



**FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY**

---

**2011-12 ANNUAL REPORT**

*October 1, 2011 - September 30, 2012*

PREPARED:  
March 2013

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS**

John P. "Jack" Seiler  
*Chairman – Mayor*

Bruce G. Roberts  
*Vice Chairman – Vice Mayor/Commissioner*

Charlotte E. Rodstrom  
*Commissioner*

Bobby B. DuBose  
*Commissioner*

Romney Rogers  
*Commissioner*

Lee R. Feldman  
*Executive Director – City Manager*

**FORT LAUDERDALE BEACH REDEVELOPMENT ADVISORY BOARD**

Bradley Deckelbaum, Chairman

Mel Rubinstein, Vice Chairman

Jordana L. Jarjura

Ina Lee

Daniel S. Matchette

Melissa Milroy

Judith Scher

Tim Schiavone

Aiton J. Yaari

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT  
ADVISORY BOARD**

Steve Lucas, Chairman

Ella Phillips, Vice Chairman

Jessie Adderley

Sonya Burrows

Ron Centamore

Nate Ernest-Jones

Alan L. Gabriel

Mickey Hinton

Brice J. Lambrix

Richard D. Powers

Yvonne Sanandres

Vanessa Santiago

Douglas J. Sterner

Scott Strawbridge

John P. Wilkes

Samuel Williams

**MIDDLE RIVER – SOUTH MIDDLE RIVER – SUNRISE BOULEVARD  
REDEVELOPMENT ADVISORY BOARD**

Randall Klett, Chairman

Shannon Harmeling, Vice Chair

Katherine Barry

Laura Croscenco

Christine Jones

Richard Gibson

Michael J Vonder Muellen

Tim Smith

Ray Thrower

Ronald Weinbaum

# TABLE OF CONTENTS

---

TRANSMITTAL.....	4
PURPOSE AND OBJECTIVES .....	5
CENTRAL BEACH COMMUNITY REDEVELOPMENT AREA.....	6
FORT LAUDERDALE BEACH COMMUNITY REDEVELOPMENT PLAN .....	7
CENTRAL BEACH AREA ACCOMPLISHMENTS.....	8
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN .....	14
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS ACCOMPLISHMENTS.....	16
MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AGENCY.....	24
MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AGENCY ACCOMPLISHMENTS.....	26
FINANCIAL STATEMENTS.....	27
GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS .....	37

# TRANSMITTAL

---

This is the annual report for the Fort Lauderdale Community Redevelopment Agency (FLCRA). It is for the period ending September 30, 2012. This report includes a statement of purpose and objectives, a map and summary of accomplishments for each of the three community redevelopment areas, a general activity and tax increment analysis, and the FY 2012 financial statements which were wholly derived from information prepared for and based upon the unaudited financial statements for the City of Fort Lauderdale for the fiscal year ending September 30, 2012. This annual report has been prepared in accordance with Florida Statutes, Chapter 163.356(3)(c).

This Annual Report for the FLCRA will be presented at the April 2, 2013 meeting of the FLCRA Board of Directors.

## **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Lee Feldman, ICMA-CM  
City Manager  
CITY OF FORT LAUDERDALE

# PURPOSE AND OBJECTIVES

---



Progresso Point



Fort Lauderdale Beach

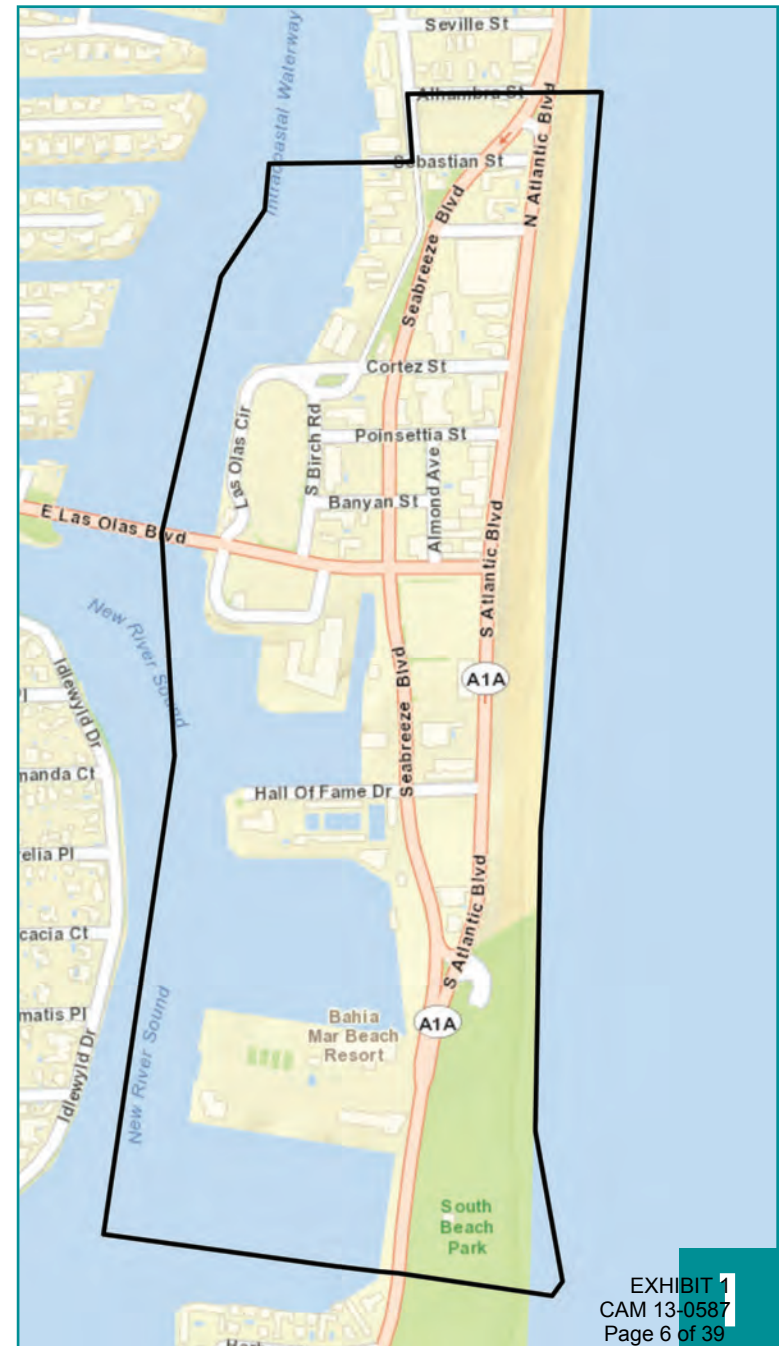
The City Commission of the City of Fort Lauderdale created the Fort Lauderdale Community Redevelopment Agency (FLCRA) on April 18, 1989. Initially, the efforts of the Agency focused on the Central Beach. However, the FLCRA by-laws were amended on July 5, 1995 and April 3, 2012 to expand areas of operation to other properly designated community redevelopment areas. The FLCRA’s Board of Directors is comprised of the five elected members of the Fort Lauderdale City Commission. In accordance with the services agreement between the City of Fort Lauderdale and the Community Redevelopment Agency, the City provides support in the form of a variety of services including legal counsel, financial accounting and engineering. The cost of the services are reimbursed to the City annually with the approved budget for the Agency from available revenues in the Tax Increment Trust Fund.

The purpose and objectives of the Agency are to formulate and implement a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of blighted areas located in community redevelopment areas within the City.

During the period from October 1, 2011 to September 30, 2012, progress was made in implementing redevelopment plans for each of the three redevelopment areas. The following pages summarize the adopted goals and significant accomplishments during the fiscal year for each community redevelopment area.

## CENTRAL BEACH COMMUNITY REDEVELOPMENT AREA

The Fort Lauderdale City Commission adopted a Community Redevelopment Plan on November 21, 1989 for the Central Beach Community Redevelopment Area which is comprised of 121 acres of land. It is generally located east to west between the Atlantic Ocean and Intracoastal Waterway, and north to south between Alhambra Boulevard and the southern property line of the Bahia Mar Beach Resort (see **Map 1**).



# FORT LAUDERDALE BEACH COMMUNITY REDEVELOPMENT PLAN

## Original Goals Adopted November 1989

- 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.
- 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 vehicles, bicycles, and pedestrians within and throughout 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.

Great American Beach Party

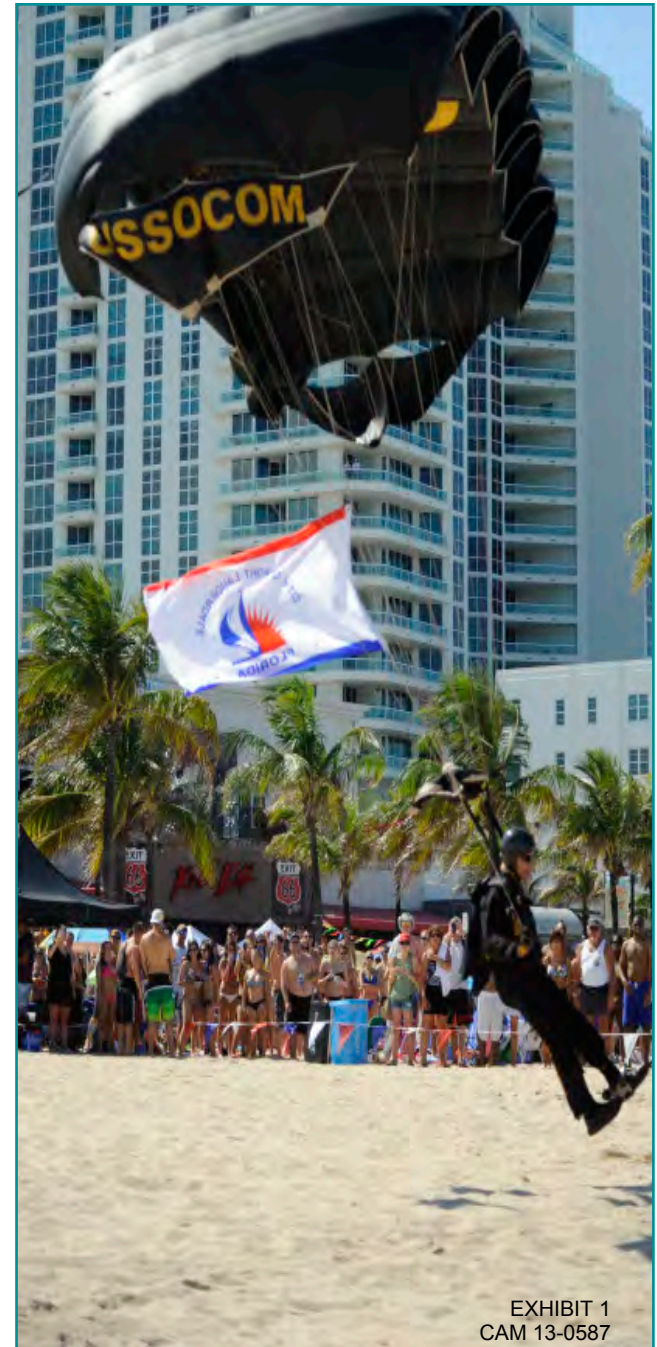


EXHIBIT 1  
CAM 13-0587  
Page 7 of 39



# ANNUAL ACCOMPLISHMENTS FOR THE CENTRAL BEACH AREA

On February 15, 2011, the Community Redevelopment Agency (CRA) Board of Directors and the City Commission approved an implementation strategy for the proposed public improvements as specified in the Fort Lauderdale Central Beach Master Plan, which includes approximately \$71 MM for capital improvement projects. The CRA issued a Request for Proposals to solicit qualified design teams to complete feasibility studies for these projects.

On February 12, 2012, the CRA Board of Directors approved \$1.3 MM to fund feasibility studies for eight public improvement projects identified in the Central Beach Master Plan. These projects include the redevelopment of the Sebastian Street and Oceanside Parking lots, improvements at Las Olas Beach Plaza and Channel Square, new streetscapes on the east and west sides of SR A1A and on Almond Avenue, and the redevelopment of the waterfront in the Intracoastal Parking Lot, including a proposed expansion of the Las Olas Marina. The feasibility studies were presented to the City Commission on October 9, 2012.

The CRA entered into a design task order in the amount of \$238,754 with Chen & Associates for the turtle-compliant light project. The consultant prepared the final plans and submitted a design variance request to FDOT for approval which resulted in City Commission

approval and awarding a contract for \$1.88 MM to replace 101 deteriorating City-owned cast iron light poles and fixtures along A1A with new concrete-spun poles and turtle-compliant fixtures. Construction began in August 2011 and was completed in April 2012.

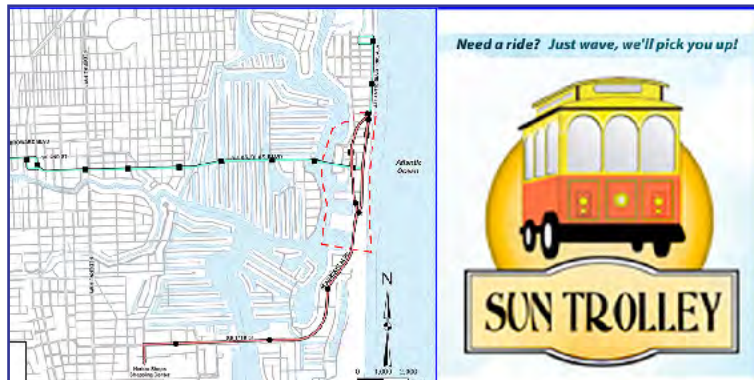
The CRA approved \$60,000 for FY 2011-2012 to be used by the Transportation Management Association to fund portions of two (2) Sun Trolley routes that partially encompass the Community Redevelopment Area boundaries on the beach.



EXHIBIT 1  
CAM 13-0587  
Page 8 of 39



The CRA approved a revocable license agreement with B-Cycle, LLC to allow a bicycle-sharing station to be located on CRA-owned property. This B-Cycle station is one of four stations located within the Beach CRA.



B-Cycle Station at DC Alexander Park

### RENOVATION OF THE FORT LAUDERDALE AQUATICS COMPLEX

The Fort Lauderdale Aquatics Complex was built in 1965 and is the home of the International Swimming Hall of Fame. Over the years it has hosted many national and international swimming and diving competitions including the Annual College Forum, U.S. National Swimming Championships, the YMCA National Swimming and Diving Championships, U.S. Master's National Swimming Championships, NCAA National Water Polo Championships, the FINA/U.S. International Diving Invitational, and international and national synchronized swimming competitions. These and other competitions, along with other swimming-related activities, have attracted hundreds of thousands visitors to the CRA each year.

The CRA approved \$24.8MM to fund renovations to the Fort Lauderdale Aquatics Complex, and the Fort Lauderdale City Commission entered into an agreement with Recreational Design & Construction, Inc. for a total project cost of \$32.4MM to renovate the Complex.



Rendering of the Fort Lauderdale Aquatics Complex  
EXHIBIT 1  
CAM 13-0587  
Page 9 of 39



Additionally the CRA developed a program to monitor the beach for maintenance issues, generate and forward repair reports to the responsible city, county, and state agencies. In FY 2011-2012, 149 repair reports were generated. Repairs were typically completed in 48 hours.

The CRA developed a program using GIS and GPS to identify and map the location of turtle nests on Fort Lauderdale Beach. If a nest marker is vandalized or blown away due to weather, beach cleaning activities are required to cease until the nest can be located and re-marked. In the past, when nest markers went missing, it took weeks to locate and re-mark the nests. The information generated by this program allows the City and Broward County to quickly re-mark the nests, and limit interruptions in the cleaning of the beach. In FY 2011-2012, 540 turtle nests were documented.

Photos above and below show crews keeping the beach clean



Turtle Nest GPS/GIS mapping system





Light Up the Beach Concert in the DC Alexander Park

## BEACH BUSINESS IMPROVEMENT DISTRICT (BID)

---

The CRA manages the Beach Business Improvement District's (BID) cleaning and powerwashing contracts, which supplement the City's cleaning services. In addition, the CRA works with the BID to co-sponsor special events such as "Saturday Nite Alive" and an annual holiday light **EXHIBIT 1** contract to stimulate economic activity along the beach.

CAM 13-0587  
Page 11 of 39

## SHOWCASING FORT LAUDERDALE BEACH

To foster family activities, provide for the expansion of tourist-related facilities and activities, and enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups, the CRA co-sponsored the following events:



Great American Beach Party - Memorial Day Weekend 2012

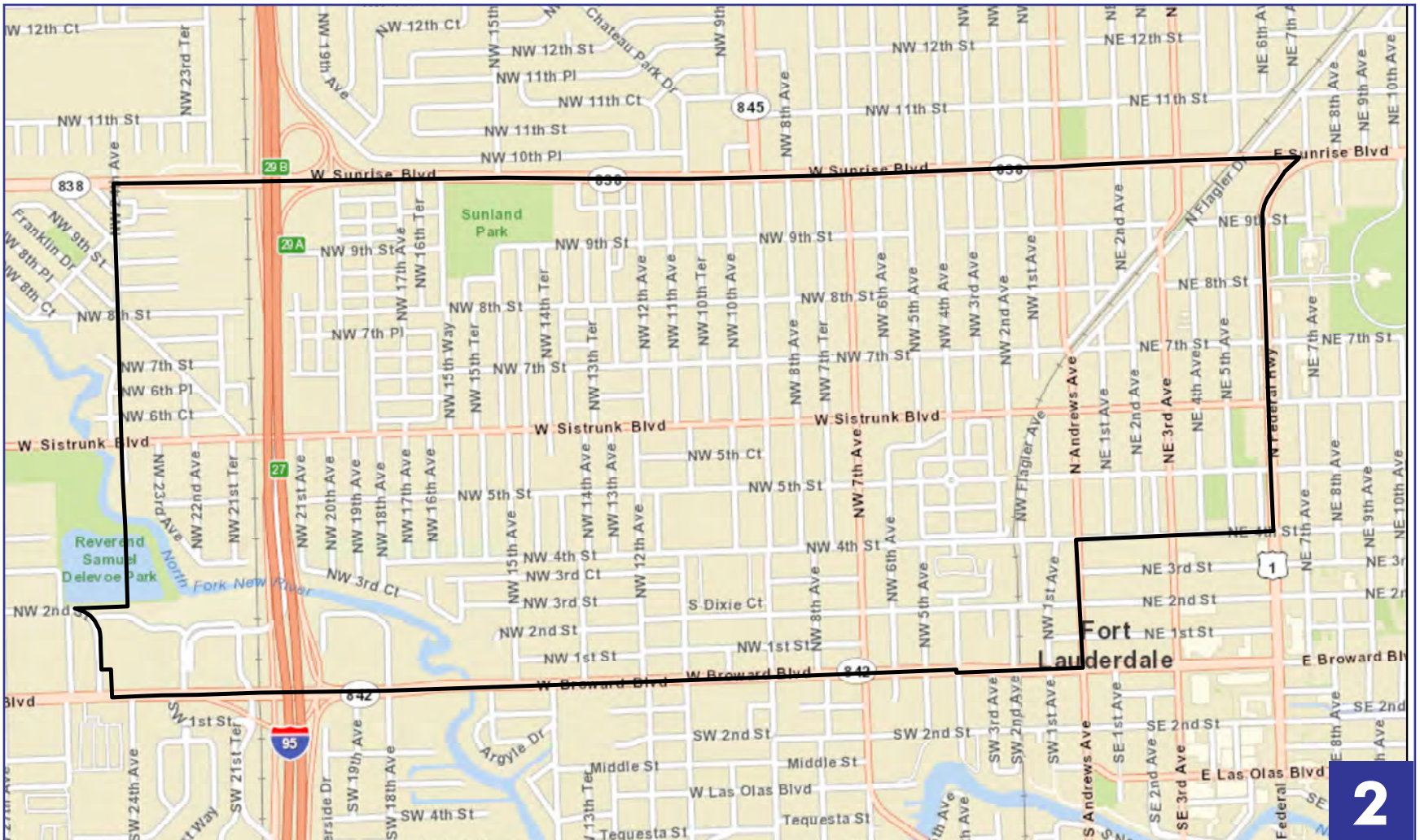
- The CRA approved \$22,300 toward the BID's annual holiday lighting contract to fund the iconic "100" display and the annual holiday lighting event. The "100" display was located within the CRA at Las Olas Blvd. and SR A1A. The event included the annual "flip of the switch" by the Mayor and Commission.
- The CRA approved \$50,000 to co-sponsor "Saturday Nite Alive", a free live entertainment series with street vendors, hotel and restaurant specials, reduced parking and special Sun Trolley rates.
- The CRA contributed \$100,000 towards the Lauderdale Air Show event on April 28-29, 2012.
- The CRA approved \$50,000 to co-sponsor "The Great American Beach Party" on Memorial Day Weekend. The event included continuous live music on two stages, sky divers, classic car show, art show, chalk art, a sand castle building contest, hula-hoop contest, kid's zone, a DJ with beach activities, a pro beach volleyball tournament and a movie on the beach in the evening.



July Fourth Celebration - 2012

- The CRA contributed \$84,000 to co-sponsor the "July 4th Fireworks Spectacular" event within the CRA. The event was organized by the Fort Lauderdale Parks and Recreation Department and included live entertainment, DJ music and family-oriented beach games and contests. The event culminated with a fireworks display launched from a barge in the Atlantic Ocean at Las Olas Boulevard and SR A1A.





## NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

On November 7, 1995, the Fort Lauderdale City Commission adopted the Northwest-Progresso-Flagler Heights Community Redevelopment Plan which is 1,400 acres of land. The Community Redevelopment Area is located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limits on the west, and Federal Highway on the east; except for the portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway (see Map 2).

# NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN

---

## Original Goals Adopted November 1995

- Facilitate desirable redevelopment activities through innovative land development regulation techniques.
- Create and adopt a comprehensive downtown land development ordinance, which includes design guidelines and development standards unique and specific to the Regional Activity Center area in order to promote quality development of a desirable nature.
- Develop and adopt a mixed-use zoning overlay district ordinance for the North Lauderdale Progresso Area.
- Create transitional zones between the Regional Activity Center uses and adjacent established neighborhoods to protect against incompatible uses.
- Encourage development within neighborhoods to be compatible with present neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest District to determine where possible land use changes are needed to assure compatibility with surrounding neighborhoods.
- Complete redevelopment implementation activities pursuant to the Northwest Redevelopment Plan.
- Concentrate community development activities and programs including housing rehabilitation, small business development, facilitation of low and moderate-income housing, and land assembly programs in the Northwest District.
- Encourage development of infrastructure necessary, among other specified purposes, to support development and redevelopment throughout the City.
- Encourage the redevelopment and expansion of employment and housing opportunities for low and moderate-income households within the designated redevelopment areas through the establishment of alternate levels of service on the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.





Historic Sistrunk Boulevard - NW 6th Street and NW 9th Avenue

## **NORTHWEST-PROGRESSO-FLAGLER HEIGHTS IMPLEMENTATION PLAN GOALS**

The following goals have been developed as part of the CRA implementation plan:

- Aggressively pursue the redevelopment of all vacant properties at the intersection of NW 6th Street and NW 7th Avenue for large-scale development.
- Strategically redevelop large, underutilized sites to be compatible with the overall vision of the CRA, including the Trash Transfer facility, Mizell Center and Concrete Plant.
- Change the Zoning Code to make parking requirements more compatible with development goals and eliminate inconsistencies in the project development review process.
- Create and implement area wide design guidelines.
- Continue to promote home ownership opportunities by utilizing vacant lots for infill housing.
- Create positive redevelopment opportunities through the development of the NW 7th - 9th Avenue Connector.
- Implement comprehensive traffic calming measures to mitigate the effects of cut-through traffic.
- Target and attract specific industries to establish a presence in the area.

# ANNUAL ACCOMPLISHMENTS FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

## SISTRUNK BOULEVARD CORRIDOR

- The City of Fort Lauderdale launched the Sistrunk Boulevard Infrastructure Project in January 2011 to stimulate public and private investment, while creating a family-oriented, vibrant retail destination. This \$15 MM project that encompasses Sistrunk Boulevard from Federal Highway to N.W. 24 Avenue was substantially completed in late summer 2012.

The project included:

- Reducing portions of the roadway from four lanes to three lanes with onstreet parking
- Placing segments of overhead utility lines underground
- Widening sidewalks to enhance pedestrian access and accommodate outdoor activities
- Water and drainage improvements
- Decorative lighting
- Median and landscape enhancements
- New bus shelters



Sistrunk Boulevard Infrastructure Project - NWPF CRA Offices



Sistrunk Boulevard Infrastructure Project

EXHIBIT 1  
CAM 13-0587  
Page 16 of 39



- The Fort Lauderdale Police Department created an aggressive crime enforcement initiative to reduce crime in the redevelopment district.
- Phase I of the Shoppes on Avenue of the Arts was completed with the grand opening of the Save A Lot grocery store.



Shoppes on Arts Avenue



1108 Sistrunk Boulevard, Before



1108 Sistrunk Boulevard, After

## NEIGHBORHOOD DEVELOPMENT

---

- The CRA partnered with the Housing Authority of Fort Lauderdale and Carlisle Development to spend \$135,000 on the development of a pocket park at the intersection of Sistrunk Boulevard and NW 10th Avenue. The park is adjacent to the community club house for Northwest Gardens I and provides an amenity on Sistrunk Boulevard for the apartment residents and the community in general.
- The CRA approved \$229,354 for Northwest Gardens I Streetscape Improvements as an incentive to create 143 units of affordable housing to serve the elderly, consisting of 71 new 2 & 3 bedroom units and 72 rehabilitated 1 bedroom units. Improvements are along NW 10 Ave and NW 8th Street.
- Completed in 2011, Northwest Gardens I housing development is a \$32 MM, 143-unit, award-winning project by the Housing Authority of the City of Fort Lauderdale and Carlisle Development, having been awarded South Florida's Most Outstanding LEED Multi Family Project by South Florida Chapter of the United States Green Building Council.
- Northwest Gardens I was awarded Community Appearance Awards as the most outstanding New Construction Special Project and Property of the Year by the Fort Lauderdale Community Appearance Board.



Northwest Gardens I



915 Sistrunk Boulevard, Before



915 Sistrunk Boulevard, After

EXHIBIT 1  
CAM 13-0587  
Page 18 of 39



- The Housing Authority of the City of Fort Lauderdale and the Carlisle Development Group completed the Northwest Gardens III project, a 96-unit income restricted, affordable rental townhome development.
- The CRA awarded \$140,000 (\$35,000/unit) for four (4) infill housing townhome units by DeAngelo Development, RMD Development and WWA Development, located in the NPF Community Redevelopment Area.
- The Housing Authority and Carlisle Development completed Northwest Gardens III, a \$28.5 MM, 150-unit development . The development targets low and very low income families and has 3, 4 and 5-bedroom townhomes and 2 and 3-bedroom apartment units.
- Northwest Gardens III received the National Smart Growth Award from the EPA and is LEED Gold certified.
- The Eula Johnson House Renovation and Reuse Project was awarded a Community Appearance Award as most outstanding Renovation Special Project by the Fort Lauderdale Community Appearance Board.



Northwest Gardens III



The Eula Johnson Welcome Center and NAACP Headquarters

EXHIBIT 1  
CAM 13-0587  
Page 10 of 19

## CRA INCENTIVES AND PROJECT ASSISTANCE



Progresso Point

- The Flagler Greenway Bicycle and Pedestrian Path Project, a \$1 MM project was completed with \$323, 271 of CRA assistance.
- The Progresso Point housing project was completed. The project is a \$21 MM, 76-unit, affordable high rise development project located on a former industrial site adjacent to the FEC Railway
- The Progresso Point project received the Florida Green Building Coalition's "Green Hi-Rise Designation".
- City Commission approved the creation of a Job Accelerator Zone (brownfield area designation) for a portion of the NPF Community Redevelopment Area encompassing the



FAT Village - Build A Better Block Event

- Northwest Gardens I, Northwest Gardens II and Northwest Gardens IV affordable housing development sites.
- The CRA approved \$7,500 in CRA Façade Program Participation grants for improvements at 1545 NW 6th Street, 713 NE 3 Avenue., 735 NW 7 Terrace, 1150 West Sunrise Boulevard, 716 NE 2nd Avenue, 738-746 NW 7th Avenue, 734 NW 7th Avenue, 730 NW 7th Avenue and 612 NW 7th Avenue.
- The CRA approved \$ 7,500 in CRA Façade Program Participation grants for solar awning installations at 913 NE 4 venue and 700 N Andrews Avenue and approval of a \$13,278 CRA façade grants for a solar awning installation at 915 Sistrunk Boulevard.



- The CRA approved \$20,000 CRA Façade Program Participation grants for improvements at 1108 Sistrunk Boulevard and 2012-2014 Sistrunk Boulevard.
- Betty's Soul Food Restaurant utilized \$170,000 of CDBG-R funds to renovate the kitchen, replace aging equipment, replace the fire suppression system and install a new roof.
- The 12,000 SF mixed use Midtown Commerce Center on Historic Sistrunk Boulevard was awarded a Community Appearance Award as most outstanding Commercial Low Rise project by the Fort Lauderdale Community Appearance Board.
- The CRA approved \$300,000 in CRA funds to match a Florida Department of Transportation (FDOT) grant in the amount of \$300,000 awarded for the Progresso Neighborhood Improvement Project. The project consisted of construction of sidewalks, roadway resurfacing, modification of drainage system, reconstruction of swales, tree planting, installation of irrigation system and pedestrian lights in the area bounded by Sistrunk Boulevard to the south, Sunrise Boulevard to the north, Andrews Avenue to the east and NW 5th Avenue to the West.



Betty's Soul Food Restuarant



2012-2014 Sistrunk Boulevard, Before



2012-2014 Sistrunk Boulevard, After

## EVENTS SHOWCASING NORTHWEST-PROGRESSO-FLAGLER VILLAGE

To promote the programs and projects that have a positive impact and to offer assistance to area businesses and residents, the NPF-CRA/City of Fort Lauderdale sponsored cultural events and business outreach seminars in the NPF Community Redevelopment Area which provides marketing of the area and highlights the accomplishments of the redevelopment plan.



Midtown Summerfest on Historic Sistrunk Boulevard



Small Business Assistance

The NPF-CRA sponsored the following events:

- First Annual Midtown SummerFest event in conjunction with the Midtown Collaborative the Broward County Convention and Visitors Bureau as an event for the American Tennis Association Annual Conference.
- Fifth Annual Light Up Sistrunk Event on December 7th where over 3,000 individuals participated in a toy giveaway, tree lighting ceremony and health care screening to celebrate the start of the holiday season.
- Hosted nine (9) Small Business Assistance events in partnership with the Department of Revenue, Workforce One, Broward SCORE, the Small Business Administration, the Small Business Development Center, ACCION, the

South Florida Regional Planning Council, the Fort Lauderdale Chamber of Commerce and various small business associations and local banks. The workshops attracted over 500 attendees and were on a variety of topics such as:

- Small Business Financing
  - Marketing
  - Small Business Tax Preparation
  - Website Design
  - Internet Marketing
  - Organizational and Corporate Structure
- Assisted in marketing and purchasing materials for the "Build A Better Block" event held in FAT Village in June 2012.



- The CRA provided free Business Plans and Architectural Services to potential new start-up businesses and business interested in relocating to the redevelopment area.
- The CRA hosted the 2012 University of Miami Good Governance leadership class for a conversation about Broward County Community Redevelopment activities.



Build A Better Block Event



Pocket Park



Pocket Park lit up by the Light Up Sistrunk Giant Centerpiece Holiday Tree

EXHIBIT 1  
CAM 13-0587  
Page 23 of 39



**MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AREA**

On April 3, 2012 the Fort Lauderdale City Commission adopted the redevelopment plan for the Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Area. The area designated includes 344 acres and is generally bounded by 13th and 16th Streets on the north, Sunrise Boulevard on the south, on the west by Powerline Road and I-95, and on the east by the FEC Railroad right of way (see Map 3 – insert map). (see Map 3).

# MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT PLAN

---

## ORIGINAL GOALS ADOPTED IN 2012

- The economic development strategy will focus on commercial development, neighborhood service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of 13th Street.
- The housing strategy shall consist mostly of new housing intended to be provided in conjunction with a mixed-use “transit oriented development” (TOD). Other housing programs may focus on code compliance, conservation of existing homes, weatherization and modernization, and providing a mechanism for replacing the deteriorated housing stock in the community.
- Infrastructure and neighborhood improvement could include capital projects with traffic calming and infrastructure improvements. Neighborhood improvements could include sidewalks, lighting, landscaping, and open space.
- Grant and financing programs should be encouraged to provide matching funds for a variety of property improvements such as code compliance and commercial building facades. It can also provide small business loans as well as a number of employment initiatives.
- Land acquisition for redevelopment and blight removal can facilitate the assembly of larger parcels to be made available to private developers.
- Planning and land use regulation will allow the CRA to address specific issues, encourage development and promote quality development standards. The CRA may propose and pursue appropriate changes to the Comprehensive Plan or to the zoning and land use regulations.



# ANNUAL ACCOMPLISHMENTS FOR THE MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AGENCY

- Approval of a 30-year Community Redevelopment Plan for the Middle River-South Middle River-Sunrise Boulevard Community Redevelopment Area and establishment of a redevelopment trust fund to finance community redevelopment in this area.
- The Redevelopment Plan included six redevelopment strategies to provide the most effective and cost efficient projects and programs to meet the needs identified in the redevelopment plan including an economic development strategy, a housing strategy, an infrastructure and neighborhood improvement strategy, a grant and financing program strategy, a land acquisition strategy and a planning and land use regulations.
- Unlike the Central Beach and Northwest Progresso Flagler Heights districts, the Middle River-South Middle River Sunrise Boulevard district does not receive tax increment revenue from Broward County, the Children Services District and the North Broward Hospital District. The City of Fort Lauderdale is the taxing district that contributes to the redevelopment trust fund for this district.



CITY OF FORT LAUDERDALE  
**13TH STREET STREETScape IMPROVEMENT INITIATIVE**

Architectural rendering of a vibrant street scene. The street is lined with colorful buildings, trees, and people walking and cycling. There are streetlights and a pedestrian crossing sign.

**DRIVE • RIDE • WALK • RUN**

The 13th Street Streetscape Improvement Initiative is designed to create a thoroughfare that provides safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities will be able to safely move along and across the redesigned roadway. Upon completion, NE 13th Street will encourage pedestrian-friendly activity and make it easy to walk to shops or bicycle to work.

**COMMUNITY BENEFITS**

Improves Safety • Lowers transportation costs • Promotes economic development  
Builds strong communities • Reduces traffic congestion • Encourages walking and bicycling  
Creates a healthier community • Fosters a green environment



# FISCAL YEAR 2012 FINANCIAL STATEMENTS

---

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY TRUST FUND

INCLUDING THE

CENTRAL BEACH AREA SUBSIDIARY ACCOUNT,

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA SUBSIDIARY ACCOUNT

AND THE

MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD AREA SUBSIDIARY ACCOUNT

## **FINANCIAL STATEMENTS**

FROM OCTOBER 1, 2011 TO SEPTEMBER 30, 2012

Prepared by Finance Department

March 2013

# FINANCIAL STATEMENTS

## FINANCIAL STATEMENT

Included in this Annual Report are the FLCRA's financial statements for the period of October 1, 2011 to September 30, 2012. They reflect the Agency's combined financial position as well as by individual area activity. They also provide an entity-wide conversion of the trust funds that gives you a broad overview of the FLCRA as a whole similar to private sector financial statements.

## FINANCIAL STATUS:

### Entity-wide Activities:

As of September 30, 2012, the FLCRA had combining assets amounting to \$81,361,078. This includes: cash or cash equivalents of \$49,065,150, investments of \$5,898,200, capital assets of \$19,275,529, land inventory of \$7,106,913, and other assets of \$15,286. The land inventory includes Redevelopment Parcels A & B (\$1,458,832) located in the Central Beach Redevelopment Area, and various other properties (\$5,648,081) acquired for redevelopment that are located in the Northwest-Progresso-Flagler Heights Redevelopment Area.

As of September 30, 2012, the FLCRA had combined liabilities of \$15,544,044.

### Governmental Funds Activities:

During the 2011/2012 Fiscal Year, the FLCRA Trust Funds re-

ceived a total of \$11,074,282 in revenues. Of that amount, \$10,826,080 was in tax increment funds (\$4,813,761 from Broward County, \$3,823,465 from the City of Fort Lauderdale, \$1,743,533 from the North Broward Hospital District, and \$445,321 from the Children's Services Council). In addition, \$247,919 in interest income was earned and \$283 in other revenues.

During the 2011/2012 Fiscal Year, the FLCRA Trust Funds expended a total of \$13,060,085. These expenses reflect the top priority FLCRA improvement projects such as South Beach Wall Repairs of \$2.3 million and \$6.6 million for 6 St./Sistrunk Streetscape and Enhancements. In addition, \$1.5million was used for debt repayment, \$1.4 million for personnel expenses, and \$1.3 million for other improvement projects.

### DEBT:

The breakdown on long term debt includes: 1) the outstanding principal balance on the 2003 Beach Area Tax Increment Bonds has been retired, and 2) there is an outstanding balance on the 2004 Northwest Progresso-Flagler Heights Area 2004 Tax Increment Bonds of \$12,461,000. It should be noted that although the 1997 Sunshine State Post Office Loan is in the name of the CRA, debt service on this loan is being paid by the City's Housing and Urban Development Grant Fund.

# COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

## SEPTEMBER 30, 2012

	CENTRAL BEACH AREA			
	SPECIAL REVENUE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	SUBTOTAL
	FUND	FUND	FUND	
<b>REVENUES</b>				
Intergovernmental				
Other Local Units - TIF	\$ 3,886,411	\$ -	\$ -	\$ 3,886,411
Other				
City of Fort Lauderdale - TIF	2,121,939	-	-	2,121,939
Interest and Dividends	4,544	-	110,040	114,584
Miscellaneous	-	-	-	-
Total Revenues	<u>6,012,894</u>	<u>-</u>	<u>110,040</u>	<u>6,122,934</u>
<b>EXPENDITURES</b>				
Current				
General Government	-	-	2,147	2,147
Transportation	-	-	-	-
Economic Environment	987,734	-	1,245,178	2,232,912
Debt Service				
Principal Retirement	-	520,000	-	520,000
Interest and Fiscal Charges	-	22,928	-	22,928
Total Expenditures	<u>987,734</u>	<u>542,928</u>	<u>1,247,325</u>	<u>2,777,987</u>
Excess Revenues Over (Under) Expenditures	<u>5,025,160</u>	<u>(542,928)</u>	<u>(1,137,285)</u>	<u>3,344,947</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Net Transfers In (Out)	(4,833,303)	542,928	4,833,303	542,928
Total Other Financing Sources (Uses)	<u>(4,833,303)</u>	<u>542,928</u>	<u>4,833,303</u>	<u>542,928</u>
Net Change in Fund Balances	191,857	-	3,696,018	3,887,875
Fund Balances - Beginning of Period - As Restated	1,502,532	-	28,186,282	29,688,814
Fund Balances (Deficit) - End of Period	<u>\$ 1,694,389</u>	<u>\$ -</u>	<u>\$ 31,882,300</u>	<u>\$ 33,576,689</u>

# COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (CONTINUED)

## SEPTEMBER 30, 2012

	NORTHWEST PROGRESSO AREA				
	SPECIAL REVENUE FUND	DEBT SERVICE FUND	BOND CONSTRUCTION FUND	CAPITAL PROJECTS FUND	SUBTOTAL
<b>REVENUES</b>					
Intergovernmental					
Other Local Units - TIF	\$ 3,116,204	\$ -	\$ -	\$ -	\$ 3,116,204
Other					
City of Fort Lauderdale - TIF	1,701,526	-	-	-	1,701,526
Interest and Dividends	28,934	-	67,500	36,885	133,319
Miscellaneous	283	-	-	-	283
Total Revenues	<u>4,846,947</u>	<u>-</u>	<u>67,500</u>	<u>36,885</u>	<u>4,951,332</u>
<b>EXPENDITURES</b>					
Current					
General Government	-	-	1,603	-	1,603
Transportation	-	-	274,054	-	274,054
Economic Environment	1,678,447	-	5,110,822	2,021,118	8,810,387
Debt Service					
Principal Retirement	-	862,000	-	-	862,000
Interest and Fiscal Charges	-	145,814	-	-	145,814
Total Expenditures	<u>1,678,447</u>	<u>1,007,814</u>	<u>5,386,479</u>	<u>2,021,118</u>	<u>10,093,858</u>
Excess Revenues Over (Under)					
Expenditures	<u>3,168,500</u>	<u>(1,007,814)</u>	<u>(5,318,979)</u>	<u>(1,984,233)</u>	<u>(5,142,526)</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Transfers In (Out)	(2,812,499)	11,815,668	(3,170)	(9,706,367)	(706,368)
Total Other Financing Sources (Uses)	<u>(2,812,499)</u>	<u>11,815,668</u>	<u>(3,170)</u>	<u>(9,706,367)</u>	<u>(706,368)</u>
Net Change in Fund Balances	356,001	10,807,854	(5,322,149)	(11,690,600)	(5,848,894)
Fund Balances - Beginning of Period - As Restated	5,779,087	-	8,947,478	16,571,189	31,297,754
Fund Balances (Deficit) - End of Period	<u>\$ 6,135,088</u>	<u>\$ 10,807,854</u>	<u>\$ 3,625,329</u>	<u>\$ 4,880,589</u>	<u>\$ 25,448,860</u>

EXHIBIT 1  
CAM 13-0587  
Page 30 of 39

# COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (CONTINUED)

## SEPTEMBER 30, 2012

	MIDDLE RIVER AREA		CRA TRUST FUNDS TOTAL	CRA ENTITY-WIDE CONVERSION	TOTAL
	SPECIAL REVENUE FUND	SUBTOTAL			
<b>REVENUES</b>					
Intergovernmental					
Other Local Units - TIF	\$ -	\$ -	\$ 7,002,615	\$ -	\$ 7,002,615
Other					
City of Fort Lauderdale - TIF	-	-	3,823,465	-	3,823,465
Interest and Dividends	16	16	247,919	-	247,919
Miscellaneous	-	-	283	-	283
Total Revenues	16	16	11,074,282	-	11,074,282
<b>EXPENDITURES</b>					
Current					
General Government	-	-	3,750	-	3,750
Transportation	-	-	274,054	(274,054)	-
Economic Environment	24,800	24,800	11,068,099	(6,802,152)	4,265,947
Debt Service					
Principal Retirement	-	-	1,382,000	(1,382,000)	-
Interest and Fiscal Charges	-	-	168,742	(16,270)	152,472
Total Expenditures	24,800	24,800	12,896,645	(8,474,476)	4,422,169
Excess Revenues Over (Under) Expenditures	(24,784)	(24,784)	(1,822,363)	8,474,476	6,652,113
<b>OTHER FINANCING SOURCES (USES)</b>					
Net Transfers In (Out)	-	-	(163,440)	-	(163,440)
Total Other Financing Sources (Uses)	-	-	(163,440)	-	(163,440)
Net Change in Fund Balances	(24,784)	(24,784)	(1,985,803)	8,474,476	6,488,673
Fund Balances - Beginning of Period - As Restated	90	90	60,986,658	(1,658,297)	59,328,361
Fund Balances (Deficit) - End of Period	\$ (24,694)	\$ (24,694)	\$ 59,000,855	\$ 6,816,179	\$ 65,817,034

EXHIBIT 1  
CAM 13-0587  
Page 31 of 39

# SCHEDULE OF CAPITAL ASSETS

## SEPTEMBER 30, 2012

	<u>Beginning Balance*</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<b>CENTRAL BEACH AREA</b>				
Capital assets not being depreciated				
Construction in progress	\$ 2,145,108	\$ 378,253	\$ 2,290,964	\$ 232,397
Total capital assets not being depreciated	<u>2,145,108</u>	<u>378,253</u>	<u>2,290,964</u>	<u>232,397</u>
Capital assets being depreciated				
Buildings	395,999	-	-	395,999
Improvements	172,919	2,290,964	-	2,463,883
Infrastructure	764,527	-	-	764,527
Equipment	15,338	-	-	15,338
Total capital assets being depreciated	<u>1,348,783</u>	<u>2,290,964</u>	<u>-</u>	<u>3,639,747</u>
Less accumulated depreciation for:				
Buildings	70,400	8,800	-	79,200
Improvements	51,876	94,557	-	146,433
Infrastructure	138,596	34,649	-	173,245
Equipment	12,131	1,419	-	13,550
Total accumulated depreciation	<u>273,003</u>	<u>139,425</u>	<u>-</u>	<u>412,428</u>
Total capital assets being depreciated, net	<u>1,075,780</u>	<u>2,151,539</u>	<u>-</u>	<u>3,227,319</u>
Central Beach Area capital assets, net	<u>\$ 3,220,888</u>	<u>\$ 2,529,792</u>	<u>\$ 2,290,964</u>	<u>\$ 3,459,716</u>

Note: Parcels of land held for redevelopment are classified as Inventory on the Balance Sheet.

\* As restated



# SCHEDULE OF CAPITAL ASSETS

## SEPTEMBER 30, 2012

	Beginning Balance*	Additions	Deletions	Ending Balance
<b>NORTHWEST PROGRESSO AREA</b>				
Capital assets not being depreciated				
Land	\$ 2,051,784	\$ -	\$ -	\$ 2,051,784
Construction in progress	5,696,946	6,895,564	286,840	12,305,670
Total capital assets not being depreciated	<u>7,748,730</u>	<u>6,895,564</u>	<u>286,840</u>	<u>14,357,454</u>
Capital assets being depreciated				
Infrastructure	1,300,721	286,840	-	1,587,561
Equipment	41,681	-	-	41,681
Total capital assets being depreciated	<u>1,342,402</u>	<u>286,840</u>	<u>-</u>	<u>1,629,242</u>
Less accumulated depreciation for:				
Infrastructure	98,652	40,452	-	139,104
Equipment	28,666	3,113	-	31,779
Total accumulated depreciation	<u>127,318</u>	<u>43,565</u>	<u>-</u>	<u>170,883</u>
Total capital assets being depreciated, net	<u>1,215,084</u>	<u>243,275</u>	<u>-</u>	<u>1,458,359</u>
NW Progresso capital assets, net	<u>\$ 8,963,814</u>	<u>\$ 7,138,839</u>	<u>\$ 286,840</u>	<u>\$ 15,815,813</u>

Note: Parcels of land held for redevelopment are classified as Inventory on the Balance Sheet.

\* As restated

# COMBINED BALANCE SHEET

## SEPTEMBER 30, 2012

	CENTRAL BEACH AREA			NORTHWEST PROGRESSO AREA				
	SPECIAL	CAPITAL	SUBTOTAL	SPECIAL	BOND	DEBT	CAPITAL	SUBTOTAL
	REVENUE	PROJECTS		REVENUE	CONSTRUCTION	SERVICE	PROJECTS	
FUND	FUND		FUND	FUND	FUND	FUND		
<b>ASSETS</b>								
Cash and Cash Equivalents	\$ 257,775	\$ 32,390,807	\$ 32,648,582	\$ 523,453	\$ -	\$ 10,807,855	\$ 5,084,954	\$ 16,416,262
Note Receivable	-	-	-	2,356	-	-	-	2,356
Inventories	1,458,831	-	1,458,831	5,648,082	-	-	-	5,648,082
Restricted Assets								
Investments	-	-	-	-	5,898,200	-	-	5,898,200
Capital Assets - Net	-	-	-	-	-	-	-	-
Deferred Debt Issue Costs	-	-	-	-	-	-	-	-
Total Assets	<u>\$ 1,716,606</u>	<u>\$ 32,390,807</u>	<u>\$ 34,107,413</u>	<u>\$ 6,173,891</u>	<u>\$ 5,898,200</u>	<u>\$ 10,807,855</u>	<u>\$ 5,084,954</u>	<u>\$ 27,964,900</u>
<b>LIABILITIES AND FUND BALANCES</b>								
<b>LIABILITIES</b>								
Vouchers Payable	\$ 8,108	\$ 389,708	\$ 397,816	\$ 20,772	\$ 1,886,328	\$ -	\$ 204,365	\$ 2,111,465
Contracts Payable	-	118,799	118,799	-	386,543	-	-	386,543
Long Term Debt	-	-	-	-	-	-	-	-
Accrued Payroll	14,110	-	14,110	18,031	-	-	-	18,031
Advances from other Funds	-	-	-	-	-	-	-	-
Total Liabilities	<u>22,218</u>	<u>508,507</u>	<u>530,725</u>	<u>38,803</u>	<u>2,272,871</u>	<u>-</u>	<u>204,365</u>	<u>2,516,039</u>
<b>FUND BALANCES</b>								
Invested in Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-
Restricted for								
Community Redevelopment	235,557	31,882,300	32,117,857	487,006	3,625,329	-	4,880,589	8,992,924
Inventories	1,458,831	-	1,458,831	5,648,082	-	-	-	5,648,082
Debt Service	-	-	-	-	-	10,807,855	-	10,807,855
Total Fund Balances	<u>1,694,388</u>	<u>31,882,300</u>	<u>33,576,688</u>	<u>6,135,088</u>	<u>3,625,329</u>	<u>10,807,855</u>	<u>4,880,589</u>	<u>25,448,861</u>
Total Liabilities and Fund Balances	<u>\$ 1,716,606</u>	<u>\$ 32,390,807</u>	<u>\$ 34,107,413</u>	<u>\$ 6,173,891</u>	<u>\$ 5,898,200</u>	<u>\$ 10,807,855</u>	<u>\$ 5,084,954</u>	<u>\$ 27,964,900</u>

# COMBINED BALANCE SHEET (CONTINUED)

## SEPTEMBER 30, 2012

	MIDDLE RIVER AREA		CRA TRUST FUNDS TOTAL	ENTITY-WIDE CONVERSION BEACH AREA		NW PROGRESSO AREA		TOTAL
	SPECIAL REVENUE FUND	SUBTOTAL		CAPITAL ASSETS FUND	LONG TERM DEBT FUND	CAPITAL ASSETS FUND	LONG TERM DEBT FUND	
<b>ASSETS</b>								
Cash and Cash Equivalents	\$ 306	\$ 306	\$ 49,065,150	\$ -	\$ -	\$ -	\$ -	\$ 49,065,150
Note Receivable	-	-	2,356	-	-	-	-	2,356
Inventories	-	-	7,106,913	-	-	-	-	7,106,913
Restricted Assets								
Investments	-	-	5,898,200	-	-	-	-	5,898,200
Capital Assets - Net	-	-	-	3,459,716	-	15,815,813	-	19,275,529
Deferred Debt Issue Costs	-	-	-	-	-	-	12,930	12,930
Total Assets	<u>\$ 306</u>	<u>\$ 306</u>	<u>\$ 62,072,619</u>	<u>\$ 3,459,716</u>	<u>\$ -</u>	<u>\$ 15,815,813</u>	<u>\$ 12,930</u>	<u>\$ 81,361,078</u>
<b>LIABILITIES AND FUND BALANCES</b>								
<b>LIABILITIES</b>								
Vouchers Payable	\$ -	\$ -	\$ 2,509,281	\$ -	\$ -	\$ -	\$ 11,280	\$ 2,520,561
Contracts Payable	-	-	505,342	-	-	-	-	505,342
Long Term Debt	-	-	-	-	-	-	12,461,000	12,461,000
Accrued Payroll	-	-	32,141	-	-	-	-	32,141
Advances from other Funds	25,000	25,000	25,000	-	-	-	-	25,000
Total Liabilities	<u>25,000</u>	<u>25,000</u>	<u>3,071,764</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,472,280</u>	<u>15,544,044</u>
<b>FUND BALANCES</b>								
Invested in Capital Assets, Net of Related Debt	-	-	-	3,459,716	-	15,815,813	(6,549,870)	12,725,659
Restricted for								
Community Redevelopment	(24,694)	(24,694)	41,086,087	-	-	-	(5,909,480)	35,176,607
Inventories	-	-	7,106,913	-	-	-	-	7,106,913
Debt Service	-	-	10,807,855	-	-	-	-	10,807,855
Total Fund Balances	<u>(24,694)</u>	<u>(24,694)</u>	<u>59,000,855</u>	<u>3,459,716</u>	<u>-</u>	<u>15,815,813</u>	<u>(12,459,350)</u>	<u>65,817,034</u>
Total Liabilities and Fund Balances	<u>\$ 306</u>	<u>\$ 306</u>	<u>\$ 62,072,619</u>	<u>\$ 3,459,716</u>	<u>\$ -</u>	<u>\$ 15,815,813</u>	<u>\$ 12,930</u>	<u>\$ 81,361,078</u>

# SCHEDULE OF DEBT

---

## SEPTEMBER 30, 2012

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
<b>BEACH AREA:</b>				
Tax Increment Refunding Bonds, Series 2003A	\$ 520,000	\$ -	\$ 520,000	\$ -
Tax Increment Revenue Bonds, Series 2003B	-	-	-	-
Loans from City	-	-	-	-
Total Beach Area	520,000	-	520,000	-
 <b>NORTHWEST PROGRESSO AREA:</b>				
Capital Assets:				
Tax Increment Revenue Bonds, Series 2004A	9,342,000	-	598,000	8,744,000
Tax Increment Revenue Bonds, Series 2004B	3,981,000	-	264,000	3,717,000
Total Northwest	13,323,000	-	862,000	12,461,000
	\$ 13,843,000	\$ -	\$ 1,382,000	\$ 12,461,000

# GENERAL ACTIVITIES AND TAX INCREMENT ANALYSIS

---

During the period of October 1, 2011 to September 30, 2012 significant activities occurred in both the Central Beach and Northwest-Progresso-Flagler Heights areas that resulted in further increase to the tax base of each area. No tax increment revenue was collected for the Middle River-South Middle River-Sunrise Boulevard Area during the 2012 fiscal year.

## **CENTRAL BEACH REDEVELOPMENT AREA:**

The 2011 Final Tax Roll shows 2011 net taxable value of \$661,369,990 in comparison to the 1989 base year valuation of \$118,537,320. This resulted in an incremental increase in the net taxable value for the Central Beach area of \$542,832,670. This yielded \$ \$6,010,697 in tax increment proceeds for use in the 2012 fiscal year.

## **NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT AREA:**

The 2011 Final Tax Roll shows 2011 net taxable value \$644,253,380 in comparison to the 1995 base year valuation of \$208,260,650. This resulted in an incremental increase in the net taxable value for the Northwest-Progresso-Flagler Heights area of \$ \$435,992,730. This yielded \$4,822,390 in tax increment proceeds for use in the 2012 fiscal year.

# CENTRAL BEACH REDEVELOPMENT AREA TAX INCREMENT ANALYSIS

---

	Base Year 1989	Current Year 2011	Increase/ (Decrease)
Total Assessed Value	\$ 134,397,050	\$ 763,745,990	\$ 629,348,940
Less Exemptions:			
Total Exemptions	15,859,730	102,376,000	86,516,270
Net Taxable Value	\$ 118,537,320	\$ 661,369,990	\$ 542,832,670

	FY 2012 Millage Rates:	Amount Due if Received	
		Before 1/1/12 @95%	After 1/1/12 @100%
Property Taxes Due From:			
Broward County	5.1860	\$ 2,672,526	\$ 2,813,185
North Broward Hospital District	1.8750	966,921	1,017,811
Children's Services Council	0.4789	246,964	259,963
City of Fort Lauderdale	4.1193	2,124,286	2,236,091
Totals	11.6592	\$ 6,010,697	\$ 6,327,050

# NORTHWEST - PROGRESSO - FLAGLER HEIGHTS AREA TAX INCREMENT ANALYSIS

	Base Year 1995	Current Year 2011	Increase/ (Decrease)
Total Assessed Value	\$ 314,725,860	\$ 964,297,080	\$ 649,571,220
Less Exemptions:			
Total Exemptions	106,465,210	320,043,700	213,578,490
Net Taxable Value	<u>\$ 208,260,650</u>	<u>\$ 644,253,380</u>	<u>\$ 435,992,730</u>

	FY 2012 Millage Rates:	Amount Due if Received	
		Before 1/1/12 @95%	After 1/1/12 @100%
Property Taxes Due From:			
Broward County	5.1860	\$ 2,141,235	\$ 2,253,931
North Broward Hospital District	1.8750	776,612	817,486
Children's Services Council	0.4789	198,357	208,797
City of Fort Lauderdale	4.1193	1,706,186	1,795,985
Totals	<u>11.6592</u>	<u>\$ 4,822,390</u>	<u>\$ 5,076,199</u>