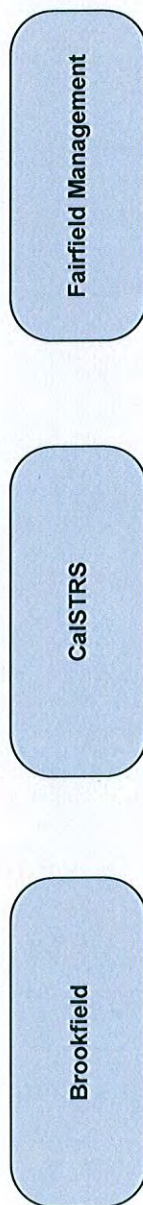
Fairfield is a Full-Service Real Estate Operating Company



Fairfield was founded in 1985, and since then has acquired and developed over 680 multifamily communities consisting of over 199,000 apartment homes with equity of \$6.9 billion and total project costs of \$22 billion.

For Institutional and Qualified Investor Use Only

Ownership Structure



Fairfield Residential Company LLC
a Delaware limited liability company

Fairfield Investment Company LLC
a Delaware limited liability company

Service Companies

Fairfield Development L.P.
a Delaware limited partnership

- provides development, construction and construction management services
- holds General Contractor licenses

FF Properties L.P.
a Delaware limited partnership

- provides property management and disposition services
- holds Real Estate Broker licenses and has employees

Fairfield Realty Advisors LLC
a Delaware limited liability company

- provides investment management services to sponsored funds

Investment Companies

Tranche I

FF Investments LLC
a Delaware limited liability company

- invests through subsidiaries in real estate joint ventures

Tranche II

FF Investments II LLC
a Delaware limited liability company

- invests through subsidiaries in real estate joint ventures

FF Realty LLC
a Delaware limited liability company

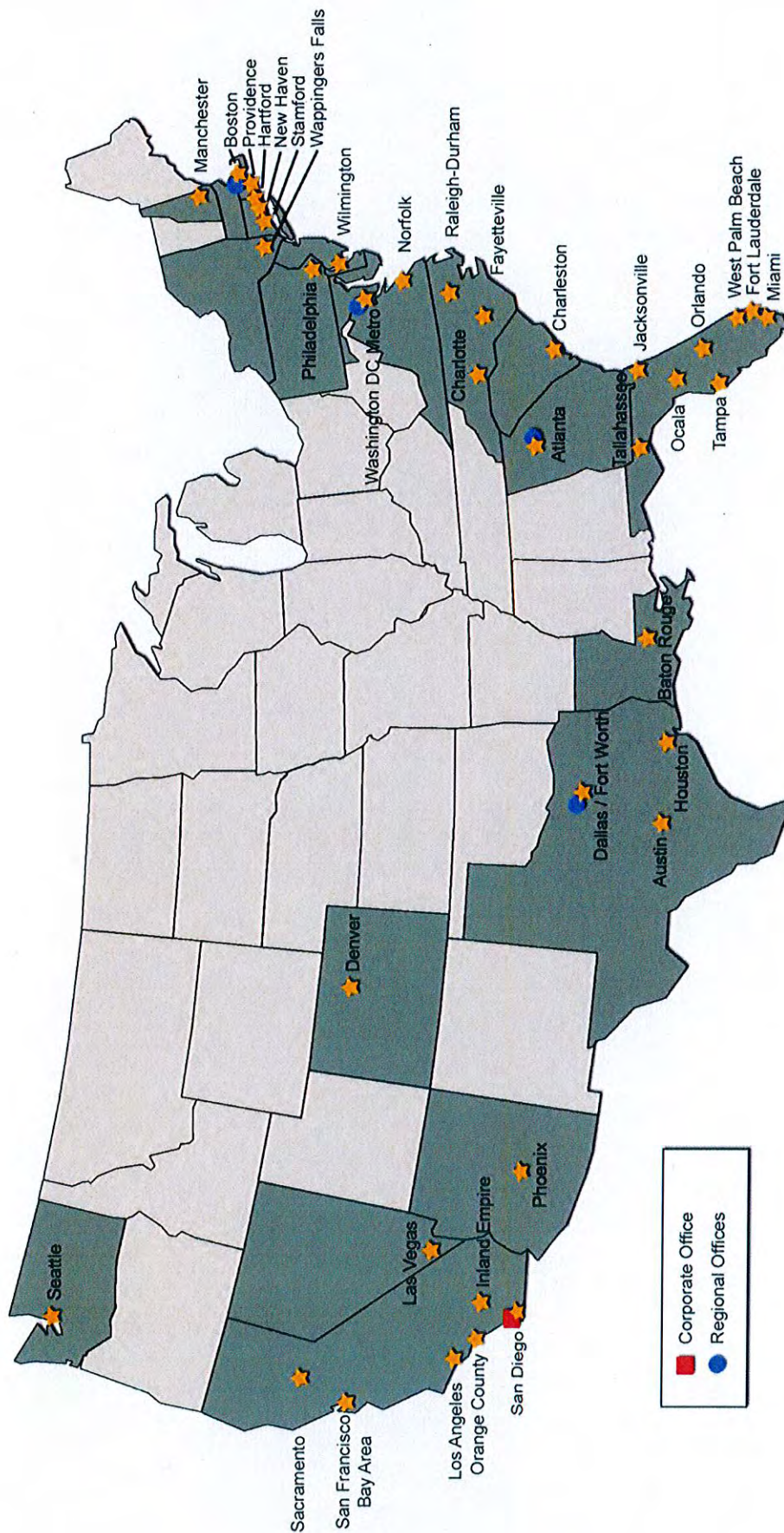
- executes option/purchase agreements
- holds deposits and due diligence/predevelopment costs on real estate

FF Realty II LLC
a Delaware limited liability company

- executes option/purchase agreements
- holds deposits and due diligence/predevelopment costs on real estate

For Institutional and Qualified Investor Use Only

Fairfield Manages Assets in 39 Markets Nationwide



For Institutional and Qualified Investor Use Only

Fairfield's Senior Management Team

- has worked together successfully for over 20 years
- understands all aspects of residential multifamily real estate from land acquisitions and entitlements through construction, apartment home acquisitions, asset and property management, and property dispositions
- co-invests alongside Fairfield as an equity partner to align Fairfield's interests with our investors

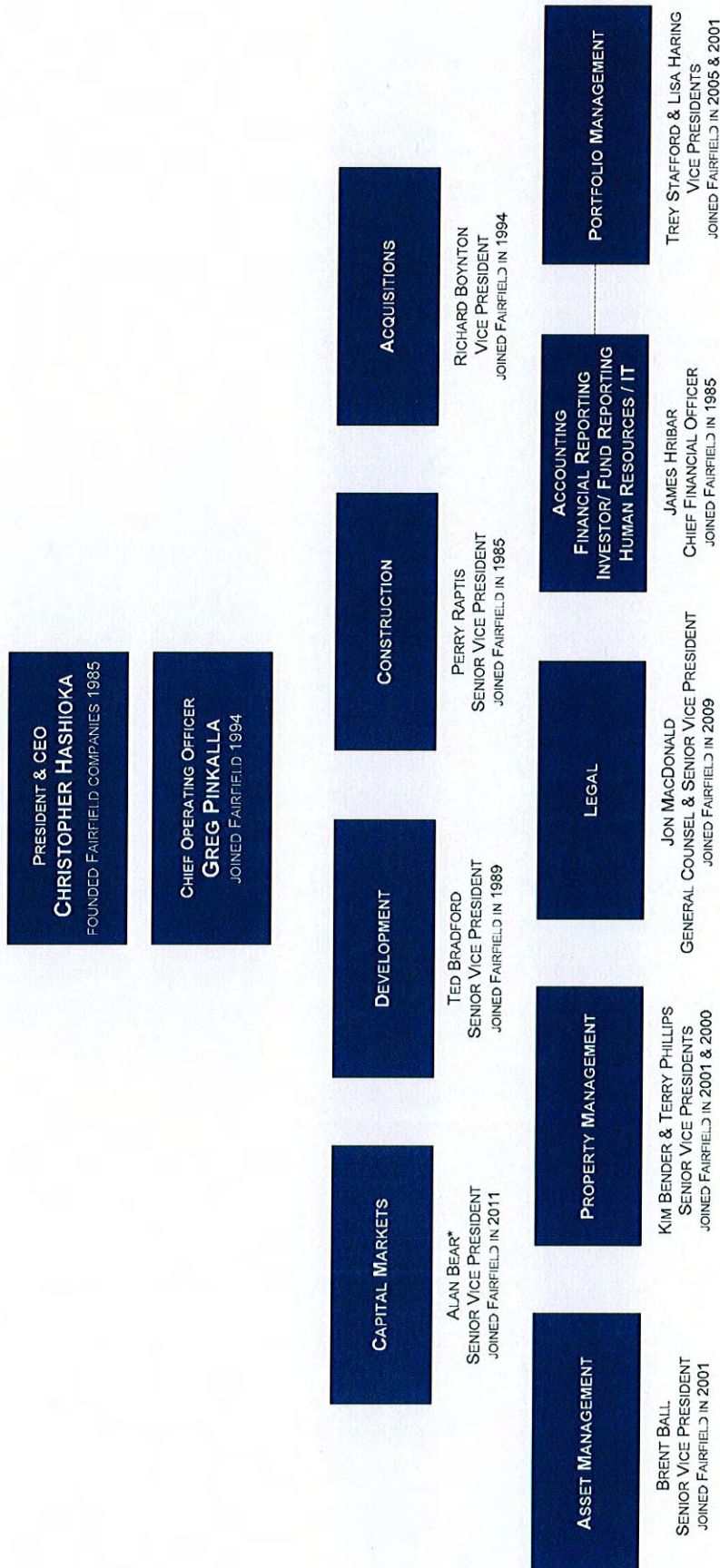


The Reserve, Renton, WA

Fairfield employs over 1,600 people nationwide and numerous subcontractors in the markets in which it acquires, builds, manages, and owns properties.

For Institutional and Qualified Investor Use Only

Executive Organization Structure



* Fairfield Residential Company LLC is an affiliate of Brookfield Private Advisors LLC ("BPAL"), a FINRA member. Alan Bear is a registered representative of BPAL

For Institutional and Qualified Investor Use Only

Fairfield was Built with the Objective of Providing Complementary Services to Real Estate Investors Throughout the Life Cycle of a Project

Property Acquisition & Renovation	• well-defined program of acquiring and redeveloping properties in markets that are either supply-constrained or in which redevelopment costs are substantially below new construction costs • acquired over 380 properties (over 101,000 units) with total project costs of \$11.0 billion • rated in the top 20 multifamily property owners in the country by units owned in 2012 and 2013⁽¹⁾ • in-house design professionals on staff
Development Capabilities	• in-house team of entitlement experts to expedite development process • team experienced in core markets throughout the U.S. • negotiate conditions of approvals, development agreements, and necessary permits within project financial parameters
Construction/General Contractor	• ranks among the top multifamily builders in the U.S. by total number of closings in 2012⁽²⁾ • completed over 300 multifamily communities (over 98,000 apartment homes) with total project costs of \$11.0 billion
Asset Management	• in-house staff to oversee strategy implementation and manage asset performance with the intention to maximize value and investor returns • provides asset management services to a large and geographically diverse portfolio of properties throughout the U.S. with a dedicated team located in respective markets
Property Management	• consistently among the largest, full service property management companies in the U.S. as ranked by the NIMHC (National Multi Housing Council) • manages over 51,000 multifamily apartment homes
Portfolio Management & Reporting	• team of portfolio managers and financial analysts dedicated to managing investment fund portfolios • financial reporting and forecasting system that accommodates its investors' institutional and/or pension fund reporting requirements
Asset Dispositions	• industry presence and broad network of buyer and broker contacts • extensive marketing research capabilities and contract negotiating experience • transaction volume: sold over 320 properties (over 95,000 units) since 1997

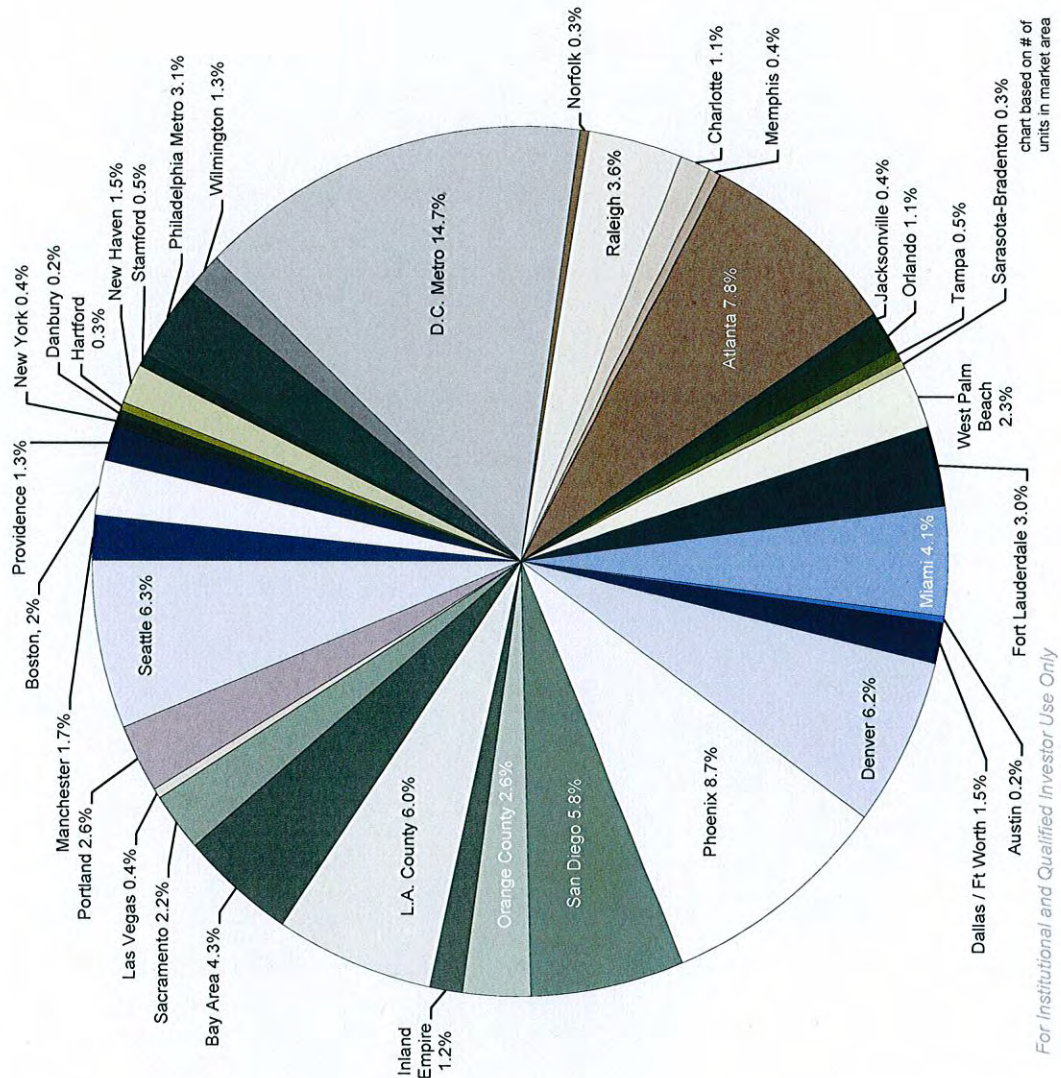
(1) As compared to the total units owned in 2012 and 2013 of participants of the NIMHC 50 Largest Apartment Owners 2013 ranking
(2) As compared to the total number of closings of participants in the Builder 100 poll for 2012.

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Acquisitions & Renovations

- acquired nearly 380 properties consisting of over 101,000 units with total project costs of \$11.0 billion
- invests primarily in multifamily assets that require combination of renovation, repositioning, and enhanced property management
- specialists in market rate and affordable multifamily housing communities
- in-house research team provides in-depth, detailed information about market and income trends in our target and prospective new markets
- in-house due diligence staff handles detailed review of physical property to mitigate risk

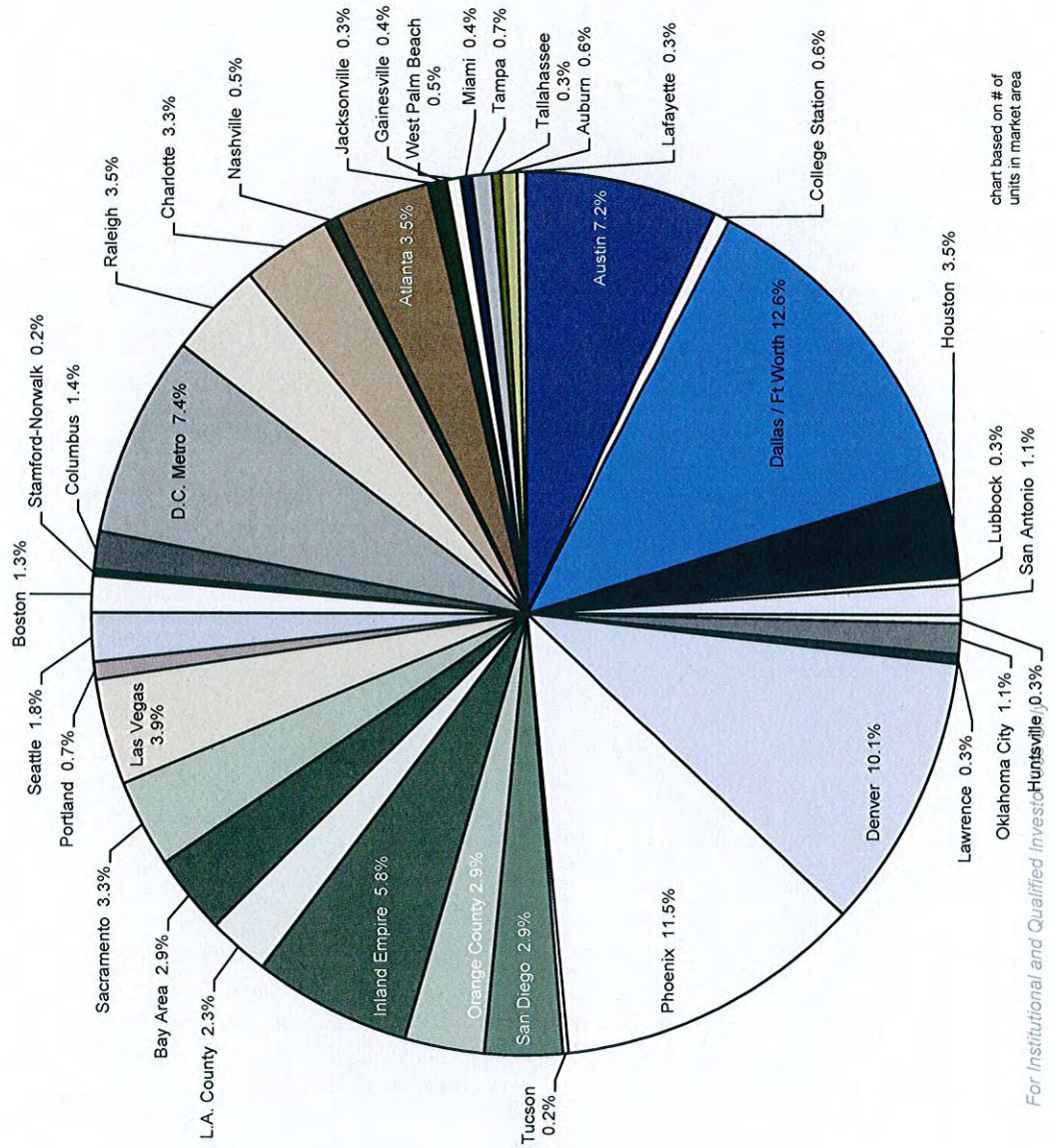
Our Property Acquisitions are in Geographically Diverse Markets



Development / Construction

- specialists in developing, entitling, and building large-scale transit-oriented, mixed-use, mixed-income, and student housing communities across the country in both master-plan and urban infill developments
- completed over 300 multifamily communities (over 98,000 apartment homes) with total project costs of \$11.0 billion
- development is research driven; our in-house research team tracks geographic and product markets to ensure that we are in the right place at the right time
- acts as its own general contractor; with in-house entitlement and design teams to manage designs, budgets, and timelines to seek to ensure new construction meets stringent quality control measures

Fairfield has Completed Over 300 New Apartment Home Communities

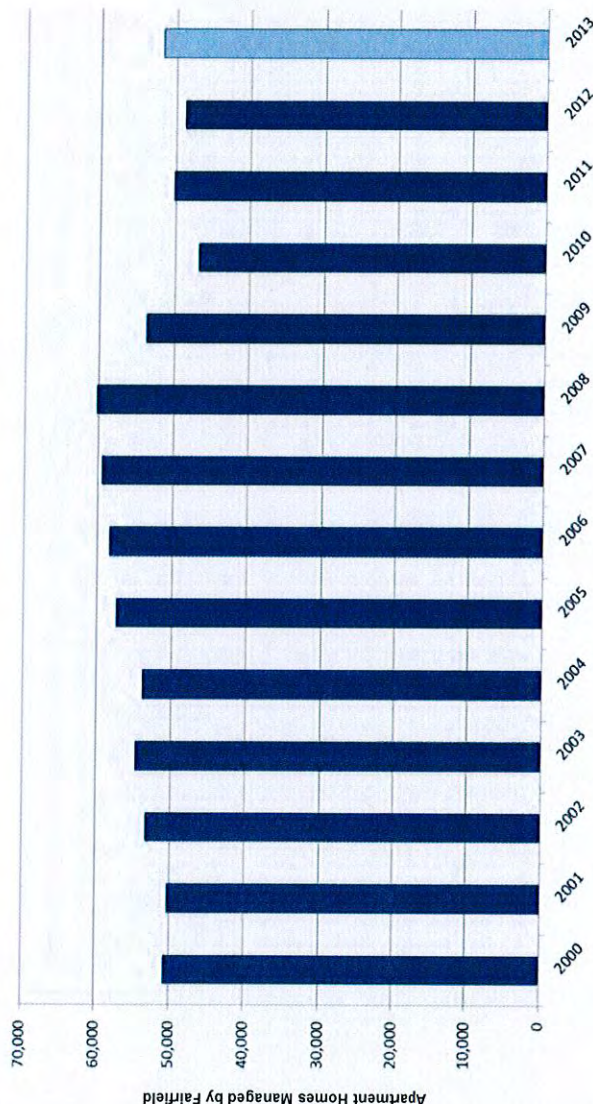


Property Management

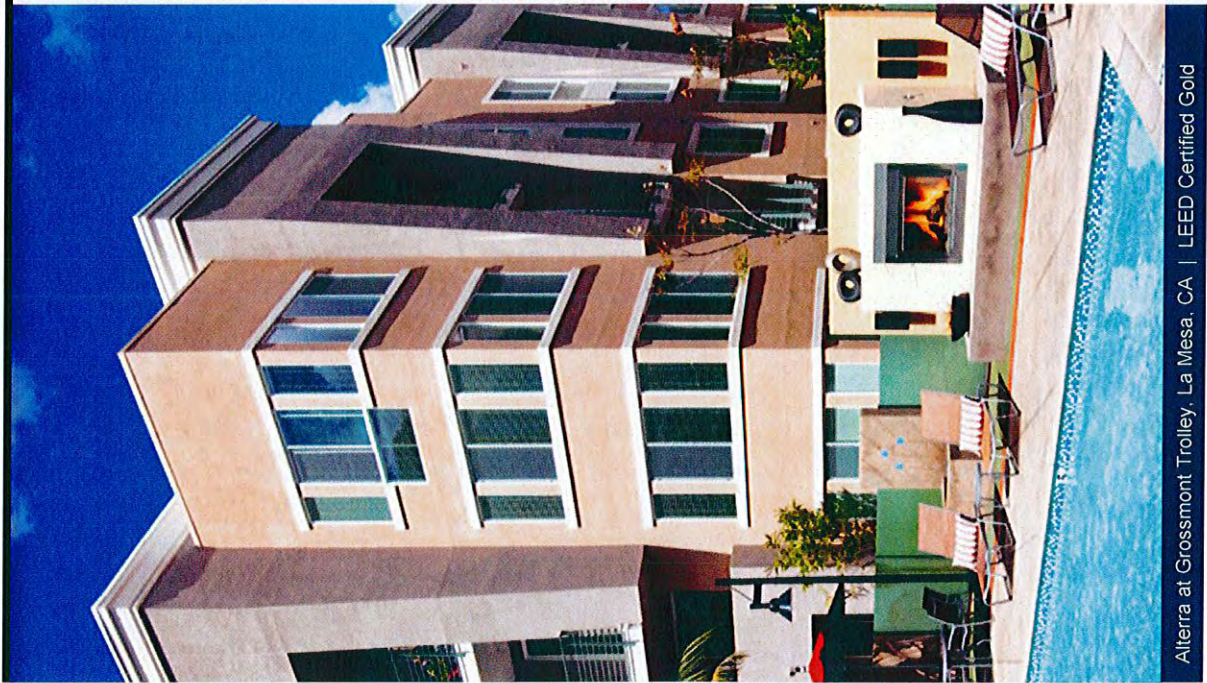
- manages over 51,000 apartment homes
- seeks to create value through operational improvements
- offers in-house property marketing team adept at developing marketing and promotional campaigns for both new and repositioned properties
- negotiates contracts for property services on a large scale allowing for a competitive advantage
- properties typically benefit from latest technology to optimize rents and gain operational efficiencies:
 - property websites allow potential renters to view apartments and floor plans on the internet, then lease and make payments on line
 - revenue management software for pricing rents seeks to optimize rents
 - primary property management accounting and reporting software is Yardi Voyager

Fairfield is One of the Nation's Largest Property Management Companies

Fairfield consistently (for over a decade) ranks among the top 20 property managers on the NMHC list of the 50 largest apartment home management companies in the country.



Fairfield believes its team of professional property managers offers expertise in repositioning apartment home communities, which leads to increased rents, reduced vacancies, and greater profits for its investors.



Alterra at Grossmont Trolley, La Mesa, CA | LEED Certified Gold

LIVING GREEN™

Fairfield is committed to implementing cost effective "green" building programs wherever feasible.

As a national leader in multifamily development and management, we are changing the way we design and operate our communities.

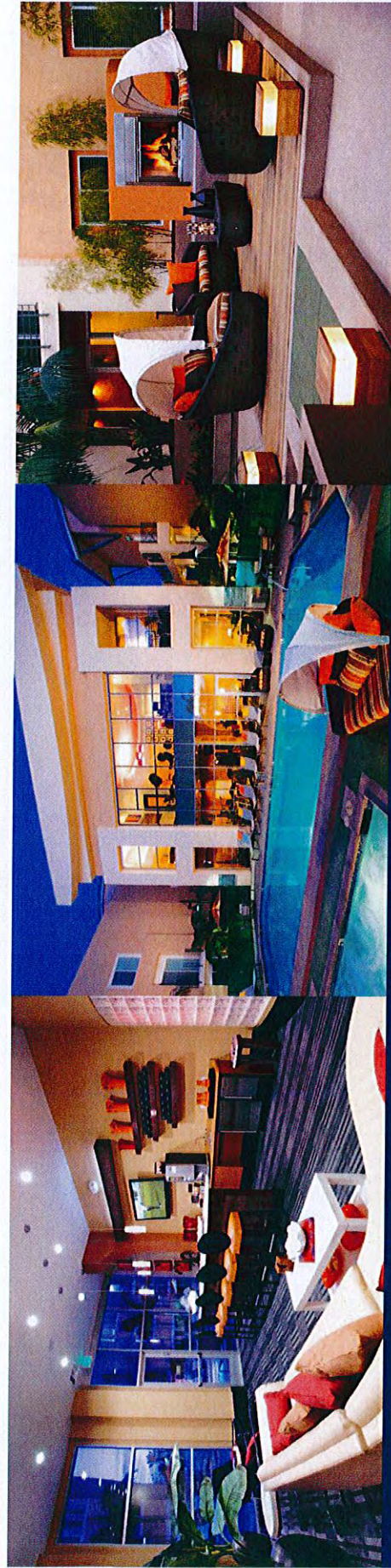
We are proud to have several LEED Certified properties around the country awarded by the U.S. Green Building Council.



U.S. GREEN BUILDING COUNCIL

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Biographies



Pravada at Grossmont Trolley | La Mesa, CA

Executive Bios

Christopher E. Hashioka, President and CEO: Chris has over 35 years of real estate experience and was an original founding principal of the Fairfield companies in 1985. Previously, Chris was an initial partner of Balcor/American Express, a national real estate syndication and investment firm. Chris leads the company in attracting operating capital and financing. He graduated from Harvard College and received his MBA from the University of Chicago. He received his CPA from the state of Illinois in 1973 and is a member of the American Institute of Certified Public Accountants, the Illinois CPA Society, and the Institute of Real Estate Management. Chris also serves on the Board of Directors of the National Multi Housing Council.

Greg Pinkalla, Chief Operating Officer: Greg is responsible for overseeing all company operations including human resources, property management, and asset management. He has been involved with multifamily real estate for over 30 years and joined Fairfield in 1994 to start an acquisition/ redevelopment business to complement Fairfield's national development program. He built a team that has since acquired over 300 properties consisting of nearly 82,000 units with total project costs of \$8.6 billion. Prior to joining Fairfield, Greg was a partner at Post Oak Partners, a national real estate investment banking firm where he was responsible for originating and placing institutional real estate finance assignments. He was also previously employed in the real estate groups of Prudential Insurance Company in Chicago and Citibank in New York City. Greg received his undergraduate degree from the University of Wisconsin and his MBA from Northwestern University.

Brent A. Ball, Senior Vice President: Brent heads Fairfield's asset management division, and he is responsible for property strategic planning including establishing long and short-term investment goals, financial projections, operations performance, and for implementing investment strategies. He joined Fairfield in 2001 and has over 25 years in real estate. Prior to Fairfield, Brent served as vice president of asset management at The Archon Group, a wholly-owned subsidiary of Goldman Sachs. There he was responsible for the business activities of a 30,000 unit apartment and mixed-use portfolio throughout the western, central and southwestern United States with an emphasis on acquisitions, asset management and asset repositioning.

Alan G. Bear*, Senior Vice President: Alan brings more than 25 years' experience as investment banking and real estate services executive during which he served as a fundraiser or adviser in more than \$6 billion of real estate asset and operating company transactions. Prior to joining Fairfield, Alan was a managing director for Alvarez & Marsal's private equity real estate platform and a principal at Probitas Partners, a San Francisco based independent investment bank with a global platform. Prior to the investment bank, Alan was a principal at AGB Consulting, his own real estate transaction and strategic investment advisory services business. He also served as a managing director for The Roulac Group where he was responsible for the firm's transaction advisory business. Alan was previously associated with Arthur Andersen as the director of institutional real estate services, and he holds a BA in business administration from the University of Wisconsin at Madison.

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Executive Bios

Kim Bender, Senior Vice President: Kim joined Fairfield in 2001 and co-manages the property management group including all aspects of the company's property management service. Kim is also responsible for all property operations for Fairfield's West and Mountain Southwest regions. Her multifamily background spans 25 years and includes experience with both privately held management companies and REITS. Kim has experience in managing conventional apartment home properties, as well as affordable housing communities. Kim began her career in property management with Hall Financial Group, Inc. Subsequently, she worked with National Housing Partnership Incorporated (NHP) and oversaw assets for The NHP Foundation. As a result of the AIMCO purchase of NHP, Kim began supervising AIMCO properties in both Texas and California where she held various management positions. Kim received her education at North Lake College and holds her NCP-E (National Compliance Professional- Executive), CAPS (Certified Apartment Property Supervisor), and a CPM designation with the Institute of Real Estate Management and has a real estate license in the state of California.

Ted Bradford, Senior Vice President: Ted is responsible for development related activities for Fairfield. He joined Fairfield in 1989 to source distressed Resolution Trust Corporation (RTC) apartment communities. As markets recovered, he shifted to locating development opportunities and has been actively involved in all aspects of Fairfield's developments in over 30 states and 50 different markets developing thousands of apartment homes. Prior to joining Fairfield, Ted worked with Trammell Crow Advisory Services and worked with the Federal Home Loan Bank to manage and liquidate a failed savings and loan. He was involved in disposition of a \$500 million REO portfolio. Ted graduated with a BS in economics from Southern Methodist University. He is a licensed real estate broker, and a member of The Real Estate Council and Urban Land Institute.

James A. Hribar, Chief Financial Officer: Jim joined Fairfield in 1985 and is responsible for financial operations, accounting, corporate and property reporting, tax, information technology and administrative issues affecting Fairfield. He also oversees risk management and for the company's financial controls, financial reporting, tax, capital oversight, and compliance. Prior to joining Fairfield, Jim was assistant controller for Lincoln Property Company's Las Vegas operating division, which was responsible for building and managing 7,000 apartment homes with a value in excess of \$300 million. He was previously employed by Grant Thornton & Company, CPAs, a national certified public accounting firm and has 28 years of experience in multifamily real estate. Jim graduated from the University of Colorado with a BS in 1971 and earned an MBA from San Diego State University Graduate School of Business. He is a member of the American Institute of Certified Public Accountants, Construction Financial Management Association, and the California Society of Certified Public Accountants.

Jon A. MacDonald, General Counsel & Senior Vice President: Jon joined Fairfield in 2009 and is responsible for managing the legal affairs of Fairfield, including transactional, operational and litigation matters. From 2005 through 2009, Jon served in a variety of capacities for Downey Financial Corp., including executive vice president, general counsel, chief operating officer and corporate secretary. Jon also served as president of Downey's real estate development company and was a member of its board of directors. Prior to joining Downey, Jon served as executive vice president and general counsel for Crown Realty & Development, Inc. He started his career with Paul, Hastings, Janofsky & Walker LLP practicing transactional real estate law. Jon received his undergraduate degree from Boston College and his JD from Duke University.

Executive Bios

Terry Phillips, Senior Vice President: Terry co-manages the property management operations at Fairfield and oversees all aspects of the company's property management service. She has been in multifamily industry since 1983 and her experience spans all types and classes of property management both public and private. Joining Fairfield in 2000 as vice president of eastern operations Terry was responsible for the takeover and operations of new acquisitions, a portfolio that grew from 12,000 units in 5 states to over 32,000 units located in 16 states in a 3 year span. Terry's resume includes working at Trammell Crow Residential and AMLI Residential. Terry has served in the Apartment Association of Greater Dallas (AAGD), holds a CPM designation from the Institute of Real Estate Management, and has a real estate license in the state of Texas. Terry received her education at East Texas State University.

Perry Raptis, Senior Vice President: Perry is responsible for all development designs, project coordination, and construction activities at Fairfield, and he has been with the company since 1985. Since joining Fairfield, Perry has been involved in developing garden and high-density urban apartments, student housing, mid-rise and high-rise residences, condominiums and single family subdivisions. He has project experience in 21 states and the Washington, D.C. metro area. Perry started his development and building career with Trammell Crow Residential as an estimator/purchasing agent, and was soon promoted to project manager. Perry graduated from The University of Texas at Arlington with a BA in business administration (BBA).

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Research and Capital Markets

Michael J. Hime: Michael Hime is responsible for all market research activities at Fairfield. His background includes economics, real estate theory and appraisal, and he manages a staff of research analysts. Mike is a graduate of the University of Santa Cruz where he received his BA in 1991 and holds an MBA from San Diego State University, which he acquired in 1994. In addition, he was a part-time lecturer at San Diego State University.

Paul Kudirka: Paul is responsible for managing the equity and debt for Fairfield acquisitions, and for underwriting, and financing apartment projects throughout the United States. His previous experience includes work at Kennedy Wilson within multifamily acquisitions and at Pricewaterhouse Coopers as a financial consultant. Paul received his undergraduate degree from UCLA in 1995 and his MBA from UCLA. He joined Fairfield in 2001.

Michelle H. Lord: Michelle joined Fairfield in 2002 and is responsible for managing equity and debt relationships for the company. Before joining Fairfield, Michelle was a vice president in capital markets with Security Capital Group. During her tenure there, Ms. Lord held several positions including office manager Tokyo, Japan, vice president and assistant to the chairman of Prologis Trust, and associate Archstone Trust. Prior to this, Michelle was a trader on the European and Asian currency desk with Asahi Bank, Tokyo. Michelle received her BA in economics from Smith College and her MBA in finance from the University of Chicago Graduate School of Business. She is a member of Urban Land Institute. Michelle currently serves on the Smith College President's Council.

Joe Martin: Joe has over 19 years' multifamily real estate experience and joined Fairfield's asset management group in early 2012. He is responsible for creating and implementing short-term and long-term investment strategies to maximize the return on invested capital. Prior to joining Fairfield, he served as an asset manager for Behringer Harvard Multifamily REIT I, where he was responsible for underwriting and investment management for new developments, acquisitions, and student housing investments. Joe also worked with Equity Residential as vice president of portfolio management. In this role, he oversaw a portfolio that averaged 80 assets with a market capitalization of more than \$2 billion. Earlier in his career, Joe worked with companies such as JPI, First Worthing and Archon Residential, and he brings diverse multifamily asset management experience to Fairfield. His experience includes new developments, student housing, redevelopments, high-rises, and mixed use properties. Joe holds a BA in business administration from Stephen F. Austin State University and a master's in business administration from the University of Texas at Dallas.

Doug Ness: Doug joined Fairfield in 2002 and is responsible for managing equity and debt relationships for Fairfield's eastern division. This includes placing, negotiating, and closing land acquisitions and construction financing for all new projects. Prior to joining Fairfield, Doug spent 13 years in the commercial real estate lending business with Bank One, KeyBank, and PNC Bank. He is a graduate of Bowling Green University where he received a BS in finance.

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Development, Predevelopment, Entitlement, Renovation, and Construction Management

Richard Boynton: Richard is responsible for overseeing the sourcing, underwriting, and negotiations of apartment property acquisitions for Fairfield. He has been a part of Fairfield's acquisition program since its inception in 1995 and has over 16 years of real estate experience. Richard started with Fairfield in its San Diego office with responsibility for acquisitions in major West Coast markets. In 2000, he moved to Washington D.C. to open an office for Fairfield to establish an acquisition presence on the East Coast. By 2005, the Washington D.C. office had 25 employees overseeing acquisitions, asset management, construction, and property management in all major East Coast markets, and accounted for nearly two-thirds of the acquisition volume for Fairfield nationwide. At that time, Richard moved back to San Diego to assume his current role overseeing the sourcing, underwriting, negotiation, and closing of acquisitions for Fairfield nationwide. During his tenure at Fairfield, Richard has been directly involved in the acquisition of over \$5 billion of multifamily properties. Richard graduated from the University of California at Berkeley in 1994 where he earned a BS in economics.

Tommy Brunson: Tommy is responsible for all development and acquisitions activities in the southeastern United States. He works in tandem with Fairfield's capital markets group to raise debt and equity capital. He is involved in site selection, site planning, and property-specific development decisions. He handles underwriting new business opportunities and assists in acquiring permits and entitlements required for development. Prior to joining Fairfield, Tommy was vice president for development and acquisitions at Lincoln Property Company and was responsible for identifying and underwriting potential development opportunities, as well as overseeing the development management and analyst staff. Tommy graduated with a BS in business administration from Birmingham-Southern College and a master's degree in real estate development and finance from Columbia University in New York.

Bryan Condie: Bryan is responsible for obtaining development entitlements for the mid-Atlantic, southeast, and northeast regions of the United States. Bryan has worked in 5 states developing 11 projects consisting of over 2,500 units. Prior to joining Fairfield in 2007, Bryan worked as an entitlement manager for Centex Homes in northern Virginia and was responsible for the approvals and permitting of over 3,000 homes. Bryan has also worked for the Corp of Engineers as a project manager in the Middle East where he was responsible for development approvals for projects on U.S. military bases in Afghanistan. He graduated from West Virginia University with a BS in landscape architecture.

Scott D. Gallacher: Scott is responsible for construction in Virginia and Maryland. He has spent over 35 years in the construction industry, the past 9 years of which have been with Fairfield. Immediately prior to coming to Fairfield, Scott was vice president of construction for National Housing Corporation. Scott has designed and built multifamily, commercial, townhome, condominium, and single-family home projects in 12 states. He has gained a strong background in building and zoning codes, site development, and building construction. Since joining Fairfield in 1999, he has directed the construction of over 5,000 multifamily homes. Scott graduated from Bowling Green State University in Ohio with a BS in business administration, and then attended Architecture School at Hampton University in Hampton, Virginia.

Development, Predevelopment, Entitlement, Renovation, and Construction Management

Marc Ghidotti: Marc is responsible for construction activities in the Northeast. He has been involved in construction projects in Ohio, Virginia, Connecticut, Washington D.C, and Atlanta since joining Fairfield as a project manager in 1997. Marc also has a broad range of experience including commercial, residential, and high-rise residential projects. Marc was responsible for construction administration and for managing third party general contractors for Fairfield's 1440 Rhode Island Ave. and Clarendon highrise new development projects. He received his BA from Ohio State University.

Brendan Hayes: Brendan is responsible for land sourcing and development activities in the western United States. Brendan joined Fairfield in 1997 and has been directly involved in acquiring the land and the development of over 15,000 apartment homes in California with a total development cost of over \$2 billion. His most recent development activity at Fairfield has been focused on urban infill and transit oriented communities, urban master plans, and mixed-use communities. Prior to joining Fairfield, he worked for Bank of America as senior real estate appraiser. Brendan graduated from San Diego State University with a BS in Business/Real Estate. He has ongoing professional affiliations with Urban Land Institute, Building Industry Association and its affiliates, and the International Council of Shopping Centers.

Lance Hill: Lance joined Fairfield in 2007 and is responsible for the aesthetics and design of Fairfield's new construction and redevelopment projects across the country. Lance coordinates with design consultants and project teams to ensure that all projects meet Fairfield's national design initiatives. While at Fairfield, he has coordinated the design of over 20,000 apartment homes in 18 states. Lance is a former employee of both Paul Duesing Partners and Wilson & Associates, where he was heavily involved in creating and designing many 5-star resorts and luxury residences worldwide. Within the past 13 years, Lance's extensive travel has exposed him to several styles of projects such as The One & Only Palmilla in San Jose del Cabo, Mexico, The Palms Resort and Spa in Turks and Caicos, and The Cosmopolitan in Las Vegas. Lance is a licensed interior designer and a graduate of Texas A&M University where he received a BS degree in environmental design with an emphasis on construction science and business.

Martin Howle: Martin is responsible for overseeing investment and development activity in Fairfield's mid-Atlantic region. With over 20 years of commercial real estate experience, Martin was recently the executive vice president for Post Properties where he directed multifamily investment and development activity for Post's mid-Atlantic region. Prior to joining Post, Martin served senior positions with JPI Mid-Atlantic, Lincoln Property Company, and UDR, where he acquired and/or directed the development of multifamily assets primarily in mid- Atlantic markets. Martin has worked on all property types and has been responsible for acquiring and developing over 7,500 multifamily units. He holds a bachelor's degree in architecture from North Carolina State University and a master of science in real estate development from Columbia University.

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Development, Predevelopment, Entitlement, Renovation, and Construction Management

L. Andy Jennings: Andy is responsible for the administrative aspects of the redevelopment construction projects throughout the country. Activities include ongoing employee training and monitoring of commitments, budgets, and schedules. Prior to joining Fairfield, Mr. Jennings was a construction project manager with Etkin-Skanska, a general contractor based in the state of Colorado. Mr. Jennings received his Bachelor of Science degree in Civil Engineering from the University of Colorado.

Zach Johnston: Zach is responsible for sourcing development opportunities in the Southwest markets (Texas & Arizona), as well as generating new student housing development and acquisition opportunities across the United States. He is responsible for asset management of all student housing properties and assists the capital markets group in raising debt and equity for student projects. Zach helps secure permits and entitlements necessary for development, and assists in site planning and property-specific development decisions. He also manages relations with current investors involved in Fairfield's student housing program. Zach received a BS in administration in 2004 from the University of Florida. He is a member of the Real Estate Council and Urban Land Institute.

Wayne C. Laliberte: Wayne is responsible for Fairfield construction activities in the western United States. Wayne began his career at Fairfield as a project manager and was promoted to vice president of construction. His construction experience includes multifamily homes, custom built single-family homes, and commercial projects in Arizona, California, Colorado, Florida, Idaho, Nevada North Carolina, Virginia, Texas, and Washington. Wayne graduated from the University of Maine with a BS in forestry.

Larry Lee: Larry is responsible for managing due diligence, risk assessments, land use, entitlements, design coordination and planning, and engineering-related entitlements for more than 7,000 residential, mixed-use, and student housing units. He initiates and contracts real estate due diligence investigations that include engineering feasibility studies, ALTA surveys, Phase I and Phase II Environmental Site Assessments, geotechnical, property condition assessments, wetlands, and archaeological studies. He coordinates predevelopment activities with in-house teams, and directs surveying and engineering firm to prepare construction plans and ensure quality control. Prior to joining Fairfield in 1999, Larry was an environmental planner for the Niagara County Planning and Development Department in NY where he secured a \$200,000 grant from the U.S. EPA. Larry has a BA in environmental design/planning from State University of New York and has taken master-level courses in planning. He is a member of the American Institute of Certified Planners (AICP), American Planning Association, and Urban Land Institute.

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Development, Predevelopment, Entitlement, Renovation, and Construction Management

George Lloyd: George handles property acquisitions in West Coast markets. He is responsible for transaction sourcing, property review, underwriting, contract negotiation, and due diligence. Prior to joining in Fairfield in 2010, George was with BRE Properties. He sourced and closed more than \$292 million of multifamily real estate in 2010. George's experience includes managing the acquisitions program for a private multifamily company where he developed and implemented a strategic business plan to purchase distressed multifamily properties. He was responsible for the purchase of over \$150 million of real estate in California in 2008. Prior to that, he managed an acquisition and disposition investment group for a large multifamily REIT that purchased \$3.1 billion and sold \$605 million of multifamily real estate in California. George graduated from Ohio State University in 1985 where he earned his BA in accounting with an emphasis in finance and real estate.

Kevin Maley: Kevin is responsible for new development activities in the Northeast. With Fairfield, Kevin has been directly involved in completing four apartment home communities (nearly 1,300 units) in the greater Boston area. He originally started with Fairfield in 2004. Kevin's experience includes serving as a partner at JPI where he developed apartment communities in Massachusetts, Connecticut, and Rhode Island. He was also responsible for land acquisitions and permitting activities for luxury apartment communities as development vice president for Wood Partners. In addition, Kevin spent six years developing senior housing and retirement communities throughout the United States. He has a BS in finance from Babson College in Wellesley, Massachusetts.

Edward F. McCoy: Ed is a real estate professional with over 23 years experience as a consultant, city planner, and developer. Ed joined Fairfield in 1999 and is responsible for the due diligence, entitlements and permitting functions for new construction projects in the western U.S. In his tenure at Fairfield, Ed has managed the development of over 25,000 luxury apartments and condominiums throughout the western United States.

Ron Peterson: Ron is responsible for coordinating designs for urban wrap and podium, mixed use, garden, and student housing properties in the eastern U.S. Since joining Fairfield in 1996, Ron has been involved with the design and construction of over 16,000 multifamily and student units across the country. Ron began his tenure with Fairfield as operations manager and vice president of Fairfield Homes. He was responsible for the construction and operations of 4 single family home developments. Prior to joining Fairfield, he worked with Centex Homes in building single family housing developments. His 35 years of architectural and construction experience include institutional, hotel and motel, educational, commercial, multifamily, and mixed use properties. Ron graduated from the University of Kentucky with a BA in architecture.

For Institutional and Qualified Investor Use Only

Development, Predevelopment, Entitlement, Renovation, and Construction Management

Chris Raptis: Chris is responsible for the design of garden, high-density urban, mixed use, and student housing apartment projects for the eastern U.S. Since joining Fairfield in 1998, he has been involved in the design of over 32,000 multifamily and student units across the country. Chris began his career at Fairfield as an assistant project manager and has since been promoted to the position of design manager. Prior to joining Fairfield, Chris was in retail management for 13 years. He graduated from the University of North Texas with a BA in business administration.

William Revers: Bill has 25 years of multifamily and commercial real estate experience. Bill joined Fairfield in 2004 to direct acquisitions activities in the mid-Atlantic and Northeast where he purchased over \$800 million of multifamily real estate. Previously, he worked as vice president of east coast acquisitions for Home Properties, a Real Estate Investment Trust, where he acquired over \$400 million of multifamily assets. Before specializing in multifamily real estate, Bill focused on the office sector and gained experience in the retail, medical, hotel and industrial asset classes for Smith Commercial Realty, a subsidiary of Vornado Realty Trust. Bill graduated from the University of Richmond, where he earned a BA in both economics and English. He holds a master's degree in real estate science from Johns Hopkins University.

Lawrence A. Scott: Larry oversees the company's multifamily development activities throughout the western U.S. Larry has 25 years in the residential investment industry, including extensive development, acquisition, and asset management experience of multifamily rental and for-sale communities. Prior to joining Fairfield Residential in 2011, he was managing director of Urban Housing Group (a subsidiary of The Marcus & Millichap Company) overseeing development. Previously, he was a senior vice president for AvalonBay Communities Inc., where he led the company's residential development efforts throughout six counties in southern California. There he was responsible for entitling, developing, and building over 2,400 apartment homes. Larry has also held senior officer positions for both public and private apartment companies where he was involved in developing and acquiring over 10,000 multifamily units. Larry received his BA in accounting from California State University, Fullerton. He is a Certified Public Accountant (inactive) and a licensed California real estate broker. His professional affiliations include the Urban Land Institute and the National Multi-Housing Council.

Steven D. Smith: Steve is responsible for construction activities for Fairfield's southeastern region including all projects in North Carolina, Georgia, and Florida. Steve has 45 years of experience in the construction industry, and joined Fairfield in 1997 as a project manager. Prior to joining Fairfield, Steve spent 30 years as a general contractor, and he has a strong background in many different types of construction projects. Since joining Fairfield, he has directed the construction of over 4,000 multifamily units. Steve is a graduate of Emporia State University.

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Funds

Lisa Haring: Lisa is the portfolio manager of Fairfield California Housing Fund, a joint venture with the California State Teachers' Retirement System (CalSTRS). Since joining Fairfield in 2001, Lisa has been involved in new construction asset management, securing new construction loans and subscription credit facilities, and managing the CalSTRS account since its inception in 2002. Prior to Fairfield, she was with Deloitte & Touche LLP as a senior auditor in assurance and advisory services where she worked with a diverse client base including public companies in financial services and real estate industries. Lisa obtained her BS from Miami University, Ohio, and received her CPA from the state of Illinois in 1999.

Trey Stafford: Trey is responsible for the accounting and financial reporting of Fairfield's real estate funds to Fairfield investors. He is also the portfolio manager for several of Fairfield's funds. As portfolio manager, Trey is involved with the funds from origination through closing, and throughout the entire term of the fund. He is responsible for managing investment performance, compliance and reporting, and managing the investor relationships for the funds. Trey has been involved in the multifamily housing industry for 14 years. Prior to joining Fairfield, he was chief financial officer for SBM Financial, a public investment company in Washington, D.C. Prior to that, Trey was an audit manager for the Reznick Group, a CPA firm. He also worked at Charles E. Smith Residential REIT. Trey graduated from James Madison University in Virginia with a BA in business administration in 1996 and is licensed as a CPA in the state of Virginia. He is a member of the American Institute of Certified Public Accountants.

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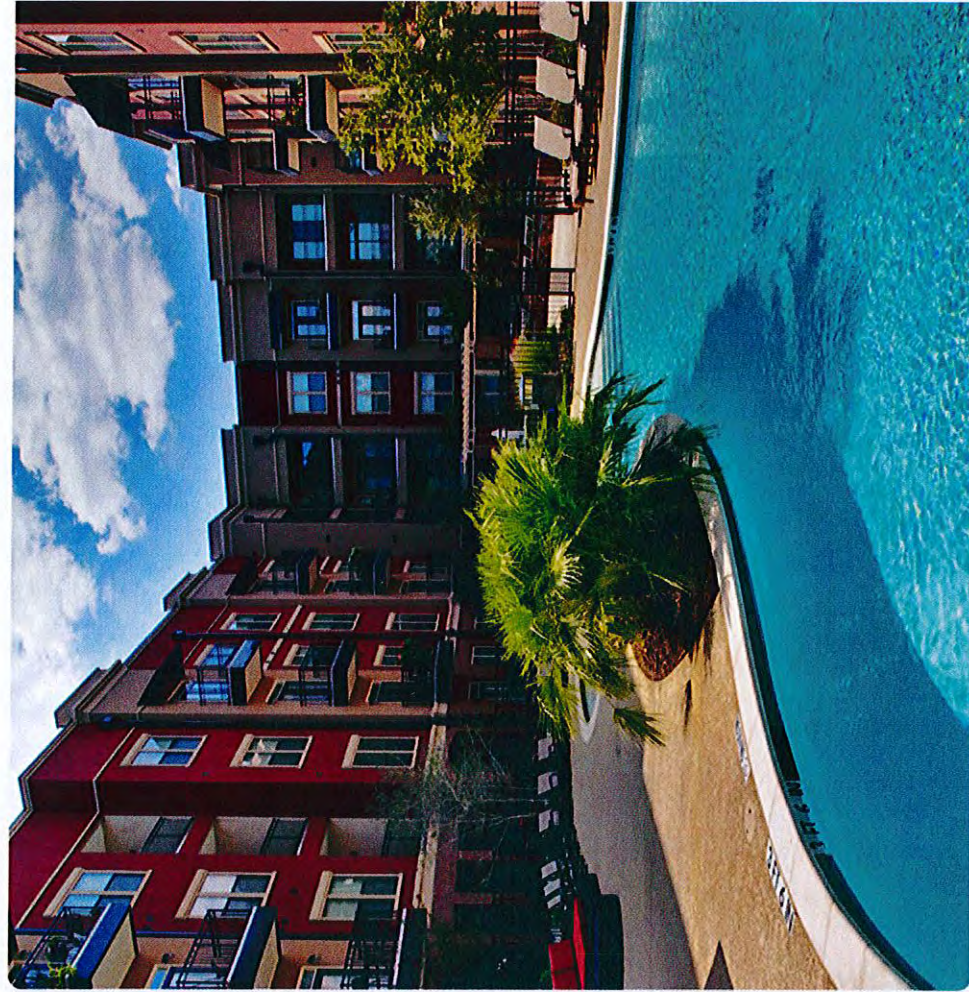
Dispositions

Gino A. Barra: Gino joined Fairfield in 1995 and handles property disposition activities nationwide. He is responsible for asset sales including underwriting, marketing, contract negotiations, closing, and the overall management of the sales process. Since 1995, Gino has managed the sale of over 400 properties (approximately 121,000 apartment homes) totaling over \$13 billion in sales for Fairfield and its investors. Before he joined Fairfield, Gino was with the Balcor Company as first vice president of asset management. He has over 35 years of experience in the real estate industry and received his BA in urban studies in 1976 from Trinity College.

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FAIRFIELD

RESIDENTIAL



5510 Morehouse Drive, Suite 200 | San Diego, California 92121 | M 858-457-2123

www.fairfieldresidential.com

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09.18.13

Flagler Village

CRA 50% Contribution Budget

Section / Scope	Qty / SF	UOM	Cost/UOM	Total	NE 2nd Ave	NE 7th St.	NE 3rd Ave
Erosion Control	1060	LF	\$3.33	\$3,530	\$1,415	\$866	\$1,249
Site Demolition	1	LS	\$12,081.00	\$12,081	\$4,027	\$4,027	\$4,027
Sitework - Grading	19276	SF	\$2.94	\$56,671	\$33,813	\$9,090	\$13,768
Utilities (Water)	66	LS	\$394.44	\$26,033	\$26,033	\$0	\$0
Utilities (Storm)	643	LF	\$214.37	\$137,840	\$81,032	\$56,808	\$0
Utilities (Sanitary)	100	LS	\$528.00	\$52,800	\$52,800	\$0	\$0
Asphalt Paving	8139	SF	\$1.00	\$8,139	\$4,847	\$3,292	\$0
Curb and Gutter	778	LF	\$35.00	\$27,230	\$15,995	\$9,905	\$1,330
Striping	1	LS	\$4,011.00	\$4,011	\$2,006	\$2,006	\$0
4" and 6" Sidewalk	6441	SF	\$4.25	\$27,374	\$13,859	\$0	\$13,515
Accessible Ramps	240	SF	\$6.00	\$1,440	\$840	\$600	\$0
Landscaping & Irrigation (Site)	1	LS	\$28,396.08	\$28,396	\$12,354	\$7,223	\$8,819
Landscaping & Irrigation (Park)	1	LS	\$10,248.02	\$10,248	\$10,248	\$0	\$0
Hardscape M&L (Site) Grates, benches, bike racks, etc	1	LS	\$52,829.00	\$52,829	\$29,381	\$8,538	\$14,910
Hardscape M&L (Park) Bouganvillia Structure, benches, etc	1	LS	\$26,624.00	\$26,624	\$26,624	\$0	\$0
Pavers (Parking and Approach)	2250	SF	\$8.00	\$18,000	\$14,000	\$4,000	\$0
Pavers (Park)	1567	SF	\$8.00	\$12,536	\$12,536	\$0	\$0
FPL Power Line Conversion to Underground	810	LF	\$85.18	\$68,996	\$51,278	\$17,717	\$0
AT&T Conversion to Underground	810	LF	\$38.35	\$31,064	\$23,087	\$7,977	\$0
Comcast Conversion to Underground	810	LF	\$16.80	\$13,608	\$10,114	\$3,494	\$0
Fairfield Conversion Costs for Underground	810	LF	\$107.54	\$87,107	\$64,739.08	\$22,368.32	\$0
FPL Permanent Power Infrastructure (Estimate)	1	LS	\$40,000.00	\$40,000	\$10,000	\$30,000	\$0
Bus Stop Retrofit	280	SF	\$4.25	\$1,190	\$0	\$0	\$1,190
Lighting M&L (Site)	54	EA	\$500.00	\$27,000	\$9,000	\$9,000	\$9,000
Lighting M&L (Park)	26	EA	\$750.00	\$19,500	\$19,500	\$0	\$0
Park Land	2400	EA	\$60.00	\$144,000	\$144,000	\$0	\$0

Professional Services									
Surveying	1	LS	\$7,500.00	\$7,500	\$2,500	\$2,500	\$2,500	\$2,500	
Materials Testing	1	LS	\$5,000.00	\$5,000	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	
Estimate Subtotal				\$950,747	\$677,694	\$201,079	\$71,974		
			Permits	\$0	\$0	\$0	\$0	\$0	
			Temporary Utilities	in above	\$0	\$0	\$0	\$0	
			Traffic Control and Barricades	in above	\$0	\$0	\$0	\$0	
			G/L Insurance	in above	\$0	\$0	\$0	\$0	
			Umbrella Insurance	in above	\$0	\$0	\$0	\$0	
			Builders Risk Insurance	in above	\$0	\$0	\$0	\$0	
			Contractors OH&P	n/a	\$0	\$0	\$0	\$0	
			Contractors Contingency	n/a	\$0	\$0	\$0	\$0	
Estimate Total				\$950,747	\$677,694	\$201,079	\$71,974		

FAIRFIELD AT FLAGLER VILLAGE

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CITY OF FORT LAUDERDALE, FLORIDA
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

PROJECT TEAM

DEVELOPER / OWNER:

FAIRFIELD RESIDENTIAL, LLC

200 Galleria Parkway, Suite 1560
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Fax: 404.462.3300

ARCHITECT:

DORSKY YUE INTERNATIONAL, LLC

101 NE 3rd Avenue Suite 500,
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LANDSCAPE ARCHITECT:

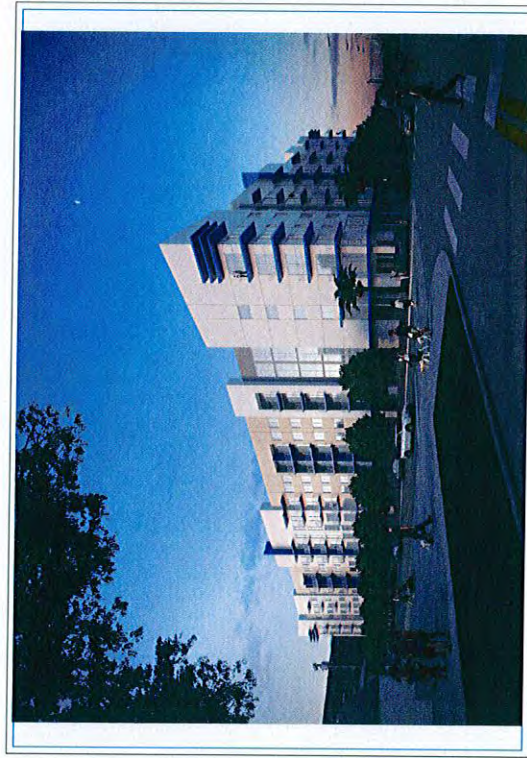
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612 SW 4th Avenue
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FLYNN ENGINEERING SERVICES, P.A.

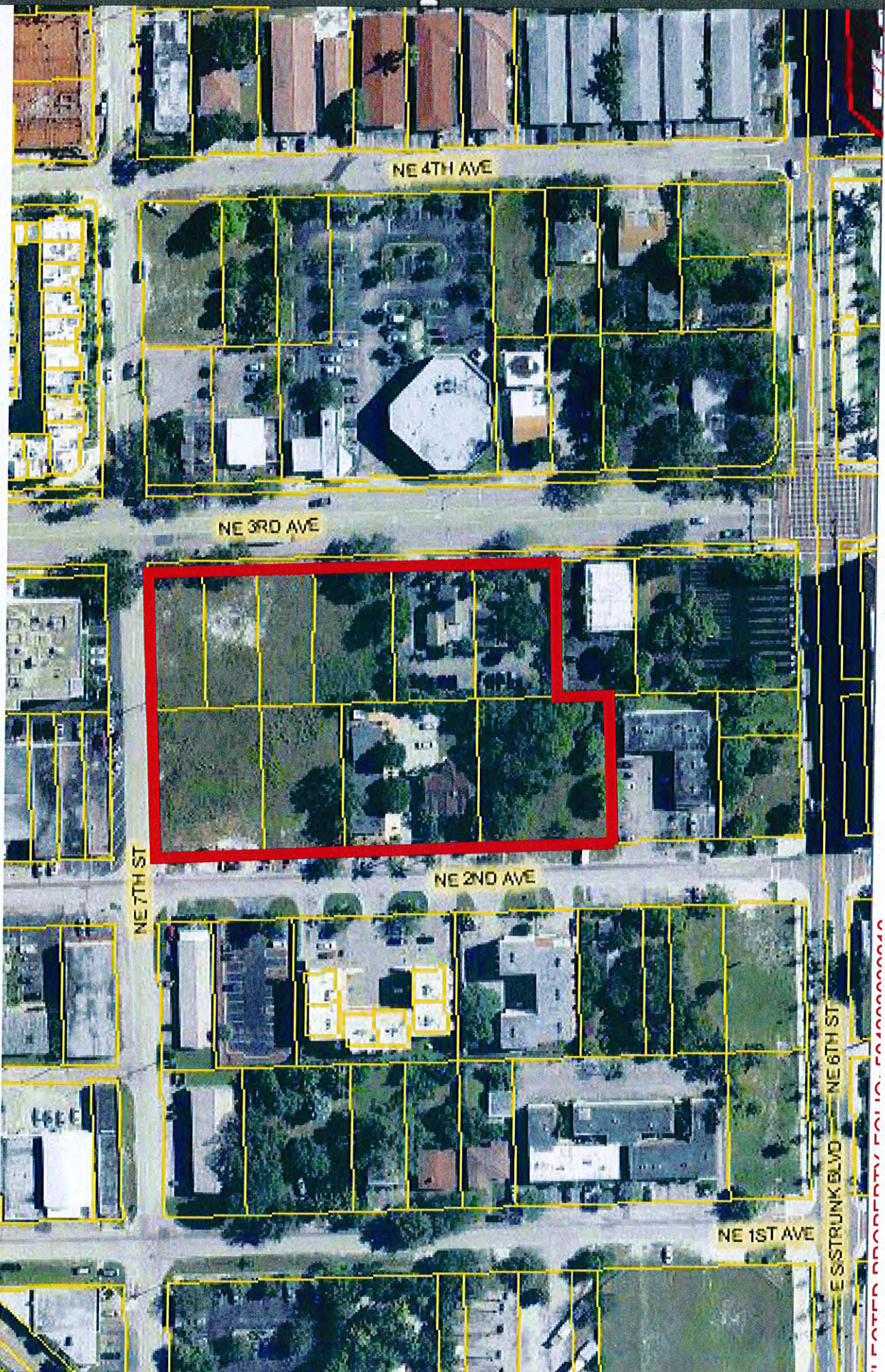
241 Commercial Blvd.
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Ph: 954.522.1004
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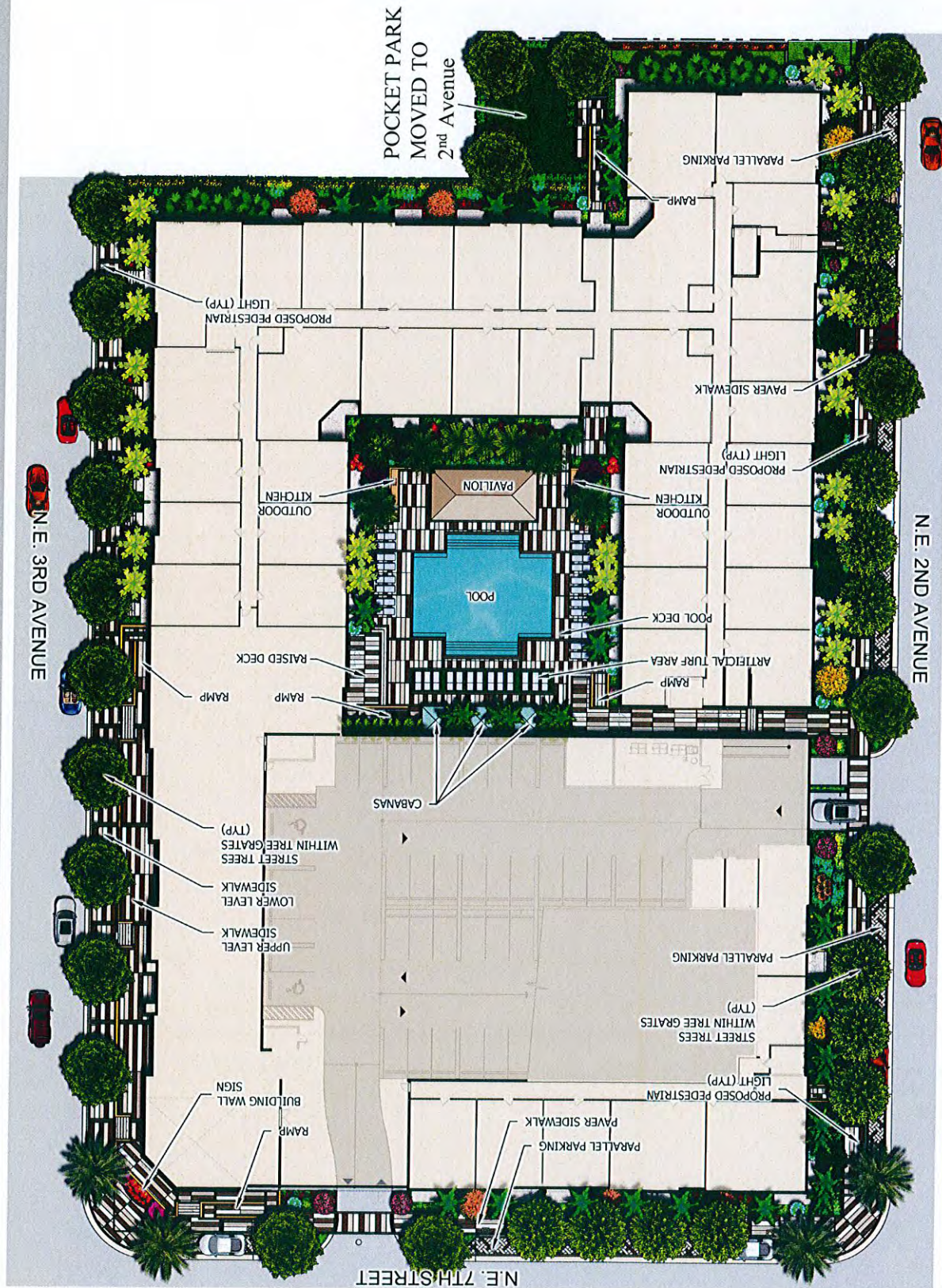


PREPARED FOR:

FAIRFIELD
RESIDENTIAL

DORSKY + YUE INTERNATIONAL
ARCHITECTURE





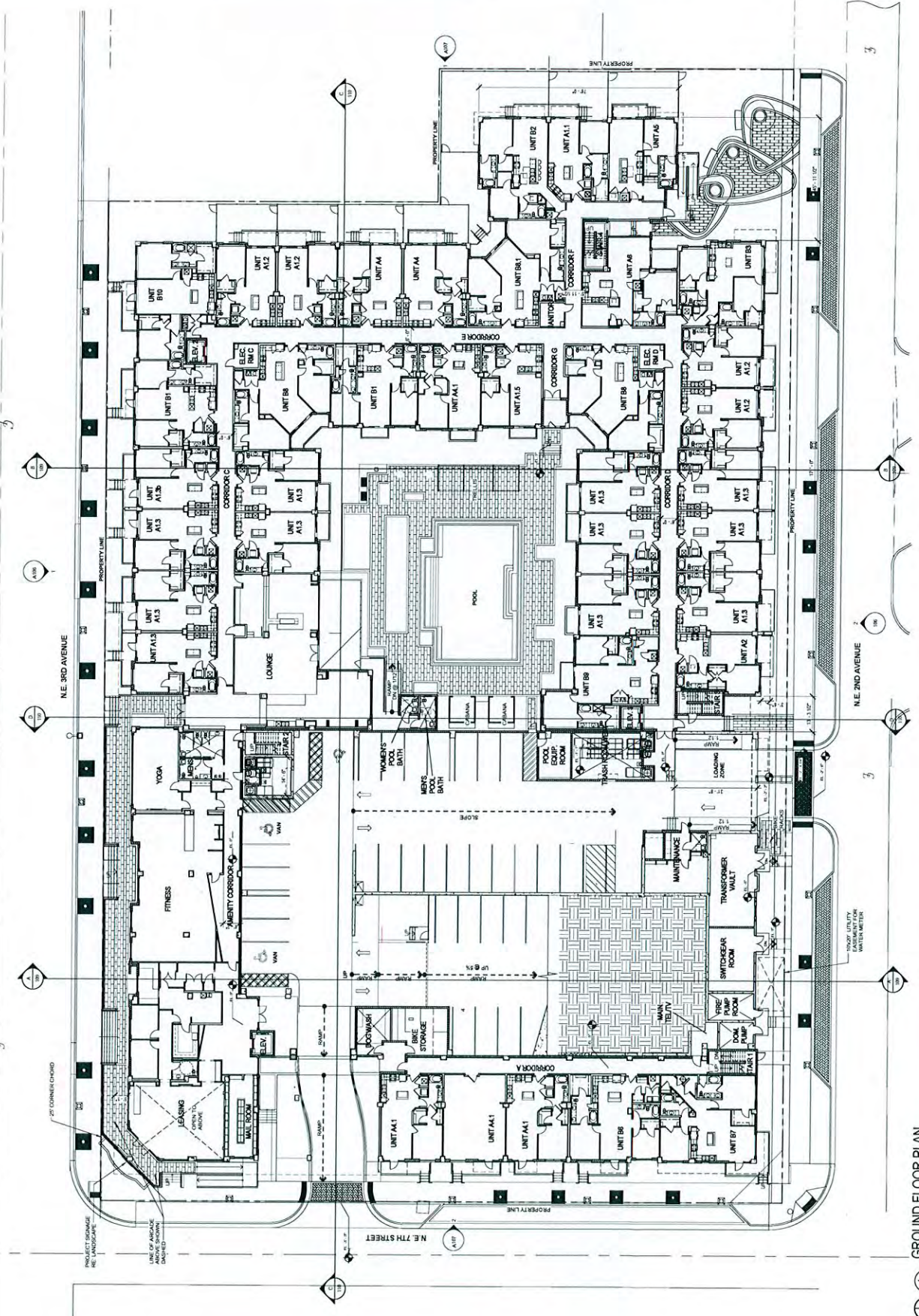
A101

GROUND FLOOR PLAN

Project Number: 117
Checked by: [Signature]
Date: 2015.08.24
Residential
Fairfield
673 NE 3rd Avenue
FL 33134
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200 California Parkway, Suite 500
Atlanta, Georgia 30339

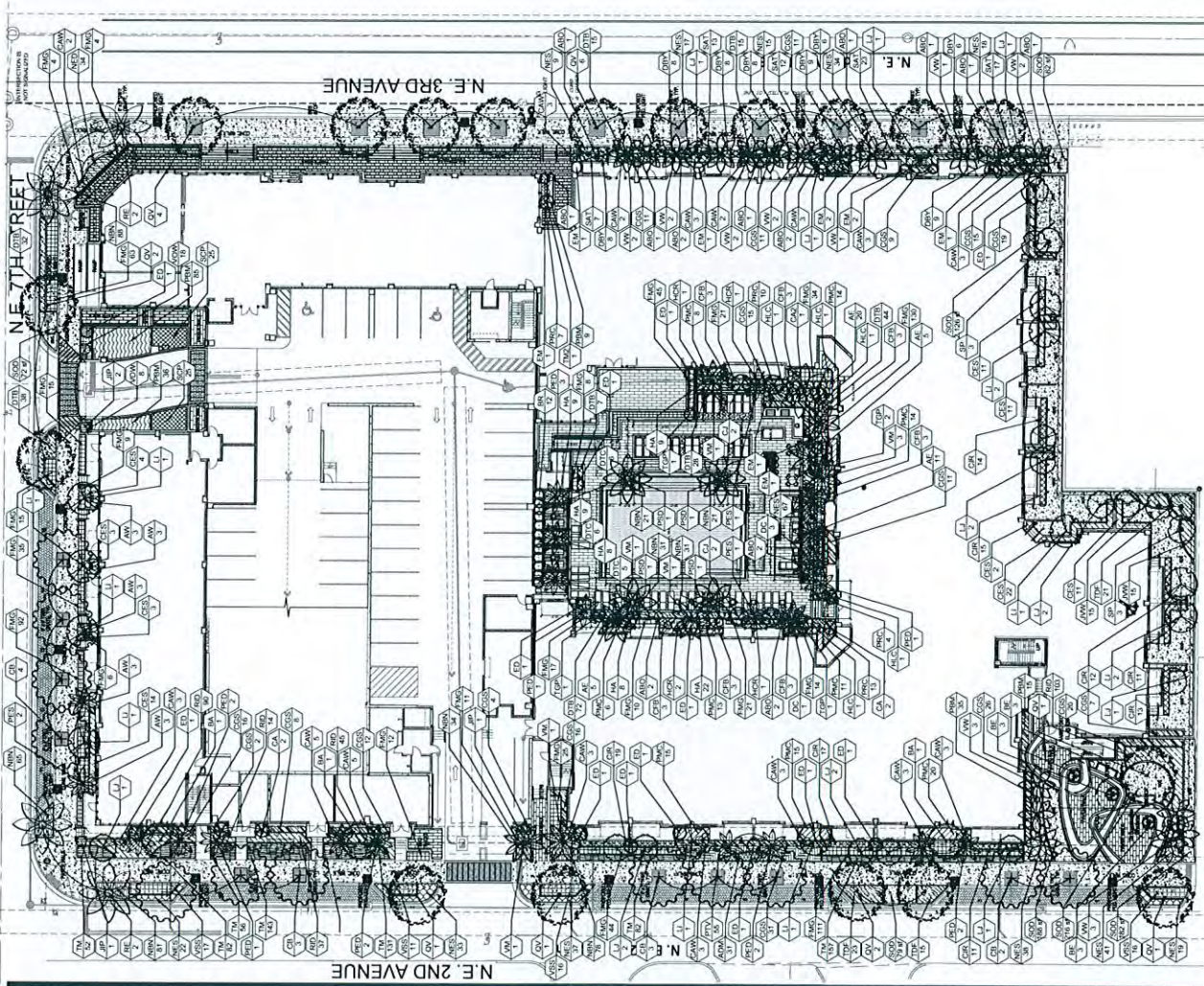
DORSEY + YUE ARCHITECTURE
ARCHITECTURE
INTERNATIONAL, LLC
DATE: 8/4/2015
PROJECT: FAIRFIELD
SHEET: A101
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/4/2015

Victor K. Yue
AIA 00110007



GROUND FLOOR PLAN
1/8" = 1'-0"

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- NOTES:**
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 3. SEE SHEET UP-2 FOR LANDSCAPE NOTES AND DETAILS
 4. SEE SHEET UP-2 FOR PLANTING SCHEDULE AND SPECIFICATIONS
 5. STRUCTURAL SOIL SHALL BE USED FOR ALL TREES AND PALMS PLANTED WITHIN THE TREE GRATES ALONG ALL RIGHTS-OF-WAYS.

[illegible]



A115

NW STREET RENDERING

Job No: D7201430
Drawn: 11-07-2014
Checked: 11-07-2014
Date:

FAIRFIELD AT FLAGLER VILLAGE
RESIDENTIAL
200 Georgia Parkway
Atlanta, Georgia 30339
ALL RIGHTS RESERVED

DORSKY+YUE INTERNATIONAL
ARCHITECTURE
WASHINGTON, DC
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F: 202.778.3547
CLARK, MD
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F: 202.778.3547
DORSEY, MD
P: 202.778.3547
F: 202.778.3547

Date:
Project:
Sheet:

Visual K. Yue
11-07-2014



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CITY OF FORT LAUDERDALE, FLORIDA
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

SITE PLAN LEVEL II - DRAC
NOVEMBER 7TH, 2014

PROJECT TEAM

DEVELOPER / OWNER: FAIRFIELD RESIDENTIAL, LLC.
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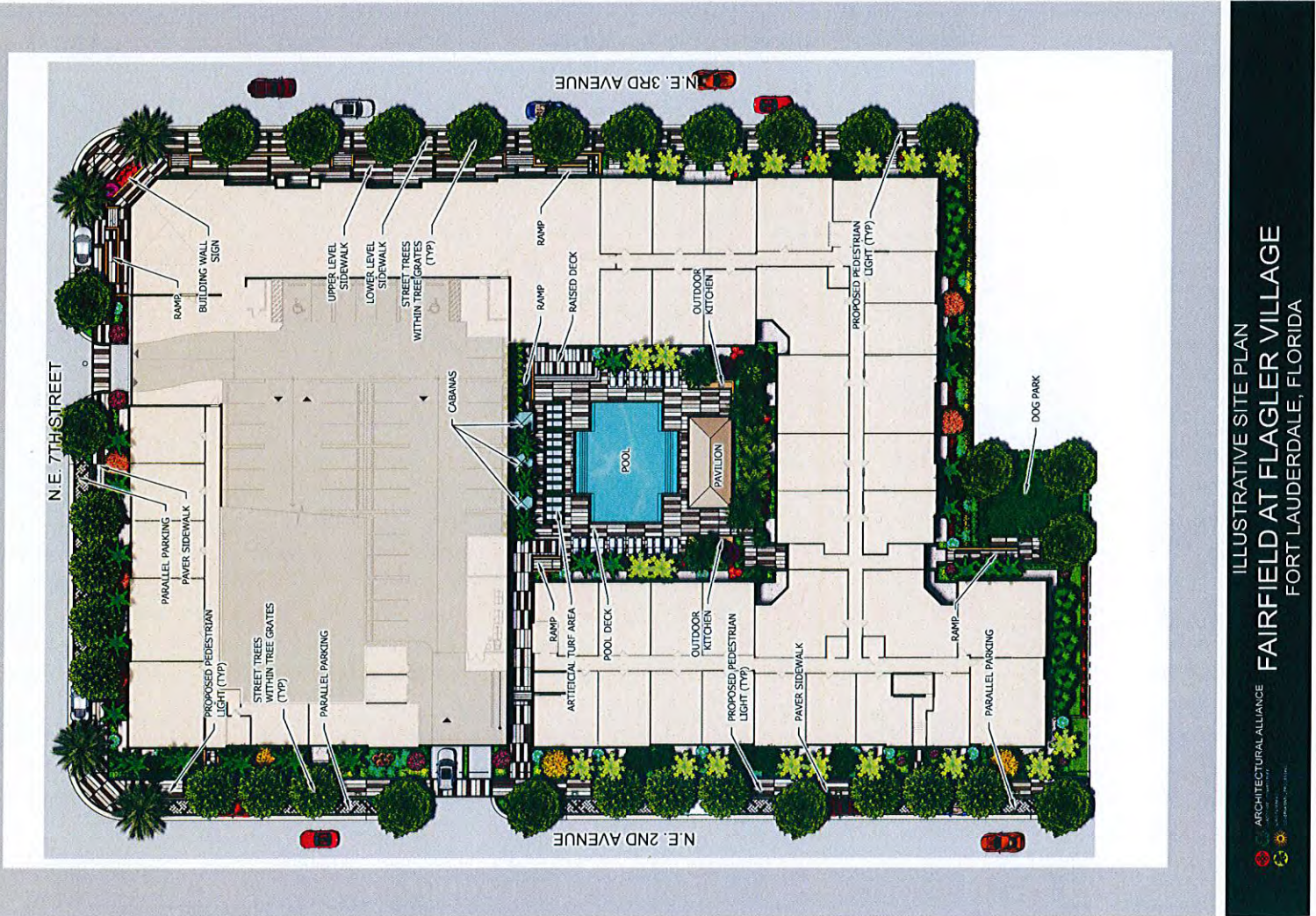
FAIRFIELD
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ARCHITECTURE

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View E. YUE 11.10.2014	
AA 3002041 11.10.2014	Date
DORSKY+YUE INTERNATIONAL'S ARCHITECTURE 2000 S. W. 10th Ave. Suite 100 Miami, FL 33135 Tel: 305.555.1000 Fax: 305.555.1001 Email: info@doryky-yue.com	
NE STREET RENDERING FAIRFIELD AT FLAGLER VILLAGE FAIRFIELD 2000 S. W. 10th Ave. Suite 100 Miami, FL 33135 Tel: 305.555.1000 Fax: 305.555.1001 Email: info@doryky-yue.com ALL RIGHTS RESERVED	
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AA 3003242
Date

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