

CITY CLERK

MEMORANDUM NO. 10-300

DATE: November 9, 2010

2010 NOV -3 PM 1:36

TO: Chairman John P. "Jack" Seiler
Vice-Chairman Romney Rogers
CRA Board Member Bruce G. Roberts
CRA Board Member Charlotte Rodstrom
CRA Board Member Bobby B. DuBose
Beach Redevelopment Advisory Board Members

FROM: Allyson C.  Acting CRA Executive Director

BY: Donald Morris, AICP, Beach CRA Director 

VIA: Stephen Scott, Economic Development Director 

SUBJECT: November 9, 2010 - Workshop Between the City of Fort Lauderdale
Community Redevelopment Board of Directors and the Beach
Redevelopment Advisory Board

A workshop between the CRA Board and the Beach Redevelopment Advisory Board has been scheduled for November 9, 2010, at 7:00 PM at the International Swimming Hall of Fame meeting room to discuss future funding/work priorities for the Beach CRA.

In preparation for this meeting, staff has attached a PowerPoint presentation that provides a brief history of the Beach CRA, a summary of Beach CRA fund balances and a list of proposed public improvements (See **Exhibit I**). A summary of each proposed public improvement is attached as **Exhibit II**.

**City of Fort Lauderdale
Beach Community Redevelopment Agency
and
Beach Redevelopment Advisory Board**

Special Workshop
November 9, 2010

Beach Community Redevelopment Agency (CRA) Staff

Donald Morris

Beach Community Redevelopment Agency Director

Earl Prizlee

Engineering Design Manager

David Rubin

Planner II

Eileen Furedi

Clerk II

Beach CRA Boundary



Community Redevelopment Plan

Goals and Objectives

Redevelopment Goals:

- Eliminate the conditions of blight that are currently found in the area.
- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.
- Stimulate the redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area.
- Maintain public access to the beach and Intracoastal Waterway.

Community Redevelopment Plan

Goals and Objectives

The Objectives :

- Enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups.
- Make Fort Lauderdale Beach an integral part of the City for use by local residents.
- Improve the circulation for autos, bicycles, and pedestrians within and through the Central Beach area.
- Create and enhance a positive visual and physical image of the Central Beach.
- Provide for an active pedestrian environment throughout the Central Beach area, particularly between the Intracoastal Waterway and the Beach.

Community Redevelopment Plan

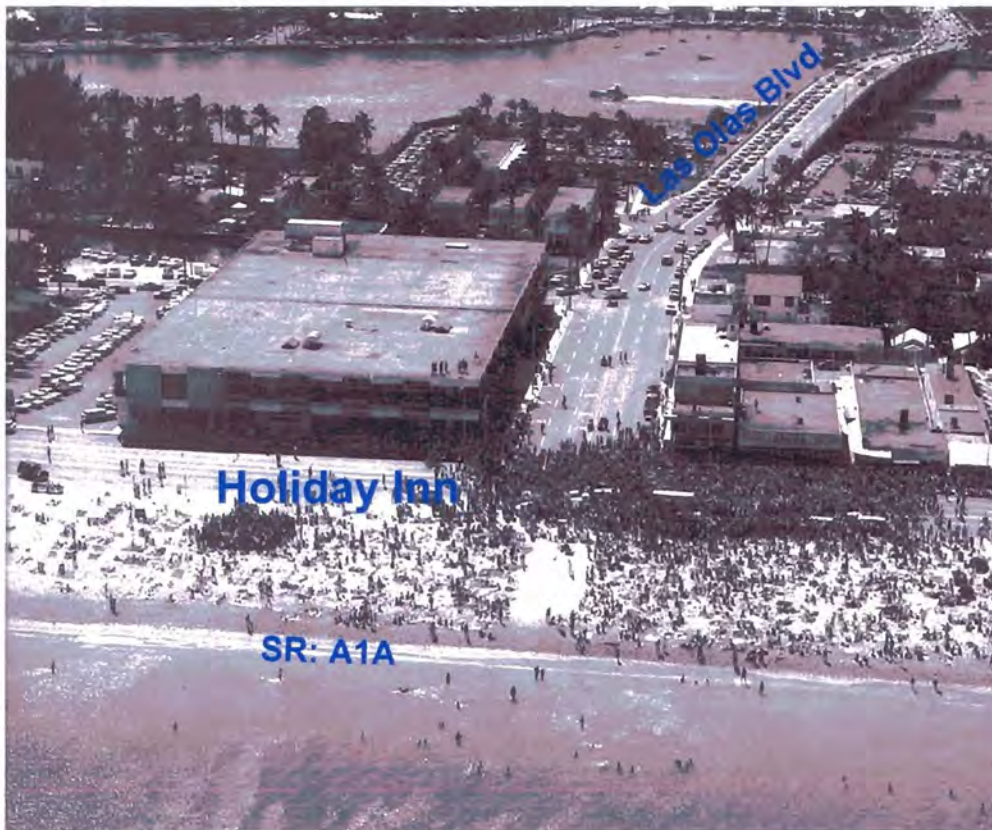
Planned Public Improvements

- Central Public Parking Structure
- Marina Facilities
- Intracoastal Promenade
- Oceanfront Plaza
- Utility Relocation on or near Birch/Las Olas Parking Lot
- Streetscape Improvements to Las Olas Boulevard
- Streetscape Improvements to Cortez Street
- Street Closings/Street Vacations
- Visitors Center, Watercraft Rental & Restroom Facility
- Lifeguard Headquarters, Police Substation, and Restroom Facility
- Las Olas Pavilion and Restroom Facility
- South Lot (Fort Lauderdale Beach Park) Concession, Maintenance Headquarters, and Restroom Facility
- D.C. Alexander Park Improvements

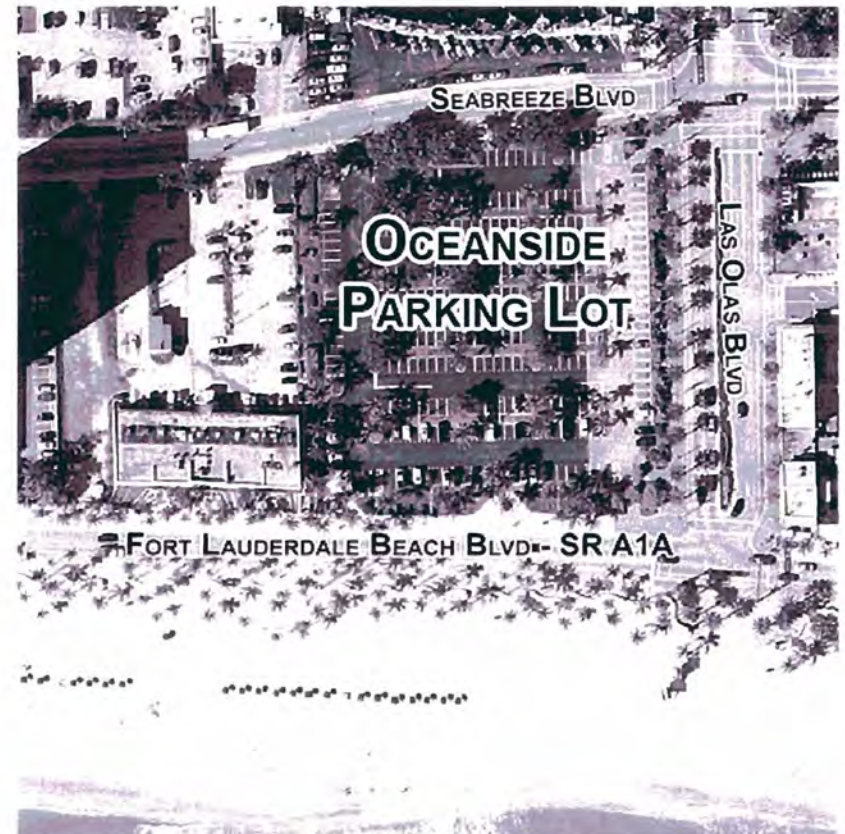
Community Redevelopment Plan

Planned Public Improvements Completed Since 1989

Purchase of Former Holiday Inn Site / Construction of Oceanside Parking Lot



Spring Break 1961



Aerial 2010

Community Redevelopment Plan

Planned Public Improvements Completed Since 1989

Marina Facilities: 1999



Community Redevelopment Plan

Planned Public Improvements Completed Since 1989

Fort Lauderdale Beach Park - Restrooms



Completed 2002

Community Redevelopment Plan

Planned Public Improvements Completed (Last 5 Years)

2004

(KEITH & SCHNARS / EDSA – STREETSCAPE MASTER PLAN)



CRA Contribution for Engineering Design & Construction Cost: **\$543,730**

2005 - 2007

LAS OLAS BLVD - STREETSCAPE



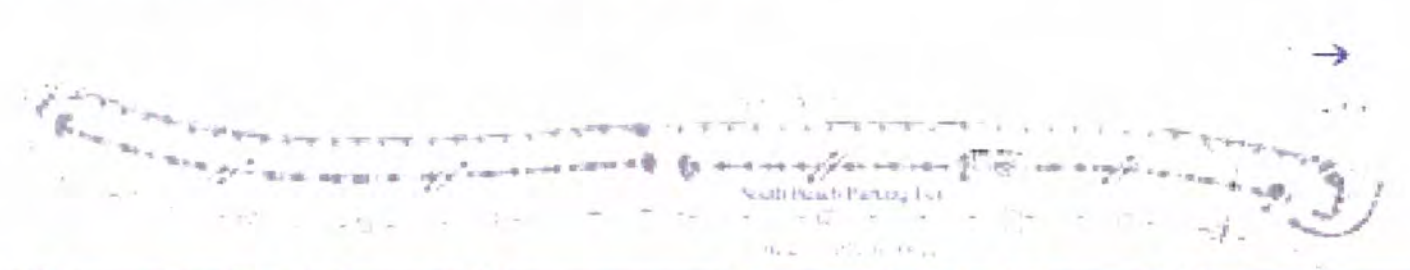
CRA Contribution for Engineering Design & Construction Cost : **\$4,912,044**

Community Redevelopment Plan

Planned Public Improvements Currently in Progress

2010 - 2011

FORT LAUDERDALE BEACH PARKING LOT



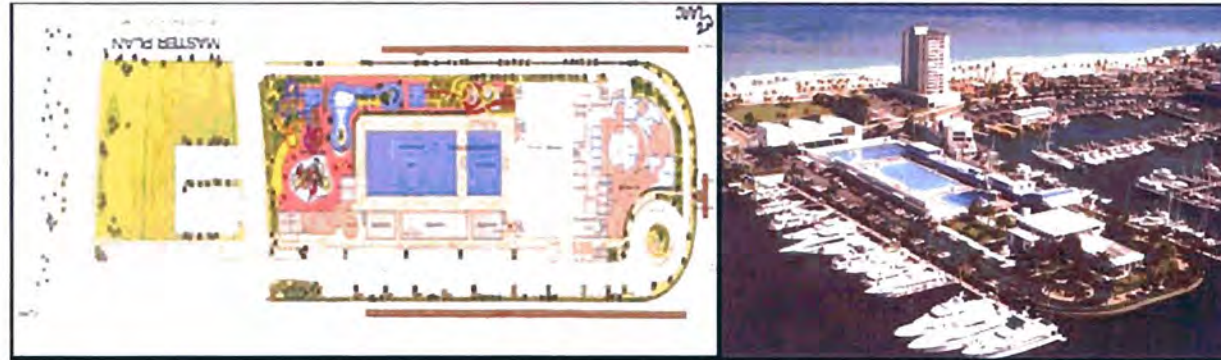
The CRA's Share of the Construction Cost: **\$2.4M**
Total Construction Cost: **\$3.6M**

Other Public Improvements / Studies

Completed (Last 5 Years)

2006

ISHOF / FORT LAUDERDALE AQUATICS CENTER FEASIBILITY STUDY



CRA Contribution: **\$63,533.**

2007

FDOT FEASIBILITY STUDY OF TRANSIT RELATED PROJECTS FOR SR A1A



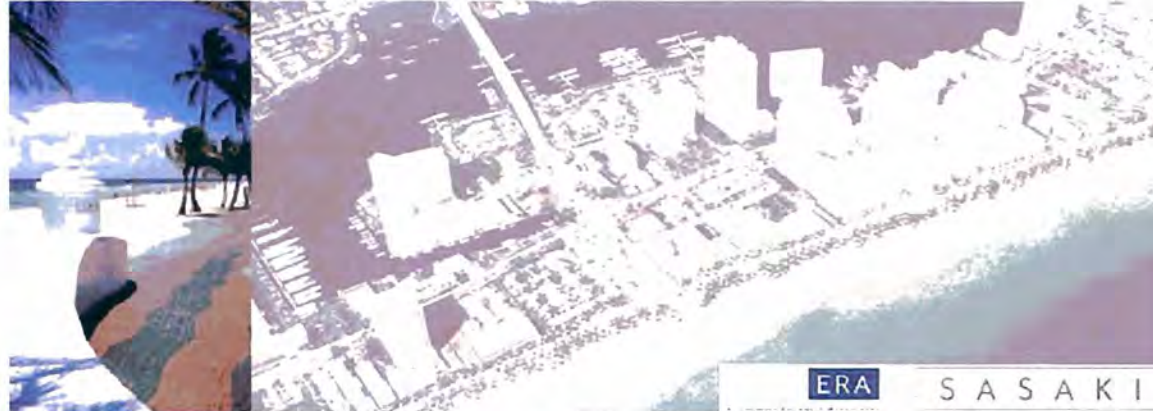
The Consultant and Study was Managed by CRA Staff and
Funded by Excise Tax **\$43,000**

Other Public Improvements / Studies

Completed (Last 5 Years)

2007 - 2010

CENTRAL BEACH MASTER PLAN (SASAKI)



CRA Contribution: **\$197,780, (Total Cost \$500,000)**

2007

SR A1A MEDIAN IMPROVEMENT PROJECT



FDOT Grant: **\$209,299**

CRA Contribution Towards Construction Costs: **\$61,067**

Other Public Improvements / Studies

Completed (Last 5 Years)

2008
FORT LAUDERDALE BEACH PARK – PLAYGROUND



CRA Contribution: **\$56,151**

Other Public Improvements / Studies

Currently in Progress

2009

SR A1A LIGHT REPLACEMENT PROJECT (TURTLE COMPLIANT LIGHTS)



The CRA's Share of the Engineering Design Cost: **\$119,377**
(Construction Costs Estimated \$4.0M, FDOT Grant \$3.29M)

Beach CRA Capital Improvement Projects

Appropriated Balances

P10386	Ft Lauderdale Beach Streetscape Master Plan (Keith & Schnars / EDSA)	\$	6,196.82	Project Complete
P10648	New Aquatics Center	\$	2,715,399.93	
P10774	SR A1A Median Improvements	\$	1,438,932.72	Project Complete
P10946	Las Olas Blvd Streetscape Improvements	\$	33,183.02	Project Complete
P11174	Public Restrooms	\$	796,890.82	
P11265	Fort Lauderdale Beach Park Playground Equipment	\$	193,849.00	Project Complete
P11322	Beach Improvements (Funding for Turtle Lighting, Pavers on SR A1A, Trash Receptacles, Wayfinding Signage and Coconut Trees)	\$	2,976,708.65	
P11125	Central Beach Master Plan Public Improvements (Sasaki)	\$	<u>1,688,615.60</u>	
	Total Appropriated Project Balances	\$	9,849,776.56	

Beach CRA Fund Balance Summary

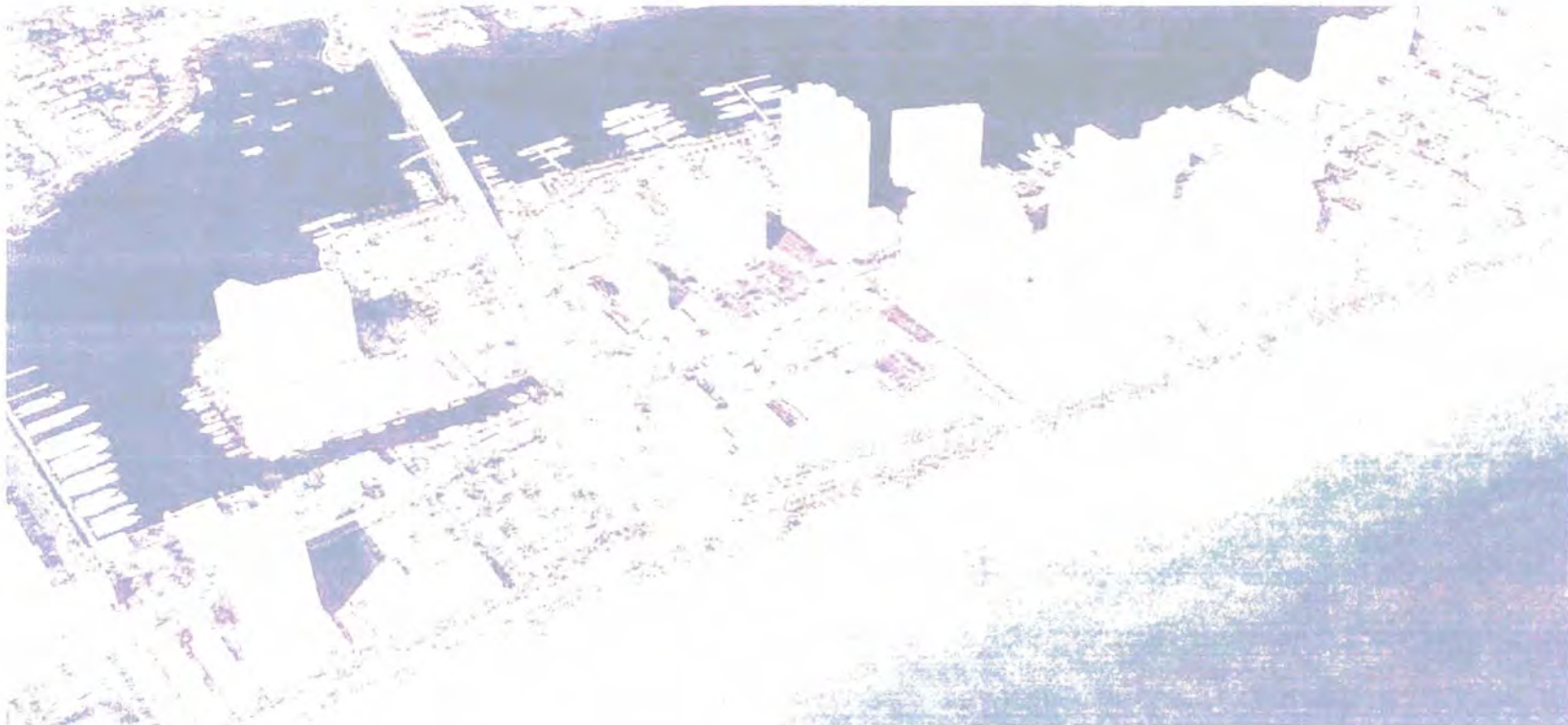
Capital Improvement Projects Reserve Fund	\$ 5,854,081.15
Central Beach CRA CIP Fund Balance 09/30/2009 (Includes appropriated project balances above)	\$ 10,064,472.00
FY 2010 Central Beach CRA CIP & Special Revenue Fund Excess Fund Excess Earnings (Preliminary)	\$ 6,463,555.00
FY 2011 Anticipated Revenue in Excess of Expenditures	<u>\$ 4,893,143.00</u>
Projected Fund Balance for FY 2010-11	\$ 27,275,251.15 *

* **Unaudited Fund Balance**

Central Master Beach Plan (Sasaki)

Proposed Public Improvements

CENTRAL BEACH MASTER PLAN



ERA | S A S A K I

DC Alexander Park



Estimated Cost: \$6.5M

- **Iconic Water Feature**
- **Outdoor Seating**
- **Landscaping**

Eligible for CRA Funding

Oceanside Plaza



Estimated Cost: \$22.03M

- Parking Garage
- Landscaped Plaza
- Restrooms



Eligible for CRA Funding

Channel Square



Currently the Subject of
Ongoing Litigation
(Palazzo)



Estimated Cost: \$4.6M

- Visitor's Center
- Water Taxi Stop
- Café
- Restrooms
- Office Space

Eligible for CRA Funding

Intracoastal Park and Promenade



Estimated Cost: \$30.7M

- Parking Structure
- Intracoastal Promenade
- Restaurant

Currently the Subject of
Ongoing Litigation (Palazzo)

Almond Avenue Streetscape



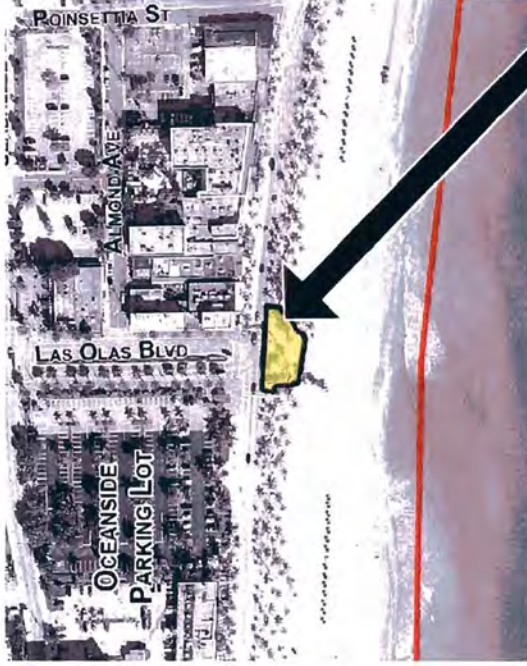
Estimated Cost: \$2.6M

- **Streetscape Improvements**



Eligible for CRA Funding

Las Olas Boulevard Beach Plaza

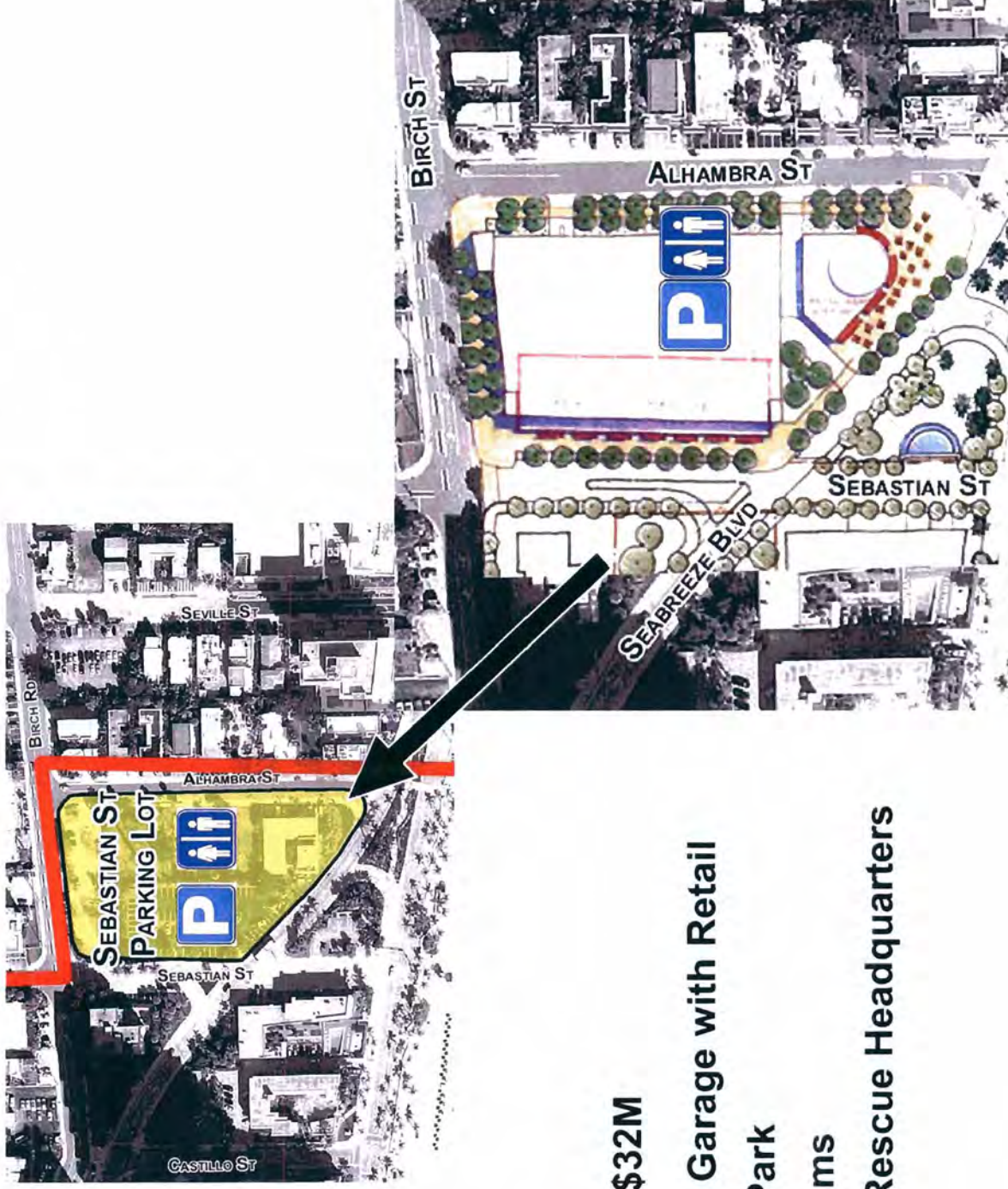


Estimated Cost: \$600,000

- Expanded Entrance
- Create Public Plaza

Eligible for CRA Funding

Sebastian \ Alhambra Site

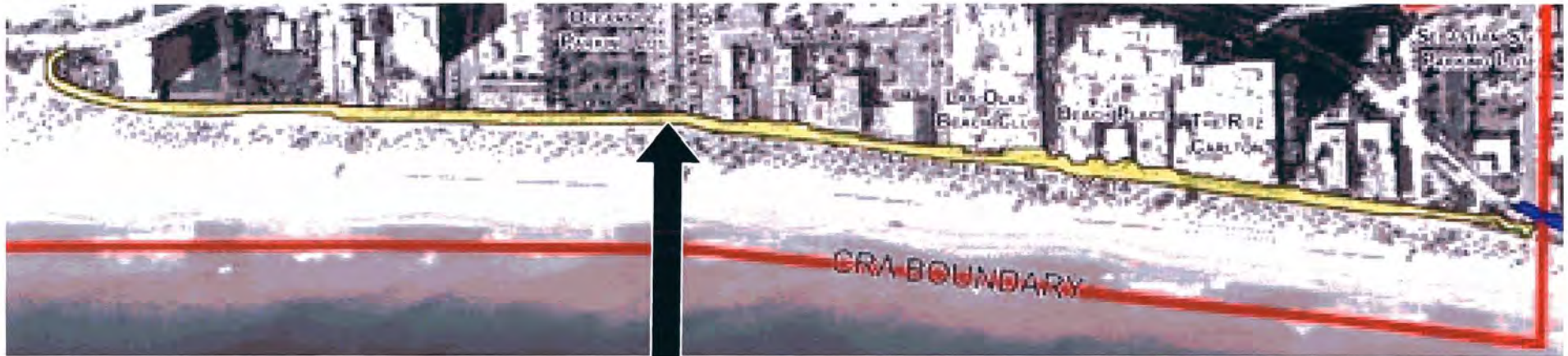


Estimated Cost: \$32M

- Parking Garage with Retail
- Public Park
- Restrooms
- Ocean Rescue Headquarters

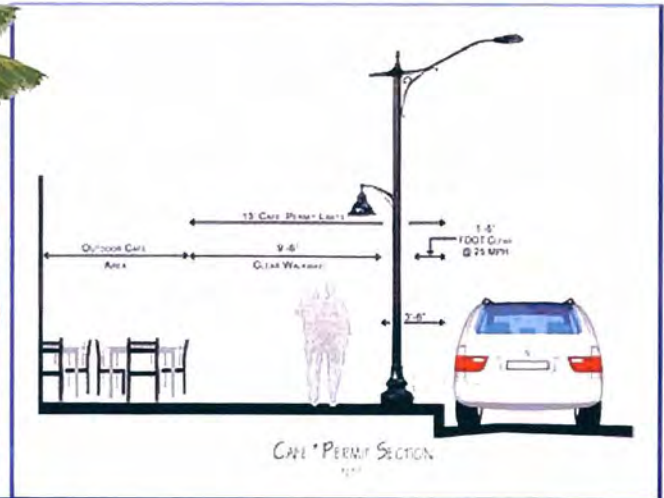
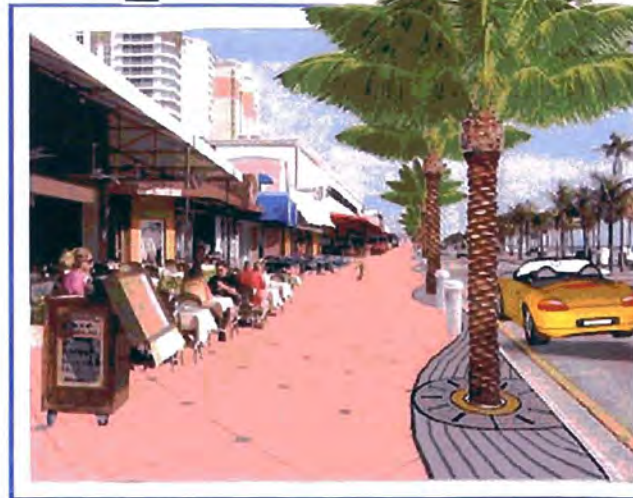
A1A Sidewalk Improvements (Westside)

(Within CRA)



Estimated Cost: \$5.0M

- **Remove Obstructions**
- **New Decorative Pavers**
- **Landscaping / Lighting**



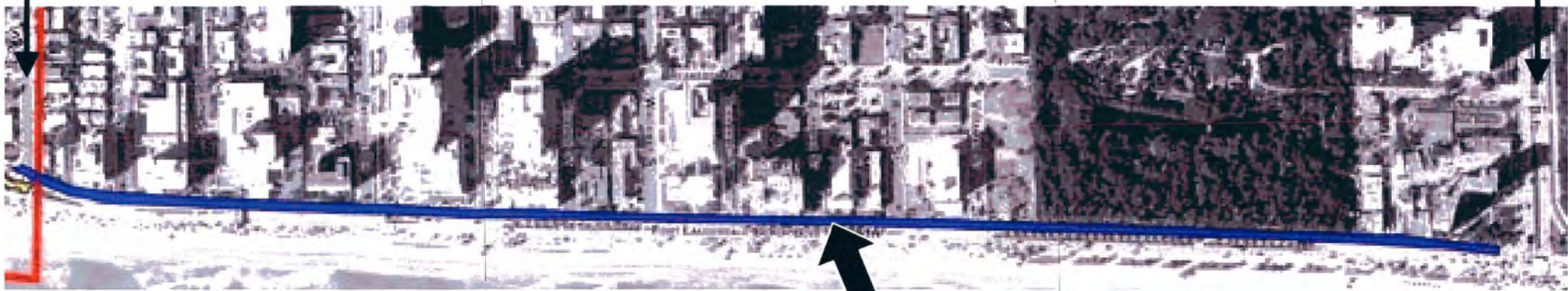
Eligible for CRA Funding

A1A Sidewalk Improvements (Westside)

(Outside CRA)

Alhambra St

Sunrise Blvd



Estimated Cost: TBD

- **Remove Obstructions**
- **New Decorative Pavers**
- **Landscaping / Lighting**



East Side SR A1A Beachfront Promenade



Estimated Cost: TBD

- New Bicycle / Pedestrian Path



Birch Road & Neighborhood Streetscape Improvement (Outside CRA)



Estimated Cost: TBD

- **Reduce Overall Paved Area**
- **Provide On-Street Parking**
- **Landscaping and Sidewalks**



Sunrise Lane Parking Garage (Outside CRA)

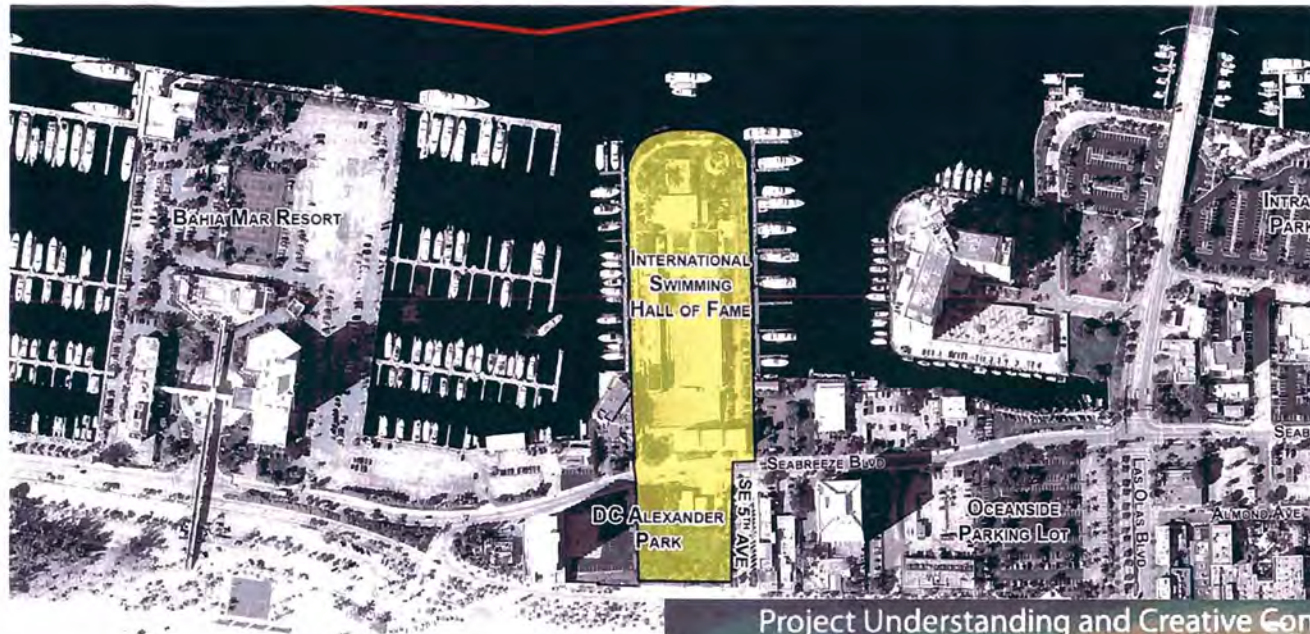
Estimated Cost: TBD

- Public / Private Partnership
- Restrooms



**Public Improvement Projects
Not Defined by
Central Beach Master Plan
(Sasaki)**

Redevelopment of ISHOF / Aquatics Center Site



Estimated Cost: \$71.1M

- **Wave House with Restaurant / Retail**
- **New Swimming / Diving Facility**
- **New Enhanced Space for ISHOF**
- **Parking Structure**

Eligible for CRA Funding

Proposed Pier

Las Olas Blvd

Sunrise Blvd



Potential Site

Potential Site



Location: TBD
&
Estimated Cost: TBD



3-D REPRESENTATION

3-D REPRESENTATION

May be Eligible for CRA Funding

Façade Improvement Program



Estimated Cost: TBD

- Create Façade Enhancement Program

Eligible for CRA Funding

SE 5th Avenue Streetscape Improvements



Estimated Cost: TBD

- **Widen Sidewalk**
- **New Trees**

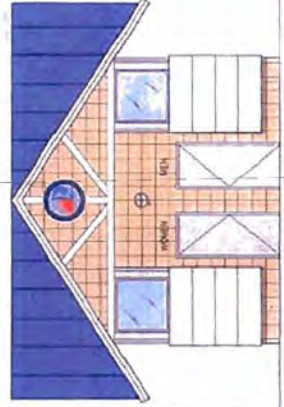
Eligible for CRA Funding

Proposed Public Restrooms



-  Existing Facilities
-  Sites for Consideration

Estimated Cost: TBD



Summary

Central Beach Master Plan (Sasaki)

Projects

	<u>PROJECTS</u>	<u>PROJECTED COST</u>
↑ Within CRA ↓	DC Alexander Park	\$ 6,500,000
	Oceanside Plaza	\$ 27,300,000
	Information Center/ Water Taxi / Cafe	\$ 4,100,000
	Intracoastal Park & Promenade	\$ 30,700,000
	Almond Ave Streetscape	\$ 2,600,000
	Las Olas Beach Entrance Improvement	\$ 600,000
	Sebastian St \ Alhambra St Site	\$ 32,000,000
	West Sidewalk SR A1A Improvements - Within CRA	\$ 5,000,000
	Wayfinding Signage	\$ 1,050,000
	TOTAL	
↑ Outside CRA ↓	West Sidewalk SR A1A Improvements - Outside CRA	TBD
	East Sidewalk SR A1A Proposal - Beach Promenade	TBD
	Streetscape Project - Outside CRA	TBD
	Sunrise Lane Parking Garage - Outside CRA	TBD

Summary

Projects Not Identified in Central Beach Master Plan (Sasaki)

<u>PROJECTS</u>	<u>PROJECTED COST</u>	
SR A1A Turtle Lights	\$ 4,000,000	IN DESIGN
Redevelopment of ISOHF/ Aquatic Center Site	\$ 71,000,000	
Proposed A1A Pier	TBD	
Façade / Streetscape Improvement Program - SE 5th Ave	TBD	
Façade Improvement Program - Las Olas Blvd	TBD	
Proposed Public Restrooms	TBD	

**Proposed Events
&
Other Proposed Funding Requests
2010 - 2011**

Holiday Lights

CRA Contribution: \$58,000

November to March

Beach Business Improvement District (BID)
and
The Beach CRA

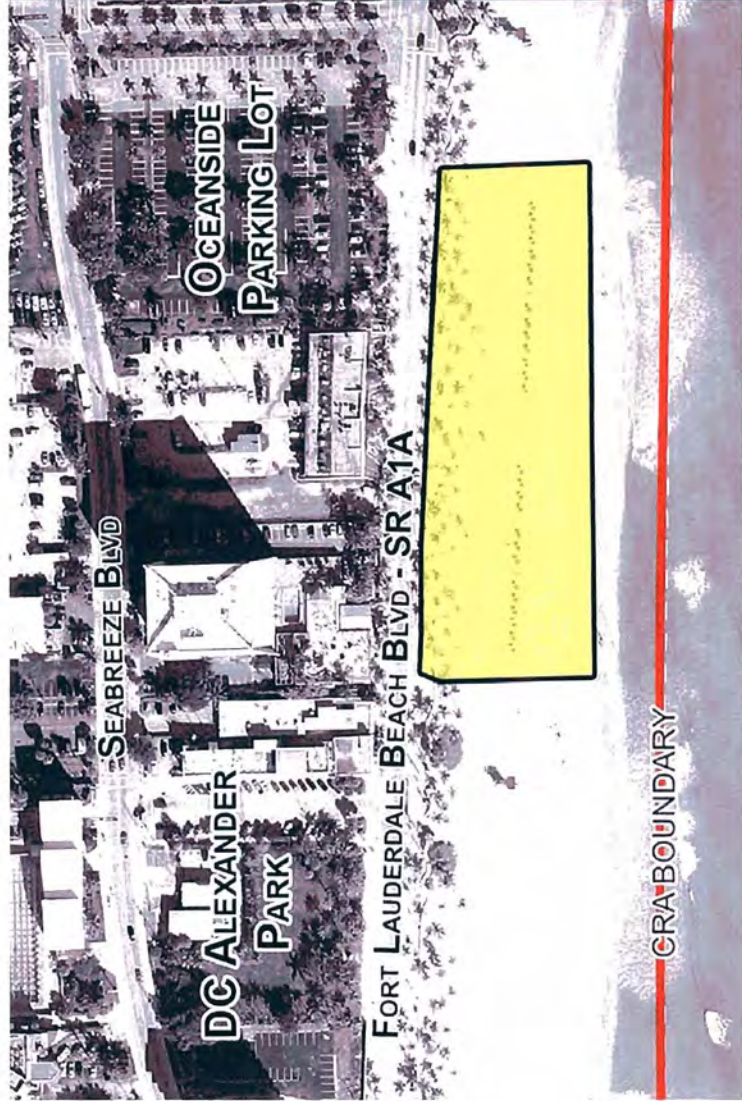




Cinema By the Sea

CRA Contribution: \$7,500

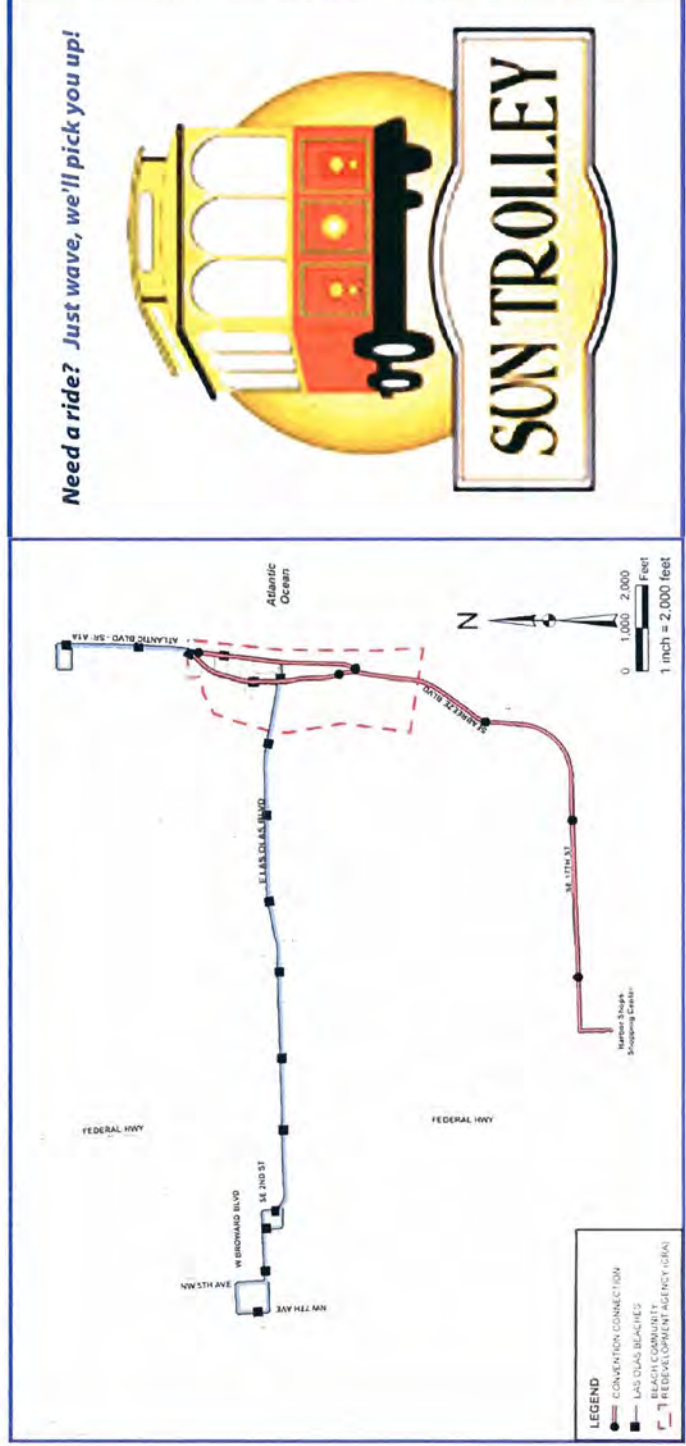
October – November



Sun Trolley

CRA Contribution: \$60,000

Downtown Fort Lauderdale
Transportation
Management Association (DFTMA)



Art Fair

Requested CRA Contribution: \$20,000

July 4th to Labor Day



Independence Day Event

Requested CRA Contribution: \$40,000



Major Event - TBD

Requested CRA Contribution: \$50,000



Memorial Day Event

Requested CRA Contribution: \$50,000

The City of Fort Lauderdale,
AutoNation and Maroon Auto Group Present

Where the Boys Are

Great American Beach Party

Presented by
Connie Francis

SATURDAY • MAY 29, 2010
11:30 a.m. to 9:30 p.m. • A1A and Lee Ochs

This FREE event features:
Live Bands • Classic Car Show • Family Beach Activities
Dance Contests • Sand Castle Contests • Memorabilia
Plus a 50th Anniversary screening of Where the Boys Are
presented by the Fort Lauderdale International Film Festival

For details, call 954-828-5363 or visit www.fortlauderdale.gov

Let's get back to the Great American Beach Party
Presented by
CONNIE FRANCIS
WHERE THE BOYS ARE
50th Anniversary Celebration
MAY 29, 2010

Saturday Night Alive

Requested CRA Contribution: \$80,000

July 4th to Labor Day



A Mile of Live Entertainment on Fort Lauderdale Beach

About Us Event Map Entertainment Special Promotions Parking Links Contact Home

SATURDAY NITE ALIVE

SUMMER 2010

Saturday July 3, 10, 17, 24 & 31 • 7 - 11pm

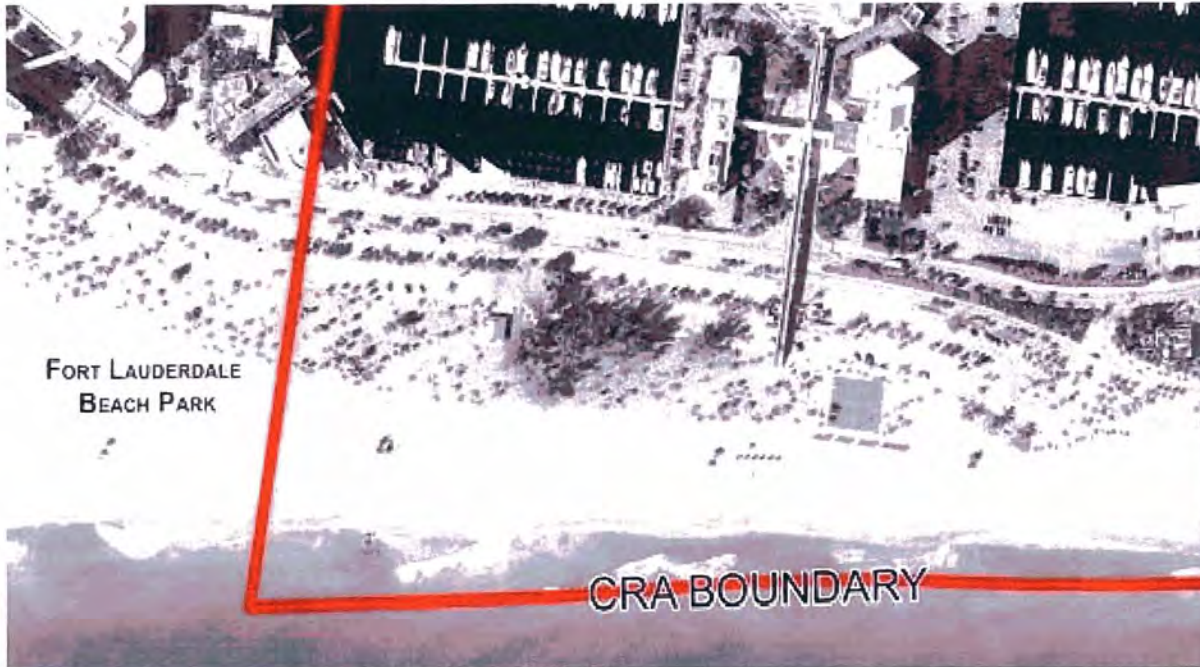
- 20 Live Performers
- 30 Restaurants
- 24 Clubs/Lounges
- Free/Discounted Parking
- Free Trolley

Presented by THE NEW FORT LAUDERDALE beach



Beach Concert

Requested CRA Contribution: \$100,000



Summary of Events / Other Funding Requests

<u>Event</u>	<u>Requesting Agency</u>	<u>Amount</u>
Holiday Lights (November - March)	Beach Business Improvement District - BID (Matching Funds Request)	\$58,000
"Cinema By The Sea" (October - November)	Fort Lauderdale International Film Festival	\$7,500
Sun Trolley	Downtown Fort Lauderdale Transportation Management Association (DFTMA)	\$60,000
Arts Fair (July 4th to Labor Day)	Beach Council	\$20,000
Independence Day Event (July)	Beach Council (Addition to Annual City Beach Fireworks)	\$40,000
Major Event TBD	Beach Council	\$50,000
Memorial Day Event (May)	Annual Beach Event	\$50,000
"Saturday Night Alive" (July 4th to Labor Day)	Beach Business Improvement District - BID (Matching Funds Request)	\$80,000
Beach Concert (February)	Beach Council	\$100,000
	Total	\$465,500

Setting Priorities & Moving Forward

SUMMARY OF PROPOSED PUBLIC IMPROVEMENTS

The following are summaries of proposed public improvements from the PowerPoint presentation. The page numbers in the left column coincide with the page numbers on the PowerPoint presentation.

CENTRAL BEACH MASTER PLAN PROPOSED PUBLIC IMPROVEMENTS

<u>Page No.</u>	<u>Project Summary</u>
19	<u>DC Alexander Park (\$6.5M)</u> : Project includes a 63,825 SF public plaza, an iconic water feature, outdoor seating grove, pedestrian safety enhancements and landscaping.
20	<u>Oceanside Plaza (\$22.03M)</u> : Project includes replacing the existing parking lot with a 400 space parking garage on the southern portion of the property that is wrapped on the North and East sides with retail / service / café space, and providing a 177,775 SF landscaped plaza.
21	<u>Channel Square (\$4.6M)</u> : Project includes a Water Taxi stop, visitor's center, café, office space, public restrooms, a landscaped plaza, streetscape improvements and a "canal walk". This site is currently the subject of ongoing litigation (Palazzo).
22	<u>Intracoastal Park & Promenade (\$30.7M)</u> : Project includes what the Master Plan defines as Sunset Point on the southern portion of the site, the Las Olas Parking Structure in the center of the site, and the Intracoastal Park on the northern portion of the site. Specific amenities include a new public promenade/park along the Intracoastal Waterway (including a boardwalk, playground equipment and landscaping), a restaurant, a 618 space parking structure, public restrooms, streetscape and landscape improvements and a surface parking lot.
23	<u>Almond Avenue Streetscape (\$2.6M)</u> : Project includes providing a landscaped plaza, water feature and streetscape improvements on Almond Avenue and on Banyan Street from Almond Avenue to Seabreeze Boulevard.
24	<u>Las Olas Beach Plaza (\$600K)</u> : Project includes expanding the Las Olas Boulevard Beach Entrance into a public plaza.
25	<u>Sebastian / Alhambra Site (\$32M)</u> : Project includes a 12,000 SF public park, 536 space parking garage, retail space, public restrooms, and possibly space for Ocean Rescue.

- 26 & 27 A1A Sidewalk Improvements (Westside) (Cost TBD): Project is located on the West side of A1A and includes providing a safe pedestrian walkway by relocating trees and street lights to within 2 feet of the curb, replacing the existing concrete sidewalk with decorative pavers, and installing lighted bollards and pedestrian-scale lights.
- 28 East Side SR A1A Beachfront Promenade (Cost TBD): Project includes constructing a 10'+ wide pedestrian/bicycle path on the east side of the wave wall along the entire length of the central beach.
- 29 Wayfinding Signage (\$1M): Project includes providing a wayfinding sign system throughout the central beach.
- 30 Birch Road and Neighborhood Streetscape Improvements (Outside the CRA) (Cost TBD): Projects will include reducing the extent paving and improving pedestrian circulation by providing on-street parking lanes, landscaping strips and public sidewalks.
- 31 Sunrise Lane Parking Garage (Outside the CRA) (Cost TBD): Project is a potential public/private partnership with the B Ocean Hotel to provide a parking garage, retail space and public restrooms.

**PUBLIC IMPROVEMENTS NOT IDENTIFIED BY
THE CENTRAL BEACH MASTER PLAN**

<u>Page No.</u>	<u>Project Summary</u>
33	<u>Redevelopment of ISHOF Site (\$71.1M)</u> : The proposed bid includes a new swimming and diving facility for competitive events, new enhanced space for the ISHOF Museum with a banquet/community room, a restaurant, marina/dock space and a parking structure all on the existing peninsula. A new Wave House with restaurant and retail space, and a band shell are proposed on DC Alexander Park.
34	<u>Proposed Pier (Cost TBD)</u> : Proposed construction of a pier.
35	<u>Façade Improvement Program (Cost TBD)</u> : Proposal will create a façade renovation program to assist property owners within the CRA to renovate their facades (similar to what is offered in the NFP CRA).
36	<u>SE 5th Avenue Streetscape Improvements (Cost TBD)</u> : Project will include narrowing the travel lanes, widening the sidewalk and providing street trees on the North side of SE 5 th Avenue.
37	<u>Public Restrooms (Cost TBD)</u> : Public restrooms may be incorporated into other proposed public improvements such as parking garages and the proposed Visitor's Center, or may be constructed as stand alone structures.

NOV 9

MEMORANDUM NO. 10-284

CITY COMMISSION

DATE: October 19, 2010

2010 OCT 15 PM 4:17

TO: Chairman John P. "Jack" Seiler
Vice Chairman Romney Rogers
CRA Board Member Bruce G. Roberts
CRA Board Member Charlotte Rodstrom
CRA Board Member Bobby B. Dubose

ALL
COMMISSIONERS
RECEIVED

FROM: Allyson C. Love, Acting CRA Executive Director

BY: Alfred G. Battle Jr., NPF CRA Director
Donald Morris, AICP, Central Beach CRA Director

SUBJECT: October 19, 2010, Community Redevelopment Agency (CRA) Joint Memorandum on Priorities, Project Fund Balances and Major Projects Within the Last Five (5) Years.

A special joint meeting between the CRA Board and the Central Beach Redevelopment Advisory Board has been scheduled for November 9, 2010, at 7:00 PM to discuss future funding/work priorities for the Beach CRA.

In preparation for that meeting, and in response to the Board's request for historical funding and project information of both the CRAs, staff has provided the following information. The information provided relative to the NPF CRA is as an update to the report on past projects, priorities and funding given to the City Commission in April 2010.

BEACH CRA

REVENUES AND OPERATIONS

- Tax Increment Revenue for the last five years:
 - FY 2005-06 - \$2,848,624
 - FY 2006-07 - \$5,949,559
 - FY 2007-08 - \$5,458,469
 - FY 2008-09 - \$6,740,543
 - FY 2009-10 - \$7,121,111

The annual operating budget for the Central Beach CRA over the past five years has been between approximately \$600,658 and \$721,332. The amended, proposed Beach CRA operating budget for FY 2010-11 is \$832,895. There are four dedicated, full-time staff positions within the Beach CRA division.

BEACH CRA MAJOR PROJECTS WITHIN THE LAST FIVE (5) YEARS

2004 EDSA – STREETSCAPE MASTERPLAN



The Streetscape Master Plan for the Barrier Island was prepared by Keith & Schnars / EDSA and adopted by the City Commission. The following phasing strategy was developed for funding: Phase I - Improvements within CRA Boundary and eligible for funding by the CRA; Phase II - Improvements outside the CRA Boundary and funded by other sources.

CRA Contribution for Planning Services Cost: **\$543,730.**

2005 - 2007 LAS OLAS BLVD - STREETSCAPE



The CRA developed plans with design services from Keith & Schnars Inc. for the Phase I Las Olas Blvd Streetscape Project. The project improvements included wider sidewalks, pavers, bike lanes, trees and landscaping, paving and lighting.

CRA Contribution for Engineering Design, Inspection and Construction: **\$4,912,044.**

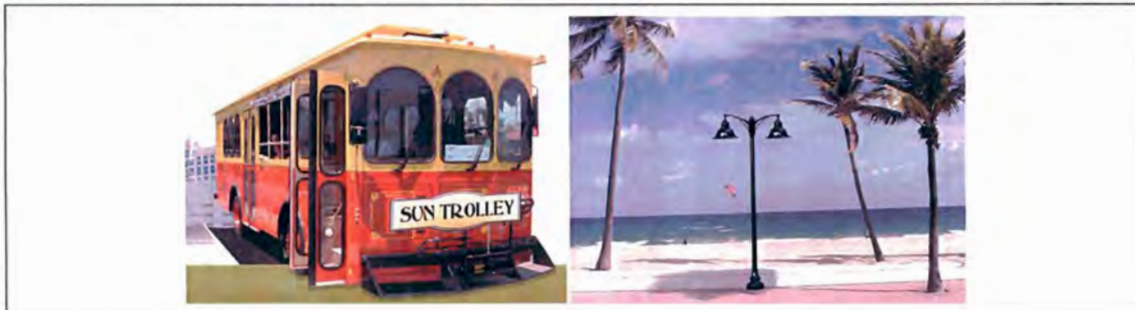
**2006
FORT LAUDERDALE AQUATICS CENTER FEASIBILITY STUDY**



The CRA funded a study for the redevelopment of the Fort Lauderdale Swimming Hall of Fame / Aquatics Center. Leisure and Recreation Concepts, Inc., was hired to perform the study. The study was presented to the Commission and a subsequent RFP is currently under review.

CRA Contribution: **\$63,533.**

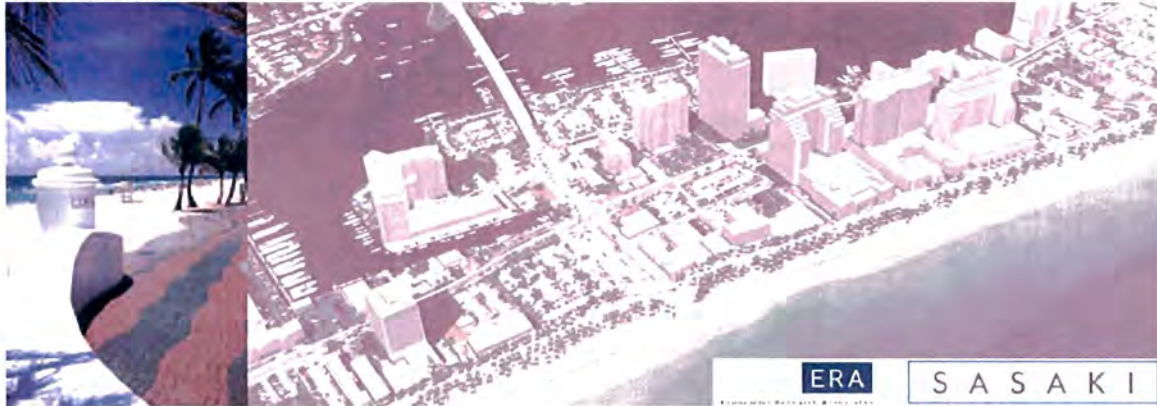
**2007
FDOT FEASIBILITY STUDY OF TRANSIT RELATED PROJECTS FOR SR A1A**



The City contracted the services of Chen & Associates, Inc. with CRA oversight to prepare a Feasibility Study of Transit Related Projects for SR A1A to claim \$3.29 million of remaining available funds from the cancelled Seabreeze Widening Project (also known as the “3+2” Project). Three projects were identified: 1) Trolley Stops / Shelters, 2) Replacement of the lighting along SR A1A with “turtle complaint” fixtures; and 3) A new entrance to the southern end of the Fort Lauderdale Beach Parking Lot. FDOT informed the City that the turtle compliant lights were their first priority and requested that the City move forward with replacement of the lights as the first project.

The Consultants and Study Was Managed by CRA Staff and Funded by Excise Tax.

**2007 - 2010
CENTRAL BEACH MASTER PLAN**



The City contracted the services of Sasaki & Associates to prepare a Central Beach Master Plan to develop concepts for public improvements and zoning regulations. The Commission adopted the public improvement portion of the Master Plan and is currently reviewing the recommended zoning changes.

CRA Contribution: **\$197,780** (Additional \$300,000 Funded by the General Fund)

**2007
SR A1A MEDIAN IMPROVEMENT PROJECT – \$500,000 FDOT GRANT**



City and CRA staff developed plans to install new landscaping in the medians along SR A1A. The Parks and Recreation Department installed the new irrigation system and plant materials, which saved the City and the CRA thousands of dollars. Most of the project cost was funded by an FDOT grant, with additional CRA funds used within the CRA boundary to complete the project.

CRA Contribution Towards Construction Costs: **\$61,067**

2008
FORT LAUDERDALE BEACH PARK – PLAYGROUND



The CRA funded replacement of the “Beach Crew Memorial Playground” at the Fort Lauderdale Beach Park.

CRA Contribution: **\$56,151**

2009
SR A1A LIGHT REPLACEMENT PROJECT (TURTLE COMPLIANT LIGHTS)



The City contracted the services of Chen & Associates to prepare plans to replace the existing deteriorated cast-iron light poles along SR A1A. The new concrete spun poles will have turtle complaint fixtures that were designed by CRA staff. These turtle compliant fixtures are now being used by other coastal communities along the East coast. The project is currently in final design phase and the majority of funding will come from a \$3.29 million JPA grant from FDOT, with the remainder coming from the CRA. Design services were not eligible for reimbursement as a condition of the grant.

The CRA’s Share of the Engineering Design Cost: **\$119,377**
(Construction Costs TBD)

**2010 - 2011
FORT LAUDERDALE BEACH PARKING LOT**



The City Contracted with Chen & Associates to prepare plans to renovate the Fort Lauderdale Beach Parking Lot. The project includes bringing the lot into ADA compliance, replacing the deteriorated wall and sidewalk, undergrounding the utilities, landscaping, pedestrian amenities, and milling and resurfacing the lot. The proposed construction contract award is scheduled for the October 19, 2010, CRA and Commission meetings.

CRA Share of the Design Cost: **\$88,624**
The CRA Share of the Construction Cost: **\$2,410,457.71**

SPONSORED EVENTS

2010 MEMORIAL DAY WEEKEND - WHERE THE BOYS ARE



CRA Contribution for the event: **\$50,000**

2009 - 2010 HOLIDAY LIGHTS



CRA Contribution for the event/project in 2009: **\$2,500**
CRA Contribution for the event/project in 2010: **\$58,000**

BEACH CRA EXPENDITURES PROJECTS OVER THE LAST FIVE (5) YEARS: **\$8,563,263.71**

Beach CRA Capital Improvement Project Appropriated Balances

The following are projects' fund balances from previous CRA Board appropriations.

P00464	Capital Improvement Projects Reserve Fund	7,606,763.86
P10386	Ft Lauderdale Beach Streetscape Master Plan (Keith & Schnars / EDSA Masterplan complete)	6,196.82
P10648	New Aquatics Center	2,715,399.93
P10774	SR A1A Median Improvements (Project complete)	1,438,932.72
P10946	Las Olas Blvd Streetscape Improvements (Project complete)	33,183.02
P11174	Automated Public Restrooms	796,890.82
P11264	Fort Lauderdale Beach Park (Funds to be used for Anticipated Contract Award 10/19/10)	657,775.29
P11265	Fort Lauderdale Beach Park Playground Equipment (Project complete)	193,849.00
P11322	Beach Improvements (Funding for Turtle Lighting, Pavers on SR A1A, Trash Receptacles, Wayfinding Signage and Coconut Trees)	2,976,708.65
P11125	Central Beach Master Plan Public Improvements	<u>1,688,615.60</u>
Total Appropriated Project Balances		\$18,114,315.71

Beach CRA Fund Balance Summary

Central Beach CRA CIP Fund Balance 09/30/2009 (Includes appropriated project balances above)	\$18,329,011.99
FY 2010 Central Beach CRA CIP Fund Excess Earnings (Preliminary)	6,415,004.00
FY 2010 Special Revenue Fund Excess Earnings (Preliminary)	48,551.00
FY 2011 Anticipated Revenue in Excess of Expenditures	4,893,143.00
Fort Lauderdale Beach Park Project Contribution (Anticipated Contract Award 10/19/2010)	<u>(2,410,457.71)</u>
Projected Fund Balance for FY 2010-11	\$27,275,252.28

Beach CRA Contributions for Anticipated Projects in the Design / Development Phase

SR A1A Light Replacement Project (Majority funded by \$3.29 million JPA Grant from FDOT)	\$750,000
Wayfinding Signage (\$443K funded by Parking Services)	\$570,000
SR A1A West Side Streetscape Improvements (Pending Design Approval from FDOT)	\$5,000,000

NORTHWEST PROGRESSO FLAGLER HEIGHTS (NPF) CRA

On April 2, 2010, Northwest Progresso Flagler Heights CRA staff provided the City Commission with Memorandum 10-033 that offered information on the overall financial position of the NPF CRA area at that time. The information provided in April included copies of the NPF Implementation Plan, a list of projects (including the type of project, location, type and amount of development assistance from the NPF CRA), a map illustrating NPF CRA project locations and a copy of the 2008-09 CRA Annual Report.

BACKGROUND

The founding redevelopment plan for the area was created when the Agency was formed in 1995. An amended and restated version of the plan was completed in 2001. The last planning project done for the area was completed in November 2007. The 2007 project was a demographic sensitive, market sensitive evaluation that was completed for the refinement of the implementation strategies developed within the 2001 version of the community redevelopment plan mentioned above. As a result, the CRA Board adopted the eight (8) development goals and five (5) key development initiatives in November 2007.

NPF CRA REVENUES AND OPERATIONS as of September 30, 2010

- Tax Increment Revenue for last five years:
 - FY 2005-06 - \$4,412,404
 - FY 2006-07 - \$6,225,040
 - FY 2007-08 - \$6,341,719
 - FY 2008-09 - \$7,334,462
 - FY 2009-10 - \$6,493,248

Tax increment revenue collected is utilized by the agency primarily in three ways:

1. Funds are used to pay off any existing debts or recurring obligations;
2. Second, funds are used to cover the operating budget for the CRA, such as salaries and rent;
3. Third, funds may be used to pay for projects and initiatives approved by the CRA Board and determined to be consistent with the redevelopment plan.

The annual operating budget for the NPF CRA over the past three years has been between approximately \$1.9 million and \$2.2 million. The NPF CRA operating budget approved for FY 2010-11 is \$1,939,444. There are eight dedicated, full-time staff positions within the NPF CRA division.

ACCOUNT BALANCES (As of October 1, 2010)

- *Tax Increment Trust Fund (Blanket Project Account) - \$ 7,713,042*
 - These are tax increment funds that have not been encumbered. They are available to be used on projects and initiatives that are determined to be consistent with and in furtherance of the NPF CRA Plan. These funds may be utilized at the discretion of the CRA Board by transferring or appropriating them for a specific CRA project.
 - At the July 7, 2010, CRA meeting \$3,606,897.59 were transferred to the Sistrunk Streetscape Project.
- *Tax Increment Bond Fund Balance - \$9,388,216.32*

- Original Bond Fund Balance - \$13,717,708
- Bond funds were secured to spend on projects and programs that are consistent with the NW CRA Redevelopment Plan.
- \$6,641,463 of bond funds listed above has been designated for the Sistrunk Streetscape Project.
- *Miscellaneous Project Accounts* - \$2,842,826.23
 - These accounts represent the cumulative balance of tax increment funds encumbered for existing projects and initiatives that have been determined to be consistent with and in furtherance of the NPF CRA Plan.

AREA INVESTMENTS SINCE 2005

Successful projects have been developed since the agency was formed in 1995. Existing projects along with a number of projects almost ready to break ground, projects range from small to large investments, and vary in scope and impact on the community. Each project is valuable to our efforts because they are examples of the types on investments necessary to realize an increased and diversified tax increment revenue base.

Since 2005, there have been over twenty (20) public and private sector projects that are complete or well under construction within the development area. An updated list of projects within the NPF CRA has been attached as **Exhibit A**. A map illustrating the areas within the NPF CRA where the projects are located has been attached as **Exhibit B**.

FUTURE PROJECTS AND OPPORTUNITIES

Opportunities continue to come about as a result of our continued efforts to implement the goals of the redevelopment plan. Near term funding commitments such as the Sistrunk/NE 6th Street improvements and Northwest Neighborhood Improvements represent over \$10 million of NPF CRA funding that is programmed for spending on these projects over the next calendar year.

CRA Projects Since 2005

<u>Type of Project</u>	<u>Project</u>	<u>Neighborhood/Area</u>	<u>Type of Assistance</u>	<u>Value of Assistance</u>
1 Multi-Family Housing	AREA 1 Sole Condominiums (Jefferson Place Apartments) Avenue Lofts Bamboo Flats The Foundry and Mill Lofts Progresso Village Homes Four Forty Flagler Village (apartments) Alexan at Flagler Village (apartments) The Eclipse (apartments) Progresso Village Road Closures Flagler Park (Under Construction)	Flagler Village	Streetscape Grant	\$ 177,855
2 Multi-Family Housing		Flagler Village	Streetscape Grant	\$ 1,968,562
3 Multi-Family Housing		Flagler Village	Streetscape Grant	\$ 230,881
4 & 5 Multi-Family Housing		Flagler Village	Streetscape Grant	\$ 855,988
6 In-fill Housing		Progresso Village	no assistance	\$
7 Multi-Family Housing		Flagler Village	Streetscape Grant	\$ 385,000
8 Multi-Family Housing		Flagler Village	Streetscape Grant	\$ 420,000
9 Multi-Family Housing		Flagler Village	CRA - Park Impact Fee Grant	\$ 120,000
10 Infrastructure		Progresso Village	Infrastructure Investment	\$ 91,000
11 Public Space		Flagler Park	Property Acquisition	\$ 2,123,000
			Sub-total	\$ 6,371,886
11 In-fill Housing	AREA 2 Bank of America/New Visions CDC Bob Young Builders Lennar Homes	Rivergardens/Sweeting Estates	Development Assistance & Infrastructure Improvements	\$ 2,100,000
12 In-fill Housing		Rivergardens/Sweeting Estates	<i>Benefitted from Infrastructure Improvements</i>	
13 In-fill Housing		Rivergardens/Sweeting Estates	<i>Benefitted from Infrastructure Improvements</i>	
		Sub-total	\$ 2,100,000	
14 In-fill Housing	AREA 3 Model Row Home Project AfroCentric Façade Improvements Smith Plaza Law Office Sixth Street Plaza Dixie Court Apartments Midtown Commerce Center Mount Olive Development Corporation Dorsey Riverbend Neighborhood Enhancements	Dorsey Riverbend	Contribution of Land	\$ 328,812
15 Commercial		Sistrunk Corridor	Façade Grants	\$ 155,000
16 Commercial		Sistrunk Corridor	Forgivable Loan	\$ 104,026
17 Commercial		NW 7th Avenue and NW 4th Street	Forgivable Loan	\$ 78,980
18 Commercial		Sistrunk Corridor	Forgivable Loan & Term Loan	\$ 1,100,000
19 Multi-Family Housing		Dorsey Riverbend	Streetscape Grant	\$ 338,844
20 Commercial		Sistrunk Corridor	Forgivable Loan and Land Conveyance	\$ 513,624
21 Mixed-Use		Sistrunk Corridor	Forgivable Loan and Land Conveyance	\$ 203,350
22 Infrastructure		Dorsey Riverbend	FDOT Grant	\$ 1,200,000
			Sub-total	\$ 4,022,636
23 Infrastructure	AREA 4 Northwest Neighborhood Improvements Northwest Gardens III	Home Beautiful	FDOT Grant & CRA Funds	\$ 300,000
24 Multi-Family Housing		Home Beautiful/Durrs		
25 Light Industrial/Commercial	<u>Other Notable Projects/Investments</u> Specialty Automotive Treatment Riverbend Corporate Park (Blgg 1) General Commercial Façade Improvements	Corner of Sunrise and NW 7th Ave	Streetscape Grant	\$ 161,000
26 Commercial		Broward Blvd/I-95	Modification of CRA Boundary	\$ 80,000
27 Commercial		Throughout the NPF CRA	Façade Grants	\$ 241,000
		Sub-total	\$ 13,035,522	
		Total	\$ 13,035,522	



EXHIBIT B