



CITY OF  
**FORT LAUDERDALE**

CITY AUDITOR'S OFFICE



# Review of Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2025

Report #25/26-2

March 11, 2026



## Memorandum

Memo No: 25/26-3

Date: March 11, 2026

To: The Community Redevelopment Agency Board of Commissioners

From: Patrick Reilly, CPA *PR*  
City Auditor

Re: Review of Community Redevelopment Agency Annual Report for the Fiscal Year Ended September 30, 2025

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The City Auditor's Office has reviewed the Community Redevelopment Agency (CRA) Annual Report for the Fiscal Year (FY) Ended September 30, 2025. The CRA Annual Report for FY 2025 appears to be accurate and in compliance with Florida Statutes 163.371(2)(a).

Management is responsible for the preparation of the Annual Report pursuant to Florida Statutes 163.371(2)(a). This requires management to interpret the criteria, accurately derive the historical amounts from the entity's books and records, make determinations as to the relevancy of the information to be included, and make estimates and assumptions that affect reported information.

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

- a. The CRA Annual Report presentation does not include, in all material respects, the required elements of Florida Statutes 163.371(2)(a).
- b. The historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's audited financial statements; and
- c. The underlying information, determinations, estimates, and assumptions of the entity do not provide a reasonable basis for the disclosures contained therein.

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

Based on our review, nothing came to our attention that caused us to believe that the CRA's presentation of the Annual Report does not include, in all material respects, the required elements of Florida Statutes 163.371(2)(a), that the historical financial amounts included therein have not been accurately derived, in all material respects, from the CRA's financial statements, or that the underlying information, determinations, estimates, and assumptions of the CRA do not provide a reasonable basis for the disclosures contained therein.

This review was conducted in accordance with generally accepted government auditing standards. These standards require that we plan and perform the review to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusions based on our objectives. We believe that the evidence obtained provides a reasonable basis for our conclusion based on our objectives.



COMMUNITY REDEVELOPMENT AGENCY

# ANNUAL REPORT

Fiscal Year Ended  
September 30, 2025





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# CRA BOARD OF COMMISSIONERS AND OFFICERS



## Message from the Mayor and Chair

As Chair of the Board of Commissioners for the Fort Lauderdale Community Redevelopment Agency (CRA), I am proud to work alongside my City Commission colleagues, community partners and dedicated staff to advance redevelopment efforts that strengthen our neighborhoods and expand opportunity across our city.

The CRA continues to play an important role in shaping Fort Lauderdale's future by supporting projects that attract investment, create jobs and improve quality of life for residents and businesses. Through thoughtful planning, strategic partnerships and community engagement, we are helping guide growth while preserving the character and history that make our neighborhoods unique.

In both the Northwest-Progresso-Flagler Heights and Central City districts we are seeing meaningful progress. New housing, infrastructure improvements, business development and cultural investments are helping transform underutilized areas into vibrant places where people can live, work and thrive.

These efforts reflect our shared vision of a more connected and resilient Fort Lauderdale. I am grateful to the CRA Board, community stakeholders and City staff whose dedication continues to move these initiatives forward.

Together, we remain focused on building a stronger future for our residents today and for generations to come.

Mayor Dean J. Trantalis  
Chair, Board of Commissioner  
Fort Lauderdale CRA



Left to right: Sorensen, Glassman, Trantalis, Beasley-Pittman and Herbst

## CRA Board of Commissioners and Officers

- Dean J. Trantalis  
*Chair*
- John C. Herbst  
*Vice Chair*
- Steven Glassman  
*Commissioner*
- Pamela Beasley-Pittman  
*Commissioner*
- Ben Sorensen  
*Commissioner*
- Rickelle Williams  
*CRA Executive Director*
- Pat Reilly  
*City Auditor*
- Shari McCartney  
*General Counsel*
- David R. Soloman  
*Secretary*

# ADMINISTRATION AND ADVISORY BOARDS



**Rickelle Williams**  
*CRA Executive Director*



**Vanessa Martin**  
*Acting CRA Manager*  
*Northwest-Progresso-Flagler  
Heights Area Manager*  
*Central City Area Manager*

## **NORTHWEST-PROGRESSO FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD**

- Rhoda Glasco Foderingham, *Chair*
- John Quailey, *Vice Chair*
- Kenneth Calhoun
- Noel A. Edwards
- Sonya Burrows
- Jinny Bissainthe
- Jeffrey Burns
- Marion Howard
- Brian Stafford
- Matthew Kohen
- Mallory Sullivan
- Christopher Murphy
- Alfredo Olvera

## **CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**

- Kimberly White, *Chair*
- Antoinette Wright, *Vice Chair*
- Troy Liggett
- Justin Greenbaum
- Jason Ross
- Thomas Maybe
- Linda Fleishman
- Edward Catalano
- Thomas Manos
- Christopher Casey
- Olga Zamora

# MESSAGE FROM THE CRA AUDITOR



CITY OF  
**FORT LAUDERDALE**

CITY AUDITOR'S OFFICE



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Date: March 11, 2026

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This review was conducted in accordance with generally accepted government auditing standards. These standards require that we plan and perform the review to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusions based on our objectives. We believe that the evidence obtained provides a reasonable basis for our conclusion based on our objectives.

## Overview of the Fort Lauderdale Community Redevelopment Agency

The Fort Lauderdale Community Redevelopment Agency (CRA) is committed to revitalizing and enhancing the quality of life in two key target areas: **Northwest-Progresso-Flagler Heights** and **Central City**. Each area is guided by an advisory board that supports the CRA’s mission to advance vibrant, dynamic neighborhoods.

Through the development and execution of strategic redevelopment plans, the CRA drives economic growth, creates opportunities, and cultivates vibrant commercial and residential environments. The agency maximizes impact by leveraging resources and strengthening partnerships with organizations dedicated to improving the community’s overall well-being

### To foster sustainable and impactful redevelopment, the CRA:

- **Drives Strategic Business Growth** – Implements structured and forward-thinking initiatives to support local businesses and attract new enterprises.
- **Enhances Infrastructure and Public Spaces** – Invests in essential improvements to encourage private sector investment and stimulate economic activity.
- **Expands Affordable Housing Opportunities** – Promotes the development of accessible and inclusive housing options to strengthen the community.
- **Engages and Educates the Community** – Organizes events, workshops, and seminars that inspire economic development, encourage collaboration, and enhance neighborhood identity.

The CRA operates under Florida Statute, Chapter 163, Part III, which governs its functions and responsibilities. Although the CRA is an independent legal entity, its leadership structure is closely integrated with the City of Fort Lauderdale. The City Commission serves as the Board of Commissioners, with the Mayor acting as Board Chair and the City Manager serving as the Executive Director. Additionally, the City Auditor functions as the CRA Auditor, the City Attorney provides legal counsel as General Counsel, and the City Clerk serves as Secretary. To ensure efficient operations, the City of Fort Lauderdale supports the CRA through a service agreement, assisting with procurement, budgeting, finance, human resources, and information technology. This collaboration allows the CRA to focus on its mission of driving economic growth and revitalizing the community.

Florida Statute Chapter 163 and each Community Redevelopment Plan outline the procedures for identifying and implementing essential development, reconstruction, and rehabilitation projects. They establish the financial tools, legal authority, and mechanisms for citizen participation necessary to execute redevelopment initiatives successfully.

Within a designated Community Redevelopment Area, increased property values generate tax increments, which serve as the primary funding source for CRA programs and initiatives. The CRA strategically reinvests these revenues into various projects that align with the goals and objectives of each redevelopment plan. These investments support business attraction and retention, affordable housing, infrastructure enhancements, community facilities, and other initiatives aimed at fostering a safer, more vibrant, and sustainable neighborhood environment.

## CRA Incentive Programs

### Driving Redevelopment & Investment

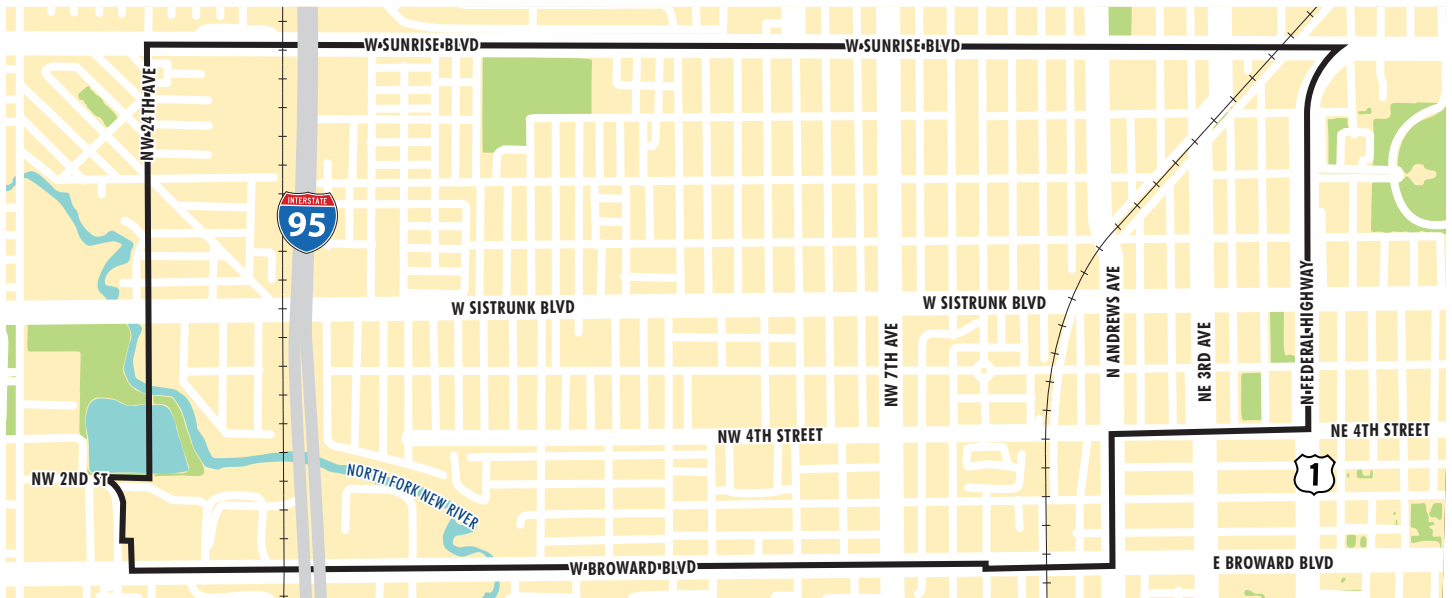
The CRA offers a range of forgivable loan incentive programs designed to stimulate redevelopment in the Northwest-Progresso-Flagler Heights (NPF CRA) and Central City areas. These programs aim to attract private investment, drive economic growth, create jobs, and enhance the quality of life for local residents and businesses.

The CRA provides financial assistance to property owners and businesses for new construction, renovations, and improvements to non-residential and mixed-use properties. Additionally, incentives are available for home improvements within the redevelopment area. All funding is provided as forgivable loans, subject to funding availability and approval by the CRA and the City of Fort Lauderdale Board.

### The following incentive programs support these redevelopment efforts:

- Non-Residential Façade Improvement Program (NRFIP)
- Property and Business Improvement Program (PBIP)
- Streetscape Enhancement Program (SEP)
- Development Incentive Program (DIP)
- Property Tax Reimbursement (PTR)
- Residential Enhancement Program (REP)

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



## Northwest-Progresso-Flagler Heights CRA

The Fort Lauderdale Community Redevelopment Agency Board of Commissioners adopted the Northwest–Progresso–Flagler Heights Community Redevelopment Plan on November 7, 1995. The Plan has been amended several times to expand its scope and address evolving community redevelopment needs:

- **2001:** Addition of new projects and activities
- **2002:** Expansion of the community redevelopment area
- **2013:** Addition of three community policing activities
- **2016 and 2018:** Additional projects and redevelopment initiatives were incorporated
- **2025:** Adoption of the Amended and Restated Community Redevelopment Plan, which consolidates prior amendments and updates the redevelopment framework

These amendments collectively establish the redevelopment program for the NPF CRA and outline projects, programs, and initiatives designed to guide revitalization efforts in accordance with Florida Statutes.

The NPF CRA Area is generally located between:

- **North:** Sunrise Boulevard
- **South:** Broward Boulevard
- **West:** City Corporate Limits
- **East:** Federal Highway

Note: The section between Broward Boulevard and NE 4th Street, from Andrews Avenue to Federal Highway, is excluded. (See Map).

## Notable Accomplishments

Consistent with the Northwest–Progresso–Flagler Heights Community Redevelopment Plan, the CRA continued to invest in development projects and incentive programs that enhance quality of life, create employment opportunities, promote sustainability, strengthen public-private partnerships, expand housing opportunities, preserve affordable housing, and increase tax increment revenue for reinvestment within the redevelopment area. The following highlights represent key accomplishments and investments made during the reporting period.

### Development Projects | Business and Residential Incentives

#### Ponderosa Plaza

The CRA approved funding in the amount of \$800,000 to West Sistrunk Plaze, LLC for the development of Ponderosa Plaza, located at 2201 Sistrunk Boulevard. The funding package includes \$750,000 from the Property and Business Improvement Program and \$50,000 from the Streetscape Enhancement Program. The proposed project consists of a new contemporary 2,080-square-foot building on a 9,295-square-foot site located at the northwest corner of Sistrunk Boulevard and NW 22 Avenue. The building is designed with bright open spaces and an architectural profile that gives the appearance of a two-story structure. Each tenant bay will be move-in ready for small office or

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

retail businesses and will include concrete flooring, drywall, lighting, electrical outlets, air conditioning, and restroom facilities. Rental rates are projected at approximately \$25 per square foot, and the project is expected to generate four to six jobs through businesses leasing space within the plaza.

## Thrive Development Group

Renovations were completed at two properties owned by Thrive Development Group located at 708 NW 6 Avenue and 724 NW 6 Avenue. The improvements were funded by the CRA in the total amount of \$183,200. Both buildings are located adjacent to the Thrive Arts District and are being leased to local artists and artisans, supporting the local arts community by providing studio and warehouse space. The project is located within the Creative Arts and Makerspace District identified in the Community Redevelopment Plan, which encourages adaptive reuse of existing buildings and supports artists, entrepreneurs, and small creative businesses.

## Provident Market 1937 LLC

The build-out of a café and specialty food market was completed by Provident Market 1937 LLC at 900 Sistrunk Boulevard. The project received CRA funding through the Property and Business Improvement Program, including an additional \$125,000 approved during the reporting period, bringing total CRA funding to \$223,500. The café includes a full commercial kitchen and provides a variety of food options for the Sistrunk Boulevard corridor, along with outdoor seating designed to activate the street and support neighborhood activity.

## Checkmate Barbershop, Inc.

Construction of Checkmate Barbershop was completed at 900 Sistrunk Boulevard. The CRA approved an additional \$125,000 in Property and Business Improvement Program funding during the reporting period, bringing total CRA funding for the project to \$218,500. The barbershop offers barbering and cosmetology services with multiple workstations serving residents and professionals in the surrounding area. The business also plans to partner with local barbering schools to provide internship and training opportunities.

## American Legion Robert Bethal Post 220

Renovations were completed at The American Legion Robert Bethal Post 220 located at 1455 Sistrunk Boulevard. The project received CRA funding through the Property and Business Improvement Program, including an additional \$79,200 approved during the reporting period, bringing total CRA funding to \$846,100. The existing 960-square-



Ponderosa Plaza



Provident Market 1937 LLC



Commercial Kitchen at Provident Market



American Legion Robert Bethal Post 220

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



Omegas in Broward, Inc.



Home Improvements - CRA Residential Façade and Landscape Program

foot building was renovated and expanded into a new 2,544-square-foot facility. The American Legion Post has served the community since 1947, providing programs and services to residents for many years.

## Omegas in Broward, Inc.

Construction commenced on a new development located at 1108 Sistrunk Boulevard owned by Omegas in Broward, Inc., funded in part by the CRA in the amount of \$585,000. The new building will include meeting space, event space, and office areas within a contemporary facility designed to enhance the Sistrunk Boulevard corridor.

## Scattered Site Infill Housing Program

Three new single-family homes were completed by Fort Lauderdale CDC and Lemon City Construction under the CRA's Scattered Site Infill Housing Program, bringing the total number of homes constructed under the program to 18 since its inception. The homes completed during this reporting period include three-bedroom, two-bath residences with one-car garages priced between \$319,000 and \$346,500[SA1.1], located in the Dorsey Riverbend and Durrs neighborhoods. Homebuyers are required to occupy the homes as their primary residence for a minimum of seven years.

The program was launched with the selection of five developers in 2021. Because the land is provided at no cost, developers pass the savings on to homebuyers through reduced home prices. During the reporting period, the CRA also approved a 10 percent increase in allowable home sales prices to help offset rising construction costs and new building code requirements. Even with this adjustment, pricing remains below the City's median home price, with the most expensive model priced at approximately \$378,000, compared to the Fort Lauderdale median home price of approximately \$550,000.

## Sewer Lateral Connections

The CRA approved \$500,000 in funding to assist with sewer lateral connections for infill housing development. Many properties targeted for redevelopment lack connections to the City's water and wastewater systems. Previously, the City's Public Works Department managed and funded these connections. Since that practice ended, installation assistance ranging from \$25,000 to more than \$60,000 per property has become necessary to support development feasibility. The funding is expected to support connections for approximately seven to ten CRA lots.

## CRA Residential Façade and Landscaping Program

Since its launch in December 2021, the CRA Residential Façade and Landscaping Program has operated in the Durrs, Home Beautiful Park, Dorsey Riverbend, and Progresso Village neighborhoods. A total of \$950,000 has been budgeted for the program since its inception. During this reporting period, eight homes were improved through the program. The program provides \$5,000 grants to property owners of both owner-occupied and tenant-occupied single-family homes for exterior improvements such as pressure cleaning, exterior painting, and landscaping. The program was first implemented in the River Gardens / Sweeting Estates neighborhood, where 54 homes were improved. To date,

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

147 homes within the CRA have participated in the program. This initiative promotes neighborhood pride, improves property values, enhances quality of life, and complements CRA efforts to support new infill housing throughout the redevelopment area.

## NPF CRA Plan Compliance Analysis

The redevelopment projects and business incentives support the following Northwest Progresso Flagler Heights CRA Area objectives, goals, and directives:

- Invest in development projects that improve the quality of life, create job opportunities for area neighbors, promote sustainability, promote public/private partnerships, and enhance tax increment revenue for redistribution and investment in the redevelopment area;
- Provide for direct physical improvements to enhance the overall environment and attract business and commercial development that provides employment and job opportunities;
- Support community development activities and programs, including small business development;
- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center;
- Foster the development of commercial zones by creating business opportunities and neighborhood services that help revitalize Sistrunk Boulevard as a mixed-use corridor;
- Provide upgrades and improvements to infrastructure to induce private investment and support development, increase densities and intensities of use and mixed-use development by providing incentives for quality development;
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents;
- Maximize opportunities to encourage private investment that facilitates preservation, rehabilitation, redevelopment, and improvement of commercial areas in the CRA;
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the redevelopment area;
- Increase the supply of affordable housing through purchase assistance programs and targeted infill development projects;
- Convey CRA-owned properties within the redevelopment area to facilitate homeownership opportunities and ensure redevelopment occurs;



Thrive Art District Streetscape Improvements

- Increase the number of newly constructed or renovated housing units;
- Utilize CRA resources to help create new jobs in the redevelopment area.

## Capital Projects

During the reporting period, the CRA continued to invest in capital improvements that enhance infrastructure, support redevelopment, and improve neighborhood conditions.

### Thrive Art District Streetscape Improvements

Streetscape improvements were completed by Thrive Development Group along streets fronting the Thrive Art District. The project was funded in part by the CRA in the amount of \$490,373.87. The Thrive Art District is a redevelopment initiative in Progresso Village that has transformed a former industrial corridor into more than 80,000 square feet of retail, office, and creative space. The project includes opportunities for restaurants, breweries, artists, and entrepreneurs and is anchored by Music Square, a 17,000-square-foot outdoor venue that hosts regular events and community gatherings. At full buildout, the project is expected to support up to 60 local businesses, contributing to economic activity and revitalization within the area.

### NPF CRA Plan Compliance Analysis

The capital projects support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Improve the quality of life by enhancing public parks and public space, to attract neighbors and businesses to locate to the CRA district;
- Provide for direct physical improvements to enhance the overall environment and attract sound business and commercial development that provides employment and job opportunities;

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

- Encourage the development of the infrastructure necessary to meet the levels of service standards to support the Downtown Regional Activity Center and the Northwest Regional Activity Center;
- Assist in providing public amenities and incentives to stimulate private development.

## Affordable Housing

During the reporting period, the CRA continued to support the development and preservation of affordable housing through strategic investments, partnerships with developers, and the use of CRA-owned property.



Sistrunk View



Wright Dynasty



SJC Sistrunk LLC

## Sistrunk View

The CRA approved a Purchase and Sale Agreement with Sistrunk View, LLC for CRA-owned properties located along Sistrunk Boulevard and surrounding streets, along with a \$5,000,000 non-forgivable Development Incentive Program loan to support development of a mixed-use affordable housing project. The developer was selected through a publicly noticed Request for Proposals process. The proposed project will include a six-story mixed-use development with 75 to 106 residential units, more than 10,000 square feet of amenity space, 5,700 square feet of commercial space, and structured parking. All residential units will be affordable to households earning between 30 percent and 80 percent of Area Median Income (AMI) for a period of 50 years. The development will also include community services for residents and commercial space along Sistrunk Boulevard intended to support small businesses. The project includes participation goals for minority- and women-owned businesses and local hiring during construction.

## Wright Dynasty

The CRA approved an additional \$1,500,000 in Development Incentive Program funding to Wright Dynasty, LLC for a mixed-use project located at 1217–1223 Sistrunk Boulevard, bringing the total CRA contribution to \$5,000,000 toward a project with an estimated cost of approximately \$15 million. The proposed six-story development will include 3,582 square feet of commercial space, 58 parking spaces, and 27 residential rental units. Three of the units will be reserved in perpetuity as affordable housing for households earning up to 80 percent of Area Median Income (AMI). The project is anticipated to break ground in 2026.

## SJC Sistrunk LLC

The CRA approved a \$6,000,000 forgivable Development Incentive Program loan to SJC Sistrunk LLC for a mixed-use development located at 801 Sistrunk Boulevard. The project will redevelop approximately 42,976 square feet of property into a six-story mixed-use building with 121 residential rental units, a 143-space parking garage, and approximately 6,800 square feet of ground-floor retail space. Fourteen residential units will be reserved as affordable housing, including seven units for households earning up to 80 percent of Area Median Income (AMI) and seven units for households earning up to 100 percent of AMI for a period of 30 years. As part of the project's community benefits, approximately 2,000 square feet of commercial space will be reserved for the CRA to lease at reduced rates to support small businesses along the corridor.

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

## The Legacy Village Project

Following a competitive publicly noticed Request for Proposals process, the CRA approved the conveyance of CRA-owned property located at 660, 708, 712, 716, and 744 NW 22 Road, 800 NW 22 Road, and 808 NW 24 Avenue for the Legacy Village Project. The selected development team includes Central County Community Development Corporation, in partnership with Ellavoz Impact Capital, LLC and the Broward County Minority Builders Coalition, Inc. Aside from the conveyance of the property, the CRA is not providing direct funding for the estimated \$20.88 million development. The project will include 64 affordable housing units, primarily one- and two-bedroom apartments along with four live-work units, developed across multiple sites along NW 22 Road. Affordability levels will include units available to households earning 50 percent, 60 percent, and 80 percent of Area Median Income (AMI). The development will also include neighborhood-serving uses such as a medical office and wellness center, retail space, and a healthy food market.



The Legacy Village Project

## Sistrunk Apartments (The Alridge and Laramore Projects)

The CRA approved an additional \$1,000,000 in Development Incentive Program funding to Sistrunk Apartments LLC for the Alridge and Laramore mixed-use developments located at 1204 and 1619 Sistrunk Boulevard, with Invest Fort Lauderdale serving as co-developer. With this increase, total CRA funding for the approximately \$42 million project is \$9 million.

The development will include two six-story green-certified buildings, each with 36 residential rental units, structured parking, and approximately 3,000 square feet of commercial space. The residential units will remain affordable for a minimum of 30 years to households earning no more than 60 percent of Broward County Area Median Income (AMI). The CRA will also have the option to lease the commercial space for at least 15 years at \$5 per square foot to support small businesses within the redevelopment area.



Sistrunk Apartments - The Alridge Project



Sistrunk Apartments (The Laramore Projects)

## Nexis Live Work Mixed Use

The CRA approved a \$1,000,000 forgivable Development Incentive Program loan to Right Consulting, LLC for the Nexus Live Work mixed-use project located at 2219 Sistrunk Boulevard. The project will redevelop the site into a three-story building with residential units and commercial workspace designed for entrepreneurs and small business owners seeking live-work opportunities. The development will include seven rental apartments, with two units affordable to

households earning 50 percent of Area Median Income (AMI) and five units affordable to households earning 80 percent of AMI. Approximately 2,500 square feet of commercial space will be available to building residents at reduced rental rates to support small business activity.

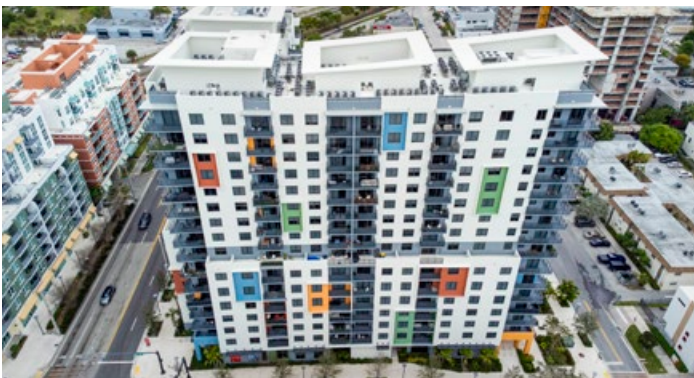
## Affordable Housing Property Conveyance

The CRA approved a purchase contract for CRA-owned property located at 724 NW 15 Way for the development of affordable housing. The property was transferred to the CRA by the City of Fort Lauderdale as part of its Affordable

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA



The Adderley



The Gallery at Fat Village



The Arcadian

Housing Surplus Property Program, which requires that the property remain affordable to households earning no more than 120 percent of Area Median Income (AMI). The property currently contains a single-family home that will be renovated and rented to an income-eligible household. Long-term affordability will be ensured through a restrictive covenant recorded on the property.

## The Adderley

Construction was completed on The Adderley located at 501 NW 7 Avenue by West Village, LLC. The project was

approved for CRA funding in 2019 in the amount of \$12 million, consisting of an \$8.4 million forgivable loan and a \$3.6 million zero-interest loan. The development spans approximately 3.7 acres and includes a six-story mixed-use project with 455 multifamily rental units, 17,752 square feet of ground-floor commercial space, and a 498-space parking garage. Ten percent of the residential units are reserved as affordable housing in perpetuity for households earning up to 100 percent of Area Median Income. The project represents a total capital investment of approximately \$103.7 million.

## The Gallery at Fat Village

Construction was completed on The Gallery at FAT Village located at 600 Andrews Avenue. A \$1,900,000 CRA Development Incentive Program loan was awarded to Related FAT Village, LLC in FY 2022–2023 for the project. The 16-story mixed-use development includes 263 residential rental units, ground-floor retail space, and a multi-level parking garage. Of the residential units, 53 are affordable at 50 percent of Area Median Income, 97 units are affordable at 120 percent of AMI, and the remaining units are market rate. The 150 income-restricted units will remain affordable for a period of 75 years. The building includes a variety of amenities such as a fitness center, resort-style pool, sun deck, and gathering spaces.

## The Arcadian

Construction of The Arcadian Apartments, located at 640 NW 7 Avenue, reached approximately 85 percent completion during the reporting period. The project received \$10 million in CRA funding, including an \$8 million forgivable loan and a \$2 million zero-interest loan. The development includes 502 residential units, structured parking, and approximately 15,235 square feet of commercial space. At least 48 residential units are reserved as affordable housing in perpetuity for households earning up to 100 percent of Broward County Area Median Income (AMI). The project also includes amenities such as pools, fitness facilities, co-working space, and recreational areas designed to support a vibrant residential community.

## NPF CRA Plan Compliance Analysis

The redevelopment projects and business incentives support the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the entire redevelopment area;

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS CRA

- Increase the supply of affordable housing through purchase assistance programs and targeted development projects;
- Increase the number of newly constructed or renovated housing units;
- Support community development activities and programs, including small business development;
- Target and attract specific businesses, retail users, and industries to establish a presence in the redevelopment area and create jobs for area residents.

## Planning for the Future

### Approval to Extend the CRA for 10 years

The City of Fort Lauderdale, the Fort Lauderdale Community Redevelopment Agency, and Broward County approved an interlocal agreement to extend the NPF CRA Area for an additional ten years. Under the agreement, the CRA will continue operations with funding based on 50 percent City tax increment financing only during the extension period.

### Conveyance of Property to CRA for Affordable Housing

The CRA accepted conveyance of City-owned property located at 1200 NW 3 Street and authorized the issuance of a Request for Proposals for redevelopment of the site for affordable housing. Pursuant to Section 8.02 of the City Charter, the City of Fort Lauderdale may convey real property to another public agency for a public purpose. The property, which is zoned Residential Multifamily Mid-Rise / Medium High Density (RMM-25), was conveyed to the CRA at no cost in "as-is" condition to support redevelopment consistent with the CRA housing objectives.

### NPF CRA Plan Compliance Analysis

This project supports the following objectives, goals, and directives of the NPF CRA Redevelopment Plan:

- Invest in development projects that enhance the overall quality of life, create job opportunities for area neighbors, promote sustainability, strengthen public/private partnerships, preserve and increase housing opportunities, and grow tax increment revenue for reinvestment in the redevelopment area;
- Support community development activities and programs;
- Expand housing opportunities and improve the quality of life, revitalize residential neighborhoods and preserve and expand affordable housing in the entire redevelopment area.



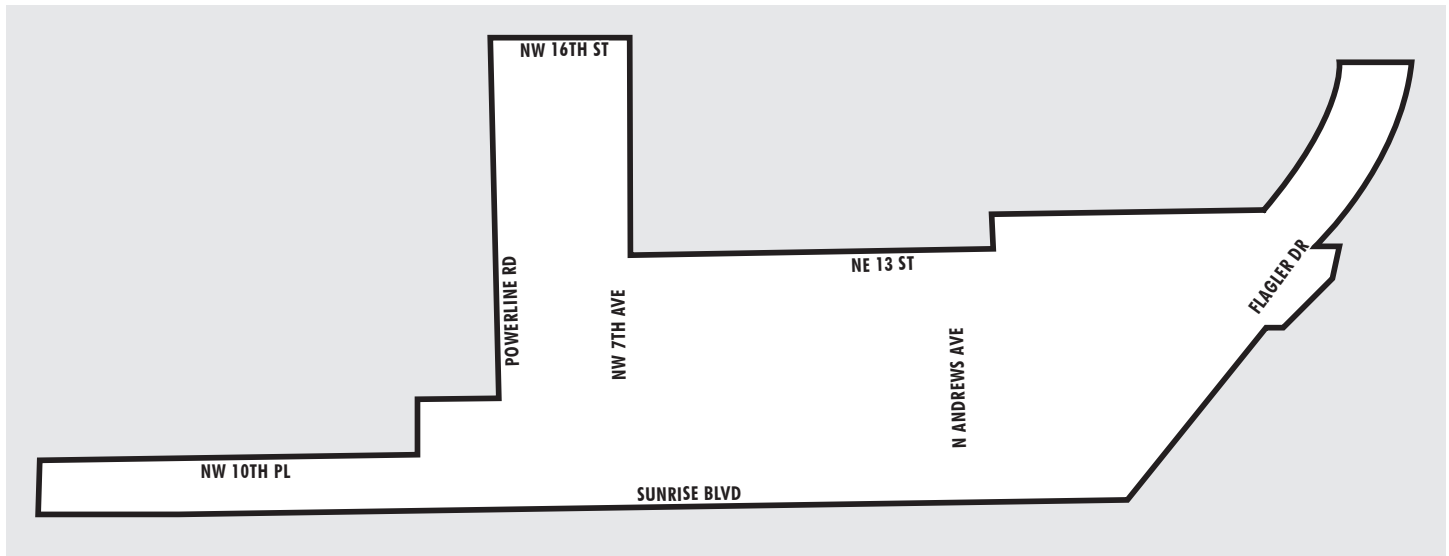
The Fort Lauderdale Community Redevelopment Agency's Mount Hermon Apartments won the 2025 Roy F. Kenzie Award for Outstanding Housing in a Large City.

### Recognition for Outstanding Achievement by a Community Redevelopment Agency

There are more than 200 Community Redevelopment Agencies operating throughout Florida. The Florida Redevelopment Association serves as the leading statewide organization representing redevelopment professionals and stakeholders and recognizes outstanding redevelopment initiatives through its annual awards program. Among these honors, the Roy F. Kenzie Awards highlight some of the most innovative and effective redevelopment projects across the state. These awards recognize programs and projects that make a meaningful impact in their communities and serve as models for other redevelopment agencies.

During the 2025 awards program, the Fort Lauderdale Community Redevelopment Agency received top recognition in two categories. The CRA received the Roy F. Kenzie Large City Most Outstanding Housing Project Award for Mount Hermon Apartments, a CRA-funded affordable housing development located at 750 NW 4 Street. The agency also received the Roy F. Kenzie Large City Most Outstanding Rehabilitation, Renovation, and Re-Use Project Award for the Thrive Art District Project.

# CENTRAL CITY CRA



## Central City Community Redevelopment Area

Established in April 2012, the 344-acre district is generally bounded by 13th and 16th Streets to the north, Sunrise Boulevard to the south, Powerline Road, and I-95 to the west, and the FEC Railroad right-of-way to the east. This CRA operates with tax increment financing (TIF) funds collected by the City of Fort Lauderdale. In accordance with the Central City Redevelopment Plan, the CRA will develop workable programs to aid in rehabilitation, conservation, and redevelopment. Over the last year, notable accomplishments were:

## Notable Accomplishments

### Development Projects | Business and Residential Incentives

#### Call of Africa Realty, Inc.

The CRA approved \$404,562 in funding to Call of Africa Realty, Inc. for upgrades and expansion of its building located at 920 NE 13 Street. The funding package includes assistance through the Property and Business Improvement Program, Façade Improvement Program, and Streetscape Enhancement Program. The project will renovate and expand the existing building to include six bays of retail, office, and storage space. The ground floor will feature four retail spaces ranging from approximately 1,300 to 1,600 square feet, including a new home for the Native Vision Gallery, while the second floor will include two additional rental spaces for office and storage use. Improvements will also include landscaping and sidewalk enhancements along the property frontage. The total estimated project cost is approximately \$1,052,339.

#### Central City CRA Compliance Analysis

The Central City Redevelopment Plan recommends the use of CRA incentive programs to fund projects that create a lasting impact within the redevelopment area, including



Call of Africa Realty, Inc.

the redevelopment of existing facilities to be occupied by employers that contribute to the local economy. The proposed project aligns with these objectives by providing physical improvements that help establish new business, attract new users, expand employment opportunities, and strengthen a diverse and appealing business corridor that contributes to the long-term prosperity of the area.

#### Residential Façade and Landscape Program

The Residential Façade and Landscape Program provides funding to eligible homesteaded properties of up to \$5,000 and eligible investment properties of up to \$2,500 for exterior improvements. During the reporting period, seven homes were improved through the program, enhancing curb appeal and property maintenance. The program encourages

property owners to invest in the upkeep and improvement of their homes, helping prevent deterioration and support long-term property values while promoting neighborhood pride and stability.

## Central City CRA Compliance Analysis

The Central City Redevelopment Plan recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. In particular, under "Housing Strategy", it emphasizes the conservation of existing homes. The Residential Façade and Landscape program is used to improve the visual impact of residential properties and to enhance pride of ownership, as well as property values throughout the redevelopment area. These projects are consistent with the Central City Redevelopment Plan, which provides physical improvements to enhance overall environment and improve quality of life.

## Capital Projects

### NE 4th Street Complete Street Project (P12557)

A \$1,000,000 grant from Broward County was previously awarded to the City of Fort Lauderdale and the CRA for the NE 4th Street Complete Street Project, which includes wider sidewalks, pedestrian lighting, street trees, pavement improvements, and a root barrier system. During the fiscal year, approval was granted for a Second Amendment to the Interlocal Agreement between Broward County, the City of Fort Lauderdale, and the CRA extending the agreement through December 31, 2025. In addition, a contract with R&D Electric was executed on June 20, 2025, for the purchase and installation of decorative light poles, fixtures, and related electrical components.

Installation was originally anticipated to be completed by October 2025; however, the existing Florida Department of Transportation (FDOT) agreement did not include provisions for decorative lighting. Additional coordination and agreements with FDOT are required before installation can proceed. Preparations are in place to complete the remaining project elements. Once the grant extension and FDOT approvals are finalized in the next fiscal year, installation of the decorative lighting is expected to begin.

## Planning for the Future

### Setting aside Capital Improvement Funding

On January 28, 2025, the City issued a request for proposals from qualified firms to develop a Comprehensive Capital Improvement Master Plan for Central City. The Master Plan



Home Improvements - CRA Residential Façade and Landscape Program

will identify and prioritize potential infrastructure projects and develop streetscape standards and design guidelines. The plan will help guide the prioritization of future improvement projects based on urgency, impact, and available funding.

# CENTRAL CITY CRA

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A total of \$200,000 has been allocated for this effort. The highest-ranked firm has been selected and is currently negotiating through the procurement process, with the final contract expected to be presented for approval at a future CRA Board of Commissioners meeting. In addition, on May 6, 2025, the CRA Board of Commissioners approved the appropriation of \$1,435,260 for the Central City Streetscape Improvement Project (P12855). This investment positions the CRA to advance future infrastructure improvements that enhance connectivity, safety, and the overall appearance of Central City.

## Supporting the Completion of an Existing Project

On March 5, 2025, the Central City Redevelopment Advisory Board (CCRAB) recommended the appropriation of \$183,000 to the NE 4th Avenue Complete Street Project (P12923) for the procurement of a lighting contractor to complete the lighting portion of the project, bringing the total cost for lighting installation to \$211,000. The CRA Board of Commissioners approved the budget amendment on May 6, 2025.

## Ongoing Rezoning Project

The rezoning initiative, originally launched in 2018, has progressed through three phases:

- **Phase 1:** Rezoning of the Northwest Quadrant from RD-15 to RM-15 – Completed
- **Phase 2:** Central City Mixed-Use Zoning – In Progress
- **Phase 3:** Land Use Amendment – Underway

## Phase 2 – Central City Mixed-Use Zoning Update

During this reporting cycle and following the series of stakeholder meetings held in the previous fiscal year, three additional meetings were conducted with the Central City Redevelopment Advisory Board (CCRAB) on December 4, 2024; January 13, 2025; and February 5, 2025. These meetings provided a comprehensive recap of prior presentations, including input from NE 13th Street business representatives, which facilitated further discussion of the proposal and resulted in formal recommendations from the Advisory Board. Total attendance across the three meetings was 133 participants.

Following the Advisory Board's recommendations, staff advanced the proposal by refining draft ordinance language, incorporating stakeholder feedback, and initiating preparations for the next phase of the public review process. Staff also began strategic outreach and coordination efforts

to position the proposal for formal consideration. These efforts will support continued progress during the next fiscal cycle.

## Phase 3 – Land Use Amendment

In March 2025, a \$180,000 requisition was issued for a Land Use Amendment Request for Proposals associated with this phase. The solicitation to retain a consultant has been released and is currently progressing through the procurement process. Additional updates will be reflected in the next reporting cycle.

## Conveyance of Property to CRA for Affordable Housing

The CRA accepted conveyance of City-owned property located at 1145 NW 5 Avenue and authorized the issuance of a Request for Proposals for redevelopment of the site for affordable housing. Pursuant to Section 8.02 of the City Charter, the City of Fort Lauderdale may convey real property to another public agency for a public purpose.

The property is zoned Residential Single Family and Duplex / Medium Density (RD-15) and was conveyed to the CRA at no cost in "as-is" condition to support future redevelopment consistent with CRA housing objectives.

## Central City CRA Compliance Analysis

The Central City Redevelopment Plan recommends certain strategies and actions, including:

- **Economic Development Strategy** – Several locations are well suited for mixed-use development that aligns with the community's character and the overall redevelopment plan.
- **Planning and Land Use Regulations** – The CRA may conduct studies to address specific issues, encourage development, and promote quality development standards. The CRA may also propose and pursue appropriate amendments to the Comprehensive Plan, zoning regulations, or other land use policies.
- **Housing Strategy** – Increased density may support redevelopment and help address the area's housing needs.
- **Infrastructure and Neighborhood Improvements** – Capital projects may include traffic calming and infrastructure improvements, as well as neighborhood enhancements such as sidewalks, lighting, and open spaces.

## FINANCIAL STATEMENT

Included in this Annual Report are the Fort Lauderdale (FL) CRA's financial statements for the period of October 1, 2024 to September 30, 2025. They reflect the Agency's combined financial position as well as by individual area activity.

## FINANCIAL STATUS

As of September 30, 2025, the FLCRA Trust Funds had combining assets amounting to \$80,125,335. This includes cash and cash equivalents of \$76,496,476, property inventory of \$3,582,572 and receivables of \$2,356.

The property inventory includes \$3,582,572 in properties acquired for redevelopment. All properties are located in the Northwest-Progresso-Flagler Heights Redevelopment Area. As of September 30, 2025, the FLCRA Trust Funds had combined liabilities of \$732,065.

During the 2024/2025 Fiscal Year, the FLCRA Trust Funds received a total of \$31,687,410 in revenues. Of that amount, \$29,640,483 was received in tax increment funds (\$10,743,047 from the City of Fort Lauderdale, \$14,647,015 from Broward County, \$3,449,069 from North Broward Hospital District, and \$1,170,410 from Children's Services Council). In addition, \$1,194,202 was received for loan repayments/other miscellaneous revenues and \$483,667 was interest income earned.

During the 2024/2025 Fiscal Year, the FLCRA Trust Funds had expenditures of \$26,319,853. Of that amount, \$2,765,383 was spent on CRA operations, \$13,634,099 was spent on business incentives, \$1,728,250 was spent on capital improvements and \$8,192,119 was used for debt service.

# FINANCIAL OVERVIEW

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS For Fiscal Year Ended September 30, 2025

|  | Major Funds          |                    |                       | Total CRA Funds      |
|--|----------------------|--------------------|-----------------------|----------------------|
|  | Operating Fund       | Debt Service Fund  | Capital Projects Fund |                      |
| <b>REVENUES</b>  |                      |                    |                       |                      |
| Intergovernmental Revenues   |                      |                    |                       |                      |
| City   | \$ 10,373,989        | \$ -               | \$ 369,058            | \$ 10,743,047        |
| Broward County   | 14,647,015           | -                  | -                     | 14,647,015           |
| North Broward Hospital District                                      | 3,449,069            | -                  | -                     | 3,449,069            |
| Children's Services Council  | 1,170,410            | -                  | -                     | 1,170,410            |
| Interest Income  | 483,667              | -                  | -                     | 483,667              |
| Miscellaneous  | -                    | -                  | 1,194,202             | 1,194,202            |
| <b>Total Revenues</b>  | <b>30,124,150</b>    | <b>-</b>           | <b>1,563,260</b>      | <b>31,687,410</b>    |
| <b>EXPENDITURES</b>  |                      |                    |                       |                      |
| Current:   |                      |                    |                       |                      |
| Economic Environment   | 16,399,484           | -                  | 1,728,250             | 18,127,734           |
| Debt Service:  |                      |                    |                       |                      |
| Principal Retirement   | 122,197              | 8,025,000          | -                     | 8,147,197            |
| Interest and Fiscal Charges  | 383                  | 44,539             | -                     | 44,922               |
| <b>Total Expenditures</b>  | <b>16,522,064</b>    | <b>8,069,539</b>   | <b>1,728,250</b>      | <b>26,319,853</b>    |
| <b>Excess (Deficiency) of Revenues<br/>Over (Under) Expenditures</b> | <b>13,602,086</b>    | <b>(8,069,539)</b> | <b>(164,990)</b>      | <b>5,367,557</b>     |
| <b>OTHER FINANCING SOURCES (USES)</b>                                |                      |                    |                       |                      |
| Transfers In   | -                    | 2,174,959          | 866,090               | 3,041,049            |
| Transfers (Out)  | (3,041,049)          | -                  | -                     | (3,041,049)          |
| Contributions to Primary Government                                  | (1,499,740)          | -                  | -                     | (1,499,740)          |
| Gain on Conveyance of Property                                       | 380,000              | -                  | -                     | 380,000              |
| <b>Total Other Financing Sources (Uses)</b>                          | <b>(4,160,789)</b>   | <b>2,174,959</b>   | <b>866,090</b>        | <b>(1,119,740)</b>   |
| <b>Net Change in Fund Balances</b>                                   | <b>9,441,297</b>     | <b>(5,894,580)</b> | <b>701,100</b>        | <b>4,247,817</b>     |
| <b>Fund Balances - Beginning</b>                                     | <b>63,583,561</b>    | <b>5,894,580</b>   | <b>5,667,312</b>      | <b>75,145,453</b>    |
| <b>Fund Balances - Ending</b>  | <b>\$ 73,024,858</b> | <b>\$ -</b>        | <b>\$ 6,368,412</b>   | <b>\$ 79,393,270</b> |

## BALANCE SHEET Governmental Funds SEPTEMBER 30, 2025

|   | Major Funds          |                   |                        | Total CRA Funds      |
|---|----------------------|-------------------|------------------------|----------------------|
|   | Operating Fund       | Debt Service Fund | Capital Projects Funds |                      |
| <b>ASSETS</b>   |                      |                   |                        |                      |
| Cash and Cash Equivalents   | \$ 69,524,255        | \$ -              | \$ 6,972,221           | \$ 76,496,476        |
| Investments   | -                    | -                 | -                      | -                    |
| Accounts Receivable (Net)   | 2,356                | -                 | -                      | 2,356                |
| Accrued Interest Receivable   | 43,931               | -                 | -                      | 43,931               |
| Due from Primary Government   | -                    | -                 | -                      | -                    |
| Properties Held for Resale  | 3,582,572            | -                 | -                      | 3,582,572            |
| Prepaid Items   | -                    | -                 | -                      | -                    |
| <b>Total Assets</b>   | <b>\$ 73,153,114</b> | <b>\$ -</b>       | <b>\$ 6,972,221</b>    | <b>\$ 80,125,335</b> |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b> |                      |                   |                        |                      |
| <b>LIABILITIES AND FUND BALANCES</b>                                |                      |                   |                        |                      |
| Liabilities:  |                      |                   |                        |                      |
| Accounts Payable  | \$ 128,256           | \$ -              | \$ 603,809             | \$ 732,065           |
| Due to Primary Government   | -                    | -                 | -                      | -                    |
| Accrued Liabilities   | -                    | -                 | -                      | -                    |
| <b>Total Liabilities</b>  | <b>128,256</b>       | <b>-</b>          | <b>603,809</b>         | <b>732,065</b>       |
| <b>Deferred Inflows of Resources</b>                                |                      |                   |                        |                      |
| Unavailable revenue   | -                    | -                 | -                      | -                    |
| <b>Total Deferred Inflows of Resources</b>                          | <b>-</b>             | <b>-</b>          | <b>-</b>               | <b>-</b>             |
| <b>Fund Balances:</b>   |                      |                   |                        |                      |
| Restricted for:   |                      |                   |                        |                      |
| Redevelopment Projects  | 73,024,858           | -                 | 6,368,412              | 79,393,270           |
| Debt Service  | -                    | -                 | -                      | -                    |
| Total Restricted  | 73,024,858           | -                 | 6,368,412              | 79,393,270           |
| <b>Total Fund Balances</b>  | <b>73,024,858</b>    | <b>-</b>          | <b>6,368,412</b>       | <b>79,393,270</b>    |
| <b>Total Liabilities, Deferred Inflows of</b>                       |                      |                   |                        |                      |
| <b>Total Liabilities and Fund Balances</b>                          | <b>\$ 73,153,114</b> | <b>\$ -</b>       | <b>\$ 6,972,221</b>    | <b>\$ 80,125,335</b> |

# FINANCIAL OVERVIEW

## GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

During the period of October 1, 2024 to September 30, 2025, significant activities occurred in the Northwest Progresso-Flagler Heights and Central City areas that resulted in further increase to the tax base of each area.

### NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA

The 2024 Final Tax Roll shows 2024 net taxable value for District: \$2,946,062,460; County: \$2,942,466,060; and City: \$2,942,466,060. The District net taxable value of \$2,946,062,460 in comparison to the 1995 base year valuation of \$208,260,650 resulted in an incremental increase in the net taxable value for the Northwest-Progresso Flagler Heights area of \$2,737,801,810. This yielded \$29,966,356 in tax increment proceeds for use in the 2025 fiscal year.

|                      | Base Year<br>1995     | Current Year<br>2024    | Increase/<br>(Decrease) |
|----------------------|-----------------------|-------------------------|-------------------------|
| Total Assessed Value | \$ 314,725,860        | \$ 3,437,650,980        | \$ 3,122,925,120        |
| Less Exemptions:     |                       |                         |                         |
| Total Exemptions     | 106,465,210           | 491,588,520             | 385,123,310             |
| Net Taxable Value    | <u>\$ 208,260,650</u> | <u>\$ 2,946,062,460</u> | <u>\$ 2,737,801,810</u> |

|                                 | FY 2025<br>Millage Rates: | Amount Due if Received |                       |
|---------------------------------|---------------------------|------------------------|-----------------------|
|                                 |                           | Before 1/1/25<br>@95%  | After 1/1/25<br>@100% |
| Property Taxes Due From:        |                           |                        |                       |
| Broward County                  | 5.6389                    | \$ 14,647,015          | \$ 15,417,911         |
| North Broward Hospital District | 1.3261                    | 3,449,069              | 3,630,599             |
| Children's Services Council     | 0.4500                    | 1,170,410              | 1,232,011             |
| City of Fort Lauderdale         | 4.1193                    | 10,699,862             | 11,263,012            |
| Totals                          | <u>11.5343</u>            | <u>\$ 29,966,356</u>   | <u>\$ 31,543,533</u>  |

## GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

### CENTRAL CITY REDEVELOPMENT AREA

The 2024 Final Tax Roll shows 2024 City net taxable value of \$478,208,080 in comparison to the 2012 base year valuation of \$162,010,550. This resulted in an incremental increase in the net taxable value for the Central City area of \$316,197,530. This yielded \$1,237,387 in tax increment proceeds for use in the 2025 fiscal year.

|                      | Base Year<br>2012     | Current Year<br>2024  | Increase/<br>(Decrease) |
|----------------------|-----------------------|-----------------------|-------------------------|
| Total Assessed Value | \$ 220,801,800        | \$ 552,275,420        | \$ 331,473,620          |
| Less Exemptions:     |                       |                       |                         |
| Total Exemptions     | 58,791,250            | 74,067,340            | 15,276,090              |
| Net Taxable Value    | <u>\$ 162,010,550</u> | <u>\$ 478,208,080</u> | <u>\$ 316,197,530</u>   |

|                          | FY 2025<br>Millage Rates: | Amount Due if Received |                       |
|--------------------------|---------------------------|------------------------|-----------------------|
|                          |                           | Before 1/1/25<br>@95%  | After 1/1/25<br>@100% |
| Property Taxes Due From: |                           |                        |                       |
| City of Fort Lauderdale  | 4.1193                    | \$ 1,237,387           | \$ 1,302,512          |
| Totals                   | <u>4.1193</u>             | <u>\$ 1,237,387</u>    | <u>\$ 1,302,512</u>   |



**City of Fort Lauderdale  
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