CITY OF FORT LAUDERDALE

CRA
REVITALIZE
Fort Lauderdale

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

Northwest-Progresso-Flagler Heights

Amended and Restated Community Redevelopment Plan 2025

Special thanks to

City Commission / CRA Board of Commissioners

Dean J. Trantalis, Mayor
John C. Herbst, Vice Mayor/ District 1
Steven Glassman, District 2
Pamela Beasley-Pittman, District 3
Ben Sorensen, District 4

City Administration

Rickelle Williams, City Manager / Executive Director
D'Wayne Spence, Interim City Attorney / Interim General Counsel
David Soloman, City Clerk / Secretary
Patrick Reilly, City Auditor
Christopher Cooper, Assistant City Manager
Clarence Woods, CRA Manager
CRA Staff

And to the stakeholders and residents who provided their support and contributed to the development of this redevelopment plan.

Consultant Team (BusinessFlare®)

Kevin Crowder, EDP, Founder, Economic Developer
Kametra Driver, FRA-RP, Sr. Project Manager
Allison Justice, FRA-RP, Sr. Project Manager
Camilo Lopez, FRA-RP, Urban Planner/ Analyst
Alicia Alleyne, FRA-RP, Redevelopment Coordinator

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2025

CRA REVITALIZE Fort Lauderdale

CITY OF FORT LAUDERDALE

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1. Executive Summary

Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA)

When the City of Fort Lauderdale established the Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA) in late 1995, it did so with a singular purpose: to reverse decades of chronic disinvestment that had frayed the urban fabric just beyond the downtown core. Factories that once fed the Florida East Coast Railway had closed their doors, single-family homes had slipped into disrepair, and the commercial spine of Sistrunk Boulevard, once the cultural and economic heart of the City's African American community, struggled under the weight of vacant storefronts and obsolete infrastructure. Property values were depressed, public safety concerns ran high, and market confidence was so thin that private capital all but bypassed the district.

Statutory Framework and Local Intent

The CRA was created pursuant to Chapter 163, Part III of the Florida Statutes, which empowers local governments to designate areas where the presence of "slum or blight" substantially impedes sound growth. Under this framework, the City adopted a Finding of Necessity confirming that deteriorating buildings, inadequate roadways, and pervasive economic distress met the statutory threshold. The designation unlocked tax increment financing (TIF) a critical tool that would channel the future growth in property-tax revenue back into the area from which it was generated, providing a self-financing engine for revitalization.

Fort Lauderdale's elected leaders recognized the CRA as a strategic tool to align local community aspirations with private market forces, enabling inclusive revitalization and economic growth. They envisioned a district where reinvestment in streets, sewers, and public spaces would set the stage for affordable housing, job-generating businesses, and cultural venues capable of restoring civic pride. From the outset the City paired bricks-and-mortar projects with a commitment to social equity, seeking not only physical renewal, but also expanded opportunity for residents who had long shouldered the costs of neglect.

Catalytic Power of Tax Increment Financing

From its first bond issuance in 2004, a $16 million package that paved streets and seeded the relocation of key employers, the CRA demonstrated the leverage inherent in the TIF model. Every public-realm enhancement that lifted property values added incremental tax revenues, which in turn funded the next round of improvements. Over three decades, the district's taxable value multiplied tenfold, validating the premise that strategic public investment can unlock outsized private response.

Yet the story is hardly linear. National recessions, hurricanes, and the abrupt cancellation of projects tested the district's resilience. Each setback forced a shift of priorities, pushing the CRA toward a more diversified approach that today balances infrastructure with housing preservation, small-business assistance, and cultural programming.

Geographic Context and Cultural Significance

Covering just under two and a half square miles, the CRA sits at a hinge point near the Central Business District and regional transport arteries of Interstate 95, the Brightline intercity rail corridor, and Port Everglades. Within this compact geography lie three neighborhoods whose histories have shaped the identity of Fort Lauderdale itself.

- Historic Sistrunk is the center of the City's African-American heritage, home to the Old Dillard Museum and the storied jazz clubs that once drew musicians from across the South.
- Progresso Village traces its roots to the 1890s land boom, when the arrival of Henry Flagler's railroad prompted platting of the first residential blocks outside the downtown grid.
- Flagler Village emerged later as a warehouse and light-industrial quarter; today its reuse conversions and arts venues have recast it as a magnet for creative industries.

Despite different characteristics, the three areas share common challenges: aging housing stock, fragmented land ownership, and infrastructure in need of replacement. Together they form a single redevelopment area where investment in one area has effects overall.

Contemporary Imperatives

As the CRA nears the end of its original thirty-year term, the stakes are just as high as they were in 1995. Rapid residential construction east of Andrews Avenue signals a market eager for urban living, but it also accelerates displacement pressures to the west. Periodic flooding demands drainage upgrades and resilient design, even as escalating land costs make it harder to deliver attainable housing. Against this backdrop the CRA's mission, to eradicate physical blight, expand economic opportunity, and foster an inclusive, vibrant community, remains both relevant and unfinished.

This 10-year Plan update is designed to carry the mission forward. It synthesizes lessons learned from prior efforts, harnesses current market momentum, and aligns with the City's broader vision for sustainable growth. Most importantly, it recommits the CRA to the people and places that first gave Fort Lauderdale its character, ensuring that the benefits of renewal flow to long-standing residents as well as new arrivals.

This Plan serves as both a vision statement and an implementation roadmap; a tool to enhance quality of life, stimulate investment, and protect the cultural fabric that defines this community. It enables the CRA to remain nimble and responsive, with broad authority to undertake projects that align with these guiding goals and the statutory powers granted to CRAs.

The Redevelopment Plan Concept

The redevelopment concept for the CRA is built upon the recognition that equitable, inclusive, and resilient growth is essential to the long-term prosperity of Fort Lauderdale. Strategically located adjacent to the city's thriving downtown core and the Brightline intercity rail station, the CRA is uniquely positioned to capture catalytic investment while also protecting and celebrating its deep cultural legacy and historic neighborhoods. This document establishes a flexible yet focused framework for redevelopment, designed to guide the CRA and its partners in undertaking eligible initiatives under Florida Statutes Chapter 163. Rather than prescribing land use or design standards, this Plan outlines a goal-driven strategy that allows CRA staff and stakeholders to adapt to market conditions, community needs, and emerging opportunities over time. The central organizing principle of the CRA concept is to balance economic revitalization with community preservation. This Plan recognizes the importance of investing in people and place simultaneously: restoring deteriorated infrastructure, increasing affordable housing options, supporting legacy small businesses, enabling adaptive reuse of industrial spaces, and enhancing public space as a unifier across diverse neighborhoods.

This concept is organized into five (5) core redevelopment goals, each accompanied by initiatives and actionable strategies:

1. Economic Development
   - Support small business growth, entrepreneurship, and adaptive reuse of industrial areas.
   - Activate key corridors like Sistrunk Boulevard as vibrant, culturally rich commercial spines.
   - Promote arts, culture, and maker industries as economic engines.

2. Housing and Residential Life
   - Facilitate mixed-income development, affordable housing preservation, and infill construction.
   - Support legacy homeowners through funding instruments and reinvestment initiatives.
   - Encourage innovative housing models such as Accessory Dwelling Units (ADUs).

3. Public Improvements and Infrastructure
   - Invest in critical public infrastructure, such as streetscapes, lighting, drainage, stormwater systems and parks.
   - Enhance neighborhood character and safety through infrastructure upgrades.
   - Leverage green infrastructure and sustainability practices.

4. Transportation, Mobility, and Parking
   - Improve pedestrian, bicycle, and transit connections across the CRA and downtown.
   - Support micro-mobility solutions and last-mile circulators.
   - Invest in smart parking management and shared parking solutions.

5. Redevelopment Support
   - Strengthen implementation tools through land acquisition, strategic partnerships, and regulatory coordination.
   - Promote streamline permitting, redevelopment-friendly zoning, and public-private development strategies.
   - Leverage CRA-owned properties to catalyze affordable housing, mixed-use development, and community-serving uses.
   - Ensure all redevelopment efforts align with the CRA goals through enforceable development agreements and transparent processes.

How to Read This Document

The CRA Plan is designed as a practical, flexible tool to guide decision-making, investments, and policy actions over the life of the CRA. This document is both a strategic vision and an implementation framework, structured for easy navigation by CRA staff, elected officials, private developers, community stakeholders, and the public. Each section builds on core redevelopment principles and aligns with the legal framework established by Chapter 163, Florida Statutes, which governs the purpose and authority of Community Redevelopment Areas (CRAs) in Florida.

Organization of the Plan

1. Executive Summary - Offers a concise overview of the CRA's purpose, boundaries, current conditions, and the overarching goals of this Plan.
2. Authority to Undertake Redevelopment - Powers of local government to identify and address conditions of slum and blight through targeted reinvestment and coordinated planning strategies.
3. Background/ Existing Conditions/ Public Engagement - Provides a comprehensive snapshot of the physical, economic, and social environment of the CRA. This includes zoning, mobility, infrastructure, land use, housing trends, development momentum, and public feedback.
4. Redevelopment Goals - It is organized into five (5) thematic goal areas.
5. Redevelopment Program Initiatives/ Projects - This is the actionable heart of the Plan, it Includes actionable guidance for potential initiatives maintaining alignment with statutory and community objectives.

How to Use This Plan

- For CRA Staff: Use this Plan as a flexible work program that justifies CRA expenditures and identifies eligible projects.
- For Developers and Investors: Gain insight into the district's priorities, available incentives, and areas targeted for redevelopment or reinvestment.
- For Residents and Stakeholders: Understand how the CRA aims to preserve cultural identity, enhance neighborhoods, and increase equitable opportunity for all.
- For City Leadership: Use this document to align citywide infrastructure, mobility, and housing initiatives with the CRA's strategic investments.

This Plan is designed to be adaptive, allowing the CRA to respond to emerging opportunities while staying true to the long-term vision of creating a vibrant, inclusive, and resilient community rooted in history and open to future growth.

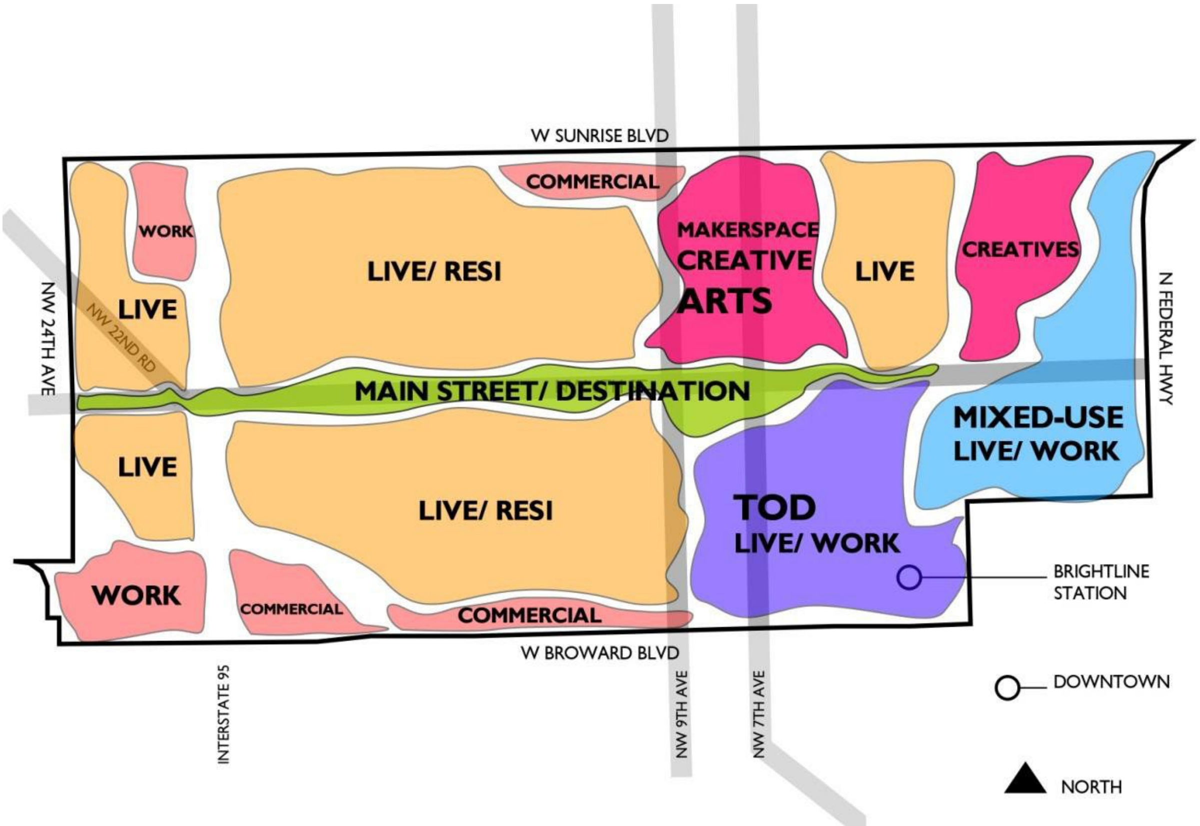
CRA Boundary Description and Map

General Description

This map illustrates the internal geography of the CRA, encompassing approximately 1,412 acres strategically positioned immediately adjacent to Downtown Fort Lauderdale. The CRA is composed of a diverse mix of neighborhoods (see neighborhoods map in the Background section of this Plan), each with its own identity, function, and development character.

The importance of this neighborhood mix lies in its potential to create a balanced, inclusive environment, preserving cultural heritage, enabling economic mobility, and embracing higher-density, transit-connected growth. Serving as the spinal cord of the CRA, Sistrunk Boulevard / NW 6th Street is the primary east-west connector, linking all neighborhoods and acting as a unifying cultural corridor.

Redevelopment Concept Diagram



This conceptual diagram helps the CRA target initiatives, funding, and partnerships more effectively by aligning strategies with the unique economic and physical characteristics of each area. It supports a comprehensive approach to redevelopment that prioritizes diversity, equity, and opportunity across all components of community life - live, work, create, and connect.

Strategic Components for Redevelopment:

Main Street Destination: Centered along NW 6th Street/Sistrunk Boulevard, this corridor serves as the cultural and commercial heart of the CRA, anchored by local businesses, historic landmarks, restaurants, and streetscape improvements designed to enhance walkability and public life.

Creative Arts & Makerspace District: Located primarily in Progresso Village, this area leverages existing industrial buildings and creative momentum to foster an ecosystem of artists, entrepreneurs, and light manufacturers through adaptive reuse, public art, and incubator spaces.

Transit-Oriented Development (TOD): Surrounding the Brightline Station and parts of Flagler Village, this node promotes higher-density mixed-use development within walking distance of regional transit, aligning with sustainable growth and modern urban living.

Live Residential Neighborhoods: The historic communities of Durrs, Dorsey-Riverbend, and Home Beautiful Park offer opportunities for housing rehabilitation, infill, and reinvestment to preserve the cultural fabric and strengthen homeownership.

Findings of Existing Conditions

This existing conditions summary serves as a foundational analysis for the CRA Plan. It examines the area's physical environment, real estate development, socioeconomic characteristics, economic indicators, and zoning/land development regulations. This comprehensive assessment is essential to shape targeted, place-based redevelopment strategies and policy tools.

Key Findings

1. Physical Environment
   - Infrastructure Needs: Certain corridors and neighborhoods lack adequate lighting, sidewalk continuity, and stormwater infrastructure.
   - Vacancy & Underutilization: Large parcels and buildings, particularly along key corridors like NW 6th and 7th Avenues, remain underdeveloped or inactive.
   - Mobility Barriers: East-west pedestrian and bike connections remain limited, contributing to accessibility challenges.

2. Real Estate & Development Patterns
   - Uneven Investment: Recent mixed-use and residential projects have been concentrated along Sistrunk Boulevard east of NW 7th Avenue, while western areas remain stagnant.
   - Land Banking & Fragmentation: Scattered ownership and absentee landlords hinder large-scale development opportunities.
   - Property Value Pressures: Appreciation in land values is accelerating displacement risk, especially for renters, elderly, and small businesses.

3. Socioeconomic Trends
   - High Poverty & Rent Burden: A significant portion of residents are cost-burdened renters, with household incomes below the city median.
   - Aging Population: Rising share of senior residents emphasizes the need for aging-in-place strategies and senior housing.
   - Disparities in Education & Employment: The area continues to trail citywide averages in educational attainment and employment access.

4. Economic Indicators
   - Limited Commercial Density: Despite high traffic corridors, many commercial areas remain underbuilt or host low-value uses.
   - Workforce Skill Gaps: Mismatch between local workforce qualifications and jobs available in key growth sectors (marine, health care, construction).
   - Need for Business Diversity: Dominance of auto-centric and industrial uses limits mixed-use walkable development.

5. Zoning & Land Development Regulations (LDRs)

- Zoning in Place for Redevelopment: The CRA already benefits from a variety of established zoning districts that allow for a mix of uses, densities, and development types aligned with CRA goals.
- Regional Activity Center Urban Village & City Center (RAC-UV & RAC-CC): East of the FEC railway, these zoning districts support mid- to high-density mixed-use development, including residential, retail, and office, ideal for walkable urban living near the Brightline station and downtown core.
- Northwest Regional Activity Center Mixed-Use Neighborhoods (NWRAC-MUe & NWRAC-Mune): West of the FEC line, the Northwest Regional Activity Center zoning overlays promote flexible mixed-use infill, adaptive reuse, and incremental Development, well-suited for arts districts and entrepreneurship hubs.
- Strong Framework for Infill: Overall, the zoning framework enables diverse redevelopment opportunities ranging from mixed-use corridors to affordable housing infill, without requiring extensive rezonings or variances.

This strong foundation gives the CRA flexibility to encourage targeted investment and respond to housing, economic, and cultural needs with an efficient regulatory framework already in place.

Why This Matters for the Plan

The findings confirm that while the CRA has made strides, disparities and barriers to equitable development persist. A Plan Update should:

- Address infrastructure and accessibility gaps to unlock growth and improve quality of life.
- Prioritize affordable housing and legacy resident and business protection to combat displacement.
- Align zoning and incentives to support walkable, culturally rooted, mixed-use development.
- Link economic development efforts with workforce readiness and local entrepreneurship.

These conditions directly inform the CRA's statutory findings and implementation strategies, making this report a cornerstone for responsible, data driven redevelopment.

The Historic Sistrunk Arts & Culture District Plan

The Historic Sistrunk Arts and Culture District Plan established a community-driven roadmap to preserve, celebrate, and elevate the cultural legacy of the Sistrunk community. This CRA Plan incorporates its key recommendations across economic development, placemaking, mobility, and public improvement initiatives.

The CRA Plan emphasizes:

- Supporting local creatives and legacy businesses;
- Preserving and promoting cultural and historical assets;
- Activating public spaces through storytelling, art, and branding;
- Enhancing walkability and multimodal connectivity;
- Creating space for community and wealth-building through adaptive reuse and entrepreneurship.

Together, these efforts ensure that the Sistrunk community continues to thrive - economically, culturally, and historically.

2. Authority to Undertake Redevelopment

The CRA Plan is prepared and adopted in accordance with the provisions of Chapter 163, Part III of the Florida Statutes, also known as the Community Redevelopment Act. This legislation provides the statutory framework that enables cities and counties in Florida to establish Community Redevelopment Agencies (CRAs) to eliminate slum and blight, stimulate economic investment, and improve public infrastructure within designated redevelopment areas.

The Fort Lauderdale Community Redevelopment Agency (CRA) is the authorized agency responsible for implementing this Plan within the CRA boundary. The legal authority of the CRA includes but is not limited to: acquiring property, preparing and implementing redevelopment plans, entering into contracts, undertaking public improvements, assisting with property redevelopment, and incentivizing private sector participation through programs such as forgivable loans and other redevelopment tools.

While a Finding of Necessity is not required for this CRA Plan update, the CRA continues to meet the threshold criteria for the presence of blight as defined in Florida Statutes Section 163.340(8). Multiple blight factors remain materially present, including deteriorated infrastructure, code violations, unsafe conditions, and constrained redevelopment capacity due to obsolete lot and building patterns. This Plan update reaffirms the ongoing need for focused reinvestment and provides a flexible yet strategic framework to enable the CRA to carry out redevelopment activities across key focus areas such as economic development, housing, mobility, infrastructure, and placemaking.

Upon adoption this document serves as the official CRA Plan for the redevelopment area and provides funding instruments for the CRA authority to act under Florida law to implement the goals and initiatives outlined herein. The CRA operates in coordination with the City of Fort Lauderdale and other community partners to ensure that redevelopment efforts align with the city's broader planning objectives and respond to community needs.

Interlocal Agreement "Terms and Conditions"

Here is a summary of the key requirements outlined in the *Interlocal Agreement* for the Extension of the Northwest-Progresso-Flagler Heights CRA, along with how the CRA Plan update meets and aligns with those terms:

1. Extension of CRA Term – Non-TIF Basis
Requirement: CRA may continue for 10 years (through November 7, 2035), but only the City of Fort Lauderdale may contribute TIF after 2025. All other taxing authorities (County, CSC, Hospital District) cease TIF contributions.
CRA Plan Alignment: This Plan clearly reflects this non-TIF funding structure and assumes City-only funding during the 10-year extension period. Financial strategies are structured accordingly.

2. Plan Amendment Requirement
Requirement: CRA Plan must be amended within 180 days of agreement effective date to:
- Acknowledge CRA extension through 2035
- Reflect that only the City continues TIF (if it chooses)
- Incorporate the terms of the Interlocal Agreement

CRA Plan Alignment: This Plan update references the Interlocal Agreement in both the Introduction and Appendix.

3. Plan Termination Date
Requirement: CRA must terminate by November 7, 2035
CRA Plan Alignment: This Plan specifies the CRA's termination date and sets measurable, time-limited implementation goals to align with the sunset provision.

4. Use of CRA Funds
Requirement: All CRA funds must be used for:
- Completion of projects in the Approved CRA Plan.
- Or, refunding excess funds in compliance with §163.387(7)(a), Florida Statutes.

CRA Plan Alignment: This Plan update is framed as the official plan guiding fund usage, including projects, goals, and initiatives aligned with the CRA's statutory authority and public purpose.

5. Asset Disposition Plan
Requirement: Upon termination in 2035, the CRA must:
- Refund unused trust fund balances to taxing authorities proportionally.
- Transfer or liquidate assets according to strict guidelines.

CRA Plan Alignment: This Plan includes a "Redevelopment Support" goal which outlines policies for land acquisition and disposition, ensuring compliance with asset transfer rules.

6. County Approval for Plan Modifications
Requirement: No boundary changes or extensions involving non-City TIF without prior County Commission approval.
CRA Plan Alignment: No such changes are proposed. This Plan explicitly maintains existing boundaries and reflects the City-only TIF approach.

7. Administrative Code Compliance
Requirement: CRA and City must comply with Broward County Administrative Code Section 18.87.
CRA Plan Alignment: All proposed amendments and goals are consistent with this requirement; major changes (e.g., boundary, duration) are not proposed.

This alignment reinforces the plan's legal standing, accountability, and strategic vision as a compliant and actionable roadmap for the next decade.

3. Background

The CRA area has progressed through a series of increasingly sophisticated planning documents since its establishment. From the outset in 1995, the City of Fort Lauderdale framed the CRA as a thirty-year enterprise designed to eradicate “slum and blight.” The founding redevelopment plan, adopted by Resolution 95-170, inventoried sub-standard housing, chronic unemployment, and extensive vacancy, then proposed tax-increment financing as the principal catalyst for basic infrastructure repair and private investment. The life span was set to expire in 2025, a horizon that would shape every subsequent amendment.

By 2001 an amended plan was warranted, not because the original vision had failed, but because downtown growth and a strengthening real-estate market demanded finer-grained tools. That update refined land-use controls and laid the groundwork for a 2002 boundary expansion that captured transit-oriented parcels in what is now Flagler Village. In effect, the CRA shifted from rescue operation to market steward, looking to channel growth rather than merely attract it.

The momentum of the mid-2000s prompted the City to commission Urban Design Associates for a full Implementation Plan in 2008. Developed through an intensive charrette, the plan converted broad goals into five catalytic initiatives, among them redevelopment of the Sistrunk / NW 7th Avenue node, an infill-housing program, and an aggressive small-business strategy. Crucially, it introduced an annual scorecard that required staff to report progress against original 1995 objectives. This marked the moment when performance measurement became embedded in agency culture.

The aftermath of the Great Recession produced the Five-Year Strategic Program of 2013. Branded as a transparent spending blueprint, the document pledged to dispose of under-utilized public land, tie incentives to job-creation metrics, and commit up to sixty percent of annual TIF revenue to capital projects. By aligning with *Fast Forward Fort Lauderdale 2035*, the program also ensured that CRA actions reinforced city-wide strategic priorities, not just neighborhood needs.

Recognizing shifts in mobility (including Brightline rail) and surging private development interest, the City and CRA Board adopted a Modified and Restated Redevelopment Plan in March 2016. Organized around socio-economic conditions, utilities, circulation, development controls, and funding mechanisms, the document tightened the link between infrastructure investment and private-sector readiness. It simultaneously reiterated the 2025 sunset, thereby underscoring the urgency of catalytic projects with near-term payoff.

Taken together, these documents trace a clear arc: from blight removal to market shaping, from project wish-lists to measurable key-performance indicators, and from discrete neighborhood improvements to regionally coordinated redevelopment. This historical context provides the scaffolding upon which the forthcoming Chapter 163-compliant update will rest.

Historic Origins and Identity

A Sense of Place Rooted in Legacy

By weaving Sistrunk's rich history, its early settlers, landmark institutions, civil rights triumphs and cultural vibrancy, into the planning and placemaking strategies, the CRA update becomes more than infrastructure: it becomes an intentional preservation of identity. This approach not only honors centuries of legacy but creates an authentic economic engine, attracting tourism, supporting legacy entrepreneurs and anchoring future growth in a celebrated past.

- Established in the early 20th century by families who migrated from Georgia, South Carolina, and the Bahamas, Sistrunk Boulevard serves as Fort Lauderdale's longest-standing African American community and cultural core.
- Named in honor of Dr. James F. Sistrunk, a pioneering physician and co-founder of Provident Hospital, the area's first hospital serving the Northwest community beginning in 1938.

Pivotal Figures & Institutions

- Eula Mae Gandy Johnson, civil rights trailblazer known as Fort Lauderdale's 'Rosa Parks', led NAACP efforts to desegregate beaches and public spaces; her home at 1100 Sistrunk now serves as a museum and welcome center for the corridor.
- James A. Dallas Sr., educator, entrepreneur, and music patron, hosted jazz greats like Duke Ellington at his clubs and is the first African American honored with a street in downtown Fort Lauderdale.
- The Old Dillard High School, built in 1924 as the first brick-and-mortar school for students in the Northwest community, now houses the Old Dillard Museum and remains a National Register landmark.

Cultural Anchors & Gathering Places

- The African-American Research Library & Cultural Center, located on Sistrunk Boulevard, holds rare archival collections, hosts art and community programming, and serves as a cultural anchor within the Northwest community.
- Destination Sistrunk is the historic heart of Fort Lauderdale's African American community, centered along NW 6th Street/ Sistrunk Boulevard. It serves as a unifying space for legacy residents and new generations, reinforcing cultural identity and fostering economic opportunity.
- Unique cultural programming, like exhibitions focused on shotgun homes, porches and alleyway gathering spaces, reinforce community memory through installations, storytelling and architecture.

A Place of Memory, Meaning, and Momentum

In creating a successful district for Fort Lauderdale's northwest neighborhoods, this CRA Plan update ensures that revitalization strengthens the people and places who define its character. Sistrunk's unique legacy is not only worthy of preservation but serves as a compelling economic development engine: people are drawn to neighborhoods where history is alive, visible, and celebrated.

This Plan commits to building a future that feels familiar: rooted in walkability, cultural pride, and timeless design, where the past is honored, and the community leads the way forward.

Why Legacy Place keeping Matters

- Cultural Identity & Pride: Sistrunk is not just a neighborhood, it embodies resilience, entrepreneurship, and community self-determination. Honoring its history affirms both past sacrifices and future aspirations.
- Economic Value of "Cool History": Places like the Victory Black Box Theater site or restaurants named after the past (e.g. Victor George Spirits's "Victory Building") attract visitors, elevate neighborhood brand, and support local investment rooted in authenticity.
- Visitor Attraction: People are drawn to places with stories, museums, public art, festivals, and Sistrunk's layered heritage positions it as a distinct cultural tourism district.

Applying This to the CRA Plan Update

Embed Legacy in Branding & Public Spaces

- Expand and embed the "I Am Sistrunk" campaign, enabling storefronts and public art to carry community stories across the CRA area.
- Activate murals, placemaking installations, and gateway features that highlight local landmarks and figures (Dr. Sistrunk, Eula Johnson, Old Dillard).

Elevate Cultural Destinations

- Support Destination Sistrunk and the African-American Research Library as economic anchors for cultural tourism, education, and events.
- Develop interpretive walking tours focused on historic business corridors, church landmarks, museum sites and notable residences.

Celebrate Legacy in Development

- Incentivize developers to reference historic patterns (shotgun homes, porches, alleys) in site design, reflecting local aesthetics and spatial rhythms.
- Prioritize mixed-use projects that partner with legacy business owners or descendants, building on examples like the Walker family grocery and Wright Dynasty's efforts to preserve familial roots.

Institutionalize History & Storytelling

- Create a Legacy Leaders registry and digital storytelling archive honoring key figures (e.g. Dr. Sistrunk, Dallas, Johnson).

Leverage Historical Legacy for Economic Development

- Market the corridor as a destination for creative enterprises, startups, cultural performances and food halls (such as the Sistrunk Marketplace & Brewery) that foreground neighborhood identity.
- Expand access to economic opportunity via incubator space in historic properties, integrating affordability, retail incubation, local identity and foot traffic.

The Victory Building & Old Sistrunk Distillery

CRA Flagship Cultural–Economic Project

Situated at 1017 Sistrunk Boulevard, The Victory Building is envisioned as the future home of the Old Sistrunk Distillery, operated by Victor George Spirits (VGS). The project pays tribute to the historic Victory Theatre — once a rare performance venue available to the Northwest community during the segregation era — and serves as a contemporary expression of cultural preservation and economic revitalization along the corridor.

Rendering of planned facility, concept design.

Physical Environment

The CRA encompasses approximately 1,412 acres in a highly strategic location within the City of Fort Lauderdale. Nestled just north of downtown, the CRA borders key commercial corridors such as Broward Boulevard, Sunrise Boulevard, Federal Highway (US-1), and Interstate 95, making it one of the most accessible and visible redevelopment zones in the city. The area is also in immediate proximity to major regional assets, including the Brightline Fort Lauderdale station, which offers high-speed rail service connecting the city to Miami, West Palm Beach, and Orlando.

This location places the CRA at the epicenter of Fort Lauderdale's urban transformation, where increasing private investment, a growing residential base, and regional mobility converge. Its adjacency to downtown means it is positioned to absorb spillover growth, but also to serve as a bridge between legacy neighborhoods and the city's new economic engines. The CRA's land area spans a mix of historic residential communities, industrial corridors, and emerging mixed-use districts, offering a rare opportunity to plan for inclusive, transit-oriented, and culturally anchored redevelopment.

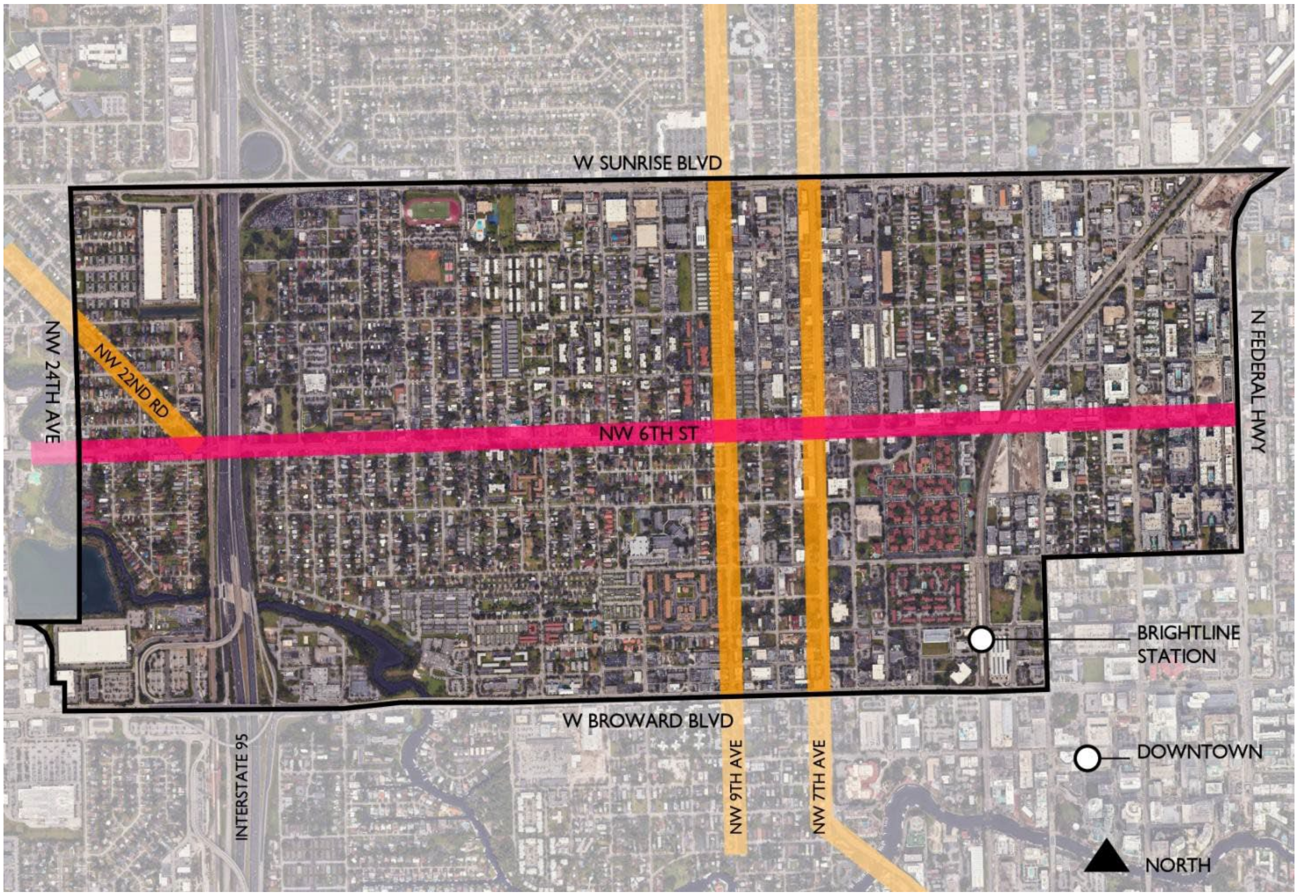
With the pressure of rising land values and rapid urbanization moving outward from downtown, the CRA's central location makes it both vulnerable to displacement and ripe for equitable reinvestment. Harnessing its location intelligently can help ensure that revitalization is not just inevitable—but inclusive, intentional, and community-driven.

CRA Neighborhoods & Characteristics

The CRA encompasses a diverse collection of neighborhoods, each with its own distinct physical character and land use patterns that reflect the area's layered history and evolving development trends.

1. Flagler Village, located on the eastern edge of the CRA near the Brightline station and downtown Fort Lauderdale, has undergone a dramatic transformation in recent years. Once an industrial district, it now features high-density mixed-use development, including residential towers, retail storefronts, creative office spaces, and cultural venues. This neighborhood has become a vibrant extension of downtown, attracting young professionals and urban dwellers.
2. Progresso Village, positioned just west of Flagler Village and east of NW 7th Avenue, retains a strong industrial character, with a concentration of warehouse and light manufacturing uses. However, it is increasingly being reimagined as an arts and creative district, with emerging adaptive reuse projects and entrepreneurial spaces that support local makers, galleries, and small businesses.
3. Home Beautiful Park, located in the central portion of the CRA, contains modest single-family homes and some multifamily clusters that could benefit from public space upgrades.
4. Dorsey-Riverbend, one of the CRA's most historic neighborhoods, representing a long-standing cultural and residential center within northwest Fort Lauderdale. This area is characterized by low-density single-family homes, aging housing stock, and a rich legacy of community institutions.
5. Durrs, located in the western portion of the CRA, a legacy residential community with deep historical roots and strong cultural identity.

Circulation and Mobility



The circulation and mobility network within the CRA is defined by a mix of historic neighborhood streets, commercial corridors, and regional connectors, each playing a distinct role in how people move through and experience the area.

- NW 6th Street / Sistrunk Boulevard: The district's primary east-west spine and cultural corridor. This historic street supports a mix of retail, civic uses, and community landmarks. It is a symbolic and physical connector, linking legacy neighborhoods with the city's downtown core.
- NW 7th Avenue: Known as the emerging "Avenue of the Arts," provides a key north-south connection between the CRA's cultural west side and Downtown Fort Lauderdale.
- NW 9th Avenue: Another important north-south connector, linking residential neighborhoods to Broward and Sunrise Boulevards. With active commercial frontages and access to key arterials.
- NW 22nd Road: Located west of I-95, supports small-scale neighborhood commercial activity in a primarily residential area.
- Brightline Station: A major asset to the CRA's long-term mobility and redevelopment strategy is the presence of the Brightline Fort Lauderdale Station, located within the district.

The perimeter of the CRA is bounded by high-capacity commercial corridors: West Sunrise Boulevard, West Broward Boulevard, and North Federal Highway.

The CRA is served by a network of major roadways and local streets that shape its connectivity, accessibility, and redevelopment potential. Key corridors such as NW 6th Street/Sistrunk Boulevard, NW 7th Avenue (Avenue of the Arts), and NW 9th Avenue provide critical north-south and east-west linkages across the CRA, connecting legacy neighborhoods to emerging destinations. Major arterial roadways like Broward Boulevard, Sunrise Boulevard, and Federal Highway offer high vehicle capacity and commercial visibility.

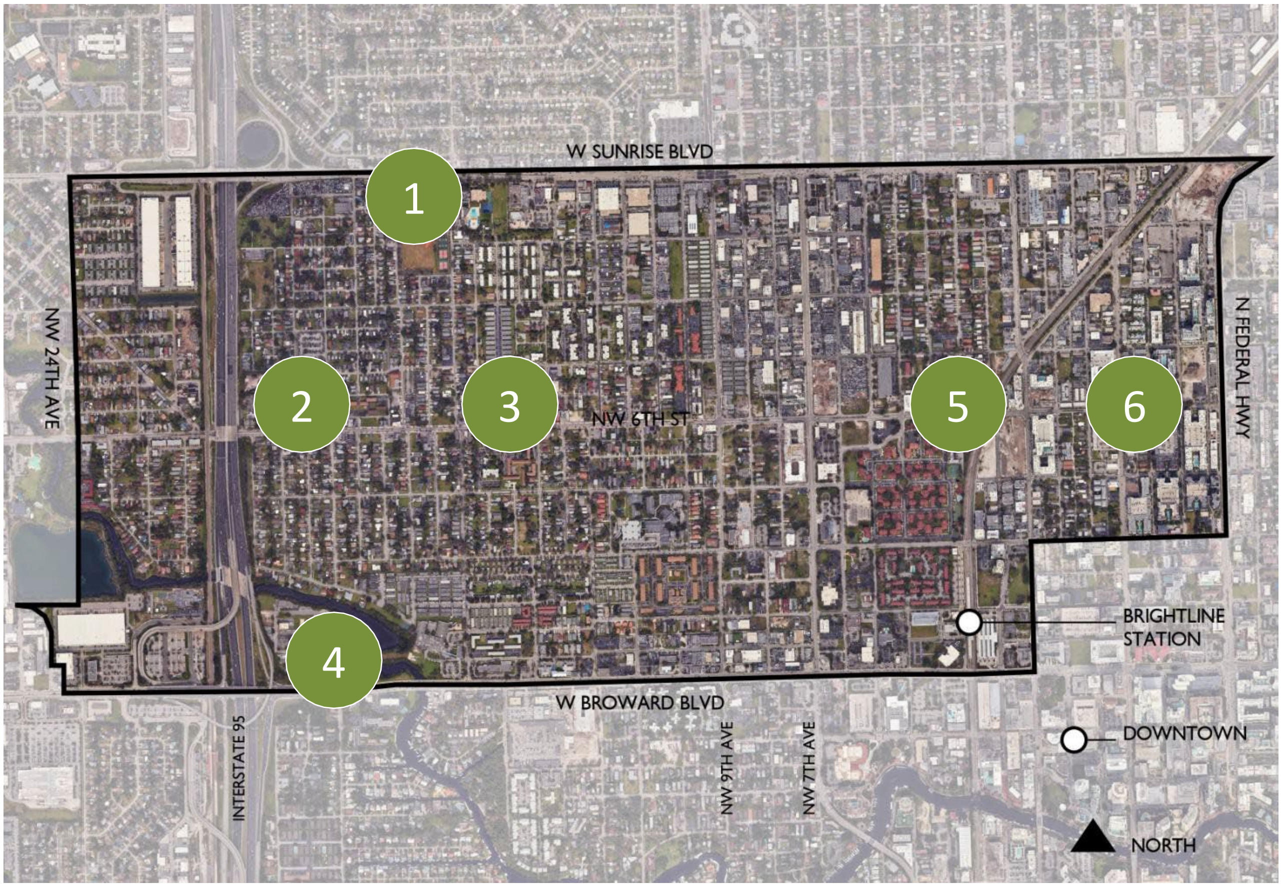
NW 6th Street/Sistrunk Boulevard functions as the cultural and commercial spine of the district, linking multiple neighborhoods with historic significance. The CRA has already made significant investments in the Sistrunk Boulevard streetscape, including enhanced sidewalks, lighting, landscaping, and branding features that celebrate the corridor's historic identity. These improvements have laid a strong foundation for walkability and reinvestment. Continuing and expanding these efforts along the full length of the corridor is important to reinforcing Sistrunk as a vibrant, safe, and culturally rich main street.

Similarly, NW 7th Avenue represents an opportunity to serve as a creative corridor and direct connection to downtown's cultural anchors, including the Museum of Discovery and Science. NW 9th Avenue also presents an important commercial connector in need of streetscape and accessibility upgrades to support local business growth and improve quality of life.

A major asset to the CRA's long-term mobility and redevelopment strategy is the presence of the Brightline Fort Lauderdale Station, located within the district. This premium rail service connects Fort Lauderdale to Miami, West Palm Beach, and Orlando, offering regional transit access for residents, workers, and visitors. The station enhances transit-oriented development (TOD) potential within the CRA, encourages multimodal travel behavior, and supports workforce mobility. Proximity to Brightline also strengthens the district's attractiveness for mixed-use development, retail, hospitality, and employment centers.

Improving last-mile connections, enhancing sidewalks and bicycle infrastructure, and creating commercially active foot traffic streets will be key to maximizing mobility equity and the full benefits of this intermodal asset.

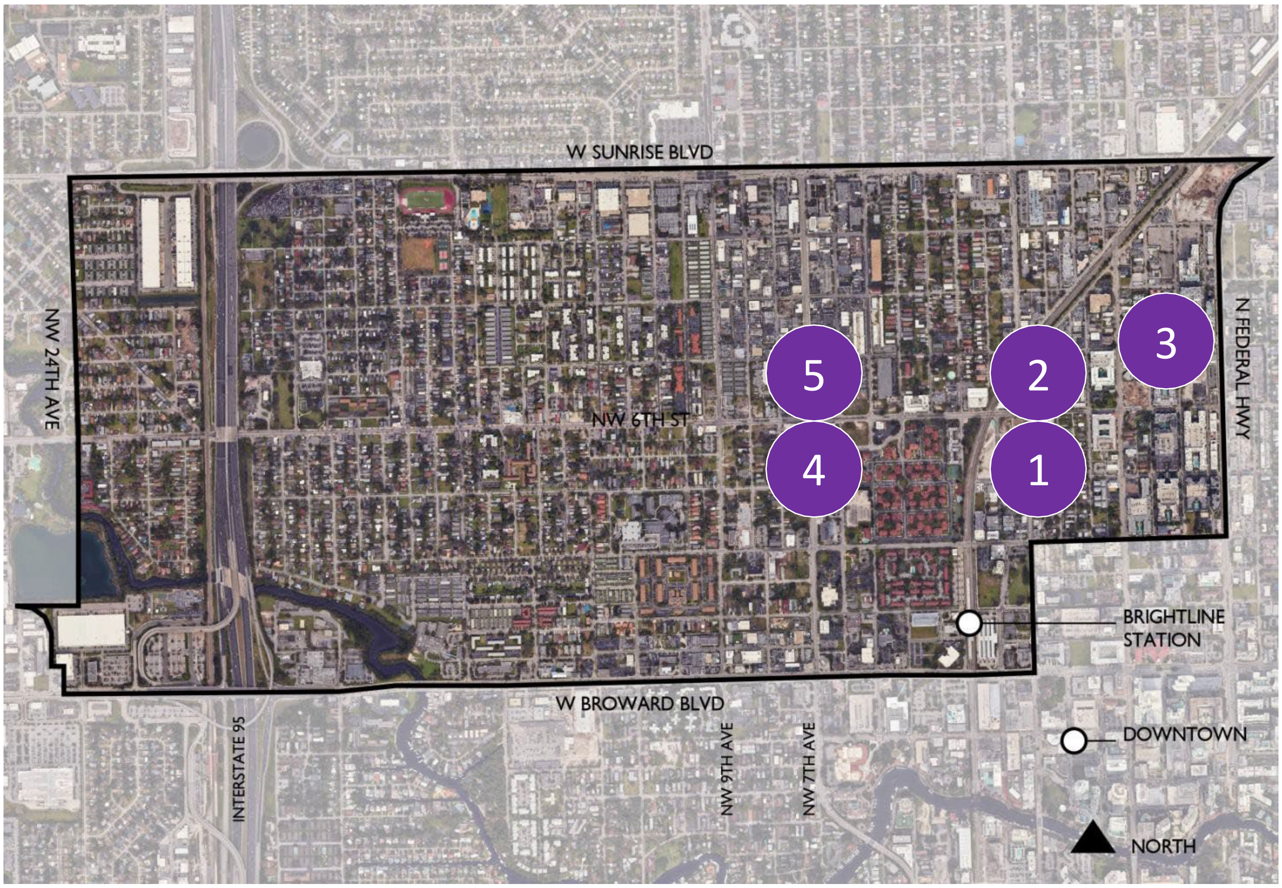
Parks and Open Spaces



The CRA includes a network of parks and open spaces that serve as vital recreational, cultural, and gathering areas for residents across its diverse neighborhoods. The existing parks are well-distributed, offering key opportunities to expand access, improve programming, and reinforce community identity.

1. Joseph C. Carter Park: The largest park in the CRA, it is a full-service regional park with athletic fields, gymnasium, pool, playgrounds. This park hosts community events and sports programming.
2. Lincoln Park: Community park located in a legacy residential area adjacent to neighborhood institutions. It offers passive green space, shade, and local gathering opportunities.
3. Provident Park: Small park along a key cultural corridor (NW 6th St), walkable location for residents and near commercial nodes, limited amenities but strong potential for activation.
4. North Fork Riverfront Park: Riverfront setting with scenic potential, quiet, passive use environment. This park has a great opportunity for environmental education or kayak/paddle access.
5. Sistrunk Park: Centrally located on Sistrunk Boulevard, this park serves as a key anchor for cultural (public art) and community activities.
6. Peter Feldman Park: Urban park in high-density, mixed-use neighborhood, popular with young professionals and pet owners. This park is well-integrated into the Flagler Village street grid.

Real Estate Development Momentum



A growing concentration of development activity in the CRA reflects sustained momentum and strong market confidence, particularly in Flagler Village and the area surrounding the Brightline station.

1. Motif Flagler (500 N Andrews Avenue) - 385-unit mixed-use residential building with approximately 23,000 SF of ground-floor retail and restaurant space.
2. The Gallery at FAT Village (600 N Andrews Avenue) - 263 housing units and approximately 2,394 SF of retail, with a mix of 53 units at 50% AMI, 97 units at 120% AMI, and 113 market-rate units.
3. Quantum at Flagler Village (701 N. Federal Highway) - 337 units plus hotel and retail.
4. The Adderley (501 NW 7th Avenue)- 417 multifamily units and over 15,000 SF of ground-floor commercial space.
5. The Arcadian Apartments (640 NW 7th Avenue) - 480 units and 5,235 SF of commercial space.

Redevelopment Projects

The Arcadian

The Gallery at FAT Village

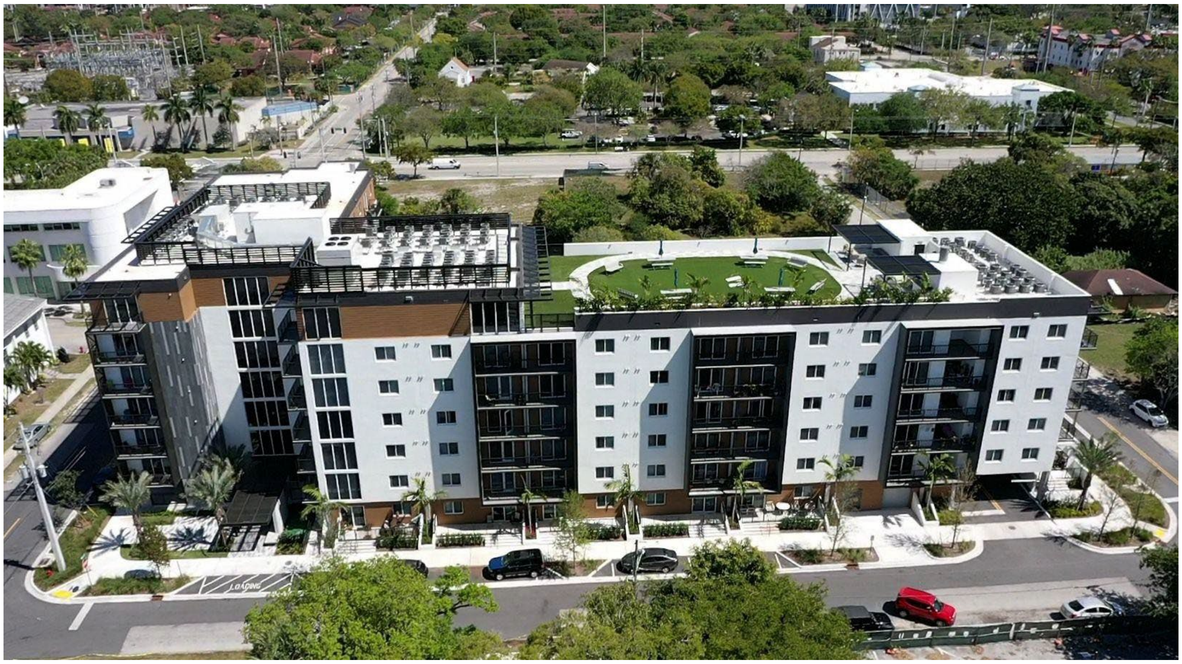
Redevelopment Projects

The Adderley

THRIVE Progresso

Redevelopment Projects

Mount Hermon Apartments



L.A. Lee YMCA/ Mizell Community Center

Photo Credit: MediumFour

Socioeconomic Indicators

The CRA presents a complex socioeconomic landscape that reflects both revitalization potential and community vulnerability. The data reveals strong investment opportunities for developers, while also highlighting important equity and policy considerations for CRA staff and City leadership. The CRA's dual identity, emerging growth zone and historic community, presents a unique opportunity to build equitable, place-based development that bridges economic gaps and celebrates cultural heritage.

Population & Demographics

- The CRA is home to an estimated 15,000+ residents spread across a mix of long-established neighborhoods and newer mixed-use developments.
- The area includes a diverse population, with longstanding residential communities concentrated west of NW 7th Avenue and a growing young professional population in Flagler Village to the east.
- Many long-term residents are multi-generational and remain deeply rooted in the historic fabric of Fort Lauderdale.

Income & Poverty

- The median household income in several census tracts west of NW 7th Avenue remains significantly below the citywide average, with many households earning under $35,000/year.
- Poverty rates exceed 30% in several blocks, indicating ongoing economic challenges.
- In contrast, neighborhoods like Flagler Village are experiencing growth among higher-income renters, contributing to notable income disparities across the CRA.

Housing Conditions

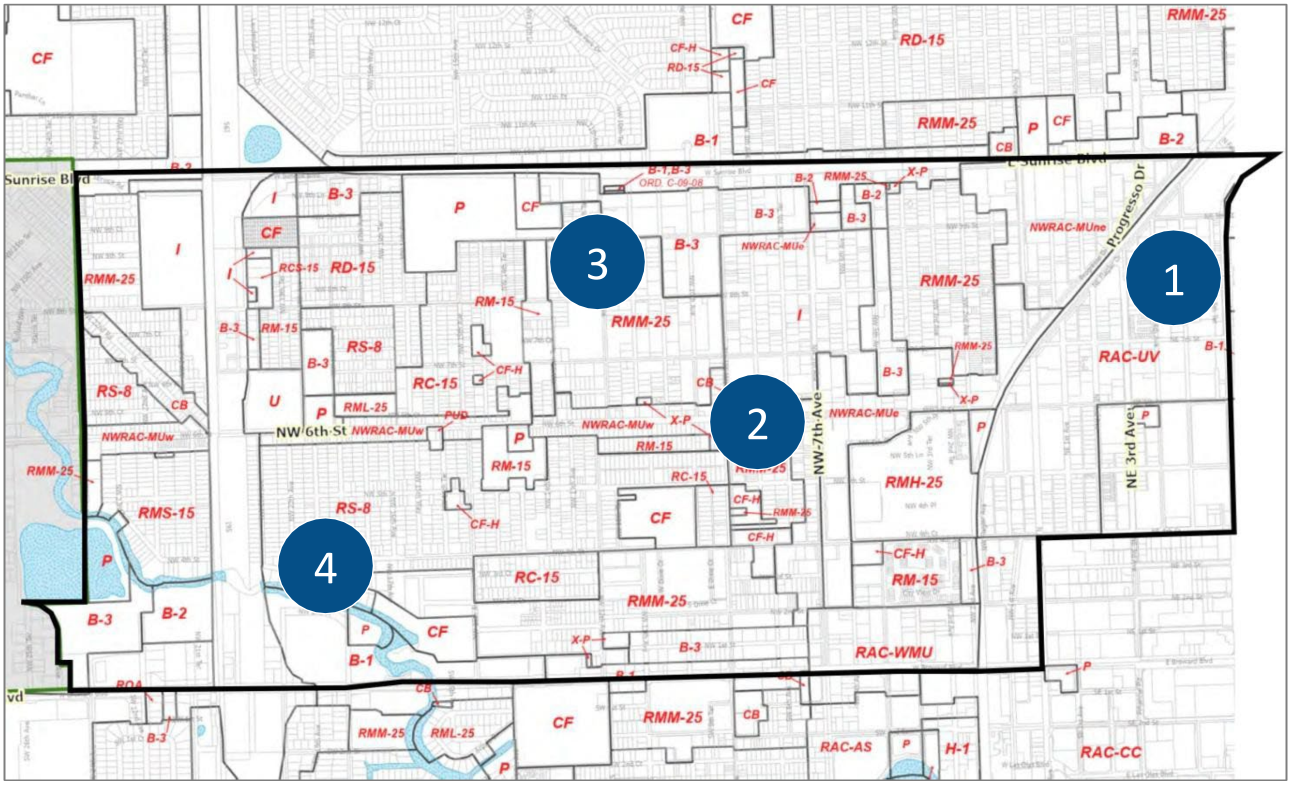
- Much of the housing stock west of NW 7th Avenue is aging, with an average year built of 1950s and 1970s. While this contributes to affordability, it also presents ongoing maintenance and reinvestment challenges.
- In contrast, newer projects such as The Adderley, Arcadian, Motif and others have added more than 1,500+ modern units to the CRA, many at market-rate or premium price points.
- These contrasting trends create increasing pressures on overall housing affordability, with long established households concerned about rising rents and property taxes.

Commercial Environment

- The commercial corridors (Sistrunk Boulevard and NW 7th Ave) feature a mix of neighborhood-serving businesses, vacant storefronts, and emerging retail in redeveloped areas.
- CRA programs have helped improve commercial facades and attract new tenants, but gaps in visibility and access to capital persist for legacy business owners.

There is an urgent need to balance revitalization with anti-displacement strategies, including affordable housing tools and preservation of community assets. From a development standpoint, the CRA offers underutilized land, strategic location, and clear demand for housing, retail, and community space. Socioeconomic conditions signal opportunities for CRA-backed projects that serve both market-rate demand and longstanding community needs.

Zoning Conditions



This summary highlights zoning conditions within the CRA, focusing on districts of interest for developers and CRA staff: RAC-UV, NWRAC-MUe, RM-25, and RS-8.

1. RAC-UV (Urban Village District) – East of FEC Railroad, including Flagler Village and areas adjacent to downtown. RAC-UV provides the framework for Flagler Village-style development, ideal for permanent, high-density residential growth, walkable street environments, and commercial activation that support transit-oriented design. Density and height: Up to 55 feet by right, and up to 150 feet with conditional review.
2. NWRAC-MUe / NWRAC-MUne (Northwest Regional Activity Center – Mixed-Use East/Northeast) – Along Sistrunk Boulevard and NW 7th Avenue NWRAC zone is pivotal to CRA efforts to transform the Sistrunk corridor into an arts corridor and mixed-use spine, while also enabling sensitive infill in neighborhoods transitioning from legacy to converged use typologies. Density and height: 35 du/acre (up to 50 du/acre with conditional review) and height up to 150 feet.
3. RM-25 (Residential Multifamily Mid-Rise / Medium-High Density) - RM-25 supports critical affordable or workforce housing growth in legacy neighborhoods, helping raise density while preserving residential character and scale. Density: 25 dwelling units per acre.
4. RS-8 (Residential Single-Family / Low-Medium Density) - RS-8 reflects existing residential character and is key for preserving affordability, minimizing displacement risk, and guiding infill or rehabilitation projects in older neighborhoods.

Public Input

Community Engagement Meeting – July 10, 2025

The Fort Lauderdale Community Redevelopment Agency hosted a public open house to gather input on the future direction of the CRA. Residents, stakeholders, and business owners shared their insights on infrastructure, redevelopment priorities, and cultural preservation. Their feedback has shaped this plan's core objectives.

What's Working

- Visible Infrastructure Improvements: New sidewalks, street lighting, drainage systems, and traffic calming installations received positive attention.
- Popular CRA Programs:
  - Facade Improvement Assistance Tools
  - Paint & Landscape Program
  - Development Incentive Assistance Tools
  - Commercial Revitalization Support
- Catalytic Development Projects: New projects are welcomed for bringing jobs and services, though many residents emphasized the need for inclusive growth.

Community Recommendations

Housing Stability & Anti-Displacement:
- Prioritize long-time residents for new CRA housing opportunities.
- Expand affordable and senior housing options.
- Develop strong anti-displacement policies.

Public Safety & Infrastructure:
- Add lighting and cameras in high-crime areas (e.g., 6th & 9th streets).
- Improve crosswalks and expand bike lanes on Sistrunk Boulevard/ NW 6th Street.
- Combat illegal dumping using surveillance models.

Economic Mobility & Youth Development:
- Establish a Trade Training Center on Sistrunk Boulevard.
- Expand summer youth employment and job access in growing sectors (e.g., marine industries).

Cultural Preservation:
- Protect neighborhood legacy and promote culturally rooted businesses.
- Use landmarks like the Elks Lodge as cultural anchors.

Program Access & Oversight
- Improve community awareness.
- Strengthen contractor oversight for residential assistance projects.

Public Input

The public input meeting was well attended and included participation from the District 3 Commissioner, CRA staff, community stakeholders, and residents. The forum provided an important opportunity for local voices to influence the CRA Plan. This collaborative dialogue helps ensure the Plan reflects community needs, honors local identity, and builds trust in the redevelopment process through transparency and a shared vision.

Community Survey Summary

Below is a summary of the survey distributed to stakeholders of the redevelopment area, supplementing the active stakeholder engagement for this initiative. This provides additional insight into trends regarding area characteristics, business concerns, common themes, community values, and redevelopment priorities.

Implications for the CRA Plan

This survey data supports several strategic priorities in the CRA Plan Update:

- Cultural Preservation & Equity - Strong desire to maintain legacy communities and reduce displacement.
- Infrastructure Enhancements - Lighting, parking, code enforcement, and pedestrian safety are top-of mind.
- Business Retention & Revitalization - Focused support for small business sustainability and minority ownership.
- Outreach and Communications – An opportunity exists to increase awareness of available city resources and peer support networks.
- Affordable Housing & Anti-Displacement - Consider housing solutions to address fixed-income and family instability.

Age

- Majority (60%) are 60+
- 28% are aged 45–59

What Attracts & Keeps Residents in Fort Lauderdale

- Family, community, and lifelong ties
- Accessibility, proximity to beaches and lifestyle
- Opportunities for investment and community development
- Cultural heritage, particularly around Sistrunk
- Job/ business presence
- Weather and climate

Perceived Assets of the Community

- Beaches & Waterways – overwhelmingly the most mentioned
- Weather & Climate
- Cultural offerings, history (especially Black and Bahamian heritage), and proximity to key amenities like downtown, I-95, and the airport

Business and Commercial Needs (most needed services)

- Grocery Stores (47%)
- Restaurants (41%)
- Entertainment Venues (47%)
- Clothing/Shoe Stores and Coffee Shops
- Dry cleaners, banks, and other personal services

Public Infrastructure & Service Gaps Respondents Indicated the Most Pressing Infrastructure Improvements

- Parking (60%)
- Improved lighting (60%)
- Sanitation and code enforcement (47%)
- Pedestrian/bike safety (38%)
- Public safety / personal security (40%)
- Parks and green space (47%)
- More shade trees & transportation options

Transportation Habits

- 94% rely on personal vehicles
- Only 4% walk, and none use bikes/scooters
- Only 7% use public transit weekly or more; 74% say they never use it

Business Owner Insights - Types of Businesses Represented

- Real estate
- Construction
- Consulting
- Community services
- Retail (shoes, cleaning, tutoring, etc.)
- Media & communications

Community respondents highlighted Fort Lauderdale's natural assets, its beaches, waterways, and year-round warm climate, as the top qualities that enhance quality of life. Cultural richness, particularly Black and Bahamian heritage, and proximity to downtown, I-95, and the airport were also valued as key strengths. From an infrastructure standpoint, the most pressing gaps included parking, lighting, sanitation, code enforcement, pedestrian safety, and public security, with a strong call for more parks, green space, and shaded streets. While the area is largely car-dependent (94% rely on personal vehicles), the low use of walking, biking, and transit points to the need for improved mobility options. Business owners in the district represent a diverse range of sectors, from real estate and construction to retail and community services but require stronger support systems to thrive. These insights directly inform the CRA's redevelopment priorities in public infrastructure, economic development, and mobility improvements.

Challenges Faced

- High commercial rents.
- Crime & vandalism.
- Lack of parking.
- Complicated permitting / code compliance.
- Enhancing communication around city services and community connections could further empower residents and entrepreneurs.
- Competition from social media or AI services.

Opportunities

- Funding instruments.
- Better marketing and visibility.
- Small business rent support.
- Security and police response.
- Networking or nonprofit coordination.
- Affordable spaces and zoning clarity.

Community Pride and History

- Strong pride in Black history, especially the Sistrunk Corridor.
- Emphasis on the city's rapid growth, infrastructure needs, and development pressures.
- Concerns about displacement and affordability.
- Residents noted a lack of proper notification about community changes.

Connecting the Community Input to the CRA Goals

The community's voice clearly calls for a balanced approach that honors its cultural heritage while addressing modern challenges. The community feedback revealed a strong sense of pride in the historic identity of the Sistrunk Corridor and broader CRA area. Participants expressed a clear desire for targeted financial tools, affordable spaces, and more proactive outreach. These concerns align with the CRA Plan goals which prioritize equitable investment, small business stabilization, and inclusive community growth. The survey responses align strongly with the CRA goals:

1. Economic Development
2. Housing and Residential Life
3. Public Improvements and Infrastructure
4. Transportation, Mobility, and Parking
5. Redevelopment Support

These priorities will guide CRA actions and ensure inclusive, equitable, and lasting improvements for the Northwest Progresso Flagler Heights community.

4. Redevelopment Goals

The CRA Plan provides a flexible and strategic framework to guide public investment and private partnerships over the next decade. Structured to align with Chapter 163, Florida Statutes, this Plan outlines a broad but actionable set of goals and initiatives across five (5) key focus areas:

1. Economic Development
2. Housing and Residential Life
3. Public Improvements and Infrastructure
4. Transportation, Mobility and Parking
5. Redevelopment Support

Rather than prescribing narrow capital projects, this Plan emphasizes initiatives and initiative activities that allow CRA staff to adapt over time as conditions evolve, while maintaining a focus on equity, place-based reinvestment, and community resiliency.

How to Read this CRA Plan
Each major goal is followed by specific initiatives, targeted strategies intended to address ongoing challenges and supported by a set of initiative activities that outline how the CRA may carry out these goals. These activities are practical tools that CRA staff can use to launch, fund, or support projects without requiring amendment to the entire Plan.

Plan Goals and Focus Areas

1. Economic Development
   - Continue to revitalize Sistrunk Boulevard and NW 7th Ave as commercial and cultural corridors.
   - Support small businesses and local ownership through façade programs, digital infrastructure, and micro-retail incubators.
   - Encourage adaptive reuse of industrial sites.
   - Launch a cultural permitting concierge and connect residents to anchor institutions for workforce opportunities.
   - Enhance youth engagement, training, and upskilling.

   Existing CRA Programs:
   - Property and Business Improvement Program (PBIP): A key tool to assist small businesses with signage, lighting, and ADA/ access improvements.
   - Non-Residential Façade Improvement Program (NRFIP): A strategy to visually enhance commercial corridors and attract foot traffic, especially along Sistrunk Boulevard and NW 7th Avenue.
   - Development Incentive Program (DIP): A catalytic funding mechanism to attract mixed-use, affordable housing, and catalytic development projects.
   - Property Enhancement Program: Addresses security and safety issues such as lighting and cameras for commercial property owners and business tenants.

2. Housing and Residential Life
    - Preserve affordability through homeowner rehab (home improvements) and weatherization.
    - Encourage mixed-income housing on CRA-owned land.
    - Explore accessory dwelling units (ADUs).
    - Down-payment matching for first-time home buyers.

    Existing CRA Programs:
    - Residential Enhancement Program (REP): Supports exterior home improvements for homeowners to improve quality of life and preserve housing stock.

3. Public Improvements and Infrastructure
    - Address drainage and flood-prone streets through green infrastructure.
    - Upgrade sidewalks, lighting, and alleys, especially around schools and parks.
    - Activate underused public buildings as community assets.
    - Expand digital equity with broadband and Wi-Fi mesh in key corridors.

    Existing CRA Programs:
    - Streetscape Enhancement Program (SEP): Directly supports improvements to sidewalks, lighting, landscaping, and ADA-accessibility, particularly in high-impact areas and near transit nodes.

4. Transportation, Mobility, and Parking
    - Develop shared parking solutions to enable dense infill on small lots.
    - Build a pedestrian spine from Sistrunk to the Brightline Station.
    - Create a protected bike network and upgrade ADA bus stops.

5. Redevelopment Support
    - Strengthen implementation tools through land acquisition, strategic partnerships, and regulatory coordination.
    - Promote streamlined permitting, redevelopment-friendly zoning, and public-private development strategies.
    - Leverage CRA-owned properties to catalyze affordable housing, mixed-use development, and community-serving uses.
    - Ensure all redevelopment efforts align with the CRA goals through enforceable development agreements and transparent processes.

    Existing CRA Programs:
    - Property Tax Reimbursement (PTR): Incorporated as an incentive for qualifying redevelopment projects that align with CRA goals, including job creation, affordable housing, or adaptive reuse.

By maintaining a flexible yet purposeful scope, this Plan ensures that the CRA has the tools to respond to community needs, market conditions, and infrastructure gaps, without being overly constrained by outdated or overly prescriptive plans.

5. Redevelopment Program Initiatives

This section outlines a focused yet adaptable framework for achieving the community's vision and long-term redevelopment goals. This section serves as the action-oriented heart of this Plan, where vision becomes strategy and strategy becomes implementation.

Each initiative presented in the following pages is rooted in the values and priorities identified through community engagement, analysis of existing conditions, and market trends. These initiatives are organized under five (5) overarching redevelopment goals:

- Economic Development
- Housing & Residential Life
- Public Improvements & Infrastructure
- Transportation, Mobility, & Parking
- Redevelopment Support

Each initiative is supported by a series of initiative activities. These are flexible tools and recommendations that the CRA can implement to move the initiative forward. These activities reflect eligible uses of CRA resources under Chapter 163, Florida Statutes, and are intended to serve as a menu of implementation strategies that CRA staff can prioritize, phase, and adapt over time.

The strength of this section lies in its flexibility. The initiatives and activities are not rigid mandates, they are guideposts that allow the CRA to respond to emerging opportunities, evolving community needs, and changing economic conditions. They empower the CRA to think holistically, act proactively, and partner strategically in service of inclusive, equitable, and resilient neighborhood revitalization.

Together, these Redevelopment Program Initiatives establish a roadmap for sustained impact, ensuring that growth within the CRA is not only measurable but meaningful to the people and places it serves.

Economic Development

Continue to Revitalize the Sistrunk Boulevard and NW 7th Avenue Commercial Spine


Northwest Regional Activity Center (NWRAC) Master Plan

Initiative

The CRA's central corridors, Sistrunk Boulevard and NW 7th Avenue, remain highly symbolic but economically fragile. This initiative includes full streetscape reconfiguration (pedestrian lighting, curb extensions, landscaping), direct façade and code-compliance funding instruments, and a micro-retail incubation zone. Tenanting strategies will target small-format restaurants, essential services, and culture-forward retail with business attraction guided by curated tenanting goals.

Initiative Activities

- Reconstruct sidewalks, lighting, intersections, and tree canopy along both corridors.
- Launch a coordinated façade and interior code-compliance assistance program.
- Establish a micro-retail activation zone west of NW 7th with startup-friendly leases.
- Property and Business Improvement Program (PBIP): Incorporated as a key tool to assist small businesses with signage, lighting, and ADA/ access improvements.
- Non-Residential Façade Improvement Program (NRFIP): Included as a strategy to visually enhance commercial corridors and attract foot traffic, especially along Sistrunk Boulevard and NW 7th Avenue.

Why this matters: These corridors define the district's identity. When they thrive, the rest of the CRA feels active and functional.

Economic Development
Industrial Recovery and Adaptive Reuse Program

Initiative
This program identifies underutilized warehouse and light-industrial buildings and prepares them for modern use through brownfield mitigation, interior improvements, and code modernization. Priority should be given to buildings under 20,000 sf with clear potential for flexible use (maker spaces, back-office logistics, creative production).

Initiative Activities
- Conduct a parcel-by-parcel reuse potential assessment.
- Create an adaptive reuse fund for internal retrofits and life-safety work.
- Prioritize reactivation by local small-scale production and logistics tenants.

Why this matters: Jumpstarting the value and utility of existing buildings spreads investment deeper into the district and supports a tenant class often priced out of new construction.

Economic Development

Cultural Production and Permitting Concierge


Concept Image

Initiative

Within the framework of Chapter 163 and in partnership with other organizations, the CRA may support a strategy of low-cost event spaces which can facilitate others' use of shared promotional tools, and help serve as an arts/cultural and entertainment concierge that reduces friction for murals, pop-ups, and cultural uses.

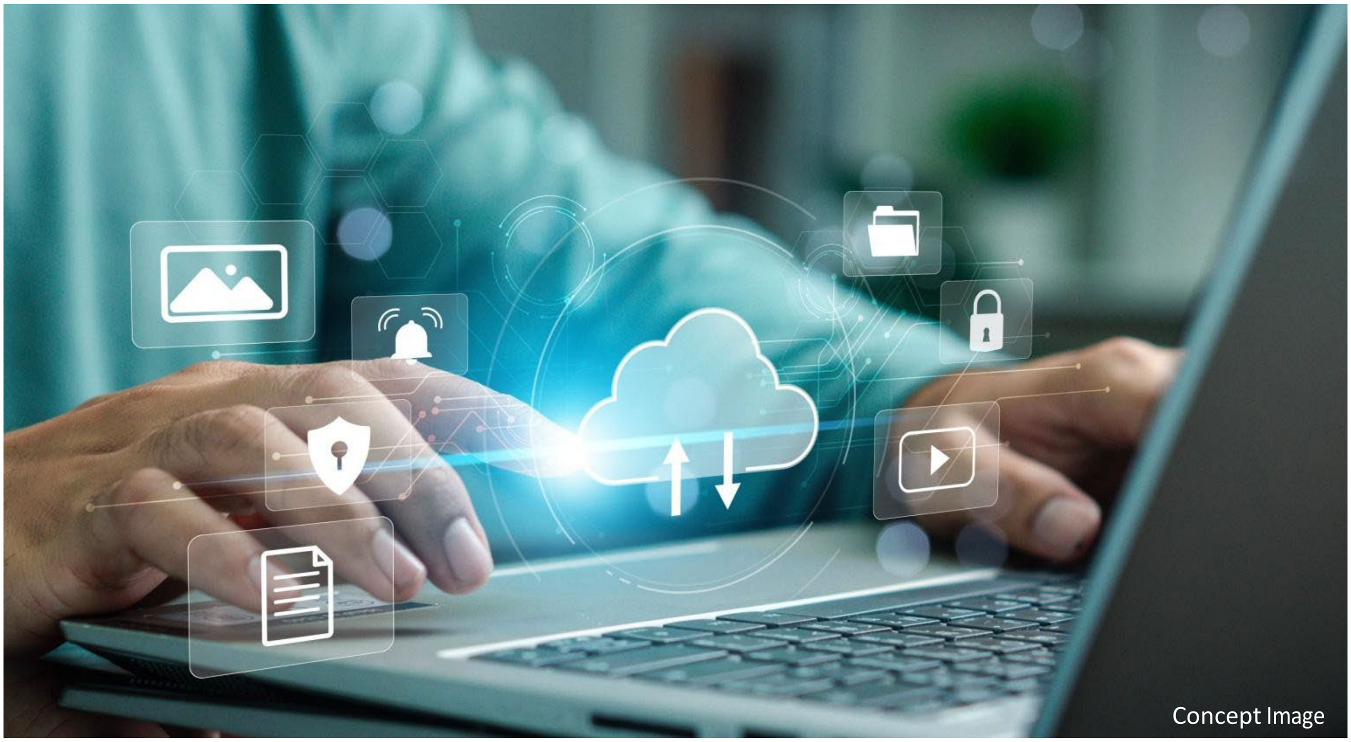
Initiative Activities

- Contract a permitting concierge or designate staff role for cultural users.
- Identify CRA- or city-owned spaces for creative activation.
- Launch a fast-track approval process for murals, art events, and installations.

Why this matters: The cultural economy builds pride, drives foot traffic, and attracts investment, especially when its base remains locally grounded.

Economic Development

Digital Infrastructure and Business Connectivity Program



Initiative

Small businesses without reliable internet access lose competitiveness. This program supports funding instruments (i.e. forgivable loans) for internal wiring upgrades, fiber drop support in underserved commercial blocks, and digital-literacy boot camps for merchants within the framework of Chapter 163.

Initiative Activities

- Map fiber availability and commercial connectivity gaps.
- Provide cost-sharing for wiring upgrades and service hookups.
- CRA will partner with an organization to host digital boot camps for small businesses.

Why this matters: Digital parity improves back-office performance, access to capital, and customer acquisition across sectors.

Economic Development

CRA-Specific Business Attraction Campaign

Initiative

The CRA may deploy an informational strategy to attract small-scale tenants in key sectors compromising of: personal care, food and beverage, creative retail, professional services, and neighborhood-serving convenience goods. This campaign can leverage curated district imagery and direct contact with regional business accelerators.

Initiative Activities

- Target prospective tenants through regional incubators and accelerators.

Why this matters: A proactive identity-driven strategy shortens lease-up times, targets the right mix of users, and aligns with community vision.

Housing and Residential Life

Deep Rehab and Weatherization for Existing Homeowners

Concept Image

Initiative

Many homes in the CRA suffer from code violations, structural deficiencies, and deferred maintenance, especially in areas where incomes fall below citywide averages. This initiative focuses on improving conditions for owner-occupants through direct funding instruments and contractor assistance.

Initiative Activities

- Target funding instruments to homeowners in census blocks with the highest cost burden.
- Develop a vetted contractor pool and provide rehab project management assistance.
- Structure funding instruments with shared equity or resale covenants to prevent windfall flipping.

Why this matters: Preserving existing affordability is more cost-effective than replacing it, and preventing displacement avoids the downstream costs of homelessness and community destabilization.

Housing and Residential Life

Mixed-Income Housing on CRA-Owned and Partnered Sites

Initiative

The CRA can facilitate the production of deeply affordable, workforce, and market-rate housing through direct site control, vertical partnerships, and gap-financing.

Initiative Activities

- Create a direct to development pipeline from all CRA- and city-owned infill parcels.
- Issue competitive RFPs with fixed affordability mix, term lengths, and AMI targets.
- Use TIF to buy down rents or mortgages, rather than subsidizing luxury units.

Why this matters: Meeting affordability targets requires intentionality and CRA-controlled land is the only place those terms can be dictated reliably.

Housing and Residential Life

Accessory Dwelling Unit and Missing Middle Production

Initiative

Establishing and enhancing a streamlined process for Accessory Dwelling Units (ADUs) and Missing Middle construction, especially on wider or deeper residential lots, and incentivizing duplex and triplex infill construction where appropriate zoning exists.

Initiative Activities

- Draft prototype ADU, Missing Middle, and duplex floor plans for pre-approval.
- Offer impact-fee offsets or TIF-funded infrastructure connections.
- Launch a homeowner education and assistance program.

Why this matters: Increasing density gently fills in the housing gap without disrupting neighborhood scale, and it produces naturally affordable rental stock. Encouraging ADUs aligns with the CRA goal of expanding affordable housing options, supporting intergenerational living, and enabling income-producing opportunities for homeowners.

Housing and Residential Life

Down Payment Matching for First-Time Buyers

Initiative

With prices rising and underwriting tightening, many working households fall short of down payments even if they qualify for a mortgage. A TIF-funded match program, administered through a nonprofit lender - can close that final affordability gap.

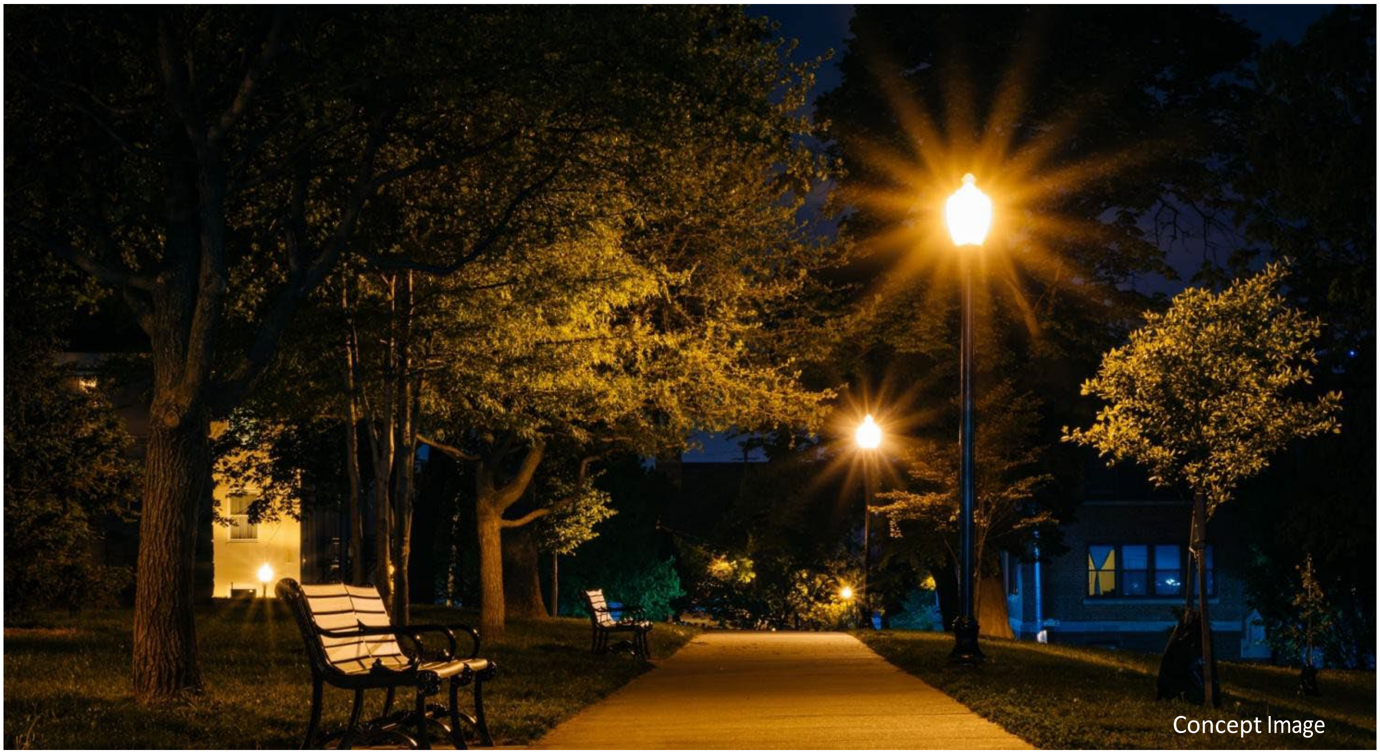
Initiative Activities

- Match down payments up to a fixed percentage of purchase price that align with the CRA's Area Median Income (AMI) affordability thresholds.
- Tie assistance to owner-occupancy for 10+ years.
- Integrate with credit-building and homebuyer training programs.

Why this matters: Supports workforce retention and builds equity for moderate-income residents who would otherwise be permanent renters.

Public Improvements and Infrastructure

Streetlighting & Sidewalk Continuity



Concept Image

Initiative

This program focuses on completing basic safety infrastructure, LED lighting and sidewalk gap closures especially around schools, parks, and transit nodes. Areas with overlapping crime, trip hazards, and stormwater runoff will be prioritized.

Initiative Activities

- Audit current lighting conditions and replace outdated or dim fixtures.
- Close all sidewalk gaps identified within ¼ mile of public schools and parks.
- Regrade and resurface alleys used for service access or parking in commercial areas.

Why this matters: Failure to complete basic safety infrastructure contributes to crime exposure, pedestrian injury, and merchant disinvestment.

Public Improvements and Infrastructure

Parks Improvements

Initiative

This initiative focuses on improving and activating public parks and green spaces throughout the CRA to better serve youth, seniors, and families. Parks are essential public assets that support community health, safety, and social connection, especially in urban areas. This initiative prioritizes upgrades that enhance accessibility, safety, shade, programming, and multi-generational use.

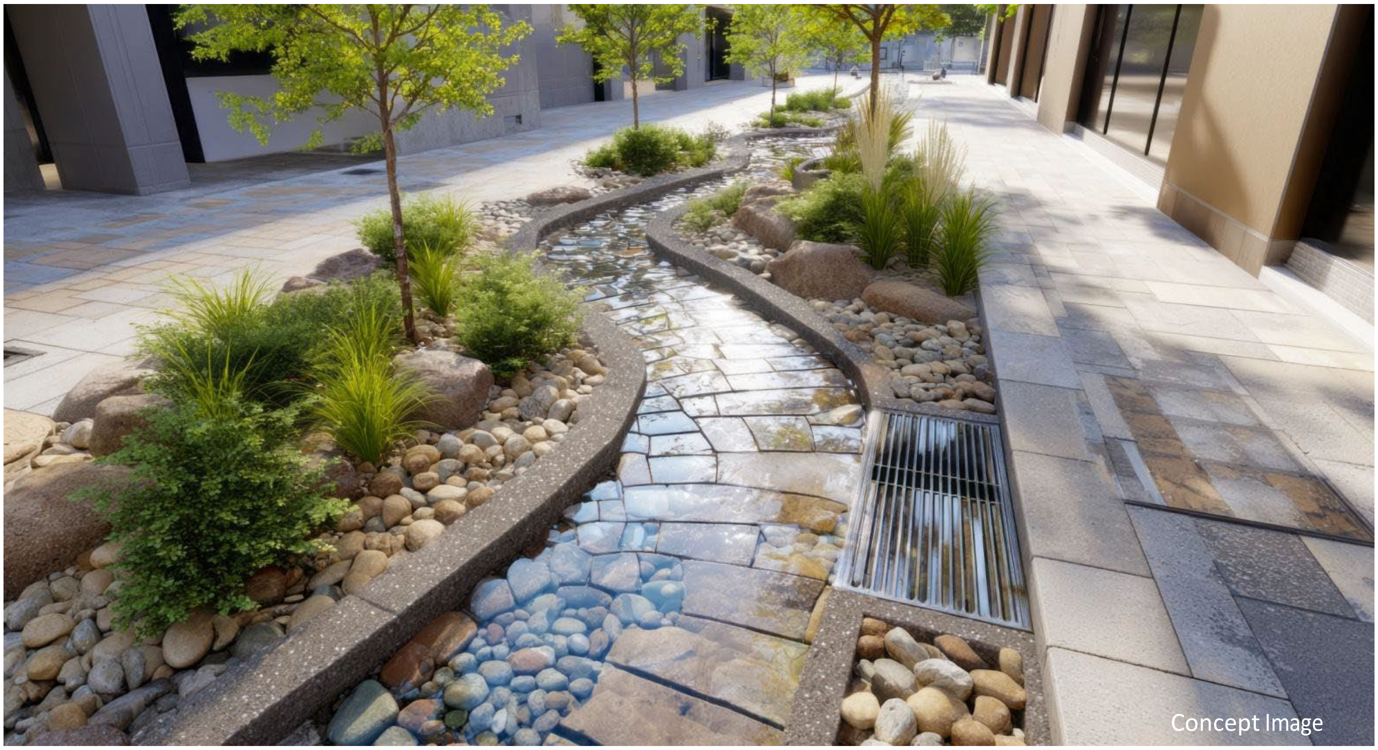
Initiative Activities

- Renovate existing parks with new amenities such as shaded seating, lighting, ADA-accessible pathways, play areas, and fitness equipment.
- Improve landscaping, tree canopy, and signage to make parks more inviting and environmentally resilient.
- Collaborate with local organizations to host family-friendly gatherings, arts events, or wellness fairs in public parks.

Why this matters: Parks and open spaces play a vital role in supporting the physical, mental, and social well-being of residents, especially youth and seniors. They serve as safe places for play, exercise, rest, and community gathering. In a rapidly developing district, enhancing parks ensures that legacy residents and new neighbors alike benefit from shared public amenities that promote equity, health, and neighborhood pride.

Public Improvements and Infrastructure

Drainage and Stormwater Systems



Initiative

This initiative addresses the need to upgrade aging and insufficient drainage and stormwater infrastructure throughout the CRA. Many areas experience frequent flooding, standing water, and poor runoff control, which impacts public safety, property values, and environmental quality. The CRA can collaborate with the City of Fort Lauderdale, Broward County, and private developers to identify, design, and implement drainage improvements that support both resilience and redevelopment.

Initiative Activities

- Conduct drainage assessment to identify priority areas for improvements.
- Partner with the City and County to co-fund stormwater infastructure upgrades tied to redevelopment projects.
- Encourage green infrastructure solutions, such as bioswales, rain gardens, and permable surfaces, in public spaces and new developments.
- Encourage on-site stormwater retention strategies in CRA-supported development agreements.

Why this matters: Effective drainage and stormwater management are foundational to safe, resilient neighborhoods. Flood-prone streets and lots discourage investment, limit walkability, and pose health hazards, especially for vulnerable populations. Working across public and private sectors ensures these improvements are coordinated, cost-effective, and scalable.

Public Improvements and Infrastructure

Reopening and Repurposing of Vacant Public Facilities

Concept Image

Initiative

The CRA and City own vacant structures and underutilized properties that can be converted into resilience hubs, training centers, or shared workspaces (co-working). These facilities represent untapped civic infrastructure that can anchor community benefit.

Initiative Activities

- Inventory all CRA and city-owned buildings and classify by condition and reuse potential.
- Issue Request for Information (RFI) or Request for Proposals(RFP) to community nonprofits and anchor partners.
- Budget modest retrofit dollars to support shovel-ready activation proposals.

Why this matters: Reclaiming public space builds trust and usefulness without requiring new construction.

Public Improvements and Infrastructure

Broadband Equity and Public Connectivity


Concept Image

Initiative

Expanding public Wi-Fi in commercial areas and ensuring that all residential blocks have access to high-speed service is an infrastructure issue on par with streets and utilities. This initiative focuses on filling connectivity gaps that hinder business and education.

Initiative Activities

- Extend fiber and/or Wi-Fi mesh to CRA commercial corridors and transit nodes.
- Provide wiring and equipment assistance for low-income business or residential users.
- Partner with regional Internet Service Providers (ISPs) on pilot subsidy zones or public-access platforms.

Why this matters: Access to education, employment, and government is now dependent on digital infrastructure, this is as essential as roads or pipes.

Public Improvements and Infrastructure

Public Wi-Fi and Smart Infrastructure Pilot

Initiative

As redevelopment scales up, the CRA can test a broader “smart district” approach by combining public Wi-Fi with energy-efficient lighting, real-time usage data, and pedestrian sensors. A pilot deployment in a target block can inform broader district design.

Initiative Activities

- Select pilot block(s) for Wi-Fi mesh installation.
- Integrate with new LED lighting or mobility sensors where feasible.
- Partner with a technology vendor to administer and maintain system.

Why this matters: Establishing smart infrastructure raises the baseline for public services and makes the district more attractive to investors, tenants, and future residents.

Transportation, Mobility, and Parking

Shared Parking Infrastructure with Redevelopment Incentives

Initiative

Many sites in the CRA are too small to support surface parking and still achieve economic density. A shared parking strategy provides centralized capacity so that small-footprint development is feasible.

Initiative Activities

- Identify City/CRA-controlled parcels suited for future garage development.
- Through Public-Private Partnerships (P3s) tie garage construction to TIF-generated development agreements.
- Encourage shared-use and retail-hour access among adjacent uses.

Why this matters: The district cannot afford to waste high-traffic parcels on surface parking. Parking must support, rather than compete with redevelopment.

Transportation, Mobility, and Parking

Sistrunk-to-Brightline Pedestrian Spine

Initiative

Thousands of visitors arrive daily by rail but never cross west into the CRA. A shaded, art-anchored pedestrian corridor from the Brightline station through FAT Village to Sistrunk can convert station arrival into local foot traffic and economic activity.

Initiative Activities

- Develop wayfinding and placemaking plan in partnership with community partners.
- Fund lighting, sidewalk, and shade structure improvements along corridor.
- Commission local artists for permanent and rotating installations.

Why this matters: Thousands of regional visitors arrive by rail but never set foot in the CRA. This connection turns arrival into engagement.

Transportation, Mobility, and Parking

Protected Bike Spine and Side-Street Grid

Initiative

The CRA lacks a continuous low-stress bike network. This initiative prioritizes an east-west protected bike corridor and improves north-south side-street connections that can function as neighborhood greenways.

Initiative Activities

- Designate and stripe a signature protected bike corridor linking east and west ends.
- Add signage and traffic-calming treatments to secondary connectors.
- Provide secure bike parking near commercial corridors, parks, and schools.

Why this matters: A complete bike network helps residents reach jobs, school, and services without a car, while reducing congestion and improving air quality.

Redevelopment Support

Empowering Redevelopment Through Tools, Land, and Partnerships


Concept Image

Initiative

This initiative focuses on equipping the CRA and its partners with the strategic tools needed to implement the CRA Plan effectively. By leveraging public land, coordinating with city departments, and fostering public-private partnerships, the CRA can create a predictable, efficient, and community-aligned environment for redevelopment. The goal is to make redevelopment more accessible, inclusive, and impactful, especially for local stakeholders, small developers, and legacy communities.

Initiative Activities

- Streamline permitting and entitlement processes for priority projects through coordination with City.
- Identify and activate CRA-owned properties for redevelopment, parks, or public use.
- Issue transparent RFPs for catalytic development projects that align with CRA goals.
- Support zoning or overlays that enable mixed-use, creative space, and transit-oriented development.
- Execute enforceable development agreements to ensure long-term community benefit from land disposition.

Why this matters: Without clear pathways and implementation tools, good plans remain unrealized. Redevelopment Support is critical to ensuring that vision becomes action. This initiative enables the CRA to guide growth, attract mission-aligned investment, and ensure that redevelopment happens in a way that uplifts residents, supports inclusive prosperity, and delivers meaningful public value.

To ensure the effective and equitable implementation of the CRA Plan, the CRA will provide targeted support mechanisms that help remove barriers to redevelopment, strengthen public-private partnerships, and deliver long-term community benefit. This support includes tools related to land development regulation, land use strategy, and incentive-based investment; all aligned with statutory requirements and local priorities.

Redevelopment-Friendly Land Development Framework

The CRA will actively support the continued evolution of a regulatory environment that facilitates infill development, adaptive reuse, mixed-income housing, and commercial revitalization. While the CRA operates within the City of Fort Lauderdale's existing zoning and land use framework, it will continue collaborating with the City's Planning, Zoning, and Building Departments to ensure that regulations within the CRA boundary are redevelopment-friendly, equitable, and supportive of CRA goals.

Key actions include:

- Support for Strategic Zoning Adjustments: Work with City staff to identify and advocate for zoning updates or overlays (such as a Cultural or Arts Overlay District) that allow greater flexibility for mixed-use, creative space, transit-oriented, and higher-density development, particularly along key corridors such as Sistrunk Boulevard, NW 7th Avenue, and near the Brightline station.
- Permit Streamlining for Priority Projects: Collaborate with City departments to establish predictable, user-friendly development review processes, for catalytic CRA-supported projects. This will lower barriers for local businesses, minority-owned enterprises, affordable housing providers, and adaptive reuse efforts.
- Alignment with Urban Design Goals: Ensure that design guidelines adopted by the City align with CRA objectives for walkability, public safety, neighborhood identity, and street activation, particularly along commercial corridors and community gateways.

Land Acquisition and Strategic Property Management

Land management is a vital redevelopment tool. The CRA owns over multiple properties across the district, most of them vacant or underutilized. Moving forward, the CRA will continue to leverage public land to support housing, public spaces, creative space, and small business opportunities.

Key strategies include:

- Assemble Strategic Sites: Identify and acquire properties, especially blighted or vacant parcels, that are essential to delivering on CRA goals, including mixed-use development, public plazas, affordable housing, and local business preservation.
- Implement Disposition Controls: For any CRA-owned properties transferred to private or nonprofit partners, establish enforceable development agreements or covenants that require consistency with the CRA Plan. This includes use requirements, timelines, affordability or equity commitments, and design standards.
- Activate Sites through Public-Private Partnerships: Offer key CRA-owned sites through transparent RFP processes that require alignment with redevelopment priorities. Prioritize projects that serve public purposes, support local entrepreneurs, and demonstrate inclusive community investment.

Redevelopment Support and Implementation

Invest Fort Lauderdale

Initiative

To enhance the CRA’s capacity for implementation and ensure continuity beyond its statutory term, the Fort Lauderdale CRA has established Invest Fort Lauderdale, Inc., a nonprofit community economic development corporation. Invest Fort Lauderdale, Inc. serves as an implementation partner for economic development, small business, and affordable housing initiatives, and functions as a conduit for private, philanthropic, and federal capital aligned with CRA objectives.

Initiative Activities

- Institutional Continuity – The CRA’s eventual Broward County sunset requires a mechanism for sustaining redevelopment momentum and managing CRA-created assets.
- Expanded Capital Access – The corporation can pursue funding sources unavailable directly to the CRA, such as federal CDFI Fund, EDA, and foundation grants.
- Program Delivery – Invest Fort Lauderdale, Inc. can operate business loan funds, workforce programs, and housing initiatives that directly complement CRA priorities.
- Community Accountability – The organization’s board structure provides transparency and ensures representation from residents, businesses, and civic stakeholders.

Why this matters: Invest Fort Lauderdale, Inc. plays a vital role in strengthening the CRA’s mission by leveraging public and private capital to create jobs, support small businesses, and deliver affordable housing.

Priority Projects

Priority Projects for the CRA

Specific
1. NW 7th Avenue Streetscape Public Improvements
2. NW 9th Avenue Streetscape and Traffic Calming Enhancements
3. NW 7th Avenue Makerspace & Creative Industry Hub (North of Sistrunk Boulevard)
4. Sistrunk Boulevard Business Attraction and Activation Strategy
5. Neighborhood Public Improvements Program (West of NW 9th Avenue)
6. NW 22nd Road Legacy Commercial Node Revitalization

CRA-Wide
1. Public Parking and Shared Parking Strategy
2. Historic Preservation and Cultural Tourism Program
3. Affordable Infill Housing Program on CRA-Owned Properties
4. Neighborhood Parks Activation and Beautification

Priority Projects (expanded)

Based on all the analysis, stakeholder input, redevelopment goals, and planning context discussed throughout this process, below is a curated list of 10 potential priority projects. These priority projects strike a balance between physical infrastructure, economic development, housing opportunity, cultural identity, and inclusive growth, positioning the CRA to create lasting, community-driven impact.

These projects reflect both immediate community needs and long-term transformational opportunities aligned with CRA powers and objectives:

1. NW 7th Avenue Streetscape Public Improvements: Transform NW 7th Avenue (Avenue of the Arts) into a vibrant, safe, and walkable cultural and economic corridor with streetscape, lighting, crosswalks, public art, and infrastructure upgrades, linking legacy neighborhoods to downtown and the Brightline station.
2. NW 9th Avenue Streetscape and Traffic Calming Enhancements: Implement a "road diet" and beautification of NW 9th Avenue to improve walkability, safety, and aesthetics, creating a better neighborhood gateway and supporting redevelopment along this key north-south connector.
3. NW 7th Avenue Makerspace & Creative Industry Hub: Establish an adaptive reuse project or public-private partnership to house artists, entrepreneurs, and makers in flexible industrial or warehouse space, emphasizing local workforce development and cultural identity.
4. Sistrunk Boulevard Business Attraction and Activation Strategy: Create and fund a targeted business recruitment and façade improvement initiative along NW 6th Street/Sistrunk Boulevard to support small businesses and activate ground floor commercial.
5. Neighborhood Public Improvements Program: Implement targeted investments in sidewalks, alleys, lighting, stormwater, and signage to improve quality of life and address lingering blight in legacy neighborhoods like Durrs, Dorsey-Riverbend, and Home Beautiful Park.
6. NW 22nd Road Legacy Commercial Node Revitalization: Develop a small neighborhood-serving commercial center at NW 22nd Road with public realm improvements and incentives to support food, services, and entrepreneurship in a historically underserved zone.
7. Public Parking and Shared Parking Strategy: Develop structured or distributed shared parking solutions (including P3 garages) to support businesses, events, and higher density development, particularly in mixed-use zones and along NW 6th Street and NW 7th Avenue.
8. Historic Preservation and Cultural Tourism Program: Activate historic sites like Old Dillard High Museum and long-time businesses through cultural programming, wayfinding, walking tours, and funding for preservation improvements.
9. Affordable Infill Housing Program on CRA-Owned Properties: Utilize CRA-owned vacant lots to support small-scale affordable housing (e.g., ADUs, duplexes, townhomes) through partnerships, RFPs, or land disposition for community-based developers.
10. Neighborhood Parks Activation and Beautification: Invest in underutilized parks (e.g., Lincoln Park, Provident Park) with new amenities, programming, lighting, and community stewardship to make open spaces safe, vibrant, and unifying for all residents.

Neighborhood Impact Statement

The implementation of this CRA Plan is expected to have positive long-term impacts on the neighborhoods within the CRA. This Plan is structured around equitable redevelopment, with a deep respect for the area's history, culture, and residents. Nonetheless, as redevelopment progresses, it is critical to understand and monitor its potential effects on residential life, traffic, environment, services, and affordability.

Relocation and Displacement Considerations
Any required displacement will be minimized, and where unavoidable, the CRA will prepare a formal relocation assistance plan subject to CRA Board approval. The CRA will also prioritize the reuse of publicly owned parcels and vacant lots for affordable and workforce housing, ensuring residents have pathways to remain within the CRA if relocation becomes necessary. The CRA may also consider administrative protocols and incentives to protect vulnerable residents from speculative displacement, including support for long-time homeowners, tenant protections, and pathways to ownership.

Traffic Circulation and Mobility
Redevelopment may result in increased in traffic volume, particularly along corridors like NW 6th Street (Sistrunk Boulevard), NW 7th Avenue, and Andrews Avenue. However, this Plan includes significant investments in complete streets, road diets, micro-mobility infrastructure, and improved transit access. The CRA will coordinate with the City of Fort Lauderdale, Broward County, and FDOT to ensure mobility improvements balance vehicular, pedestrian, bicycle, and transit needs. Specific projects will be evaluated for localized impacts and mitigated through context-sensitive design solutions, enhanced crosswalks, and last-mile connectivity strategies.

Environmental Quality
One of the central goals of this Plan is to improve the physical and environmental quality of the CRA. Programs, including façade improvements, residential rehab, adaptive reuse, and stormwater upgrades, will directly reduce blighted conditions and improve public health outcomes. Emphasis will also be placed on green infrastructure, including bioswales, permeable pavement, tree canopies, and heat mitigation strategies. Environmental remediation of brownfield sites and underutilized industrial areas will further enhance community safety and livability.

Community Facilities and Services
The CRA is well-positioned near a number of community-serving institutions, including parks, schools, libraries, childcare centers, and cultural facilities. This Plan envisions leveraging capital improvements and redevelopment momentum to support and enhance existing community facilities, particularly west of NW 9th Avenue. Infrastructure enhancements, public space investments, and expanded public safety strategies (such as community policing and lighting) will support the effective delivery of services and quality of life for all residents.

Impact on Schools

Future residential development within the CRA is not expected to substantially impact the capacity of nearby public schools. While the CRA may see modest population growth due to new housing units, this growth is projected to represent a small percentage of the citywide population and will remain consistent with adopted land use and concurrency standards. The CRA will collaborate with Broward County Public Schools as needed to coordinate future development and ensure that youth-serving amenities are integrated into the redevelopment process.

Conclusion

The redevelopment initiatives within the CRA are crafted to improve the physical, economic, and social fabric of the area while minimizing negative impacts. This Plan affirms a strong commitment to inclusive, resilient, and community-centered redevelopment, ensuring that revitalization efforts uplift legacy residents, protect neighborhood identity, and enhance overall quality of life throughout the CRA.

6. Financial Projections

Base Year Value = $208,260,650
Projections are based on an assumption of 50% City Only Increment

Taxable Calendar	Fiscal	Taxable Value	Increment Value	City AV	City TIF
1/1/2025	2026	3,032,574,694	2,824,314,044	11,634,197	5,817,098
1/1/2026	2027	3,160,402,266	2,952,141,616	12,160,757	6,080,378
1/1/2027	2028	3,325,221,985	3,116,961,335	12,839,699	6,419,849
1/1/2028	2029	3,498,637,299	3,290,376,649	13,554,049	6,777,024
1/1/2029	2030	3,681,096,482	3,472,835,832	14,305,653	7,152,826
1/1/2030	2031	3,873,071,186	3,664,810,536	15,096,454	7,548,227
1/1/2031	2032	4,075,057,658	3,866,797,008	15,928,497	7,964,248
1/1/2032	2033	4,287,578,027	4,079,317,377	16,803,932	8,401,966
1/1/2033	2034	4,511,181,653	4,302,921,003	17,725,022	8,862,511
1/1/2034	2035	4,746,446,542	4,538,185,892	18,694,149	9,347,075
TOTALS				148,742,408	74,371,204

Conclusion & Outlook

The CRA area stands at a transformative crossroads. As detailed throughout this Plan, the district reflects a powerful duality: it is both a proud, historic center of cultural identity and a fast-growing urban district catalyzed by real estate investment, strategic location, and community-rooted aspirations.

The area's rich heritage, historic institutions, and sense of place, centered around the Sistrunk corridor and legacy neighborhoods like Durrs and Dorsey-Riverbend, are not challenges to overcome but core assets to preserve and elevate. These communities have shaped Fort Lauderdale's cultural foundation, and their inclusion in the City's future is both a moral imperative and a path to authentic, place-based revitalization.

At the same time, the CRA benefits from powerful catalysts, such as, the Brightline station connecting the city regionally, a wave of new mixed-use development in Flagler Village and along NW 7th Avenue, and the creative energy of the Progresso industrial arts district. These forces signal that NPF CRA is no longer just a target for reinvestment, it is a driver of citywide growth.

This Plan is ultimately about balance and inclusion. It provides flexible tools and guiding initiatives that enable CRA staff and partners to respond to market shifts, neighborhood needs, and community input. The overarching goal is to ensure that residents, businesses, and artists, both long-established and new, have room to thrive.

With a strong public-private vision, the CRA is well positioned to become a model of inclusive redevelopment. A district where culture is protected, where opportunity is expanded, and where the future is built on the strength of its past. This Plan sets the foundation for a resilient, connected, and empowered community, one that works for everyone.

Northwest-Progresso-Flagler Heights CRA is a thriving, inclusive, and resilient community where economic opportunity, cultural heritage, and quality of life are accessible to all. Rooted in history and driven by innovation, the district will be a place where residents are empowered, creativity flourishes, and investment is guided by equity and long-term sustainability.

INTERLOCAL AGREEMENT FOR EXTENSION OF NW-PROGRESSO REDEVELOPMENT AREA TO 2035, APPROVED BY COUNTY ON JUNE 11, 2025

Housing Finance Division
110 Northeast 3rd Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

June 17, 2025

Mr. Christopher Cooper, Acting Assistant City Manager
City of Fort Lauderdale
101 NE 3rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

Dear Mr. Cooper:

Subject: Executed and Recorded Original Interlocal Agreement Among Broward County, The City of Fort Lauderdale Community Redevelopment Agency (CRA) Regarding the Extension of the NW-Progresso Redevelopment Area

Please find attached the executed, original ILA, as approved by the Board of County Commissioners on June 10, 2025, and recorded on June 13, 2025. The ILA provides for the CRA to be extended for a period of up ten (10) years until November 7, 2035 with no TIF obligation to the Taxing Authorities after November 7, 2025.

If you have any questions or comments, please do not hesitate to call me at (954) 357-6679 or email at lwight@broward.org.

Best Regards,

Lisa Wight, Senior Redevelopment Coordinator
Housing Finance Division, HFD

Attachment

cc: Ralph Stone, Director, HFD
Suzanne R. Fejes, Assistant Director, HFD

INSTR # 120270022
Recorded 06/13/25 at 11:03 AM
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INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

This Interlocal Agreement ("Agreement") is entered into by and among Broward County, a political subdivision of the State of Florida (the "County"), the City of Fort Lauderdale, a Florida municipal corporation (the "City"), and the Fort Lauderdale Community Redevelopment Agency, a public body corporate and politic created pursuant to Chapter 163, Part III, Florida Statutes (the "CRA") (collectively, the County, the City, and the CRA are the "Parties").

RECITALS

A. In 1989, through County Resolution No. 89-1132, the County delegated certain powers to the City to create a community redevelopment agency. The City subsequently took the necessary steps to establish a community redevelopment agency for the Central Beach community redevelopment area. Subsequently, the City sought to establish a community redevelopment area known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NW-Progresso Redevelopment Area"). In 1995, through City Resolution No. 95-86, the City made the required findings regarding slum and blight to establish the CRA for the NW-Progresso Redevelopment Area, and pursuant to City Ordinance No. 95-67, established the required redevelopment trust fund. On November 28, 1995, the County approved the proposed redevelopment plan for the NW-Progresso Redevelopment Area. The NW-Progresso Redevelopment Area currently consists of approximately 1,298 acres.

B. The CRA for the NW-Progresso Redevelopment Area receives funding from four taxing authorities: the County, the City, the North Broward Hospital District ("North Hospital District"), and the Children's Services Council of Broward County ("CSC"). Pursuant to the requirements of Section 163.387, Florida Statutes, and unless otherwise agreed by the relevant entities, the taxing authorities are generally required to fund the CRA annually in the amount of 95% of the difference between the current ad valorem tax revenue for the redevelopment area and the ad valorem tax revenue for the redevelopment area at the time of the enactment of the ordinance providing for the funding of the redevelopment trust fund.

C. The CRA for the NW-Progresso Redevelopment Area is currently scheduled to expire on November 7, 2025, pursuant to the provisions of its redevelopment plan and applicable law, including Section 163.3755(1), Florida Statutes. The County and the City seek to support affordable housing and continued economic development in the City at large, as well as within the NW-Progresso Redevelopment Area, and therefore agree to a ten-year extension of the CRA for the NW-Progresso Redevelopment Area through and including November 7, 2035, solely on a non-TIF basis for all taxing authorities other than the City.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

10

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

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Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1 CRA Termination Date. On or before November 7, 2035.

1.2 CRA Extension Period. The period of ten (10) years from November 7, 2025, through and including the CRA Termination Date.

1.3 Effective Date. The date on which this Agreement is executed by the last of the Parties executing this Agreement.

1.4 Taxing Authorities. The County, the City, the North Hospital District, and the CSC.

1.5 TIF Obligation(s). Any and all amounts that the applicable Taxing Authority would be obligated to pay to the redevelopment trust fund for the applicable district of the CRA pursuant to Section 163.387, Florida Statutes.

ARTICLE 2. TERMS AND CONDITIONS

2.1 The Parties stipulate that this Agreement governs the rights and obligations of all Taxing Authorities relating to TIF Obligations to the CRA.

2.2 Extension of the CRA. By execution of this Agreement, the County expressly authorizes the City and the CRA to extend the CRA, solely as to the NW-Progresso Redevelopment Area, and solely on a non-TIF basis only (except for the City which may, if it wishes, extend the City's TIF obligations to the CRA), for the CRA Extension Period in accordance with the terms of this Agreement. Within one hundred and eighty (180) days after the Effective Date of this Agreement, the City and the CRA will approve an amendment to the CRA Redevelopment Plan that expressly incorporates the terms of this Agreement, extends the duration of the NW-Progresso Redevelopment Area of the CRA for the CRA Extension Period, expressly states that the Taxing Authorities (other than the City, if the City elects to continue the City's TIF Obligations) shall have no TIF Obligations after November 7, 2025, and expressly requires that the CRA terminate on or before the CRA Termination Date. The City and the CRA shall take any and all action necessary to effectuate the timely termination of the CRA. Nothing herein is intended to restrict or impact the Central City Redevelopment Area, which is funded by City-only TIF revenue and for which no other Taxing Authority has any TIF Obligations.

2.3 TIF Obligations. The TIF Obligations of the Taxing Authorities shall continue in accordance with Section 163.387, Florida Statutes, until September 30, 2027. No Taxing Authority (other than the City, if the City elects to continue the City's TIF Obligations) shall have any TIF Obligation to the CRA after November 7, 2025 (i.e., the final TIF obligation was previously paid on or before January 1, 2025). This Agreement does not require, limit, or impact any agreement between the City and the CRA regarding the TIF obligations of the City. The CRA shall strictly comply with the provisions of Section 163.387, Florida Statutes, with respect to all monies received pursuant to the TIF Obligations of the Taxing Authorities.

2.4 End of TIF Obligations. The Parties agree and stipulate that, except to the extent expressly authorized in this Agreement, there shall be no extension to the duration of the CRA nor expansion of the boundaries of the CRA without the prior written approval of the County Commission, that all TIF Obligations of any Taxing Authority to the CRA have been fully paid, and the Taxing Authorities (except for the City, if it elects to continue TIF Obligations) have no further TIF Obligation to the CRA whatsoever for this fiscal year or any fiscal year in the future.

2.5 Additional Remaining Balances. Nothing in this Agreement alleviates the obligations of the CRA, in accordance with Section 163.387, Florida Statutes, to refund to the Taxing Authorities any additional monies remaining in the CRA's trust fund on the last day of the fiscal year that were not (i) properly appropriated to a specific project pursuant to an approved community redevelopment plan, or (ii) pledged or used to reduce the indebtedness to which tax increment revenues are pledged. Except as expressly stated herein, nothing in this Agreement is intended to modify any obligation of the Taxing Authorities or the CRA that may otherwise exist under applicable law.

2.6 Use of CRA Assets During CRA Extension Period. For the remaining duration of the CRA, funds and assets of the CRA with respect to the NW-Progresso Redevelopment Area, including without limitation all monies in the redevelopment trust fund for the NW-Progresso Redevelopment Area, shall be used only (a) to complete the NW-Progresso Redevelopment Area community redevelopment activities, undertakings, or projects in accordance with the CRA redevelopment plan for the NW-Progresso Redevelopment Area, dated March 15, 2016, or amendment thereto that has been approved by the County Commission or County Administrator ("Approved CRA Plan"), or (b) to refund the Taxing Authorities pursuant to Section 2.7 and in accordance with Section 163.387(7)(a), Florida Statutes.

2.7 CRA Termination; Allocation of CRA Assets. On or before the last day of the CRA Extension Period, the CRA must terminate. After disbursements and obligations that accrued in the ordinary course of business and operations prior to the last day of the Extension Period have been fully paid, the City and the CRA shall distribute all remaining funds and assets of the CRA as follows:

(a) All remaining balances in the CRA's redevelopment trust fund shall be distributed to the Taxing Authorities in the proportion that the amount of the payment by such Taxing Authority for the last year in which all Taxing Authorities paid TIF Obligations for the NW-Progresso Redevelopment Area (i.e., on or about January 1, 2025) bears to the total amount of TIF Obligations paid into the trust fund by Taxing Authorities that year. These refunds to the Taxing Authorities must be completed no later than June 1, 2036, and must be accompanied by documentation substantiating the total balance to be refunded and the proportional allocation among the Taxing Authorities;

(b) Each article of personal property with a reasonable market value of less than $5,000 shall be transferred to the City at no cost with no obligation to reimburse or distribute to the Taxing Authorities. Each article of personal property with a reasonable market value of $5,000 or more shall be liquidated or transferred to the City at fair market value with the net proceeds thereof (defined as gross proceeds minus reasonable disposition fees customary for such transactions) ("Net Proceeds") distributed per Section 2.7(a) above;

(c) All real property interests or assets of the CRA or acquired with funds attributable to the CRA shall be allocated as follows, and the City and the CRA shall take all necessary actions to timely effectuate the following:

(1) Real property interests and assets that all Parties to this Agreement, acting through the CRA Executive Director, City Manager, and County Administrator, or their respective written designees, agree in writing by December 31, 2035, constitute "Purposed Assets," namely either that the real property interests were acquired for the purpose of, and the current use thereof is consistent with, a specific project or strategy stated in the CRA's redevelopment plan, dated March 16, 2016, or any subsequent version approved by the County Commission or County Administrator, or that the specific project or use of the interests and assets is expressly approved in writing on a case-by-case basis by the County Administrator and the City Manager (collectively, the "Stated Purpose"), shall be at the CRA's election either (a) sold or disposed of pursuant to Section 2.7(c)(2) herein; or (b) transferred to the City subject to legally imposed limitations on permitted uses, which for real property interests shall include recorded restrictive covenants, such that the Purposed Assets are used by the City solely to accomplish the applicable Stated Purpose; if any such Purposed Asset is not consistently and regularly utilized for that Stated Purpose, then the Purposed Asset shall be distributed per Section 2.7(b)(2) below, unless the County Administrator specifically approves in writing a modified utilization of the Purposed Asset at issue in which event such modified purpose shall be deemed the Stated Purpose for purposes of this Agreement; and

(2) all other real property interests or assets shall be sold or otherwise disposed of at fair market value and the Net Proceeds thereof distributed to the Taxing Authorities in the proportion indicated in Section 2.7(a) above; all such transactions and distributions shall be completed no later than June 1, 2036, as such time may be extended in writing with the written approval of the County Administrator for any specific interest or asset.

(d) Any other assets or funds of the CRA not addressed in Sections 2.7(a) through (c) above shall be liquidated at fair market value and the Net Proceeds allocated to the Taxing Authorities in the proportion indicated in Section 2.7(a) above, unless the County Administrator otherwise approves in writing.

The City and the CRA shall take all necessary actions to ensure the requirements of this Section 2.7 are timely completed. To avoid any ambiguity, the obligations of this Section 2.7 relate to all funds and assets of the CRA as of the CRA Termination Date, including without limitation the NW-Progresso Redevelopment Area, but excluding funds or assets that are derived solely from, or real property assets located solely within, the Central City Redevelopment Area.

2.8 Broward County Administrative Code Application. The Parties agree and stipulate that at least as of January 14, 2014 (which is the adoption date of Broward County Resolution

No. 2014-025), Broward County Administrative Code Section 18.87 is binding on the City and the CRA and prior written approval of the County is required for any modification of a redevelopment plan where such modification involves a boundary change, extension to the term of the redevelopment plan involving the continuing contribution by the taxing authorities, or a change of such magnitude as would require a County or municipal land use plan amendment. In no event shall the City or the CRA extend the duration of the CRA beyond the CRA Termination Date without formal written approval by the County Commission.

ARTICLE 3. MISCELLANEOUS

3.1 Effective Date; Time is of the Essence. The Agreement shall become effective as of the Effective Date. Time is of the essence for all performance required under this Agreement.

3.2 Fiscal Year. The continuation of this Agreement beyond the end of any County fiscal year (October 1 through September 30) is subject to both the appropriation and the availability of funds pursuant to Chapter 129, Florida Statutes.

3.3 Termination; Breach; Challenge. This Agreement may not be terminated for cause or for convenience. The sole and exclusive remedies for any breach of this Agreement shall be specific performance or injunctive relief. In the event of a breach of this Agreement, the Parties agree and stipulate that the Agreement shall continue in full force and effect as to the other Parties, and further agree and stipulate that the nonbreaching Party or Parties are entitled, at their election, to specific enforcement of the terms of this Agreement, and the Parties expressly agree and stipulate that the Agreement is valid and enforceable, fair and just in all its terms, and that damages resulting from a breach of this Agreement are sufficiently uncertain and indefinite that specific performance is an appropriate equitable remedy.

3.4 Third-Party Beneficiaries. The Parties expressly agree and stipulate that there are no third-party beneficiaries to this Agreement other than the Taxing Authorities.

3.5 Notices. In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change.

NOTICE TO COUNTY:
Broward County Administrator Monica Cepero
115 S. Andrews Ave., Suite 409, Fort Lauderdale, Florida 33301
E-mail address: MCepero@broward.org (with copy to AMeyers@broward.org)

NOTICE TO CITY:
Rickelle Williams, City Manager
City Manager's Office, City of Fort Lauderdale
101 NE 3rd Avenue, Suite 1430, Fort Lauderdale, Florida 33301
E-mail address: RickelleWilliams@Fortlauderdale.gov

NOTICE TO CRA:
Rickelle Williams, Executive Director
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Blvd., Suite 200, Fort Lauderdale, Florida 33311
E-mail address: RickelleWilliams@Fortlauderdale.gov

3.6 Joint Preparation; Headings and Interpretation. This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any Party. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

3.7 Governing Law, Venue, and Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

3.8 Amendments. Except as otherwise expressly stated herein, no modification or amendment to this Agreement shall be effective unless it is in writing and executed by the duly authorized representatives of the County, the City, and the CRA.

3.9 Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference.

3.10 Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.

3.11 Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing in this Agreement is intended to serve as a waiver of sovereign immunity by the County, the City, or the CRA.

3.12 Counterparts. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

The remainder of this page is intentionally blank.

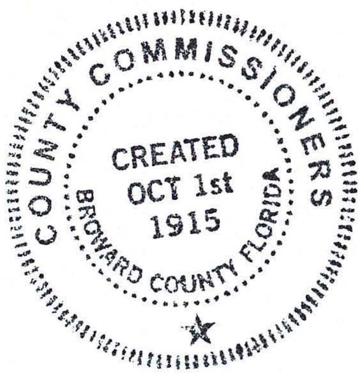
IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County through its Board Of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 10th day of June, 2025 the City of Fort Lauderdale, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same; and the Fort Lauderdale Community Redevelopment Agency, signing by and through its Chair or Vice-Chair, duly authorized to execute same.

COUNTY

ATTEST:

By: Dr. Kimm Campbell

for Broward County Administrator, as ex officio Clerk of the Broward County Board of County Commissioners



BROWARD COUNTY, by and through its Board of County Commissioners

By: Digitally signed by Beam Furr
Date: 2025.06.10
15:20:09 -04'00'

Mayor

10th day of June, 2025

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By Rene D. Harrod
cn=Rene D. Harrod, ou=Broward County Attorney's Office,
email=rharrod@broward.org, c=US
Approved as to form
2025.05.21 13:22:13 -04'00'

René D. Harrod (Date)
Chief Deputy County Attorney

RDH
Fort Lauderdale CRA Interlocal Agreement
5/5/2025
#1164282.3

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

CITY

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

ATTEST:

David R. Soloman, City Clerk

CITY OF FORT LAUDERDALE ESTABLISHED MARCH 27, 1911 SEAL BROWARD COUNTY, FLORIDA

By: Dean J. Trantalis

Dean J. Trantalis, Mayor

By: Rickelle Williams

Rickelle Williams, City Manager

20 day of May, 2025

I HEREBY CERTIFY that I have approved this Agreement as to form and legal correctness:
D'Wayne M. Spence, Interim City Attorney

Lynn Solomon, Esq.
Assistant City Attorney

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, THE CITY OF FORT LAUDERDALE, AND THE CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA) REGARDING THE EXTENSION OF THE NW-PROGRESSO REDEVELOPMENT AREA

CRA

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163

ATTEST:

By: Dean J. Trantalis
Dean J. Trantalis, Chair

David R. Soloman
David R. Soloman, CRA Secretary

By: Rickelle Williams
Rickelle Williams, Executive Director

CITY OF FORT LAUDERDALE ESTABLISHED MARCH 27, 1911 SEAL BROWARD COUNTY, FLORIDA

20th day of May, 2025

I HEREBY CERTIFY that I have approved this Agreement as to form and legal correctness:
D'Wayne M. Spence, Interim General Counsel

Lynn Solomon, Esq.
Assistant General Counsel

CITY OF FORT LAUDERDALE

CRA
REVITALIZE
Fort Lauderdale

City of Fort Lauderdale
Community Redevelopment Agency (CRA)

914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

954-828-6130