CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

February 25, 2025

Ms. Monica Cepero
County Administrator
Office of the County Administrator
Broward County
115 S. Andrews Avenue
Fort Lauderdale, Florida 33304

RE: Request to Extend the Term of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency within the City of Fort Lauderdale ("NPF CRA" or "CRA)

Dear Ms. Cepero:

In 1989, pursuant to Resolution No. 89-1132, the Board of Commissioners of Broward County, Florida delegated authority to the City of Fort Lauderdale to create a Community Redevelopment Agency. In 1995 under Resolution No. 95-86 , the City Commissioners of the City of Fort Lauderdale made several findings of "slum or blighted" based on a Neighborhood Conditions and Finding of Necessity Report; declared a need for a Community Redevelopment Agency and appointed the City Commissioners as the governing body for the Northwest-Progresso-Flagler Heights Community Redevelopment Area. During the same year, the Redevelopment Trust Fund was created under Ordinance No. C-95-67. The NPF Redevelopment Plan, which was adopted and approved in 1995, by the City pursuant to Resolution No. 95-170 and by Broward County pursuant to Resolution No. 95-1084, provides the framework for rehabilitating, conserving or redeveloping the NPF area. Since that time, the CRA has judiciously carried out redevelopment activities that have improved the area's infrastructure, built affordable housing, and provided incentives to small businesses that have fostered a robust environment for retail and commercial activity. The CRA's investments in large-scale projects has attracted private sector capital that will continue transforming the community into a cultural and entertainment district. The combined public and private sector activities will also serve to create a diverse, mixed income community. As evidence of the phenomenal work of the CRA, the Florida Redevelopment Association has recognized the Agency three times for best-in-class awards in several categories. In 2023, the City of Fort Lauderdale was recognized by the National Civic League for the CRA's premier project, the YMCA's LA Lee/Mizell Center, a community center which provides recreational, fitness, theatrical, educational and entertainment activities for the community.

While we have enjoyed significant success, there is still more work to be done. Blighting conditions such as vacant lots on the main corridor (Sistrunk Blvd), old and decrepit buildings that attract vagrancy and crime, inadequate streetscapes, inadequate drainage and other hazardous conditions still exist and would benefit from the continuing work of the CRA. In addition, the CRA has made a commitment to a number of private mixed use, mixed income projects which will increase the supply of workforce housing but will not be completed by the current sunset date.

Pursuant to Part III, Chapter 163 of the Florida Statutes and in accordance with the Plan, the NPF CRA is scheduled to sunset on November 7, 2025. Given that revitalization of this area is not complete, the Board of Commissioners of the CRA respectfully request authorization to extend the term of the NPF CRA for ten (10) years to allow the CRA to continue its redevelopment activities and to delegate authority to the City of Fort Lauderdale to continue its tax increment contribution to the NPF CRA Trust Fund at levels determined by the City in its sole discretion.

Finally, I am requesting that Broward County provide a grant dedicated to increasing the supply of affordable and workforce housing and/or infrastructure within the NPF CRA on terms and conditions mutually acceptable to both parties.

We look forward to working with Broward County to continue our revitalization activity in the Northwest-Progresso-Flagler Heights Redevelopment Area.

Sincerely,

Susan Grant

Susan Grant,
Acting Executive Director

Attachments

- Resolution No. 89-1132- Delegation of Authority from Broward County (BC) to The City of Fort Lauderdale (City) to Create the Agency
- Resolution No. 95-86- City's Approval of Finding of Necessity Study
- Resolution No. 95-170- City's Approval of the Redevelopment Plan
- Resolution No. 95-1084- Broward County Approval of the Redevelopment Plan
- Ordinance No. C-95-67 -Established the Redevelopment Trust Fund

Cc: D'Wayne M. Spence, Interim City Attorney
Clarence Woods, NWPFH Area Manager
Laura Reece, Acting Assistant City Manager

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Final Audit Report 2025-02-27

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