

CHAIRMAN
Ken Thurston

CRA EXECUTIVE DIRECTOR
Sean Henderson

VICE CHAIRMAN
M. Margaret Bates

CITY OF LAUDERHILL
Community Redevelopment Agency

BOARD ATTORNEY
Earl Hall, Esq.

BOARD MEMBERS
Howard Berger
Richard Campbell
Denise D. Grant



BOARD CLERK
Andrea M. Anderson

October 22, 2019

Via Email: dholness@broward.org; nrich@broward.org

The Honorable Dale Holness
The Honorable Nan Rich
Broward County Commission
115 South Andrews Ave
Ft. Lauderdale, FL 33301

Dear Vice Mayor Holness and Commissioner Rich:

The purpose of this letter is to provide a brief overview of the City of Lauderhill's State Road 7 Community Redevelopment Area (CRA) District while pointing out the dates associated with the annexation of the south eastern communities of Lauderhill. We are providing this background information in order to explain why we are requesting action by the Broward County Commissions to expand the current CRA to include the commercial sectors of those annexed areas.

As you know, this CRA does not have the benefit of Tax Increment Financing (TIF). As a non TIF district, there are no fiscal implications for the County. We are seeking a simple geographic boundary expansion to be authorized by the County Commission.

Background

On June 22, 2004, the County adopted Resolution 2004-596 approving the Finding of Necessity Report, and delegated authority to the City of Lauderhill to create the Lauderhill Community Redevelopment Agency and to prepare a Community Redevelopment Plan. Subsequently, the Lauderhill CRA was established by City Ordinance 04O-07-153 on August 30, 2004. On September 26, 2005, the City Commission adopted Resolution 05R-09-335 approving the Plan. On December 13, 2005, the Redevelopment Plan was approved by the County Commission, which allowed the Lauderhill to implement the plan for the State Road 7 CRA District.

Concurrently, the City and Broward County were in negotiations to implement the annexation of the St. George neighborhood, West Ken Lark neighborhood and the Swap Shop Commercial Properties. The agreement was signed and executed by the Board of County Commissioners on September 6th, 2005 and by the City October 11, 2005. Those actions placed annexation question on the November ballot.

At that point in time, the decision was Due to the necessary steps such as the finding of necessity and the creation of the redevelopment plan along with community outreach it would have been deemed a complicated and compounded process to include these areas at this point.

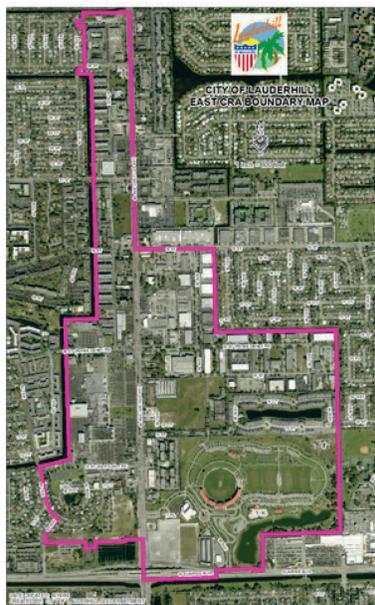
Today

Now that the City has had an opportunity to take a full inventory and understand the dynamics of the annexed communities and their needs, it seems appropriate and timely to expand the borders of the State Road 7 CRA to include the commercial properties along Sunrise Blvd., Broward Blvd. and 31st Avenue. With the abundance of non-conforming uses and the decades of slow deterioration along the corridors it provides an opportunity to reverse course and invigorate the area with the reduction of slum and blight and the attraction of conforming uses that complement the residents of the community.

Current Boundaries and Characteristics

The current boundaries of the SR7 CRA currently go as far south as Sunrise Blvd bordering the County Regional Park, moving north to include both the City's Light Industrial and Commercial Warehouse zones. It then meanders west on 19th street to State Road 7 and heads toward the boundary just north of 26th Street. The Western portion of the district shares the northern border and moves south down to Sunrise Blvd inclusive of the Lauderhill Mall. The district is 446 acres in size.

The existing site contains primarily commercial uses that are directly abutting residentially zoned properties. The urban fabric of the site consist of older buildings, limited landscaping, and limited streetscape enhancements with no sense of connectivity and have limited focus on the pedestrian experience.



Proposed Southeast CRA Extension Boundaries

The proposed boundaries of the Southeast CRA are an extension of the existing SR7 CRA along West Sunrise Blvd. to NW 31st Avenue/ Martin Luther King Jr Ave. The boundaries are further expanded to include all Lauderhill's properties from the City limit line to NW 31st Ave./Martin Luther King Jr. along Broward Blvd. as well as multiple staggered properties along to NW 31st Ave./Martin Luther King Jr. from Broward Blvd. to approximately 95 feet north of NW 17th Ct. as shown below. The district is 203.12 acres in size.

The proposed SE CRA uses will ultimately allow for mixed-use development that will help meet the needs of the CRA and help to sprawl development. The proposed urban fabric is a balance of form-based architecture and upgraded streetscape designs that will help to promote connectivity, pedestrianism, and multimodal transportation.



We hope this communication provides adequate background and justification for action by the County Commission. Please let us know if additional information is needed to bring an item before to the Commission to make this expansion a reality. Thank you.

Sincerely,

Charles Faranda
City Manager

Sean Henderson
CRA Executive Director