



Information Handout

March 2025

**Lauderdale Lakes
Community Redevelopment Agency**

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Community Redevelopment Agency**

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OVERVIEW

In 2000, one of the most notable accomplishments was the establishment of the Lauderdale Lakes Community Redevelopment Agency (CRA) which served as a catalyst for community and economic renewal. Key stakeholders played a major role in developing a blueprint, known as a Redevelopment Plan, consisting of strategies to transform the commercial and residential district utilizing an infusion of public and private dollars within the CRA district.

At the onset, the primary focus of the Lauderdale Lakes CRA was to develop the fundamental processes necessary to support CRA activities. It was determined that the Lauderdale Lakes CRA would be best served by entering into a Service Agreement with the City of Lauderdale Lakes to provide staffing and administrative resources. The governing board worked closely with staff to formulate a short-term list of priorities. These priorities addressed potential redevelopment opportunities along NW 31st Avenue, State Road 7/U.S. 441 and Oakland Park Boulevard. Also, the Lauderdale Lakes CRA and City of Lauderdale Lakes focused on a comprehensive and coordinated initiative with other municipalities to revitalize the State Road 7/U.S. 441 Corridor. The final priority was the assessment of potential land acquisitions. A planning and feasibility assessment was conducted to determine how to best achieve redevelopment in the district based upon priorities described above.

The Lauderdale Lakes CRA Redevelopment Plan estimated the annual increment revenue based on a taxable value growth rate within the CRA project area of 3%. The actual estimated tax increment recovery for the first year was 11%. This significant increase was derived from several large land transactions within the CRA area prompted by regional market demand for land assets in Broward County.

In 2003, the Lauderdale Lakes CRA “Citizen’s Master Plan” created the vision for the future of Lauderdale Lakes based on feedback generated during an inspiring weekend charrette that brought together city officials, residents, business owners, key stakeholders, urban planners and design professionals. This plan was updated in 2009, 2013 and 2014 to ensure that the community’s needs were in alignment with the established CRA goals and objectives. Also, funds were allocated for the purpose of directing public dollars to key projects and encouraging private investment that would support the newly established goals of the CRA. The City of Lauderdale Lakes also made significant investments through a \$15 million General Obligation Bond to implement capital projects to include new parks, new roads and infrastructure improvements. Streetscape improvements, transportation improvements and new community facilities were completed with support from the CRA.

Success for the Lauderdale Lakes CRA would be achieved by effectively leveraging tax increment financing (TIF) resources, facilitating development consistent with appropriate land use planning and creating public/private partnerships. Specifically, a portion of the TIF was utilized as financial leverage to acquire five properties and promote facade improvement in the commercial district.

Since the establishment of the Community Redevelopment Agency, several projects have been completed in both public and private realm. Large tracts of land were acquired to build St. Croix Apartments with Commercial Condos, Carriage Homes at Bentley Park, Pine Cone Estates Single Family Homes, Bella Vista Townhomes and Cassia Estates Single Family Homes. Today, the property valuation totaling nearly half of a billion dollars (\$479,179,660) has shown the valuable role that the Lauderdale Lakes Community Redevelopment Agency has played in stimulating economic growth.

The Lauderdale Lakes Community Redevelopment Agency will continue to initiate significant redevelopment to spur the local economy and expand development opportunities. Housing stock will increase in value and quality. The strength of our current dynamic is the appreciation for land. Substantial improvements to commercial assets will assist with economic growth and simultaneously augment taxable values. The Lauderdale Lakes CRA will strive to achieve diversity of consumption patterns in the commercial district to maintain positive economic health. It is clear that a bright future dawns for the Lauderdale Lakes Community Redevelopment Agency.



LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY PROJECTS



Cassia Estates (84 Single-Family Homes)
CRA sold land subsequently used to build homes.

Cassia Commons (44 Townhomes)
(CRA provided Homebuyer Purchase Assistance)



BUS SHELTER PROJECT

PROJECTS COMPLETE

Goal: Initiate physical improvements to enhance the overall visual appearance of commercial corridors such as redesigning and improving the corridor's existing right-of-way conditions, especially for Oakland Park Boulevard and NW 31st Avenue. This includes constructing elements such as center median, sidewalks, landscaping, lighting, bus shelters, community gateway features and shared access to adjacent uses.

The Lauderdale Lakes Community Redevelopment Agency and City of Lauderdale Lakes continued to work in collaboration with Broward County on the construction and installation of new bus shelters on major thoroughfares. After several years, this project is complete. The CRA allocated funds totaling \$185,000 towards this project.

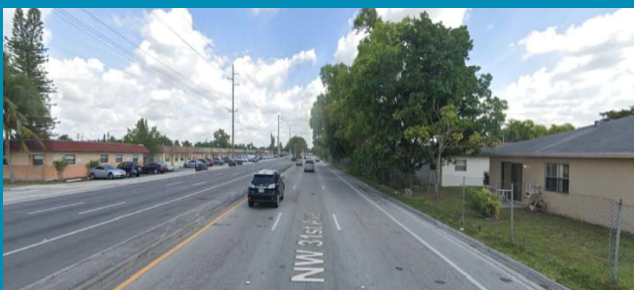


NORTHWEST 31 AVENUE ROADWAY IMPROVEMENT PROJECT

Goal: Initiate physical improvements to enhance the overall visual appearance of the commercial corridor such as redesigning and improving the corridor's existing right-of-way conditions, especially for Oakland Park Boulevard and NW 31st Avenue. This includes constructing elements such as a center median, sidewalks, landscaping, lighting, bus shelters, and shared access to adjacent uses.

The Northwest 31st Avenue Roadway Improvement Project consists of the installation of sidewalks, lighting features, pedestrian crosswalks and landscaping for an estimated cost of \$1.6 million. The Northwest 31 Avenue Corridor is a key focal point in the CRA Redevelopment Plan. The CRA contributed over \$400,000 for professional services and lighting features.

BEFORE



AFTER (new sidewalk and lighting)



TRAILHEAD PARK PROJECT

Goal: Provide a trailhead park for the C-13 Greenway that will include parking for service vehicles and bicycles, as well as other desired amenities.

The CRA Redevelopment Plan contemplates redevelopment projects on the NW 31 Avenue Corridor that capitalizes on its strategic location, proximity to schools and recreational opportunities. During the public participation process, residents and business owners identified the need for a Trailhead Park to complement the C-13 Canal Greenway Trail. The CRA acquired a .22 acre lot to construct a park that will include recreational features and greenway trail amenities. The CRA funded professional services to develop the Trailhead Park and secure a contractor for the project. The CRA allocated over \$500,000 for the park.



PROJECTS COMPLETE

GATEWAY (DESTINATION) SIGN

Goal: Establish neighborhood identification and directional signage programs announcing the entrance to the neighborhood at prime entry points

The Lauderdale Lakes CRA secured a contractor to construct a destination sign strategically located to highlight attributes in the District. This project is complete.

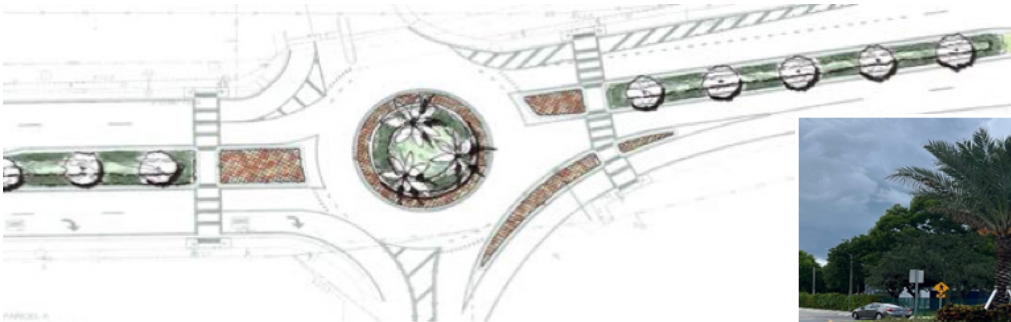


SOMERSET DRIVE ROUNDABOUT PROJECT

PROJECTS COMPLETE

Goal: Enhance pedestrian safety through traffic calming techniques including enhanced crosswalks and bulb-outs, better directional signage and improved sidewalk treatments

Consistent with the intent of the CRA Master Plan, the 2014 Plan Update identifies Cassia Estates (formerly known as Commerce Park)/Somerset Drive as one of the focus areas. Staff conducted an assessment of Somerset Drive resulting in the need to improve the road by constructing a roundabout. This would greatly enhance traffic conditions particularly in an area that is ripe for redevelopment. This project includes a roundabout, new landscaping, lighting features and pedestrian crosswalks. The CRA approved funding totaling over \$1,000,000 towards this project.



COMMERCIAL FACADE IMPROVEMENT PROGRAM (REDEVELOPMENT INCENTIVES)

Goal (excerpt): Improve the overall appeal and value of the commercial establishments in compliance with adopted design standards.

The Lauderdale Lakes Community Redevelopment Agency (CRA) Commercial Facade Improvement Program was established to revitalize the commercial district, increase commercial occupancy rates and positively impact commercial property values. This program is designed to provide matching funds to make significant improvements with a focus on facade, signage, landscaping, parking areas and lighting features. In Fiscal Year 2018, funds totaling \$169,000 were approved and allocated for facade improvements at the Lauderdale Lakes Industrial Park which encompasses over 200 commercial bays. This Industrial Park is one of the focal points in the CRA's Master Plan in response to a need to revitalize the NW 31 Avenue Corridor and attract businesses in emerging industries. This project is complete.





COMMUNITY REDEVELOPMENT AGENCY

For more information:
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