



TheLauderhill
CRA
Community Redevelopment Agency

November 24, 2025

Community Redevelopment Agency Board
Meeting

Agenda

1. Piggyback City Approved Vendor List
- ~~2. Job Description – Electrician~~
3. Change Order – Platinum General Contracting
4. Central CRA Presentation
5. State Road 7 CRA Presentation



Spending CRA Funds

Under Florida Statute 163 Part III, CRA funds may only be spent on activities that directly eliminate blight and advance the projects identified in the adopted CRA Plan

Administrative & planning

- Administrative and overhead necessary to implement the CRA Plan.
- Planning, surveys, financial analysis, appraisals, title searches, etc.

Property acquisition and disposition

- Buying, leasing or otherwise acquiring real property within the CRA
- Holding, improving, clearing, preparing for development
- Later disposing of property per 163.380 via sale/lease.

Demolition, clearance, and site prep

- Demolition and removal of substandard improvements.
- Site preparation, relocation of occupants, environmental remediation

Public infrastructure & public realm

- Streets, utilities, drainage, street lighting, sidewalks, parks, playgrounds, “other improvements necessary” to carry out the CRA Plan.

Repair / rehabilitation / code enforcement support

- Programs for voluntary or compulsory repair and rehabilitation of buildings.
- Acquisition and rehab for dwelling use or related facilities.
- Acquisition of other property to eliminate unsafe/unsanitary/blighting conditions or provide land for needed public facilities.



Spending CRA Funds cont.



Affordable housing and community policing innovations



Debt service / financing

- Principal and interest on loans/bonds and all costs of issuance related to CRA projects.



“Catch-all” – expenses necessary to exercise 163.370 powers

- 163.387(6)(9) allows expenses “necessary to exercise the powers granted under 163.370.
- This is how CRA’s justify tenant improvements, maintenance of CRA-owned buildings, project specific operating support, etc., as long as it is tied to the CRA Plan.

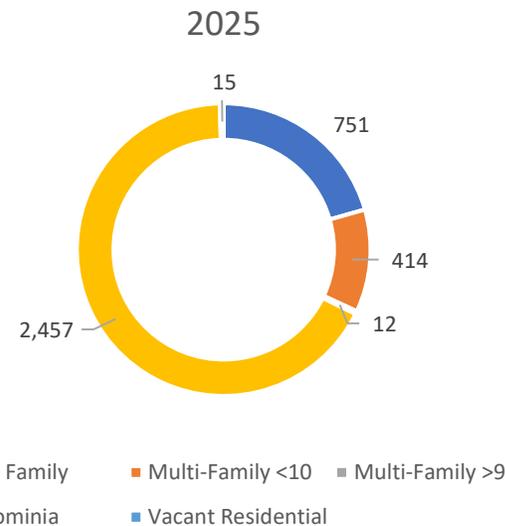


Major prohibited or restricted uses 163.370(3) and 163.387

- General government operating expenses not related to carrying out the CRA Plan.
- Police/fire/administrative buildings unless each taxing authority agrees, or part of a specific community policing innovation.
- Capital improvements that were already in the City’s 3-year capital plan when the CRA plan was approved.

Central Lauderhill

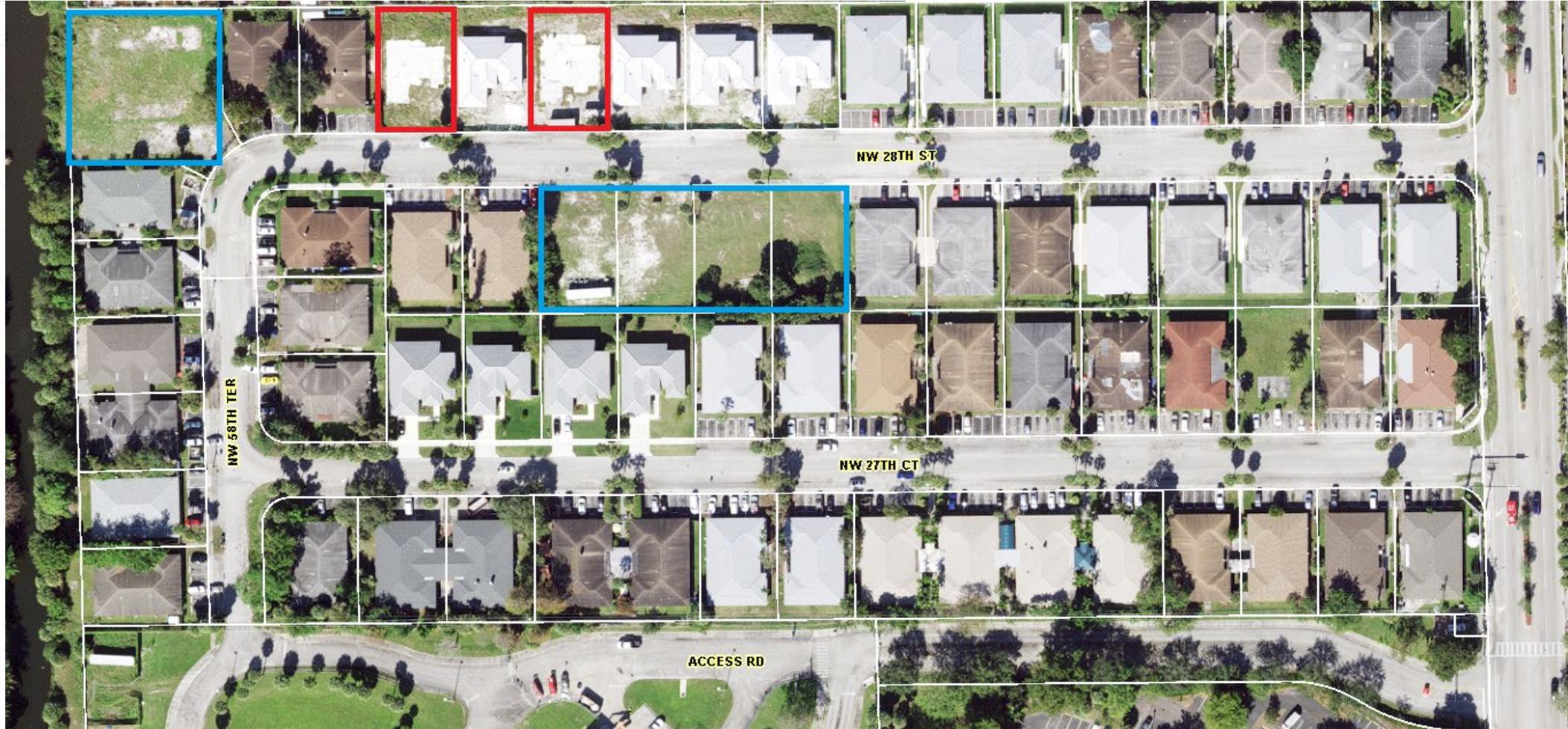
- Acquisition of key properties
- Development of a sense of community
- Provision of creating financing and zoning
- Elimination or reduction of commercial uses outside designated commercial districts.
- Addition of new open space and park facilities
- Construction of the new City Hall



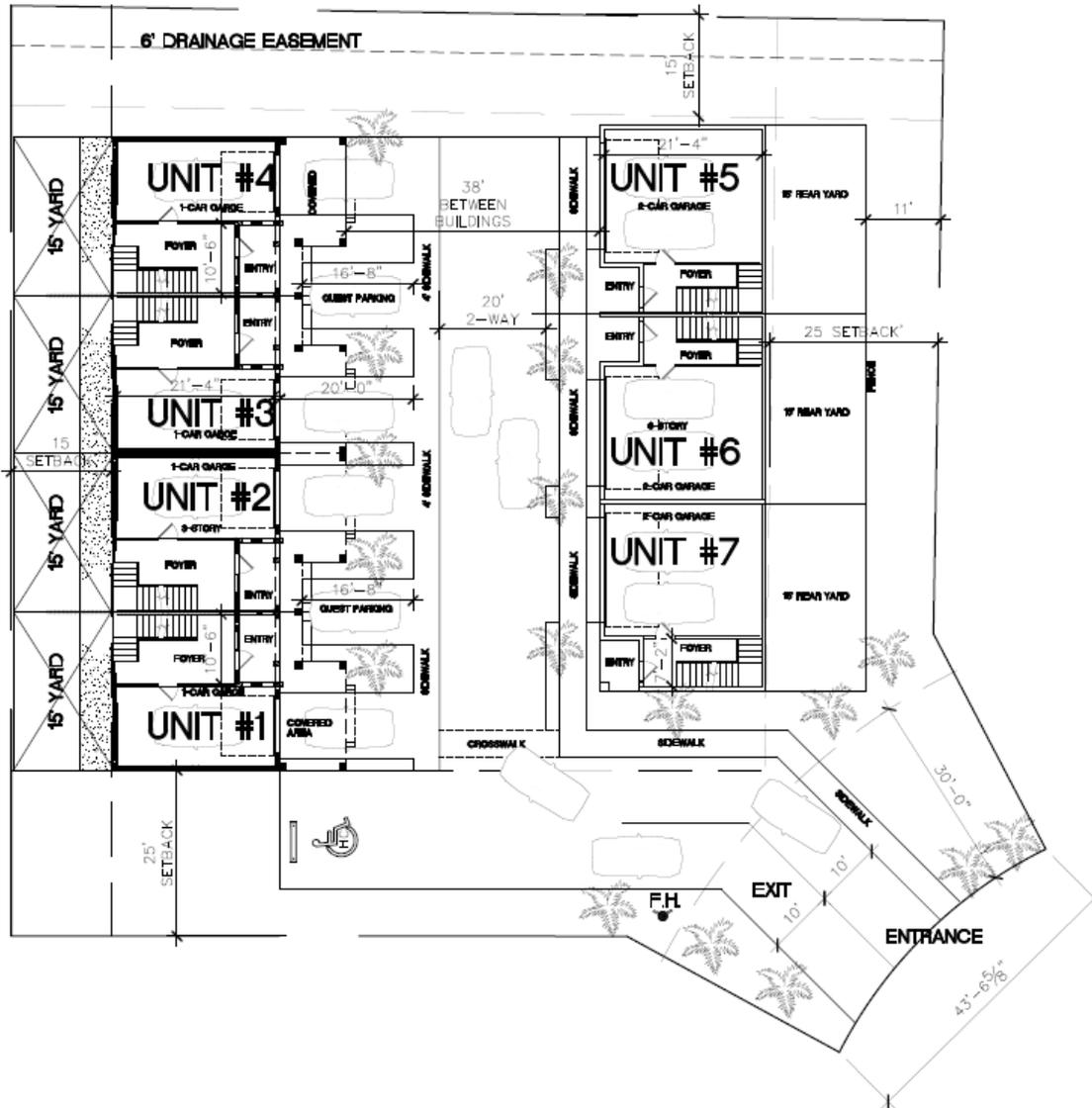
Total Residential Properties	3,649
25 K Homesteaded Properties	1,090
% of Homesteaded Properties	30%
Total Residential Taxable Value	736,586,606
YOY Taxable Value Change	10.33%

Total Commercial Properties	19
Total Commercial Taxable Value	30,879,820
YOY Taxable Value Change	5.34%

Infill Housing – Renaissance Pointe



Infill Housing – Renaissance Pointe



1. Renaissance
Plaza Project

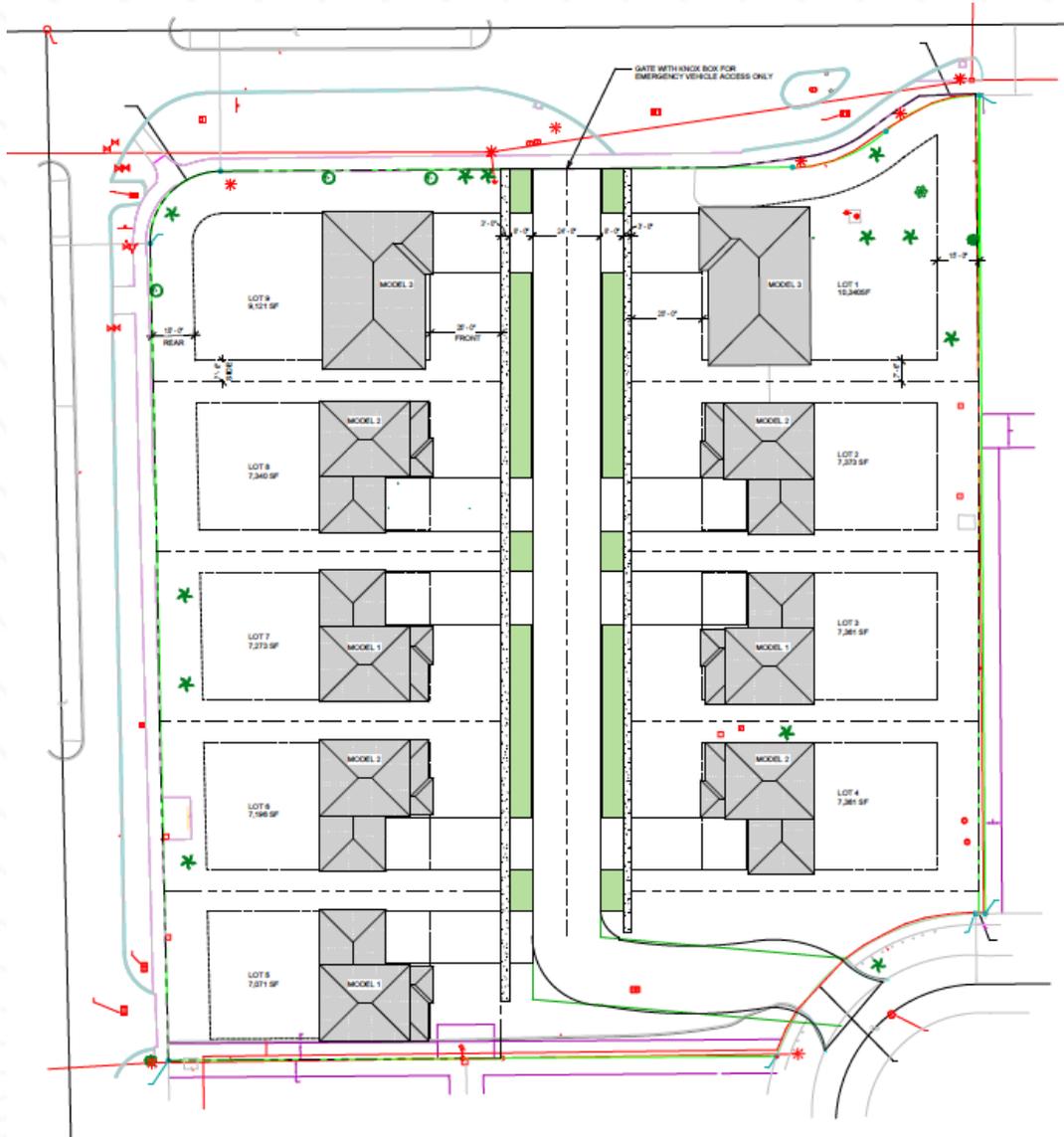
2. Habitat Project

3. Phase III Infill
Project

4. Windermere
Parking Lot



Renaissance Plaza Project



9 Single-Family Homes
Between 1800 and 2400 square feet
Civil Site being designed and estimate of \$67,823 for
preliminary water and sewer cost estimate.

Habitat Project



Site is 3.133 Acres and Zoned RM-18

26 Fee Simple townhomes

8 – Single-Family 1747 Square Feet

18 – Townhomes ranging from 1730 to 2084 Square Feet

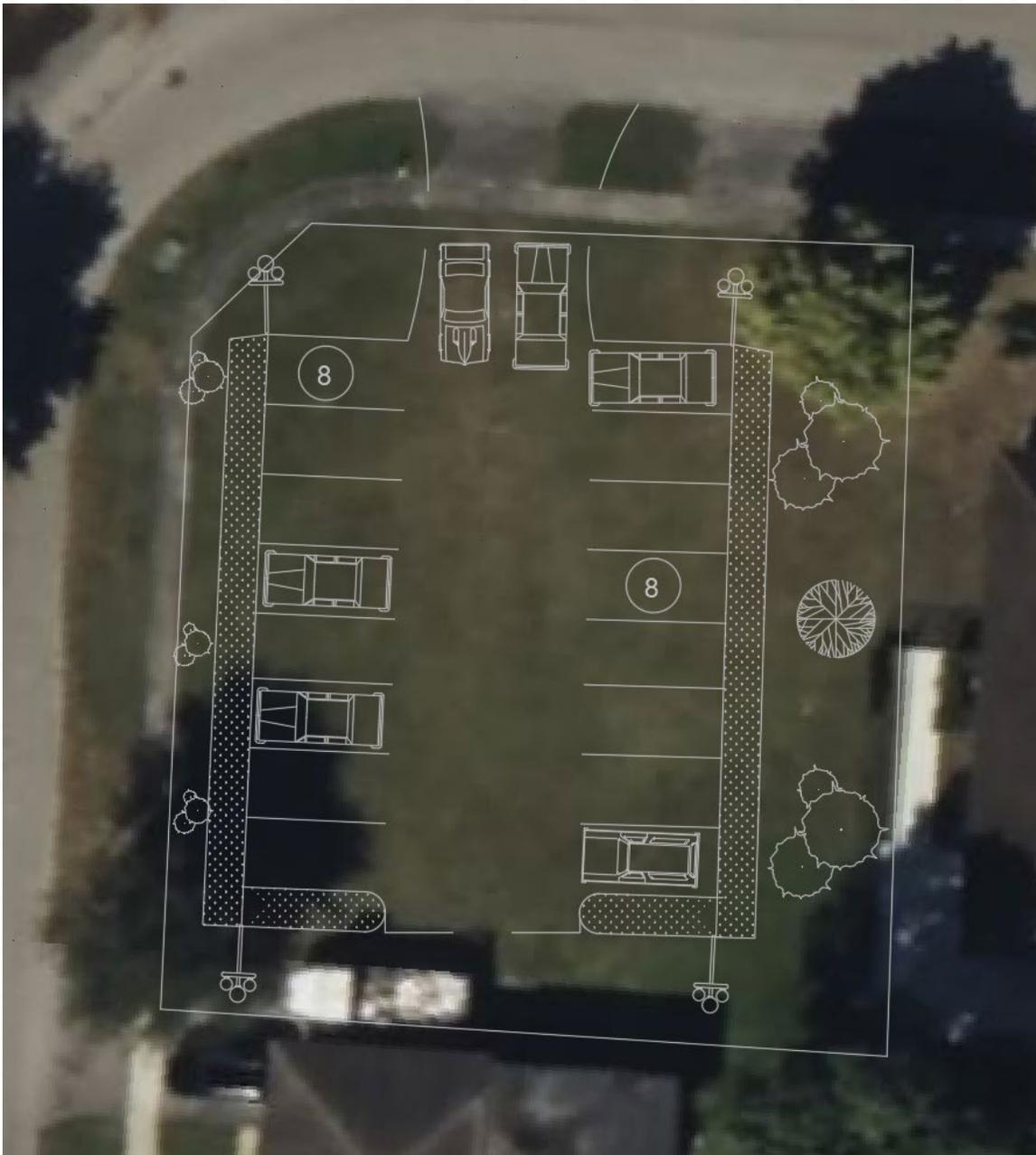
Parking – 52 Owner Spaces and 34 Guest Spaces



Windermere Parking Lot

Access to 16 total spaces on this site along with the entryway guest spaces to reconcile the parking spots lost during the creation of the Windermere Safe Neighborhood District. New design has been agreed to by both the SND and HOA.

Site Plan Application Process
Development Review Committee(DRC)



Taking Action on Slum & Blight



Renovated 1st Unit attained from the Lauderhill Housing Authority in Devonhunt and will be made for rent December 1st

Acquired a pressure cleaner to start to maintain the cleanliness of 56th Ave. along with 38th Ave and both Broward and 31st Avenue.



Continue Trash pickup along 55th and 56th Avenue along with 38th Ave.

Replanted Landscaping along 38th Avenue to try and match the plantings along Inverrary Blvd.

State Road 7 CRA

Pending Developments

Wyngate Plaza

Park Plaza

1883 NW 38th Avenue



Le Parc

- *Developer: Le Parc at Lauderdale*
- *Project Details: 358 multi-family housing*
- *Status: Approved/ Permitting*



Arthouse Apartments

- *Developer:* Strategic Capital Realty
- *Project Details:* Mixed-Use Residential & Commercial; 248 dwelling units & 7,000 square feet of commercial
- *Status:* Approved / Permitting



Lauderhill Mall Apartments

- *Developer:* Strategic Capital Realty
- *Project Details:* Mixed-Use Residential & Commercial; 233 dwelling units & 14,000 square feet of commercial
- *Status:* Pending City Commission Approval



Wyngate Elevations



Phase A – South Wing Change Order on tonight's meeting
Phase B – West Wing Closes December 1
Phase C – Facade Improvement Closes December 1
Police Substation – Demolition & Asbestos removal Complete.

1883 NW 38th Avenue



1. Church Lease Agreement – Pastor Douglas.
2. Park and Pay – Parking Services
3. Employee Clinic convenient location to provide employees access to care.
4. Tech Incubator
5. Technical Skills Incubator
6. Partnership with Zero Empty Spaces for Art incubator
7. Utilize Outdoor Space for Greenspace and containers.



THANK YOU