



COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE DIRECTOR REPORT

THIS REPORT CAPTURES THE COMMUNITY REDEVELOPMENT AGENCY'S PROJECTS AND ACTIVITIES UNDERTAKEN DURING THE MONTH OF MAY 2026.

#1 TOWN CENTER AND PUBLIC AREAS

Commercial Facade Improvement Program (CFIP)

Background: The Commercial Facade Improvement Program is designed specifically to improve commercial properties in the CRA target area. Such improvements must contribute to the revitalization of the CRA District in a manner that encourages investment, increases occupancy and positively impacts property values.

The CRA Board approved Saltz Michelson Architects to develop architectural design standards for the commercial corridor. A meeting was held with a group of property owners to discuss and obtain feedback on design standards. In collaboration with the stakeholders and city representatives, the manual was developed. The Architectural Design Standards Manual was approved by the CRA Board. The Architectural Design Standards Manual is available for review on the website. Additional information has been shared with commercial property owners that wish to redevelop properties within the CRA District.

Staff is working with prospective program applicants that have expressed interest. The Commercial Facade Improvement Program Design was modified to include funding for architectural services. Communication was sent out to inform property owners. Additional applications were received and approved for M-Lasik, LLC and Current Capital (d/b/a Lakes Shoppes, LLC and Lakes Center, LLC). The projects for properties owned by Lakes Shoppes, LLC, M-Lasik, LLC and Lakes Center, LLC are complete.

A funding request from New Life Childcare and Educational Center was recently approved by the CRA Board. Plans were submitted for review. Additional changes were necessary to proceed with the project. The project has commenced. The New Life Childcare and Educational Center commercial property improvement project is nearing completion.

Update:

- **Meetings will continue to be held with property owners that are interested in the programs.**

Town Center Master Plan Development

Background: The Town Center is poised to create a vibrant district, transforming the intersection of State Road 7 and Oakland Park Boulevard into a bustling hub. The objective of activating the Town Center is to create a beautiful and memorable space that encourages community engagement and economic growth.

- The Commercial Facade Improvement Program and Development Assistance Program was presented to developers, property owners and related corporate representatives. Staff continues to identify and promote funding opportunities to achieve the CRA's redevelopment goals. Retail Strategies LLC representatives, hired by the City of Lauderdale Lakes created a marketing plan used for business recruitment efforts in collaboration with property owners. With the modification of the Redevelopment Plan, discussions with property owners in priority areas have taken place to establish strategies for redevelopment. Staff has also reviewed real estate opportunities. Inquiries about CRA programs have increased. Staff is providing general information for consideration.

Update:

- **Discussions will continue with property owners regarding the Town Center as presented in the Redevelopment Plan.**

Community Policing Initiative

- **Background:** In alignment with the CRA Redevelopment Plan, there is support for developing innovative community policing strategies to enhance traditional methods that proactively tackle public safety concerns. CRA seeks to improve police visibility, strengthen community law enforcement relationships and boost community engagement. Funding for four (4) deputy sheriffs was allocated to establish a Lauderdale Lakes CRA Community Policing Unit (CPU). The CPU is fully operational. In a short period of time, positive results were achieved through enhanced engagement with the business community. Representatives from the CRA, Development Services and BSO met to identify community policing initiatives. The Community Policing Unit and Code Compliance Division have already identified solutions to two prevalent issues. Promotional videos were completed to highlight the impact of community policing on the business community. The CPU will be conducting CPTED safety assessments.

Update:

- **The CPU are performing CPTED safety assessments with business owners.**

#2 CONNECTIVITY AND MICRO-MOBILITY

Background: The CRA seeks to improve connectivity and micro mobility within the community redevelopment area. This goal is aimed at fostering a more interconnected and accessible urban environment. There are established strategies focused on creating a comprehensive transportation network, enhancing urban streets, advancing traffic management technology, increasing transit options, improving digital infrastructure and enhancing incentives for micro mobility options. Staff attended a transit meeting with county representatives. Staff had preliminary discussions regarding the Bus County Transit Premium Mobility Program. CRA Staff attended meetings regarding pedestrian and vehicular mobility in the CRA area.

Update:

- **Broward TransitFORWARD 2040 will be scheduled at a Commission Meeting. To date, community needs will focus on frequency, reliability, commute times, route options, connectivity, accessibility, bus stop amenities and safety.**

#3 HOUSING

Northwest 31 Avenue (including adjacent roads)

Background: The NW 31 Avenue Corridor has been the focus of community planning initiatives. On January 17, 2019, a Commission Workshop was held to discuss the NW 31 Avenue Neighborhood Enhancement Project designed to adopt standards related to property maintenance, storage, vehicular parking and landscaping. The City developed provisions that are unique to that area. The Planning and Zoning Board approved the NW 31 Avenue Overlay District regulations on September 24, 2020. The NW 31 Avenue Overlay District regulations were approved at the Commission Meeting on October 13, 2020 (First Reading) and October 27, 2020 (Second Reading).

- The Residential Preservation and Enhancement Program (RPEP) Design was presented on October 2019. The NW 31 Avenue Overlay District was approved on October 2020. The RPEP Design was approved in January 2021. The contractual documents were approved in February 2021 and subsequently amended. The program was launched in March 2021. The CRA Board approved nine properties. A Notice to Proceed was issued for 7 out of 9 properties because two recipients didn't want to adhere to the regulations. One of the recipients completed the improvements and did not seek reimbursement. There were delays due to unexpected circumstances (*i.e. material shortages*). The files are closed. The program was changed to accept applications throughout the year. Six Drax Investments applications were approved and closed. The Board approved program area expansion to 43 Terrace. Two applications were approved and closed for Marquis Johnson and Paul and Cheryl Tucker Young. The color scheme from the Architectural Design Standards Manual was approved for this program.

Update:

- **A new program application will be presented to the CRA Board.**

ECONOMIC DEVELOPMENT

- **Background:** The Business First! Initiative is designed to provide resources, training and networking opportunities at the Educational and Cultural Center (ECC) and other locations. Furthermore, the Lauderdale Lakes ECC Business Resource Center is the entrepreneurial hub to provide services and host activities. Several workshops were held throughout the year including virtual sessions facilitated by SCORE. A Financial Literacy/Business Resource Fair and Reverse Trade Show was successfully implemented. Staff proposed additional programs, workshops, training and forums for Fiscal Year 2026. The Economic Development Manager will continue to announce business sessions as they are scheduled.

Update:

- **The Economic Development Manager presented the draft investment package at the meeting.**

Business and Other CRA Related Activities (partial)

- 5/01/26-5/31/2026
 - Spoke with corporate representative regarding the CRA programs
 - Organized a CRA session with new staff
 - Met with staff to discuss FY2026 and Proposed FY2027 Expenses
 - Met to review capital projects with staff
 - Focused on Town Center strategies with staff

[See the attached Project Update – Page 2 of 2]

ADOPTED RESOLUTIONS / CONSENSUS ITEMS:

CRA RESOLUTION 2026-004 APPROVING THE CRA FINANCIAL ACTIVITY REPORT FOR MARCH 2026

EXECUTIVE DIRECTOR REPORT (Use Agreement with ATC Engineering)

- Motion carried to allow a two-month extension to use the Children's Garden as a construction staging area. (August 31 with site restoration)

DISCUSSION REGARDING THE COMPREHENSIVE GATEWAY & WAYFINDING SIGNAGE PROJECT

- Consensus provided from the CRA Board to select Signage Design Option 2 and change the color scheme for the Oriole Estates wall