



City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

COMMUNITY REDEVELOPMENT AGENCY MEETING AGENDA

City Commission Chambers

September 17, 2025

5:30 PM

Please join the meeting via Zoom

<https://us06web.zoom.us/j/83310146859>

Please join the meeting via telephone:

1 305 224 1968 or 1 309 205 3325

Meeting ID: 833 1014 6859

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES FROM PREVIOUS MEETING**
 - A. JULY 15, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
4. **PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)**
5. **EXECUTIVE DIRECTOR REPORT**
 - A. REPORT FROM THE CRA EXECUTIVE DIRECTOR
This is a report highlighting the CRA activities and projects during the month of August 2025.
6. **FINANCE DIRECTOR REPORT**
 - A. CRA RESOLUTION 2025-013 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES
This resolution serves to ratify the July and August 2025 (Period 10 and 11) Financial Activity Reports provided by the Financial Services Department.
7. **CHAIRMAN REPORT**
8. **COMMITTEE REPORTS : STANDING**
9. **COMMITTEE REPORTS : AD HOC**
10. **LEGAL REPORT**
11. **OLD BUSINESS**
12. **NEW BUSINESS**

- A.** CRA RESOLUTION 2025-014 APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026

This resolution adopts the Fiscal Year 2026 Budget. The proposed budget is presented for review and consideration.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Chairperson Sharon Thomas - Vice Chair Easton K. Harrison

Commissioner Tycie Causwell - Commissioner Veronica Edwards Phillips - Commissioner Karlene Maxwell-Williams

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
JULY 15, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 9/17/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> July 15, 2025 CRA Meeting Minutes	Minutes



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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
City Commission Chambers
July 15, 2025
5:30 PM

1. CALL TO ORDER

Vice Chair Harrison called the July 15, 2025, Community Redevelopment Agency (CRA) meeting to order at 5:32 p.m.

2. ROLL CALL

PRESENT

Chairperson Thomas (arrived at 5:35 p.m.)
Vice Chair Easton Harrison
Board Member Tycie Causwell
Board Member Veronica Edwards Phillips

ABSENT

Board Member Karlene Maxwell-Williams

ALSO PRESENT

CRA Administrator Venice Howard
CRA Executive Director Celeste Dunmore
Economic Development Manager Vielka Buchanan
CRA Attorney Michael Haygood
CRA Secretary Pavitri Watson
City Staff

3. MINUTES FROM PREVIOUS MEETING

A. JUNE 17, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Board Member Edwards Phillips made motion to approve the June 17, 2025 Community Redevelopment Agency meeting minutes.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips

Motion passes: 4-0

4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)

5. EXECUTIVE DIRECTOR REPORT

A. REPORT FROM THE CRA EXECUTIVE DIRECTOR

This is a report highlighting the CRA activities and projects during the month of June 2025.

Celeste Dunmore, CRA Executive Director, gave an update on the projects for the month of June 2025. She requested that Economic Development Manager, Vielka Buchanan, highlight some of the business activities taking place over the next few months.

Ms. Buchanan shared the following activities and updates:

Webinars through Truist Bank

CRA will be hosting a series of free business development webinars in partnership with Broward Score. Schedule of webinars, being conducted from 6pm to 7:30 pm, were provided to board members. Webinars will provide resources to those seeking assistance in the areas of business operation, along with the offer of mentorship sessions and consultations for prospective business owners.

New Small Business Initiative

Ms. Buchanan informed the Board of an exciting new initiative being launched in collaboration with Mayor Veronica Edwards Phillips to conduct monthly site visits to newly established Lauderdale Lakes businesses. She explained that this effort aims to foster connections with local business owners and provide them with valuable information about available programs, initiatives and upcoming events, designed to support their growth.

Local Bank Support

Ms. Buchanan responded to the Board's recent inquiry about soliciting and securing the support of Lauderdale Lakes banks. She advised the Board that some bank funded opportunities are not available to the City of Lauderdale Lakes because they do not have a 501(c3) status.

Ms. Buchanan stated that Truist Bank has been collaborating with the city in areas of economic education through workshops and webinars. The Board expressed that the banks will have to make more of an effort to engage and assist Lauderdale Lakes residents and business owners.

Chairperson Thomas expressed interest in attending a meeting with the banks, with participation from other Board Members, to outline and address the City's concerns.

Ms. Buchanan stated that she will work to coordinate a "bankers round table" meeting and discussion, as was held in the past, with local bank representative and banks in surrounding areas.

Residential Preservation and Enhancement Program/Color Palette

Ms. Dunmore addressed Board Member Maxwell-Williams' previous interest in speaking about the color palette for this program. She asked the Board if the discussion should be moved to the next meeting.

Chairperson Thomas stated that the discussion should move forward in Board Member Maxwell-Williams' absence and obtain her input at a later date.

Ms. Dunmore stated that this program's conceptualization was a result of the city's desire to establish property maintenance standards unique to the areas of 31st Avenue, 30th Terrace and 31st Terrace. The city adopted an ordinance, the NW 31st Avenue Overlay District regulation, to provide the maintenance standards for driveways, parking, exterior painting and colors, building facades, roofs, wall, fences, garbage containers, landscaping and lighting features. In support of the NW 31st Avenue Overlay District regulation 80 percent funding for improvements were granted to property owners within that area, which was eventually expanded to 43rd Terrace.

Board Member Causwell inquired as to the maximum amount that would be granted to an individual property owner as well as how many property owners have received funding since the program started.

Ms. Buchanan confirmed those numbers to be an allotment of between \$44,000 to \$66,000 and 14 recipients to date.

Vice Chair Harrison noted his observance of varying colors, often within the same color family, that gave very different appearances and inquired if a digital presentation or mockup can be provided to see what proposed colors would look like on buildings.

Ms. Dunmore confirmed that this is possible.

Board Member Causwell confirmed with Ms. Dunmore that all property owners are being asked to participate and choose from the color palette, even if they recently went through the Program.

Board Member Causwell's stated that the CRA pay 100 percent of those costs instead of 80 percent.

The Board agreed that it may be necessary to remove colors from the proposed palette and re-examine the existing colors in those areas to identify complementary ways to incorporate any additional colors from the palette.

Vice Chair Harrison commented about the different types of fences along the east side of 31st and how art could be incorporated into the beautification.

Ms. Dunmore stated that the Board may want to consider an aesthetically pleasing wall and some design options that have been presented by artists. The Board agreed that they would like to see the other two recently presented options.

CRA Administrator, Venice Howard, confirmed that she reached out directly to the Children's Services Council Marketing Director about the "love mural" and will keep the CRA and Board Members updated on any information.

Redevelopment Plan (present through to 2030)

Ms. Dunmore stated that, following nearly a year and a half of meeting and working with stakeholders, residents, commercial property owners through one-on-one meetings, focus groups and community meetings, Inspire Placemaking Collective Inc. put together the input from the community to assist with identifying three public goals.

Ms. Dunmore stated that there is a capital project schedule within the plan that outlines the projects that are being undertaken in consideration of the input received. Community feedback revealed a focus on streetscaping – lighting features and landscaping.

Ms. Dunmore further clarified that for these landscaping projects, the City will be handling the design, with CRA being responsible for the installation of the landscaping.

Ms. Dunmore outlined some of the focus areas which include Lauderdale Marketplace, Reef Plaza, the Lakes Mall and Lakes Shoppes.

Redevelopment Opportunities

Ms. Dunmore stated that the CRA will be looking at vacant lots and buildings that can be repurposed.

Board Member Edward Phillips asked about plans for the small piece of property to the south of Cassia Commons. Ms. Dunmore confirmed that the easement belongs to the city and can be

discussed with the city commission.

Board Member Edwards Phillips asked for information on a new municipal complex, noting that discussions have centered around the Ireland property.

Ms. Dunmore confirmed that the municipal complex discussions began with the site of Vincent Torres Memorial Park, then deferred to Mr. Haygood to outline parameters for consideration of the Ireland property.

Mr. Haygood provided the permitted use of CRA funds, which would have to be considered for the site.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2025-011 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 9 (JUNE) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES

This resolution serves to ratify the June 2025 (Period 9) Financial Activity Reports provided by the Financial Services Department.

CRA Attorney Michael Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2025-011

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 9 (JUNE 2025) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES, A COPY IS ATTACHED HERETO AS EXHIBIT A, WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Vice Chair Harrison made a motion to bring CRA Resolution 2025-011 to the floor for discussion.

FOR: Vice Chair Harrison, Board Member Causwell, Board Member Edwards Phillips, Chairperson Thomas

Motion passes: 4-0

Giovanni Stephenson, Finance Department Accountant II, presented the Financial Report for June 2025. He stated that the CRA is at 75% of the year. He stated that the Personnel, Non-Personnel and Capital Expenditures are at 16.3% and Personnel Expenditures are at 73% through June 30th. Operating Expenditures are at 5% and Capital Expenditures are at 7.6% through June 30th. Non-Operating Expenditures total is \$1.714 million as of June 30th which includes the area of the CRA Home Buyer Purchase Assistance Program, the CRA Commercial Facade Improvement Program and the CRA Residential Preservation and Enhancement Program. The CRA Cash Management balance is \$24,806,468 which is more than the previous year's balance of \$20,360,311.

Chairperson Causwell made a motion to approve CRA Resolution 2025-011.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips

Motion passes: 4-0

7. CHAIRMAN REPORT

Chairman Thomas asked for an update on the four Cassia Commons applicants and confirmed that they are being assisted with their needs.

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

Mr. Haygood confirmed that the statute requires at least a general addressing of the purpose for how CRA funds will be used. He stated that the Chapter 163.370 outlines the use of the funds. The overall concept is that it is a “brick and mortar” statute to enhance tax base. It is not for social programs. If infrastructure needs can be tied to the general use of the building, funds may be able to be used. He confirmed that there is a provision that specifically prohibits the use of the funds for certain areas. He reviewed specifics of the statute to provide board members with a purview of restrictions and allowances for the use of CRA funds. He recommended that the large balance be obligated to projects.

Vice Chair Harrison inquired about CRA funds used to pay artists for design/mural on a wall, and for the construction of the wall.

11. OLD BUSINESS

Board Member Edwards Phillips announced the State of the City 2025 address.

12. NEW BUSINESS

A. CRA RESOLUTION 2025-012 AUTHORIZING THE EXECUTION OF A TASK ORDER WITH SALTZ MICHELSON ARCHITECTS, INC. TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE DESIGN OF A COMPREHENSIVE GATEWAY AND WAYFINDING SIGNAGE PROJECT WITHIN THE COMMUNITY REDEVELOPMENT AREA FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED AND TWENTY FIVE THOUSAND (\$125,000.00)

This resolution authorizes a Task Order to Saltz Michelson Architects Inc. to provide architectural services associated with the design of comprehensive gateway and wayfinding signage in an amount not to exceed \$125,000.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2025-012

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A TASK ORDER WITH SALTZ MICHELSON ARCHITECTS, INC TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE DESIGN OF A COMPREHENSIVE GATEWAY AND WAYFINDING SIGNAGE PROJECT WITHIN THE COMMUNITY REDEVELOPMENT AREA FOR AN AMOUNT NOT TO EXCEED \$125,000.00; DIRECTING AND AUTHORIZING THE CHAIRPERSON AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Board Member Causwell made a motion to bring CRA Resolution 2025-012 to the floor for discussion.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips

Motion passes: 4-0

Ms. Dunmore stated that the two Saltz Michelson Architects Inc. representatives, Natalia Castro and

Lindsey Etan, are in virtual attendance.

Ms. Dunmore confirmed that the CRA Board requested a newly designed package for all city signs, to include directional and entryway, along with a wall. She stated that the Saltz Michelson Architects Inc. will provide design options highlighting all neighborhood names for Board review. She anticipates 3 meetings for review and approval of the new designs with size options, that should take place in approximately 90 days. She stated that the final selection(s) would be shared with the city for branding alignment.

Vice Chair Harrison inquired about an Oriole Estates wall along with the signage for the series of apartments on the west side of State Road 7 going leading into Oakland Estates.

Ms. Dunmore confirmed that the latter falls outside of the CRA purview, but that the City would reach out to the HOA about considering revamping the look.

Ms. Dunmore stated that there would be coordinated branding efforts and that CRA is taking the lead in establishing the designs for commercial properties and residential areas.

Chairperson Causwell made a motion to approve CRA Resolution 2025-012.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips

Motion passes: 4-0

B. DISCUSSION REGARDING THE DISPOSITION OF CRA PROPERTY

This is a discussion regarding the disposition of CRA property. Currently, the Lauderdale Lakes Community Redevelopment Agency owns two properties that are slated for development in accordance with the modified Redevelopment Plan.

Ms. Dunmore stated that the Children's Garden, located on 31st Avenue and 40th Street is owned by the CRA and has now been closed.

Ms. Dunmore thanked the Board Members for allowing residents to obtain cinder blocks and soil from the Children's Garden. She confirmed plans for the CRA to clear out the Children's Garden property. She stated that the Children's Garden site is now available for disposition and that proposals from prospective buyers can usually be considered within a 30 day timeframe. She stated that the property is .53 acres, double the size of the city's Trailhead Park. Further, research has been conducted on property/projects built on a half-acre or less. She believes that there are residential opportunities for the Children's Garden lot, because the property is zoned for residential use.

Mr. Haygood stated that the residential use needs to be specified and it would be the same process as Cassia Estates.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

Chairperson Thomas stated that the commissioners do not usually meet in August. Therefore, Commission Workshops, Commission Meetings and CRA Meeting for the month of August would be cancelled.

14. ADJOURNMENT

Being that there was no other business to come before the CRA Board, the meeting adjourned at 7:00 p.m.

ATTEST:

Pav Benasrie-Watson, CMC, Secretary

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

REPORT FROM THE CRA EXECUTIVE DIRECTOR
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Summary

This is a report highlighting the CRA activities and projects during the month of August 2025.

Staff Recommendation

Background:

(See the attached CRA Executive Director Report)

Funding Source:

Not applicable

Fiscal Impact:

Sponsor Name/Department: Celeste Dunmore, CRA Executive Director

Meeting Date: 9/17/2025

ATTACHMENTS:

Description	Type
☐ CRA Executive Director Report - Month of August 2025 1 of 2	Backup Material
☐ CRA Executive Director Report - Month of August 2025 2 of 2	Backup Material
☐ Backup - Saltz Michelson Architects Inc Agreement - Comprehensive Gateway and Wayfinding Signage Project	Cover Memo
☐ Backup - 3 Trailhead Park Mural Design Concepts	Backup Material
☐ Backup - Residential Preservation and Enhancement Program Color Palette - For Discussion	Backup Material
☐ Backup - Lauderdale Lakes CRA Architectural Design Standards Manual - For Discussion	Backup Material



COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE DIRECTOR REPORT

THIS REPORT CAPTURES THE COMMUNITY REDEVELOPMENT AGENCY'S PROJECTS AND ACTIVITIES UNDERTAKEN DURING THE MONTH OF AUGUST 2025.

#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 Commercial Facade Improvement Program Agreement between the Lauderdale Lakes CRA and the Lauderdale Lakes Industrial Park (LLIP) was authorized and executed on November 29, 2018. In March 2021, the project was complete. Other property owners continued to express interest in submitting a CFIP application.

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). To date, the projects for properties owned by Lakes Shoppes, LLC and M-Lasik, LLC are complete.

Update:

- **New Life Childcare and Educational Center submitted the plans for review.**

Town Center Master Plan Development

Background: One of the redevelopment objectives is to create a vibrant transit oriented mixed-use district designed as a compact and walkable town center that provides the social, cultural and commercial focus for existing and future residents. The facilitation of new development could result from adding new retail in underutilized commercial spaces and vacant land. Staff coordinated introductory meetings with property owners to share the redevelopment goals of the Lauderdale Lakes Community Redevelopment Agency.

- The Commercial Facade Improvement Program and Development Assistance Program was presented to developers, property owners and related corporate representatives. Staff continued to identify and promote funding opportunities to achieve the CRA's redevelopment goals. Retail Strategies LLC representatives, hired by the City of Lauderdale Lakes to support real estate transactions for retail and other establishments, created a marketing plan used for business recruitment efforts in collaboration with property owners. With the recent approval of the Redevelopment Plan Modification, discussions with property owners in priority areas have taken place to establish strategies for redevelopment.

Update:

- **During the reporting period, staff reviewed real estate opportunities in the CRA.**

Community Policing Initiative

Background: In alignment with the CRA Redevelopment Plan, there is support for developing innovative community policing strategies to enhance traditional methods by supporting partnerships and problem-solving techniques to 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. The Community Policing Unit is fully operational. The deputies are becoming acclimated to the CRA. In a short period of time, positive results have been 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 identified solutions to two prevalent issues.

Update:

- **The Community Policing Unit is conducting business visits throughout the CRA District.**

#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, enhance urban streets, advance traffic management technology, increase transit options, improve digital infrastructure and enhance incentives for micro mobility options. Staff participated in a meeting with city and county representatives to discuss transit and roadway improvements to enhance pedestrian and vehicular mobility. Staff had preliminary discussions with Broward County representatives regarding the Bus Rapid Transit Project.

Update:

- **CRA Staff provided additional information regarding new development in the CRA area. These areas will be incorporated into the evaluation to improve vehicular and pedestrian mobility.**

#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, including home improvement options, was presented to the CRA Board in October 2019. The City's NW 31 Avenue Overlay District was approved on October 2020. The Program Design was approved in January 2021. The contractual documents were approved in February 2021 and subsequently amended. The program was launched in March 2021. Staff promoted the program. The CRA Board approved nine properties. The RPEP Notice to Proceed was issued for 7 out of 9 properties because two recipients didn't want to adhere to the adopted regulations within the program cycle. One of the recipients made the improvements and did not seek reimbursement. There was a delay due to unexpected circumstances (*i.e. material shortages*). The initial six program files are closed. A recommendation was made and supported to accept applications throughout the fiscal year. Six applications submitted by Drax Investments were approved by the CRA Board. A recommendation was made and approved to expand eligible areas to NW 43 Terrace. A property owner was subsequently approved for funding from that area. Six projects owned by Drax Investments are in the close-out phase. Two applications submitted by Marquis Johnson and Paul Young/Cheryl Tucker Young were approved by the Board. The Notice to Proceed was issued.

Update:

- **CRA Staff made an initial reimbursement to the program recipient. CRA Staff is in the process of closing out four project files. Staff will present the color scheme from the Architectural Design Standards Manual for CRA Board Review.**

ECONOMIC DEVELOPMENT

- **Background:** The Community Redevelopment Agency through 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 including virtual sessions that were facilitated by SCORE in FY2024 and FY2025 for business owners. Information on Fiscal Year 2025 business programs will be shared by the Economic Development Manager on a quarterly basis. Various programs, workshops, training and forums will be announced to throughout the year. The Financial Literacy/Business Resource Fair and Reverse Trade Show were successfully implemented.

Update:

- **Staff proposed additional programs, workshops, training and forums for Fiscal Year 2026.**

Business and Other CRA Related Activities (partial)

- 8/01-8/31/2025
 - Met with corporate representatives regarding commercial development and leasing opportunities
 - Participated in Reverse Trade Show (Financial Literacy Workshop – July)
 - Worked with the Public Information Office Division to identify promotional opportunities
 - Reached out to 20 out of 27 property owners impacted by the construction of the NW 31 Avenue Buffer Wall
 - Coordinated site clearance of the Children's Garden

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

ADOPTED RESOLUTIONS / CONSENSUS ITEMS:

CRA RESOLUTION 2025-011 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 9 (JUNE) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES

CRA RESOLUTION 2025-012 AUTHORIZING THE EXECUTION OF A TASK ORDER WITH SALTZ MICHELSON ARCHITECTS, INC. TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE DESIGN OF A COMPREHENSIVE GATEWAY AND WAYFINDING SIGNAGE PROJECT WITHIN THE COMMUNITY REDEVELOPMENT AREA FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED AND TWENTY FIVE THOUSAND (\$125,000.00)

Additional Updates:

- Staff will show the two remaining mural designs that can be used within the CRA District.

CRA EXECUTIVE DIRECTOR MONTHLY REPORT – (Project Update – As of September 1, 2025)

Item #	Technical Review	Project Name	Project Description	Project Phase	Approx. Total Allocation	Estimated Completion Date	Status Update
Community Redevelopment Agency Projects							
1	Ronald Desbrunes (PW)	Trailhead Park Project	Development of the Trailhead Park	Closeout	CONSULTANT \$4,950 (3-D Model) + \$25,000 (Construction Plan) CONTRACTOR \$448,264.49 + 37,119.20 +30,000.00 (Rev. \$515,383.69)	COMPLETE 3D Model December 2020 Construction <u>Completion</u> August 2024 Completion Parking <u>Accommodation</u> February 2025	Kimley Horn and Associates (KHA)/Unitec, Inc CRA Board approved the general scope on 12/18/18. A design build solicitation was approved. Professional services for design followed by a separate solicitation for construction was recommended, in lieu of the proposed design-build solicitation. Kimley-Horn and Associates was approved to provide professional services. The construction plans were completed. A 3-D image of the proposed park was developed. The Site Plan Application was approved by the City. Bids were received in April 2021. The CRA Board approved Unitec, Inc. as the contractor. The consultant resubmitted the Surface Water Management License application documents to Broward County. Approval was granted by Broward County. Documents were approved from the City of Lauderdale Lakes to proceed with the project. The construction fence, sign, playground amenities and wall were installed. An increase in the contractual amount was approved in December 2023. The contract was subsequently amended to construct the parking space for the park. The permit for the parking space was issued and closed. A soft park opening was held in April and May subsequently. This project is in the close out phase.
2	N/A	Trailhead Park Mural and Enhancement Project	Installation of Mural and Pedestal in the Trailhead Park	Closed	CONSULTANT \$93,925 (Outreach /Artwork)	<u>Completion and Installation Date</u> July 2024	<u>George Gadson Studios</u> CRA Board approved George Gadson, Artist, to design an art mural at the Trailhead Park with input from outreach meetings. The CRA Board approved the concept. The artist worked with the contractor. The CRA Board approved an extended design presented in February 2023. The mural is complete and pedestal is installed.

3	Ronald Desbrunes (PW)	Somerset Drive Roundabout Project	Installation of the roundabout and associated improvements on Somerset Drive	Closeout	CONSULTANT \$82,820 (Design) + \$5,310 (First Modification) + \$53,080 (Consultant - Construction Phase) CONTRACTOR \$1,086,195 + \$54,309.75 (Rev.\$1,140,504.75)	COMPLETE Design/Plans May 2022 Projected Construction Completion November 2024	<u>Craven Thompson & Associates/Sagaris Corp.</u> The Board approved the professional service agreement. The Board selected ledgestone with pavers and two-tiered landscaping. The Agreement was modified to include landscaping and construction management. The civil engineering permit was obtained. Staff awaited the end of the Broward County UAZ project. Plans were resubmitted to Broward County to incorporate changes from the proposed Cassia Commons development. The Invitation to Bid solicitation was released. The Board approved Sagaris Corp. A project review was conducted. The NOC/NTP were issued. The lighting conduits, median improvements and wall are complete. The wall cap and street light poles are installed. A photo op was scheduled in February. This project is in the close out phase.
4	Ronald Desbrunes (PW)	NW 31 Avenue Buffer Wall	Install buffer wall on the east side of NW 31 Avenue within the CRA area	Planning	(TBD)	EST. COMPLETION 2027	Approval was granted to adopt the redevelopment plan modification which included the NW 31 Avenue Buffer Wall Project. This project is currently in the planning phase. The proposed documents pertaining to easements were submitted to the City/CRA attorney. Communication was sent again to the impacted property owners to share information about the project.
5	Ronald Desbrunes (PW)	Comprehensive Wayfinding and Gateway Signage	Install various wayfinding and gateway signage within the CRA District	Assessment	(TBD)	EST. COMPLETION (1st phase) 2027	<u>Saltz Michelson Architects Inc</u> Approval was granted to adopt the redevelopment plan modification which included the Comprehensive Wayfinding and Gateway Signage Project. This project was in the planning phase. The potential locations for additional signage were identified. The CRA Board would like to revisit the varied sign design. This project is now in the assessment phase. Staff sent and received the Task Order requesting the cost associated with providing conceptual drawings and design for CRA Board review. Task Order was approved by the CRA Board. The consultant will attend the CRA Meeting to begin preliminary discussions regarding the signage project.

6	Ronald Desbrunes (PW)	NW 30 Terrace Roadway Improvement	Construct a roundabout median planting space, provide decorative asphalt treatment and improve landscape	Planning	(TBD)	<u>EST. COMPLETION</u> 2027	Approval was granted to adopt the redevelopment plan modification which included the NW 30 Terrace Roadway Improvement Project. This project is currently in the planning phase. CRA will coordinate the project implementation schedule with the City to avoid conflict with the NW 39 Street Roadway Improvement Project. This project has been placed on the CIP schedule. This project will be managed by the designated Project Manager.
7	Ronald Desbrunes (PW)	Westgate South Streetscape	Entails decorative crosswalks, swale improvements, street lighting, enhanced landscape and modified monument sign	Planning	(TBD)	<u>EST. COMPLETION</u> 2027	Approval was granted to adopt the redevelopment plan modification which included the Westgate South Streetscape Project. This project is currently in the planning phase. The scope of work is under review. This project will be managed by the designated Project Manager.

CIP—Capital Improvement Plan PW—Public Works ECM—Engineering and Construction Management FDOT—Florida Department of Transportation ITB—Invitation to Bid NTP—Notice to Proceed UAZ—Utilities Analysis Zone
NOC – Notice of Commencement

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY
AND
SALTZ MICHELSON
ARCHITECTS, INC**

This Contract is made as of this 16th day of July, 2025 by and between the LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes, referred to as "CRA", and SALTZ MICHELSON ARCHITECTS, INC a Florida corporation, hereinafter referred to as the "CONSULTANT".

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City; and

WHEREAS, in accordance with the provisions of the Agency's procurement policies, and with the assistance of the City's Purchasing Division, staff solicited Requests for Qualifications for the provision of professional services in the areas of architectural services (the "Services") throughout the City and within the community redevelopment area; and

WHEREAS, CONSULTANT was one of five firms recommended to provide the services identified in the Request for Qualifications for both the City and CRA; and

WHEREAS, the Agency has entered into a continuing service agreement with CONSULTANT based upon the qualifications and price proposal submitted in response to a competitive Request for Qualifications process; and

WHEREAS, the CRA desires to implement a comprehensive gateway and wayfinding signage project (the "Project"); and

WHEREAS, architectural services are necessary for the development of the Project, along with associated pre-construction costs; and

WHEREAS, the prequalified CONSULTANT submitted a Task Order to provide services for the Project in an amount not to exceed \$125,000.00; and

WHEREAS, the CONSULTANT desires to provide such services to the CRA and the CRA desires to engage the services of the CONSULTANT as set forth herein.

NOW THEREFORE, in consideration of the mutual promises contained herein, the CRA and the CONSULTANT agree as follows:

ARTICLE 1 – SERVICES AND FEES

The CONSULTANT'S responsibility under this Contract is to provide the Services set forth in Exhibit A for an amount not to exceed \$125,000.00. The CONSULTANT shall be issued a

work order for all services required by the CRA. The CONSULTANT shall not undertake any services unless included in a work order.

The CRA'S representative/liaison during the performance of this Contract shall be Celeste Dunmore, CRA Executive Director. The Project Manager shall be Ronald Desbrunes, Director of Public Works.

ARTICLE 2 - SCHEDULE

The CONSULTANT shall commence services upon approval of the attached scope of services or any amendments.

ARTICLE 3 - PAYMENTS TO CONSULTANT

- A. Generally - The CRA agrees to compensate the CONSULTANT per the attached Scope of Services in Exhibit "A" or, including any approved pass-through costs provided in the attached Scope of Services.
- B. Payments - Invoices from the CONSULTANT pursuant to this Contract will be reviewed and approved by the CRA within thirty days of receipt of the invoice, indicating that services have been rendered in conformity with the Contract unless the CRA requires clarification or a correction of the invoice. The invoices will be sent to the CRA Office for payment approval. Invoices will normally be paid within thirty (30) days following CRA approval.
- C. Final Invoice - In order for both parties herein to close their books and records, the CONSULTANT will clearly state "Final Invoice" on the CONSULTANT'S final/last billing to the CRA. This certifies that all services have been properly performed and all charges and costs have been invoiced to the CRA. Since this account will thereupon be closed, any and other further charges if not properly included on this Final Invoice are waived by the CONSULTANT and the CRA shall have no obligations for any other costs or expenses thereafter.

ARTICLE 4 - TERM OF CONTRACT

The term of this agreement shall be ninety days or until the services are completed.

ARTICLE 5 - TERMINATION

This Contract may be canceled by the CONSULTANT upon thirty (30) days prior written notice to the CRA'S representative. In the event of substantial failure by the CRA to perform in accordance with the terms of this Contract through no fault of the CONSULTANT; provided the CRA fails to cure same within that thirty (30) day period. This Contract may also be terminated, in whole or in part, by the CRA Board of Commissioners, with or without cause, immediately upon written notice to the CONSULTANT. Unless the CONSULTANT is in breach of this Contract, the CONSULTANT shall be paid for services rendered to the CRA'S satisfaction through the date of termination. After receipt of a Termination Notice and except as otherwise directed by the CRA, the CONSULTANT shall:

- A. Stop work on the date and to the extent specified.
- B. Terminate and settle all orders and subcontracts relating to the performance of the terminated work.
- C. Transfer all work in process, completed work, and other materials related to the terminated work to the CRA.
- D. Continue and complete all parts of the work that have not been terminated.

ARTICLE 6 - PERSONNEL

The CONSULTANT represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CRA.

All of the services required hereunder shall be performed by the CONSULTANT or under its supervision, and all personnel engaged in performing the services shall be fully qualified and, if required, authorized or permitted under state and local law to perform such services.

Any changes or substitutions in the CONSULTANT'S key personnel, as may be listed in Exhibit "A", must be made known to the CRA'S representative and written approval must be granted by the CRA'S representative before said change or substitution can become effective.

The CONSULTANT warrants that all services shall be performed by skilled and competent personnel to the highest professional standards in their respective field(s).

The CONSULTANT agrees that it is fully responsible to the CRA for the acts and omissions of sub-consultants and of persons either directly or indirectly employed by the CONSULTANT. Nothing contained herein shall create any contractual relationship between any sub-consultant and the CRA.

All of the CONSULTANT'S personnel (and all sub-consultants) while on CRA premises will comply with all CRA requirements governing conduct, safety and security.

ARTICLE 7 - SUBCONTRACTING

The CRA reserves the right to accept the use of a sub-consultant or to reject the selection of a particular sub-consultant and to inspect all facilities and approve all proposals of any sub-consultant in order to make a determination as to the capability of the sub-consultant to perform properly under this Contract. The CONSULTANT is encouraged to seek minority and women business enterprises for participation in subcontracting opportunities. If a sub-consultant fails to perform or make progress, as required by this Contract, and it is necessary to replace the sub-consultant to complete the work in a timely fashion, the CONSULTANT shall promptly do so, subject to acceptance of the new sub-consultant by the CRA.

If sub-consultant(s) are used, the CONSULTANT shall use only licensed and insured sub-consultant(s). All sub-consultants shall be required to promptly make payments to any person who, directly or indirectly, provides services or supplies under this Contract. The CONSULTANT shall be responsible for the performance of all sub-consultants.

ARTICLE 8 - FEDERAL AND STATE TAX

The CRA is exempt from payment of Florida State Sales and Use Taxes. The CRA will sign an exemption certificate submitted by the CONSULTANT. The CONSULTANT shall not be exempt from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the CRA, nor is the CONSULTANT authorized to use the CRA'S Tax Exemption Number in securing such materials.

The CONSULTANT shall be responsible for payment of its own and its share of its employees' payroll, payroll taxes, and benefits with respect to this Contract.

ARTICLE 9 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the CONSULTANT shall also act as the execution of a truth-in-negotiation certificate certifying that the wage rates, over-head charges, and other costs used to determine the compensation provided for in this Contract are accurate, complete and current as of the date of the Contract and no higher than those charged to the CONSULTANT'S most favored customer for the same or substantially similar service.

The said rates and costs shall be adjusted to exclude any significant sums should the CRA determine that the rates and costs were increased due to inaccurate, incomplete or noncurrent wage rates or due to inaccurate representations of fees paid to outside CONSULTANTS. The CRA shall exercise its rights under this Article 4 within three (3) years following final payment.

ARTICLE 10 - INDEMNIFICATION

To the extent allowed by law, the CONSULTANT shall indemnify and hold harmless the CRA, its agents, officers, and employees from and against any and all claims, liability, losses, and/or causes of action which may arise from any negligent act, recklessness, or intentional wrongful conduct or omission of the CONSULTANT, its agents, officers, or employees in the performance of services under this Contract.

The CONSULTANT further agrees to indemnify and hold harmless the CRA, its agents, officers and employees from and against any claim, demand or cause of action of whatsoever kind or nature arising out of any conduct or misconduct of the CONSULTANT not included in the paragraph above and for which the CRA, its agents, officers, or employees are alleged to be liable.

CONSULTANT shall pay all claims, losses, liens, fines, settlements or judgments of any nature whatsoever in connection with the foregoing indemnifications including, but not limited to, all costs, expert witness fees, reasonable attorney's fees, and court and/or arbitration costs. These indemnifications shall survive the term of this Contract or any renewal thereof.

Nothing contained in this Article shall be construed or interpreted as consent by the CRA to be sued, nor as a waiver of sovereign immunity beyond the waiver provided in Section 768.28, Florida Statutes.

ARTICLE 11 - SUCCESSORS AND ASSIGNS

The CRA and the CONSULTANT each binds itself and its partners, successors, executors, administrators and assigns to the other party of this Contract and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Neither the CRA nor the CONSULTANT shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the CONSULTANT.

ARTICLE 12 – VENUE

This Contract and any dispute, disagreement, or issue of construction or interpretation arising hereunder whether relating to its execution, its validity, the obligations provided therein, performance or breach shall be governed and interpreted according to laws of the State of Florida. Venue for any and all actions arising from and/or relating to the Contract shall be Broward County, Florida.

ARTICLE 13-REMEDIES

No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 14 - CONFLICT OF INTEREST

The CONSULTANT represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required hereunder, as provided for in Florida Statutes, Section 112.311. The CONSULTANT further represents that no person having any such conflicting interest shall be employed for said performance.

The CONSULTANT shall promptly notify the CRA'S representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the CONSULTANT'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the

CONSULTANT may undertake and request an opinion of the CRA as to whether the association, interest or circumstance would, in the opinion of the CRA, constitute a conflict of interest if entered into by the CONSULTANT. The CRA agrees to notify the CONSULTANT of its opinion by certified mail within thirty (30) days of receipt of notification by the CONSULTANT. If, in the opinion of the CRA, the prospective business association, interest or circumstance would not constitute a conflict of interest by the CONSULTANT, the CRA shall so state in the notification and the CONSULTANT shall, at its option, enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the CRA by the CONSULTANT under the terms of this Contract

ARTICLE 15 – DELAYS AND EXTENSION OF TIME

The CONSULTANT shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the control of the CONSULTANT or its sub-consultants and without their fault or negligence. Such causes include, but are not limited to: acts of God; natural or public health emergencies; labor disputes; freight embargoes; and abnormally severe and unusual weather conditions.

Upon the CONSULTANT'S request, the CRA shall consider the facts and extent of any failure to perform the work and, if the CONSULTANT'S failure to perform was without it or its sub-consultants' fault or negligence, as determined by the CRA, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly; subject to the CRA'S rights to change, terminate, or stop any or all of the work at any time.

This Article does not exclude the recovery of damages for delay by either party under other provisions in the Contract.

ARTICLE 16 - INDEBTEDNESS

The CONSULTANT shall not pledge the CRA'S credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The CONSULTANT further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 17 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The CONSULTANT shall deliver to the CRA'S representative for approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by and for the CRA under this Contract.

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CRA or at its expense will be kept confidential by the CONSULTANT and will not be disclosed to any other party, directly or indirectly, without the CRA'S prior written consent unless required by a lawful order. All schedules drawings, maps, sketches, programs, data base, reports and other data developed, or

purchased, under this Contract for or at the CRA'S expense shall be and remain the CRA'S property and may be reproduced and reused at the discretion of the CRA.

The CRA and the CONSULTANT shall comply with the provisions of Chapter 119, Florida Statutes (Public Records Law).

All covenants, agreements, representations and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 18 - INDEPENDENT CONSULTANT RELATIONSHIP

The CONSULTANT is, and shall be, in the performance of all work, services and activities under this Contract, an Independent CONSULTANT, and not an employee, agent, or servant of the CRA. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONSULTANT'S sole direction, supervision, and control. The CONSULTANT shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONSULTANT'S relationship and the relationship of its employees to the CRA shall be that of an Independent CONSULTANT and not as employees or agents of the CRA.

The CONSULTANT does not have the power or authority to bind the CRA in any promise, agreement or representation other than as specifically provided for in this Contract.

ARTICLE 19 - CONTINGENT FEES

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Contract.

ARTICLE 20 - ACCESS AND AUDITS

The CONSULTANT shall maintain adequate records to justify all charges, expenses, and costs incurred in estimating and performing the work for at least three (3) years after completion of this Contract. The CRA shall have access to such books, records, and documents as required in this Article for the purpose of inspection or audit during normal business hours, at the CONSULTANT'S place of business.

ARTICLE 21 - NONDISCRIMINATION

The CONSULTANT warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, political affiliation, marital status, handicap, or sexual orientation. Further, CONSULTANT

shall not discriminate or permit discrimination against any employee or an applicant for employment on the basis of race, color, sex, religion, political affiliation, natural origin, ancestry, marital status, sexual orientation or handicap.

ARTICLE 22 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for any dispute, disagreement, or issue of construction or interpretation arising hereunder whether relating to the Contract's execution, validity, the obligations provided therein, or performance of this Contract, or because of an alleged breach, default or misrepresentation in connection with any provisions of this Contract, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

ARTICLE 23 - AUTHORITY TO PRACTICE

The CONSULTANT hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the CRA'S representative upon request.

The CONSULTANT shall be solely responsible for obtaining and complying with all necessary permits, licenses, approvals and authorizations required for any work done pursuant to this Contract from any federal, state, regional, county or CRA agency.

ARTICLE 24 – SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provisions, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 25 - MODIFICATIONS OF WORK

The CRA reserves the right to make both minor and substantial changes in the Scope of Work, including alterations, reductions therein or additions thereto. Upon receipt by the CONSULTANT of the CRA'S notification of a contemplated change, the CONSULTANT shall, in writing: (1) provide a detailed estimate for the increase or decrease in cost due to the contemplated change; (2) notify the CRA of any estimated change in the completion date; and (3) advise the CRA if the contemplated change shall affect the CONSULTANT'S ability to meet the completion dates or schedules of this Contract.

If the CRA so instructs in writing, the CONSULTANT shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the CRA'S decision to proceed with

the change.

If the CRA elects to make a substantial change, the CRA shall initiate a Contract Amendment and the CONSULTANT shall not commence work on any such change until such written amendment is signed by the CONSULTANT and approved and executed by the Board of Commissioners for the CRA of Lauderdale Lakes or its designated representative.

ARTICLE 26 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CRA shall be mailed to:

Celeste Dunmore
Lauderdale Lakes CRA
4300 Northwest 36 Street
Lauderdale Lakes, FL 33319

With a copy to:

J. Michael Haygood
J. MICHAEL HAYGOOD, PA
701 Northpoint Parkway, Suite 209
West Palm Beach, FL 33407

and if sent to the CONSULTANT shall be mailed to:

Charles Michelson
Saltz Michelson Architects, Inc
3501 Griffin Road
Fort Lauderdale, Florida 33312

ARTICLE 27 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CRA and the CONSULTANT agree that this Contract and any attachments hereto or other documents as referenced in the Contract sets forth the entire agreement between the parties, that there are no promises or understandings other than those stated herein, and this Contract supersedes all prior oral and written agreements between the parties hereto with respect to the subject matter hereof. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto in accordance with Article 27 - Modifications of Work.

ARTICLE 28 – PROTECTION OF WORK AND PROPERTY

The CONSULTANT shall continuously maintain adequate protection of all work from damage, and shall protect such work and the CRA'S property from injury or loss arising during the term of the Contract. Except for any such damage, injury, or loss which may be directly due to errors caused by the CRA or employees of the CRA, the CONSULTANT shall adequately protect adjacent property, as provided by the law, and shall provide guard fences, lights, and any other

necessary materials to carry out such protection.

Until acceptance of the work by the CRA, the CRA'S property shall be under the charge and care of the CONSULTANT and the CONSULTANT shall take every necessary precaution against injury or damage to the work by the action of the elements or from any other cause whatsoever, and the CONSULTANT shall repair, restore and make good, without additional charge any work occasioned by any of the above causes before its completion and acceptance by the CRA.

ARTICLE 29 – TIME

Time is of the essence in all respects under this Contract.

ARTICLE 30 - TERMINOLOGY AND CAPTIONS

All pronouns, singular, plural, masculine, feminine or neuter, shall mean and include the person, entity, firm or corporation to which they relate as the context may require. Wherever the context may require, the singular shall mean and include the plural and the plural shall mean and include the singular. The term "Contract" as used herein, as well as the terms "herein", "hereof", "hereunder", "hereinafter" and the like mean this Contract in its entirety and all exhibits, amendments and addenda attached hereto and made a part hereof. The captions and paragraph headings are for reference and convenience only and do not enter into or become a part of the context of this Contract, nor shall such headings affect the meaning or interpretation of this Contract.

ARTICLE 31 - WAIVER

Failure of the CRA to enforce or exercise any right(s) under this Contract shall not be deemed a waiver of the CRA'S right to enforce or exercise said right(s) at any time thereafter.

ARTICLE 32 - PREPARATION

This Contract shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

ARTICLE 33 - MATERIALITY

All provisions of the Contract shall be deemed material. In the event CONSULTANT fails to comply with any of the provisions contained in this Contract or exhibits, amendments and addenda attached hereto, said failure shall be deemed a material breach of this Contract and CRA may at its option and without notice terminate this Contract.

ARTICLE 34 - REPRESENTATIONS/BINDING AUTHORITY

CONSULTANT has full power, authority and legal right to execute and deliver this Contract and perform all of its obligations under this Contract. By signing this Contract, the CONSULTANT hereby represents to the CRA that he/she has the authority and full legal power to execute this Contract and any and all documents necessary to effectuate and implement the terms of this

Contract on behalf of the party for whom he or she is signing and to bind and obligate such party with respect to all provisions contained in this Contract.

ARTICLE 35 - EXHIBITS

Each exhibit referred to in this Contract forms an essential part of this Contract. The exhibits, if not physically attached, should be treated as part of this Contract and are incorporated herein by reference.

ARTICLE 36 - CONTRACT DOCUMENTS AND CONTROLLING PROVISIONS

The CONSULTANT agrees to be bound by all the terms and conditions set forth in this Contract and the Scope of Services. To the extent that there exists a conflict between this Contract and the Scope of Services, the terms, conditions, covenants, and/or provisions of this Contract shall prevail. Wherever possible, the provisions of such documents shall be construed in such a manner as to avoid conflicts between provisions of the various documents.

ARTICLE 37 - LEGAL EFFECT

This Contract shall not become binding and effective until approved by the Chairperson of the Lauderdale Lakes Community Redevelopment Agency or its designated representative.

ARTICLE 38 - NOTICE OF COMPLAINTS OR SUITS

Each party will promptly notify the other of any complaint, claim, suit or cause of action threatened or commenced against it which arises out of or relates, in any manner, to the performance of this Contract. Each party agrees to cooperate with the other in any investigation either may conduct, the defense of any claim or suit in which either party is named, and shall do nothing to impair or invalidate any applicable insurance coverage.

ARTICLE 39 – SURVIVABILITY

Any provision of this Contract which is of a continuing nature or imposes an obligation which extends beyond the term of this Contract shall survive its expiration or earlier termination.

ARTICLE 40 - WAIVER OF SUBROGATION

CONSULTANT hereby waives any and all rights to Subrogation against the CRA, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then the CONSULTANT shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which a condition to the policy specifically prohibits such an endorsement, or voids coverage should the CONSULTANT enter into such an agreement on a pre-loss basis.

ARTICLE 41 - RIGHT TO REVIEW

The CRA, by and through its Human Resources and Risk Management Department, in cooperation with the contracting/monitoring department, reserves the right to review, reject or accept any required policies of insurance, including limits, coverages, or endorsements, therein from time to time throughout the term of this Contract. The CRA reserves the right, but not the obligation, to review and reject any insurer providing coverage because of poor financial condition or failure to operate legally.

ARTICLE 42- FLORIDA PUBLIC RECORDS ACT

The CONSULTANT shall comply with Florida's Public Records Act, and specifically section 119.0701, Florida Statutes, by agreeing to:

- (a) Keep and maintain all public records required by the CRA to perform the services under this Agreement.
- (b) Upon request from the CRA custodian of public records, provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the CRA.
- (d) Upon completion of the contract, transfer, at no cost, to the CRA all said public records in possession of the CONSULTANT or keep and maintain public records required by the CRA to perform the service. If the CONSULTANT transfers all public records to the CRA upon completion of the contract, the CONSULTANT shall destroy any duplicate public records that are exempt or confidential and exempt from public record disclosure requirements. If the CONSULTANT keeps and maintains public records upon completion of the contract, the CONSULTANT shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the CRA.

IF THE CONSULTANT HAS A QUESTION REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, RELATING TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, PAVITRI BENASRI WATSON, ACTING CITY CLERK.

Section 42. Insurance

A. Prior to execution of this Contract by the Agency the CONSULTANT shall provide certificates evidencing insurance coverage as required hereunder. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida.

The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount, and classification as required for strict compliance with this ARTICLE and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the AGENCY'S representative. Compliance with the foregoing requirements shall not relieve the CONSULTANT of its liability and obligations under this Contract.

B. The CONSULTANT shall maintain during the term of this Contract, standard Professional Liability Insurance in the minimum amount of \$1,000,000.00 per occurrence.

C. The CONSULTANT shall maintain, during the life of this Contract, commercial general liability, including Contractual liability insurance in the amount of \$1,000,000.00 per occurrence to protect the CONSULTANT from claims for damages for bodily and personal injury, including wrongful death, as well as from claims of property damages which may arise from any operations under this Contract, whether such operations be by the CONSULTANT or by anyone directly or indirectly employed by or Contracting with the CONSULTANT.

D. The CONSULTANT shall maintain, during the life of this Contract, comprehensive automobile liability insurance in the minimum amount of \$1,000,000.00 combined single limit for bodily injury and property damages liability to protect the CONSULTANT from claims for damages for bodily and personal injury, including death, as well as from claims for property damage, which may arise from the Ownership, use, or maintenance of owned and non-owned automobiles, including, but not limited to, leased and rented automobiles whether such operations be by the CONSULTANT or by anyone, directly or indirectly, employed by the CONSULTANT.


E. The parties to this Contract shall carry Workers' Compensation Insurance and Employer's Liability Insurance for all employees as required by Florida Statutes. In the event that a party does not carry Workers' Compensation Insurance and chooses not to obtain same, then such party shall in accordance with Section 440.05, Florida Statutes, apply for and obtain an exemption authorized by the Department of Insurance and shall provide a copy of such exemption to the Agency.

F. All insurance, other than Professional Liability and Workers' Compensation, to be maintained by the CONSULTANT shall specifically include the Agency as an "Additional Insured"

[Signature on following page]


IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

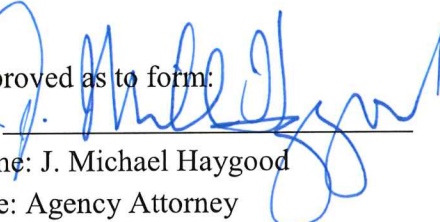
ATTEST:

By: 
Name: Pavitri Benasri Watson
Title: CRA Secretary




**Lauderdale Lakes Community
Redevelopment Agency**

By: 
Name: Sharon Thomas
Title: Chairperson

Approved as to form:
By: 
Name: J. Michael Haygood
Title: Agency Attorney

Consultant

**SALTZ MICHELSON ARCHITECTS,
INC**

By: 
Name: Charles Michelson
Title: President

Scope of Services

See Exhibit A – Scope of Services

Exhibit A to Agreement





AGREEMENT FOR PROFESSIONAL SERVICES

Revised July 9, 2025
June 5, 2025
June 2, 2025
May 19, 2025
May 7, 2025

Lauderdale Lakes Community Redevelopment Agency
4300 NW 36th Street
Lauderdale Lakes, FL 33319
Attn: Celeste Dunmore, CRA Executive Director
Email: celestined@lauderdalelakes.org

**RE: Lauderdale Lakes Community Redevelopment Agency
Lauderdale Lakes CRA Comprehensive Gateway and Wayfinding Signage
Project
Located at 4300 NW 36th Street, Lauderdale Lakes, FL 33319
SMA # P2025-0205-0_R4**

Dear Celestine,

Thank you for considering SMA as your trusted advisor for this project. We are pleased to submit the following proposal for professional architectural services for Lauderdale Lakes CRA Comprehensive Gateway and Wayfinding Signage Project.

I. SCOPE OF WORK:

1. Prepare concept drawings of a wayfinding signage program for the Lauderdale Lakes CRA.
2. Upon selection of final concepts, prepare bid documents for a signage company to bid, permit, and construct the final signage package.
3. The specific scope of work is attached as Exhibit A. Additionally; the firm shall facilitate the process through the CRA Board for feedback and approval.
4. Locations – there are multiple signs at various locations throughout the CRA District.
Drawings will provide a site plan, sign criteria drawing, architectural and electrical design criteria with detailed information for a sign vendor to develop site specific shop drawings. SMA shall respond to RFI's during the bidding.
5. One final inspection shall be performed by the Architect at each sign location.

II. ASSUMPTIONS:

1. A survey/site plan will be provided by the City/CRA for each location.
2. Each site will have reasonably accessible power, or solar panels will be designed.

III. FEES:

Task	Deliverables	Fee
Task 1	Wayfinding Signage Program	
	Design and Presentation	\$50,000.00
Task 2	Construction Documents for Five Locations outlined in	
	Scope of Work/ Assistance in Bidding process – Hourly Not to Exceed	\$55,000.00
Task 3	Construction Phase Services – Hourly Not to Exceed	\$15,000.00
	Subtotal	\$120,000.00
	Pre-Approved Reimbursables (printing, travel)	\$3,000.00
	Total	\$123,000.00

Celestine, we welcome the opportunity of assisting you with this project. If you have any questions regarding the above information, please do not hesitate to contact our offices.

All terms of this agreement are in accordance with our current agreement with the Lauderdale Lakes Community Redevelopment Agency.

We look forward to working with you on this project.



Charles A. Michelson, AIA, ACHA, LEED AP
President

Attachments: Exhibit A, Exhibit B, SMA Hourly Rates
CAM\rv S:\Proposals\2025\P2025-0205-0 LAUDERDALE LAKES (Signage Criteria) \R4



Saltz Michelson Architects
2025 HOURLY RATE SCHEDULE

Principal (Charles Michelson)	\$ 300.00
Designer	\$ 275.00
Senior Project Manager	\$ 245.00
Director of Interiors	\$ 210.00
Project Manager	\$ 210.00
BIM Manager	\$ 210.00
Assistant Project Manager	\$ 185.00
Project Specialist III / Job Captain	\$ 175.00
Project Specialist II	\$ 165.00
Project Specialist I	\$ 150.00
Administrative	\$ 105.00

<p style="text-align: center;">LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY (CRA) TASK ORDER REQUEST SCOPE OF SERVICES</p>
--

The Lauderdale Lakes Community Redevelopment Agency is requesting a Task Order to provide concepts for various signage to include gateway, wayfinding and a neighborhood entryway wall. The sign concepts should portray a consistent image for the community and improve navigation for all modes of travel. Also, the CRA seeks to do the following:

- Build upon the color scheme in the city's logo
- Create a signage system that directs tourists, residents, businesses, consumers and workforce members to area attractions and destinations
- Reinforce the Lauderdale Lakes CRA's identity as a premier business, residential and recreational destination

Specifically, the group of signs include:

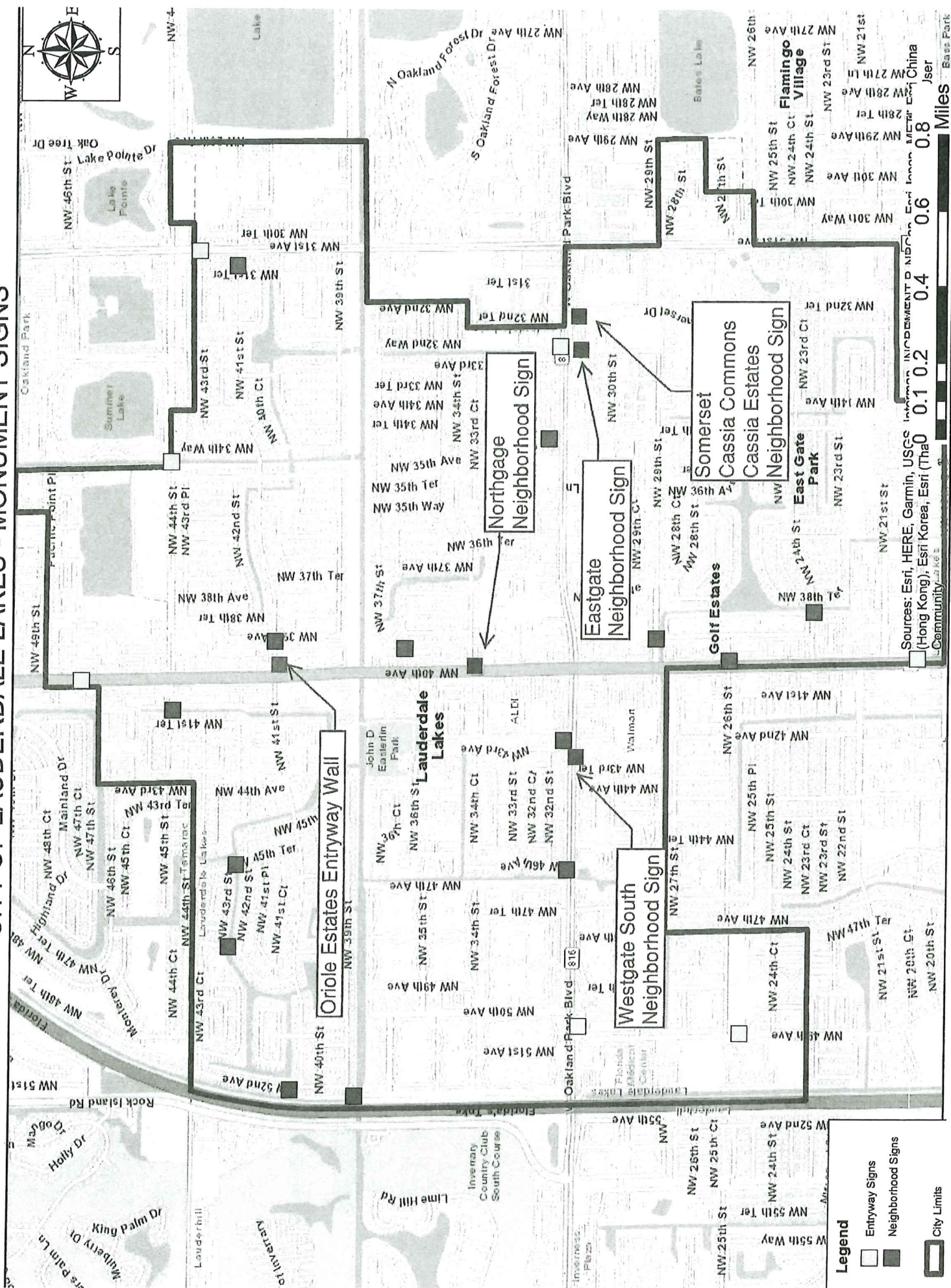
- Gateway Monument Sign (two options with different sign dimensions)
- Destination Monument Sign (two options with different sign dimensions)
- Destination Monument Sign (two digital board options with different display dimensions)
- Destination Sign Pole Mount
- Vehicular Guide Sign (directional)
- Main Neighborhood Entryway Wall

Professional Services:

- Consultant shall provide concept graphic styles for the above-mentioned sign types with suggested landscaping and lighting.
 - The signs should reflect some consistency with the existing logo as it relates to the color scheme, developed marketing and surrounding areas throughout the CRA district.
 - Signs should portray a consistent image for the community and to improve navigation for all modes of travel.
 - Signs may be oriented horizontally and vertically. Signs may be sized appropriately for each location identified in the CRA District.
 - Signs shall be fabricated using materials designed for outdoor applications. Cinder blocks and reinforced concrete are not included.
 - Signs shall be crash rated per AASHTO and FHWA standards for roadside design.
- A minimum of 3 conceptual graphic styles for each group shall be submitted to the Lauderdale Lakes Community Redevelopment Agency for review and selection.

- Upon selection of a final conceptual design, a color schematic and detailed information shall be provided to the Lauderdale Lakes CRA.
- Design, engineering, bidding and construction plans are included in the services.
- Coordination with all necessary utilities is the responsibility of the consultant.
- The Lauderdale Lakes CRA shall own all graphic designs.

CITY OF LAUDERDALE LAKES - MONUMENT SIGNS





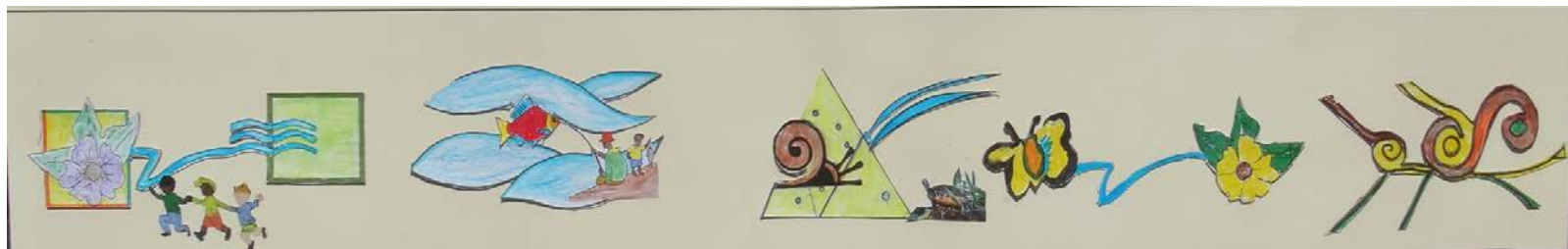
GLOBAL THINKING, LOCALLY MINDED.

3501 Griffin Road, Fort Lauderdale, FL 33312 • 954.266.2700 • WWW.SALTZMICHELSON.COM

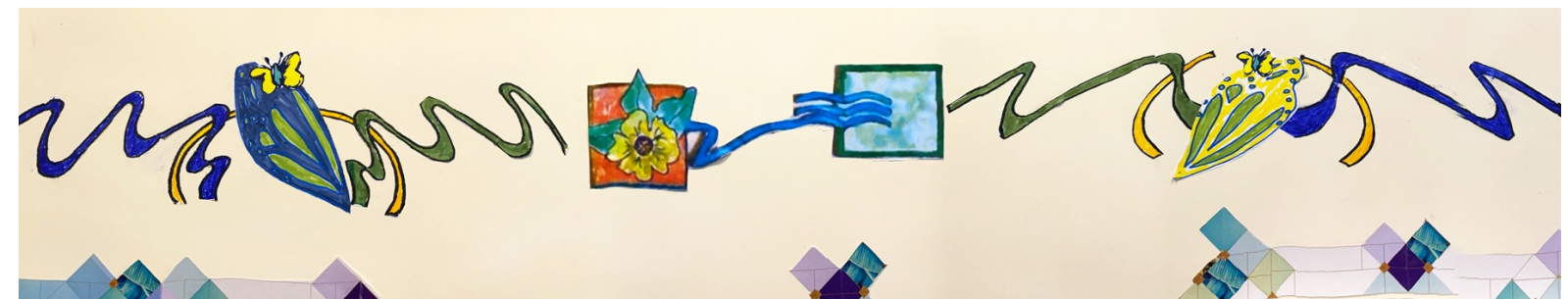
Concept I



Concept II



Concept III



EXTERIOR PAINT AND COLORS

BASE COLORS

COLORS: SELECTION: BASE COLORS

SW 6099
Sand Dollar
Interior / Exterior

SW 6469
Dewy
Interior / Exterior

SW 7123
Yellow Beam
Interior / Exterior

SW 6351
Sweet Orange
Interior / Exterior

SW 6112
Biscuit
Interior / Exterior

SW 7010
White Duck
Interior / Exterior

SW 7043
Worldly Gray
Interior / Exterior

SW 6073
Perfect Greige
Interior / Exterior

SW 6164
Svelte Sage
Interior / Exterior

SW 6157
Favorite Tan
Interior / Exterior

SW 6129
Restrained Gold
Interior / Exterior

SW 6115
Totally Tan
Interior / Exterior

SW 6094
Sensational Sand
Interior / Exterior

SW 6059
Interface Tan
Interior / Exterior

SW 6361
Autumnal
Interior / Exterior

SW 6641
Outgoing Orange
Interior / Exterior

SW 6640
Tangerine
Interior

SW 6408
Wheat Grass
Interior / Exterior

SW 6400
Lucent Yellow
Interior / Exterior

SW 6675
Afternoon
Interior

SW 6897
Sundance
Interior / Exterior

SW 6130
Mannered Gold
Interior / Exterior

SW 2814
Rookwood Antique Gold
Interior / Exterior

SW 6102
Portabello
Interior / Exterior

SW 6101
Sands of Time
Interior / Exterior

EXTERIOR PAINT AND COLORS

BASE,ACCENT,TRIM

COLORS: SELECTION: BASE ACCENT TRIM

SW 7065

Argos

Interior / Exterior

SW 7057

Silver Strand

Interior / Exterior

SW 6379

Jersey Cream

Interior / Exterior

SW 6336

Nearly Peach

Interior / Exterior

SW 6413

Restoration Ivory

Interior / Exterior

SW 7009

Pearly White

Interior / Exterior

SW 7005

Pure White

Interior / Exterior

SW 6116

Tatami Tan

Interior / Exterior

SW 6062

Rugged Brown

Interior / Exterior

SW 0002

Chelsea Mauve

Interior / Exterior

SW 6165

Connected Gray

Interior / Exterior

SW 6089

Grounded

Interior / Exterior



PHOTO COURTESY OF SUN DIAL ST PETE

ARCHITECTURAL DESIGN STANDARDS MANUAL



LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

October 2022

Lauderdale Lakes Community Redevelopment Agency (CRA)

CRA Chairperson, Veronica Edwards Phillips

CRA Vice Chairperson, Marilyn Davis

CRA Commissioner, Hazelle Rogers

CRA Commissioner, Karlene Maxwell-Williams

CRA Commissioner, Beverly Williams

PREPARED BY:  SALTZ MICHELSON ARCHITECTS, INC.
PROJECT MANAGER: LEIVA ARCHITECTURE & PLANNING GROUP, LLC





NOT FOR DISTRIBUTION



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DEFINITIONS

1 Introduction

APPLICABILITY OF THE MANUAL

This manual is applicable to the development and redevelopment of all properties within the Lauderdale Lakes Community Redevelopment Agency District.

The provisions set forth in the Guidelines identify the desired level of design quality for all developments. However, flexibility is necessary and creativity is encouraged to achieve excellence in design. Although the use of the words “shall” and “must” have been purposely used, applications that do not substantially conform to specific guidelines should provide rationale for an alternative design approach.

USE OF THE MANUAL

The manual shall be used by the participants in the development process including owners, developers, design team members, and consultants. The design guidelines are not prescriptive and represent a more flexible way of conveying the design expectations and shaping proposed projects. Each development/project will be evaluated through the site plan approval process against the guidelines on a case-by-case basis.

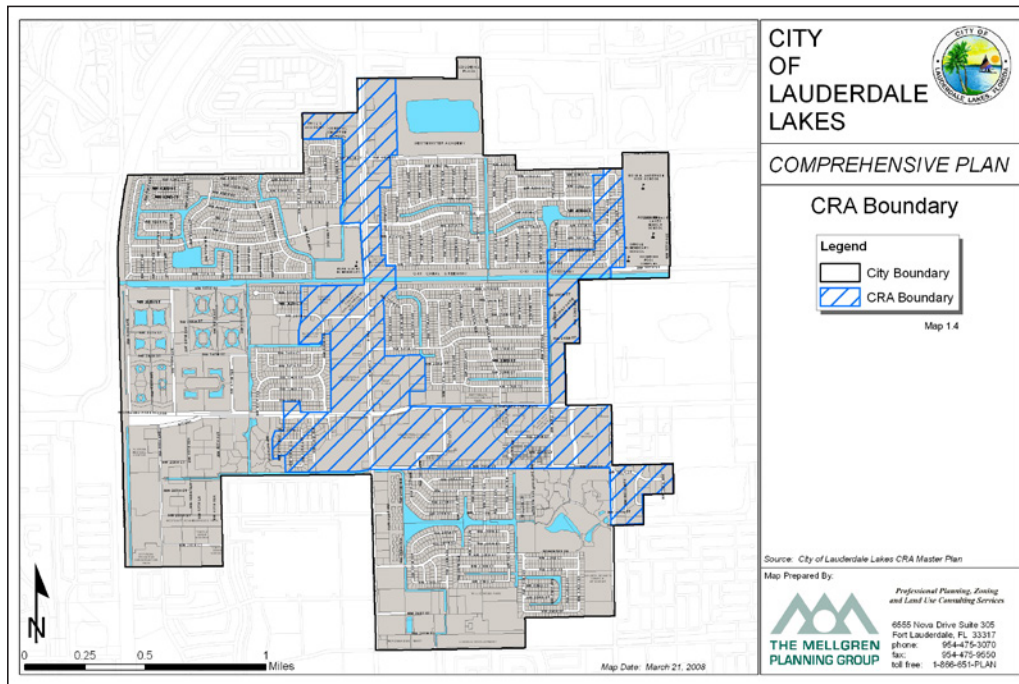
PURPOSE OF THE MANUAL

The Guidelines provide direction on universal design principles as well as the specific challenges faced by Lauderdale Lakes as it grows and changes, while reflecting specific design qualities that are valued by the city, residents and business owners.

The standards are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design that develops a superior visual appearance within the CRA.

This manual is intended to:

1. Promote design excellence and creativity
2. Communicate the CRA's design expectations
3. Facilitate fair and consistent application of design objectives
4. Facilitate functional and attractive development, and foster a sense of community



**Lauderdale Lakes Community Redevelopment Agency (CRA)
Boundary Map**

COMMUNITY REDEVELOPMENT AGENCY (CRA)

The objectives of the CRA, of which the boundaries are shown on the Boundary Map below, are:

- To integrate existing commercial development into the functional and aesthetic framework of the redevelopment vision while retaining the economic benefits
- Establish an identity for the corridor and encourage private sector investment that addresses the needs of the neighborhoods and the region
- Protect investment in the city by encouraging high quality development
- Serve as a tool for the development community in the design process

2 Architectural Design Standards

It is not the intent of design guidelines to dictate a predetermined style of architecture. The architectural style should emanate from the attempt to modernize and redefine the architecture of the commercial corridor through a contemporary theme.

The development of buildings in commercial, mixed used or residential building zones shall enhance the image of the CRA District through a new vocabulary of forms, finishes, color, and texture.

The designer of the building should use massing and building placement to provide an area not visible to the street for services and to help mitigate the negative impact of large singular parking areas. Changes in the height of different sections of the building (for example, entry towers) are encouraged to add variety to the building. Changes in parapet wall heights and configuration are also an economical means of adding variety and therefore breaking down the scale of a large building. Traditional hips and gables can be replaced with towers, wedges, and arc like elements. Curved parapets can be used to soften predominant straight horizontal lines.

There should be no superfluous ornamentation. Instead, Lauderdale Lakes encourages the use of offsets, multiple materials, such as stone and tile, and color.

Contrasting colors, manufactured stone and stucco, lighting, and pedestrian design elements should be used to create an ambiance of quality.

It is Lauderdale Lakes CRA's desire to enhance the city with a variety of color options for new and existing buildings in the city. The proposed design of both site and building, colors and materials will be reviewed for consistency with the applicable sections in this Architectural Design Standards Manual.



Example of building massing and articulation, creating visual interest and integrating materials/textures and color

2.1 BUILDING DESIGN AND FACADES

Height, Bulk and Scale

Intent: To add visual interest and to reduce buildings' apparent bulk, size and scale along the street face, the following design guidelines are incorporated:

1. Buildings should include articulation along all facades. Façade details and elements should be integral to the overall building design and should not appear added on. To provide interest and variation appropriately scaled to the building, all facades should incorporate all of the following methods:
 - i. Distinctive roof forms. Flat roofs behind parapet walls generally provide a location for mechanical and communication equipment where it can be hidden from view. Parapet walls shall incorporate changes in heights and configuration as an economical means of adding interest, variety and breaking down the scale of a large building. Other roof configurations such as pitched roofs, sheds over arcades and pitched roofs on entry point towers are also encouraged.
 - ii. Integrally textured, colored or patterned materials, such as stone or other masonry.
 - iii. Changes in the height of different sections of the building (for example, entry towers).
 - iv. No roofline ridge should run unbroken for more than 60 feet.

2. Any blank wall shall incorporate at least four of the following features
 - i. An architectural plinth (a stone or masonry base at least 36" high)
 - ii. Belt course(s) of masonry
 - iii. A Green Wall. For the purposes of this subsection, a "Green Wall" is defined as a vertical trellis or cable/wire net systems installed as part of the building envelope (also commonly referred to as bio walls, vertical gardens, modular living walls). A Green Wall shall be planted with climbing vines or plant materials that complement the natural character of South Florida's subtropical climate sufficient to obscure or screen at least 50% of the wall surface within 3 years.
 - iv. Recesses at least 4 feet wide and 2 feet deep.
 - v. Overhanging roof
 - vi. Decorative tile work
 - vii. Accent lighting
3. Facades of buildings greater than 50-foot widths along the street shall be broken down into smaller masses, such as narrow storefronts, bays, and separated roof forms, or into varied façade planes, upper story setback, windows on front elevation.
4. The use of the following features along all façades is discouraged.
 - i. Large, blank, unarticulated walls
 - ii. Corrugated metal siding/pre-manufactured metal buildings
 - iii. Plastic siding, plastic laminates
 - iv. Unpainted plain concrete block/plain concrete walls
 - v. Plywood
 - vi. Corrugated fiberglass
 - vii. Square, box-like buildings without articulation of buildings or facades.



Example of blank wall and articulation



Example of blank wall treatment



Example of prominent entrances, architectural lighting, and signage



Example of pedestrian scale lighting

5. Storefront Buildings shall include windows with clear vision glass on at least 40% of the area between, two and twelve feet above grade for all ground floor building facades that are visible from an adjacent street. Increased requirements for transparency are associated with street type (arterial streets). See example on page 9 of this manual of buildings using careful detailing of scale and visual interest through materials, color texture, or other means.
6. Prominent Entrances – locate primary entrances so that they are visible from the public right-of-way. The entry shall be marked by architectural elements such as entry point towers, canopies and awnings, ornamental lighting fixtures and/or fixed seating that offer visual prominence.
7. Rear entries should complement the front entry with careful detailing and visual interest, as they may face residential communities or other retail establishments.
8. Building and/or company branding/graphics should be consistent.
9. Architectural Lighting should be included in the design in order to provide area/ safety lighting. Lighting elements throughout and surrounding the site should be complementary, including pedestrian pathway, accent and parking lot lighting, lighting of adjacent developments, and the public right-of-way.
10. Lighting used in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height. Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security.
11. City approved standardized fixtures for benches, trash receptacles and bike racks located in the public right-of-way and open public areas should be used.



Example of hardscape materials along public streets

Building Exterior Elements and Finishes

Intent: To use appropriate and high-quality elements and finishes for the building and its open space, the following design approaches should be considered:

1. Hardscape Materials – use exterior courtyards, plazas, and other hard surface areas as an opportunity to add color, texture, and/or pattern and enliven public areas using distinctive and durable paving materials. Use permeable materials wherever possible.
2. Pavers, stamped concrete, colored concrete, and cement tile should be used as changes of materials to demark walkways.
3. Overhangs & Awnings - overhangs over pedestrian walkways are encouraged to provide shade and rain protection. Awnings can also function in this manner but bring the added advantage of adding interest to a facade with shape and color. Awnings are encouraged to be simple pipe frames with canvas covers. The use of metal or canvas materials for awnings can be considered but should be approved by the City. Plastic backlit awnings are not permitted.



Example of canvas with piped frame awning



Example of metal/glass awning

Roofline and Roof-mounted Equipment

Intent: To ensure that roof forms provide distinctive profiles and interest and to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

1. Mechanical equipment shall be screened by an extended parapet wall or other roof form that is integrated with the architecture of the building.
2. No roofline ridge should run unbroken for more than 60 feet.

Mechanical Equipment

Intent: To ensure that a building's mechanical equipment and/or other utility hardware is well screened from public view to enhance the building's appearance.

1. Mechanical equipment and/or other utility hardware for a building, located on the roof, ground, or wall-mounted on the building, shall be screened from public view with architectural and/or landscape materials, or they shall be located so as to not be visible from any street, common areas, or public vantage point.
2. Screening shall be compatible with the building architecture (materials, color, and scale) and the surrounding landscaping.
3. Screening with landscaping shall utilize plant materials that complement the natural character of the South Florida climate; and that include native plant species whenever possible.



Example of mechanical equipment screened from public view

Trees and Landscape Materials

Intent: To ensure landscaping is used to enhance and beautify the site, and the building's architecture and design

1. A detailed landscape plan designed by a licensed landscape architect is required.
2. Street trees should be planted along the public right of way.
3. Native plant species should be used with water efficient irrigation systems.
4. Existing trees and landscape features should be preserved and incorporated into landscape plans.
5. Landscaping around the base of the building is recommended.



Examples of South Florida landscaping

Low Impact Development

Intent: To encourage the collection and infiltration of storm water runoff

1. The area between the building or use and the street should contain planted LID features such as bio swales, rain gardens, or another technique that reflects principles of collecting and filtering run-off.

Signage

Intent: To ensure that signage is a part of the overall design approach to a project and not added as an afterthought element. Signage shall promote and aid in the identification, location and advertisement of goods and services, and the use of signs for free speech.

1. Signs shall be unique expressions of the tenant's identity, therefore National and regional tenants who have a recognizable corporate identity are encouraged to tailor their store brand to fit within the design of the building(s).
2. Signs shall be compatible with their surroundings and integrated within the design of their building.
3. The design of signs are encouraged to use color, graphics and handcrafted elements.
4. Signs shall use materials compatible with the architectural details of the buildings.
5. Signs shall be of a size and scale that is appropriate for the building on which they are placed and the area in which they are located.
6. Signs shall complement and strengthen the pedestrian realm.
7. Pedestrian signs include projecting signs, window signs (painted on glass or hung behind glass, logo signs, (symbols, shapes), wall signs over entrance, and monument signs.
8. Window signs shall not exceed 20 percent coverage of each glass window or glass door to which the sign is attached. Any sign either hung within two feet of a window or attached to a display located within two feet of a window is considered a window sign.



Example of commercial building with signage.

9. The use of the following types of signs is discouraged.
 - a. Banners, streamers, pennants, or inflatable signs, except for special events subject to approval by the City of Lauderdale Lakes.
 - b. Animated, audible, or moving signs
 - c. Light box/cabinet signs
 - d. Exposed neon lights
 - e. Sound generating signs
 - f. Illuminated signs
 - g. All off-site Snipe signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, except where otherwise stated for in this Manual.

Color

The color of a storefront, retail environment and/or building helps to establish a mood or feeling about the business or residence. It also reinforces both the individuality of the building and its relationship to its block, area, and City.

A master color palette identifying approvable color(s) is available.

Base Building Colors

The base building color which is the main building color should be as follows:

1. Whites and Grays
2. Beiges
3. Dark tones as well as glaring bright colors should be avoided.
4. Stone or tile surfaces should not be painted. Choice of paint color on adjacent stucco surfaces should be chosen for compatibility with the stone/tile color.

Secondary Building Colors

1. Secondary building colors should be limited to 25% of each individual wall area.
2. These colors should be medium intensities of the base building or a complimentary color



Trim Colors

1. Trim colors should be used for accent and identifying purposes and are the brightest group of colors allowed.
2. Accent colors may be related to company branding or colors.

The CRA reserves the right to accept other complementary colors.

Acceptable Stone (Examples)

Natural Cast Stone Veneer Companies (Coronado Stone & Continental Cast Stone)



Ledgestone Series



Ashlar & Rubble Series



Burlington in City of Lauderdale Lakes



Freedom Building Stone Series



Classic Series

2.2 SITE DESIGN

The proposed project should be designed to stimulate economic development, foster growth, and enhance the quality of life for all to enjoy by promoting designs to:

- a. Improve the appearance and livability of neighborhoods with good civic design and reinforce the distinct character of different neighborhoods based on their context.
- b. Design open spaces as focal points. Adding pedestrian and bike paths/trails to connect and provide easy access to the adjacent community is the goal.
- c. Design walkable neighborhood streetscapes, with slow traffic speeds, well-connected sidewalks, and shade and enclosure offered from street trees.
- d. Relate all buildings and lot frontages to the streetscape and open spaces, while still promoting effective transitions from public spaces to private spaces on the lot.
- e. Promote human-scale buildings and create active social spaces along the streetscape.
- f. Provide housing variety within neighborhoods and among different neighborhoods and ensure compatible transitions between different building types.
- g. Promote lasting and sustained investment in neighborhoods with quality design.

Applicability

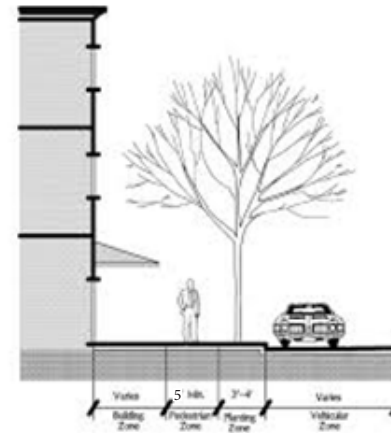
- a. The standards in this manual generally applies except where stated that sections only apply to specific building types, specific districts, or specific scales of projects per the City of Lauderdale Lakes Comprehensive Plan (see Appendix link).
- b. Modification or additions to buildings or sites shall meet these standards to the extent of the modification or addition, except that the City of Lauderdale Lakes may waive any requirement applied to modifications or additions that conflicts with the consistent design of an existing building or conflicts with the prevailing character on the block or immediate vicinity of the project.
- c. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of non-conformance with these standards.

Site Design

Intent: To ensure the appearance and livability of the CRA area that is convenient and appealing for all users. Overall site design must respond to the specific features of the site and its surroundings within a unique context. The following site design approaches and strategies should be considered as providing an overall design direction.

- 1. The design of the site and the building should have a comprehensive concept experienced through scale, proportion, enclosure, and compositional clarity.

2. Connectivity – Building design and open spaces should complement and contribute to the network of open spaces around the site and the connections among them. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.
3. Encourage safe and convenient human interaction and activity at the street-level with clear connections to building entries and edges. Design approaches and solutions to consider:
 - i. Amenity Area: Signs, street furniture, lighting, landscaping, etc., shall be located in the amenity area.
 - ii. Clear Walkway Area **(see graphic to the right)**: Sidewalk area should maintain at least a clear 5-foot dimension for pedestrian travel. Signs, street furniture, planters and other amenities should not encroach upon the clear walkway area.
 - iii. Storefront Area: Sidewalk area outside the pedestrian travel area may be used for outdoor dining upon approval from the City of Lauderdale Lakes. Buildings should provide weather protection over all storefront areas and pedestrian connections so that 75% of the length of the building frontage has overhead weather protection placed between 8 and 12 feet above and be a minimum of 4 feet in depth.



Example of pedestrian pathways through open space to the entrance(s) of buildings on the site

Street Level Interaction

Intent: To encourage human interaction and activity at the street-level with clear connections to building entries and edges. The following design approaches and solutions should be considered for most commercial building types, including office/commercial mixed-use:

1. Building designs shall provide primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and to fit the building in which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
 - a. Commercial lobbies should be visually connected to the primary entry and sized to accommodate the range and volume of foot traffic anticipated.
 - b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
 - c. Common entries to multi-story residential buildings need to provide privacy for residents but also be identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Pedestrian Connections and Access Points

Intent: To create a lively and vibrant design in all commercial districts and to ensure pedestrian and vehicular connections are successfully incorporated into the site planning stage in a manner that elevates the level of building and site design to promote a pedestrian-oriented community



Example of pedestrian connections

1. Proposed development should provide a clear route of movement for pedestrians from the public street through parking lots to a building entrance through the following:
 - a. Each development should include at least one paved walkway connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site.
 - b. The walkway shall be a minimum of 5 feet in width.
 - c. Where the walkway crosses a parking lot, a color, paving pattern or "ladder" stripping may be used to differentiate it from driving surfaces.
 - d. Landscaping may be provided along one side of the walkway, except where it crosses a drive lane.

2. Access point(s) - A single point of vehicular access shall be provided along the primary street frontage, or the minimum driveway separation requirements shall apply.
3. Parking lots shall integrate main drive isles to appear more like streets, and shall include walkways, landscaping including trees, and pedestrian scaled lighting.
4. Each building should provide a bike rack within 25' of the main entrance or distributed throughout for facilities with multiple entrances, such as shopping centers.

Open Space Uses and Activities

Intent: To integrate open space design with the design of the building so that each complements the other

1. Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties.
2. Design common/public open spaces in commercial projects for use by all visitors, residents and merchants to encourage physical activity and social interaction. Some examples include areas for public plazas, courtyards, seating areas (covered and uncovered), and other gathering spaces.



Example of bike racks



Example of urban seating



Example of mixed use developments: Dania Pointe Mall



Example of mixed use developments: Midtown 24 Apartments

2.3 MIXED-USE

Development projects may be classified as “mixed-use” if they provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing or commercial components.

There are numerous benefits associated with mixed use developments, from housing and socioeconomic perspectives. These projects add variety to residential areas, providing renters and home-buyers with more options to choose from. Mixed-use developments can also support local economies, especially in dense or underdeveloped areas. Buildings that host many uses, such as residential, business, and education, can help improve local walkability.

3 Guidelines Support Information

A Architectural Styles & Elements

The design of each separate structure or ensemble shall be consistent with a single "style". "Style" refers to a series of stylistic features – compositional strategies, materials, ornamental and color palettes, assortment of structural and decorative elements-distinctive for a style or form of artistic expression that is characteristic of a period or region.

Contemporary architecture is the architecture of the 21st century. No single style is dominant. Contemporary architects work in several different styles, from postmodernism, high tech architecture and new interpretations of traditional architecture to highly conceptual forms and designs, resembling sculpture on an enormous scale.

Some of these styles and approaches make use of very advanced technology and modern building materials, such as tube structures which allow construction of buildings that are taller, lighter, and stronger than those in the 20th century, while others prioritize the use of natural and ecological materials like stone, wood, and lime.

The following architectural "Styles" are encouraged:

1. Mediterranean Revival

Popularized in the United States in the 1970s, this style is based on capturing the feel of a Mediterranean villa, using elements from different architectural styles such as Italian, Spanish, and Mission Revival.

2. Contemporary

Contemporary architecture represents architecture of the 21st century. Buildings have minimal ornamentation and are characterized by volumes, forms, open space, and an abundance of windows.

3. Eco Architecture

Eco architecture promotes symbiosis between nature and the built environment; protecting and preserving nature's resources through intelligent design.



Example of Mediterranean Revival



Example of Mediterranean Revival: Lauderdale Lakes Walmart Supercenter

1. MEDITERRANEAN REVIVAL

Heavy stucco masonry walls, Tuscan columns, pared down classical ornamental details, and barrel tile roofs are trademarks of this idiom. The buildings are articulated loggias, iron-grilled balconies with eaves, and towers, shaded patios. The colors are usually a lighter tone in the beige or white range, with darker colored openings.

- A Stucco masonry walls
- B Tuscan columns, pared down classical ornamental details
- C Barrel tile roofs are trademarks of this idiom
- D Articulated loggias
- E Iron-grilled balconies with eaves
- F Towers, shaded patios
- G Arches



Example of modern architecture



Example of modern architecture with facade articulation, volumes, textures, and modern elements

2. CONTEMPORARY

Bold compositional moves, cantilevered beams and thin concrete slabs, flat roofs and characterize the modern movement buildings. Typical materials are concrete, stucco, block, glass, and metals, painted and chromed. Decoration when used is geometrical and abstract. Primary colors and white are favorite in the contemporary palette.

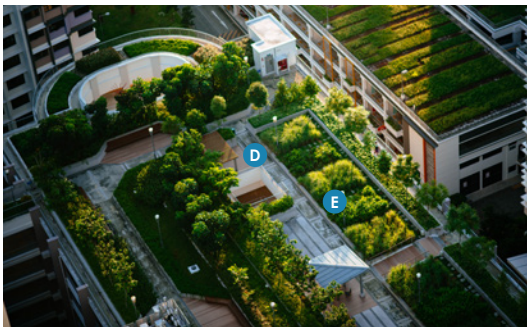
- A** Bold compositional moves, cantilevered beam
- B** Thin concrete slabs
- C** Flat roofs
- D** Concrete
- E** Stucco
- F** Block
- G** Tile
- H** Metals, painted and chromed
- I** Glass



Example of Eco Architecture: Babcock Ranch Solar Powered Town



Example of Eco Architecture: charging stations



Example of Eco Architecture: roof activity space

3. ECO ARCHITECTURE

Eco architecture, also called Sustainable Architecture - aims to create more environmentally conscious structures. Care should be taken to introduce energy saving measures into the project in a visually friendly and architecturally compatible methodology, hidden behind parapets where possible for visual screening and hurricane protection.

- A Solar panels
- B Recycled glass
- C Car charging station where allowed
- D Rooftop activity space
- E Roof gardens

B Project Building Elements

1. BUILDING FACADES AND FENESTRATION

Building. A permanent enclosed construction over a plot of land, having a roof and usually windows and often more than one level, used for any of a wide variety of activities, as living, entertaining, or manufacturing, anything built or constructed.

A **facade** is the exterior wall or face of a building, and it usually involves design elements like deliberate placement of windows or doors. Depending on architectural style, these elements have a certain order to them. While the word "facade" can signify any external wall of a building with a design element, it often refers to the front wall with an entrance. Often, the front facade has more

elaborate or special architectural treatment than the rest of the structure. A facade can be imposing, decorative, or simple. And **Fenestration** refers to the openings in a building's façade, such as doors, windows, skylights, and curtainwalls. Fenestration is usually viewed as an aesthetic feature, but it also effects the performance of the building.

These pictures appropriately show a building using careful detailing of scale, visual interest through materials, color texture, or other means to provide visual interest.



Example of building facades: Bella Vista at Lauderdale Lakes



Example of building facades: Pompano Citi Centre

2. BUILDING ROOFS

Contemporary Architecture needs design focused thought from top to bottom to get the “modern look”. Flat roofing, rooftop gardens, a terrace, green roofing, synthetic roofs, classic roofs with modern materials – all these styles classify as contemporary roof styles. In Florida, Architects are creating an array of shading designs that help moderate the amount of sunlight received into the building and provide visual interest.

Regarding Mediterranean, roofs tend to be low-pitched, with broad overhanging eaves, and most importantly, covered in heavy red tiles.



Example of rooftop gardens



Example of rooftop gardens



Example of rooftop gardens



Example of canopy



Example of pipe awning

3. BUILDING CANOPIES AND AWNINGS

Canopies are typically intended to provide shelter from the rain or sun, but may also be used for decorative purposes, or to give emphasis to a route or part of a building. Canopy detailing should be consistent with the building's architectural style.

Likewise, awnings that complement the existing architecture, are in scale with the building, and provide opportunities for pedestrian experiences on the ground floor. Awnings help moderate the amount of sunlight received into the building and provide visual interest.



Example of building tower: design statement for a company or signature building



Example of building tower: Tower Shops



Portal element(s) into a district or development

4. BUILDING TOWERS

A Tower element located at the corner of the building or centered along prominent, typically street-facing facades has been a hallmark of Commercial Architecture. Furthermore, buildings located on corner lots are required to orient main facades to each street and give equal treatment to each. Likewise, these corner lots should include a prominent architectural feature greater than the height of the rest of the roof, or emphasis at the corner where the two public streets meet. And every main entrance is required to have a special emphasis when compared to the other portions of the building. Building Towers can be a:

1. 'Portal Element' into a district or development
2. Gateway and/or principal façade of a complex
3. Design statement for a company or signature building
4. Purposeful 'wayfinding' vertical element that acts like a beacon that is typically architecturally lit at night

C STREETScape

1. URBAN FURNITURE COMPONENTS

Urban Furniture Components: Introduction

Urban furniture refers to all the furniture items you find in the urban environment. Things like park benches and litter bins, in our public spaces, streets, parks, and shopping centers. Also called street furniture, these pieces are usually fixed in place and have a specific purpose – for sitting on, or for throwing your rubbish into.



Example of the interaction of multiple urban furniture components in a single project.



Example of outdoor seating



Example of canopy offering protection from the elements



Example of outdoor shelter offering shade and protection



Example of urban illumination

In the 'Rest' category, we find all kinds of seating: benches, seats, picnic tables, loungers, etc. Their specific function is to provide a space for rest, reflection, and contemplation outdoors. When choosing to seat, it's a good idea to think about why it's being provided and make your selection accordingly.

The main function of urban illumination is to give light to an open space at night. Streetlights provide greater security to people in public spaces after dark. They can also be used to highlight certain areas within a space. For example, a path lined with illuminated bollards can provide a clear, safe way for a pedestrian or cyclist at night. This category includes all kinds of streetlights, lamps, bollards with lights, and low-level lighting in the public space.

Furniture for waste disposal includes many kinds of litter bins. There are a huge range of options: small or large; swinging or fixed; with or without lid; for separation of recyclables; for pet waste, etc. Just as with benches, when choosing bins it's a good idea to consider how the space will be used.

Elements in the shelter category offer shade and/or protection from rain and wind. They include public transport stops, cycle hubs and parasols. They are often installed alongside other pieces of urban furniture: for example, a bus stop may include a bench, or a parasol may be fixed to a table. The exact shelter required will depend on the climate.



Example of urban edges

a. URBAN EDGES

Street edges play an important role in defining a city. An Urban Fabric is made up of Mass (the built form), Voids (the open spaces) and Arteries (the streets). The edge of the built form is what makes the envelope of the street. This is called the Street Edge.

In context of a city, the edge is the surface of the urban block, which defines the peripheries of the block as well as plays an active role in the formal organization of the urban open spaces. This edge is an interface between the inner private space and the outdoor public environment.

Urban edges should be attractive and inviting, and used to define spaces. They are not meant to be used as barriers. Edges should promote the transition from one property to the next.

Urban design practices should be applied to projects that border roads such as State Road 7 (US 441) and Oakland Park Boulevard, or any other, to enhance street edge and pedestrian experience. Designs should be attractive, safe, and creative, bringing pedestrians and vehicle safety to commercial and mixed-use projects from the street or urban edges. The transition should continue between adjacent private properties to the street edge for design consistency, thereby creating a clearly defined urban edge.



Example of streetscape texture



Example of planters as design enhancers

b. PARKING AND CROSSWALKS

Commercial businesses need efficient parking lots. They also add to the look of professionalism to a building and serve as a pathway for stormwater to runoff to somewhere safe like a sewer or detention pond. Safe and frequent crosswalks support a walkable urban environment. Crosswalks should be applied where pedestrian traffic is anticipated and encouraged.

As traffic speeds and volumes increase, so too does the level of protection desired by pedestrians. Where anticipated pedestrian traffic is low or intermittent, or where vehicle volumes are lower and pedestrian crossings shorter, designers may consider the use of unsignalized crossing treatments such as medians, hybrid, or rapid flash beacons, or raised crossings.

c. LIGHTING FEATURES (COMMERCIAL)

Security Lighting: This lighting may be considered for illuminating vulnerable areas of the property as well as lighting specific areas for safety such as walking up and down steps and along paths.

Task Lighting: Task lighting may be considered in areas where nighttime activities take place such as outdoor gathering spaces.

Accent Lighting: This lighting can create a dramatic effect and highlight features of the property such as business signage and the beautiful stonework or landscaping that surrounds it. Silhouetting, another form of accent lighting can be achieved by keeping the light between the object and a fence or wall.



Example of task lighting



Example of accent lighting



Example of monument exterior signs



Example of site entrance signage



Example of building entrance signage

d. SIGNAGE (COMMERCIAL)

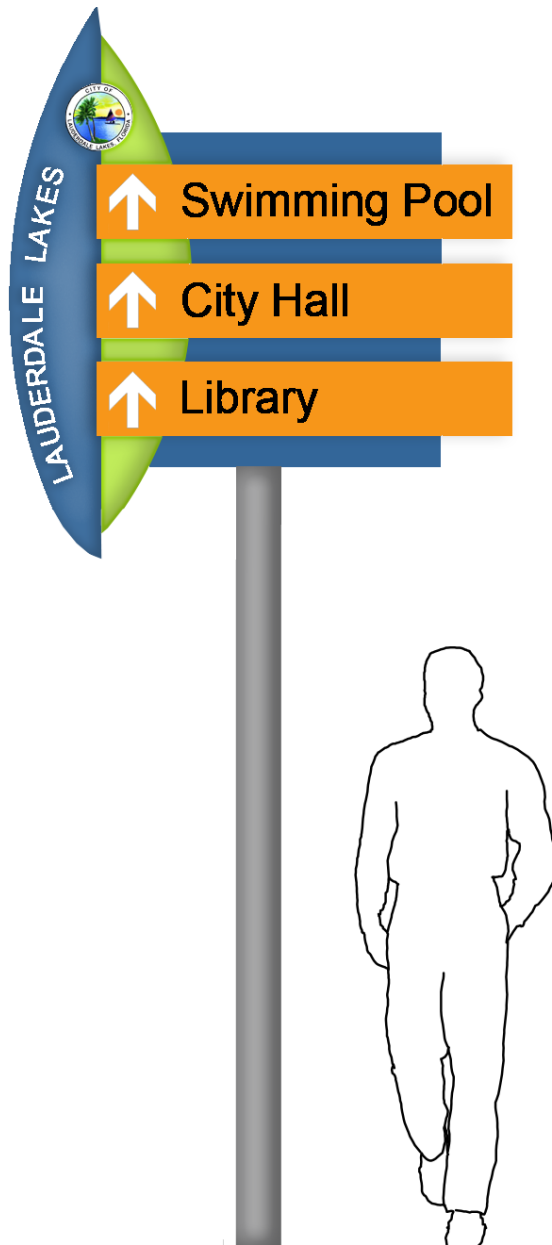
Signage is manifested in the form of wayfinding information in places such as streets or on the inside and outside buildings. Signs vary in form and size based on location and intent, from more expansive banners, billboards, and murals, to smaller street signs, street name signs, sandwich boards and lawn signs.

Note: All signs to be provided by tenant and approved by the property owner and City prior to fabrication and installation. Creativity and variation in the design of all signs is encouraged.

Monument Exterior Signs: creates a positive impression of the development and brands. Use of well-designed signs in plazas are highly recommended.

Site Entrance Signage: creates an essential gateway to your community.

Building Entrance Signage: elevates the visitor's experience and engagement with your company. Channel Letters are encouraged.



Example of directional signage

d. SIGNAGE (COMMERCIAL - CONTINUED)

Directional Signage: is an extension of the company branding program.

Temporary Storefront (Window) Signage: like banners, need city approval. Full cover window banners are not allowed.

Temporary Banner Signs: are for short-term events or programs only. Temporary Sign Wraps (exterior) are not permitted



Example of temporary storefront signage



Example of temporary banner signs

e. TREE GRATES & SURROUNDS



Example of tree grates

Tree grates are designed to present a level surface to pedestrians and support their weight while preventing soil compaction around the trunk. They also keep the soil, mulch, or gravel that is traditionally placed around the base of downtown tree trunks from exiting the space around the trunk. Tree grates should also integrate with below ground root management, irrigation/aeration, and guying systems.

f. PUBLIC ARTWORK

Public art is visually and physically accessible to the public; it is installed in public space in both outdoor and indoor settings. Public art seeks to embody public or universal concepts rather than commercial, partisan, or personal concepts or interests.



Example of public artwork

g. PLANTERS

Planters soften the appearance of buildings and enhance the pedestrian experience.



Example of planters to enhance the pedestrian experience

h. TRASH CANS

When choosing bins, it's a good idea to consider how the space will be used. Trash cans should be blended into the urban landscape and not compete with it. The



Example of trash cans

colors should be darker, so they do not show smudges or debris on the surface.

Appendix:

Related Documents and Information

A. Community Redevelopment Authority (CRA)

<https://www.lauderdalelakes.org/407/CRA-Related-Documents>

B. Comprehensive Plan (CRA)

<https://www.lauderdalelakes.org/325/Comprehensive-Plan>

C. Town Center plan (CRA)

<https://www.lauderdalelakes.org/185/Town-Center>

D. City of Lauderdale Lakes Commercial Signage

<https://www.lauderdalelakes.org/340/Commercial-Signage>

E. Information developed by Retail Strategies, Inc.

<https://city.retailstrategies.com/>

F. Broward County's 'Public Art & Design Program'

<https://www.broward.org/Arts/PublicArt/Pages/default.aspx>

G. Florida Urban Forestry Council

<https://fufc.org/product/right-tree-right-place-planting-guide-and-poster/>

Due to changes that may occur, please contact the City of Lauderdale Lakes for updated information.

Definitions

1. **Access.** A way or mean of approach to provide physical entrance to a property or capability for physical entrance to a property.
2. **Addition.** Any structural alteration that increases the floor area ratio of a building.
3. **Adjacent.** To touch, to abut, to lie immediately next to, and/or to share a common wall or lot line.
4. **Alley.** A right-of-way not more than twenty-five (25) feet wide.
5. **Alteration, Structural.** Any change (other than incidental repairs) or replacement of the supporting members of a building, such as a bearing walls or partitions, columns, beams or girder, or any substantial change in the roof or in the exterior walls.
6. **Awning.** A temporary shelter supported entirely from the exterior wall of a building, composed of non-rigid material, which is either stationary or can be retracted, folded, or collapsed against the face of the supporting building.
7. **Building.** Any structure with substantial walls and roof which is securely affixed to the land, on a permanent frost-proof foundation, and entirely separated on all sides from any other structure by space of walls in which there are no communicating doors, windows, or opening, and which structure is designed, intended, or used for the shelter, enclosure, or protection of persons, animals, or chattels. The term also includes gas or liquid storage tanks.
8. **Building Envelope.** The area depicted upon a master site plan within which the general location of existing structures and/or structures that may be development in the future are shown.
9. **Building Site Plan.** A document reviewed by the Director in conjunction with a building permit application for construction upon real estate.
10. **Bulk Regulations.** Term used to indicate the size of the setback, the location of a building with respect to adjoining lots and streets lines, and matters similar thereto including but not limited to the following:
 - a. Floor area ratio and bonus area ratio
 - b. Front yard regulations
 - c. Side yard regulations
 - d. Rear yard regulations
 - e. Maximum height regulations
 - f. Lot size
 - g. Lot coverage
 - h. Lot area per dwelling unit
 - i. Open space
11. **Construction.** Any activity which would cause structures of any kind to be installed, erected, or removed.
12. **Development.** The performance of any construction or earth moving activity, the making of a material change in the use or appearance of any structure or land, the division of land into two (2) or more lots, or the creation or termination of right of access or littoral rights.

With respect to storm water management, wetland protection and floodplain regulation "Development" means any finalization of plat, or man-made change to real estate by private or public agencies including:

- a. Construction, reconstruction, repair, or placement of a building or any addition to a building
- b. Drilling, mining, installation of utilities, construction of roads, bridges, or similar projects
- c. Construction or erection of levees, walls, fences, dams, or culverts; channel modification; filling, dredging, grading, excavating, paving, or other alteration of the ground surfaces; storage of materials; deposit of solid or liquid waste
- e. Development does not include maintenance of existing buildings and facilities such as resurfacing or roadways

13. Established Building Setback. The average of the existing setbacks of which foundations on such block

14. Exterior Design Feature. The outward appearance of portion of a structure and the style, nature, and arrangement of associated site improvements, such as landscaping; screening materials; and lighting, site circulation, and open space configurations, as are designed to open to view from courtyard open to the public or a public place or right-of-way. "Exterior Design Features" include: the kind of characteristic of window, door, lighting components, and other appurtenant features; and the color of the exterior of a structure, or of associated site improvements

- a. Major Exterior Design Feature. An Exterior Design feature that is a building or that is appurtenant and affixed to a building, including, without limitation, wall-mounted lighting, awnings, and rooftop mechanical screening, but specifically excluding Antennae and

Antenna Support Structures. "Major Exterior Design Features" also include, without limitation, the location of a building within a site

15. Foot Candles. The American unit used to measure the total amount of light cast on a surface (Illuminance). One foot candle is equivalent to the illuminance produced by one candle at a distance of one foot. One foot candle.

16. Footprint. The specific area depicted upon a Development Plan or a Building Site Plan which demonstrates the exact perimeter boundaries of structures.

17. Frontage. All the real property adjacent to a street or alley on a given block.

18. Front lot Line. With respect to any lot other than a lot-in-depth, the lot line thereof coextensive with the right-of-way line of any adjacent and abutting street. The front lot line of a lot-in-depth shall be the lot line adjacent to and the most perpendicular to the stem.

19. Ground Sign. A sign that is mounted to or part of an independent base affixed to the ground and designed as an integral part of that base.

20. Harmonious. A quality which produces an aesthetically pleasing arrangement of varied architectural and landscape element.

21. Height, Maximum. Height shall be measured as the vertical distance in feet of a building measured from grade to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the mean level between the eaves of the ridge of a gable, hip, or gambrel roof, or to the highest point of a shed roof; features (including dormer windows), equipment penthouses, steeples, chimneys, etc., of other towers shall not be counted in measuring the height of buildings.

- 22. Landscape.** Element of nature, topography, building, and other man-made objects combined in relation to one another.
- 23. Loading and Unloading Space or Berth, Off-Street.** An open, paved area of land other than a street or a public way, the principal use of which is for the standing, loading, and unloading of motor vehicles, trucks, tractors, and trailers.
- 24. Mechanical Equipment.** Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.
- 25. New Construction.** Any alteration or enlargement of a building that requires the removal of more than forty (40) percent of the total linear feet of the existing exterior walls of the building as measured around the exterior perimeter of the building.
- 26. Off-Street Parking.** Paved parking spaces located in an area other than a street or public right-of-way and limited in use of vehicles not exceeding a net weight of three (3) tons and parked for continuous periods of less than forty-eight (48) hours.
- 27. Order and Confirmation Sign.** A sign displaying only items, prices, and total cost of a single transaction or purchase made through a Drive-Through Facility that is accessory to a Restaurant.
- 28. Owner.** The holder of legal title as well as holder of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten (10) years, and the like. Whenever a statement of ownership is required by the Code, full disclosure of all legal and equitable interests in the property is required.
- 29. Patio.** A surfaced area other than a deck which is used for sitting or passive recreation.
- 30. Paved Area.** Roads, parking areas, terraces, plazas, patios, and walkways.
- 31. Planned Development.** An area or tract of land under common ownership or control to be developed as a single entity for a number of structures; the plan for which does not necessarily correspond in lot size, bulk, type or use, lot coverage, or required open space to the regulations established in the zoning district in which such land is located.
- 32. Principal Frontage.** That boundary of lot adjacent to a street. In the case of a lot-in-depth, "principal frontage" shall be the boundary of the stem parallel to and abutting a street.
- 33. Principal Structure or Use.** The main structure or use on a parcel of land as distinguished from a secondary or accessory use. The uses allowed in various districts in Article IV Chapter 150 of the Code are principal uses.
- 34. Rear Lot Line.** The lot line opposite a front lot line thereof.
- 35. Reconstruction.** The act of rebuilding a structure.
- 36. Renovation.** Physical improvement that adds to the value of the real property. Painting, ordinary repairs, and other normal maintenance do not constitute a renovation.
- 37. Repair, Remodeling or Maintenance.** Activities which do not result in any increases in the outside dimensions of a building or any other changes to the dimensions of a structure.
- 38. Restoration.** To re-establish the grade, slope, stability, vegetation, or drainage systems of a steep slope property by bringing the property back to its former conditions prior to the adverse impact(s) caused.
- 39. Retaining Wall.** An artificial composition of wood, concrete, masonry,

or other material utilized in conjunction with a drainage and grading plan approved by the City Engineer of the City for the sole purpose of stabilizing soil and/or existing natural conditions.

- 40. Right-of-Way.** A strip of land designated for use for vehicular or pedestrian access or passage, or for installation of railroad tracks, utility lines, or similar facilities.
- 41. Right-of-Way, Private.** A Right-of-Way that has not been dedicated by prescription or otherwise to or accepted by a government agency.
- 42. Right-of-Way, Public.** A Right-of-Way that has been dedicated by prescription or otherwise to and accepted by a government agency.
- 43. Scale.** Harmonious relationship of the size of parts to one another and to the human figure.
- 44. Screening.** Structure or planting which conceals from view from public right-of-way the areas behind such structure or planting.
- 45. Setback.** The minimum horizontal distance between the street line and the nearest wall of a building facing street line or edge of the area of operation of a principal use when no building or structure is involved.
- 46. Sign.** Any object, device, display, or structure, or any part thereof, including any structural elements, that is located outdoors or indoors, and that is used to advertise, identify, display, direct, or attract attention to an object, Person, Institution Organization\ business, product, service, event, or location by any means, including specifically, but not without limitation, words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.
- 47. Site.** A delimited area considered for specific use which may be part of a larger area and which may vary in size from a one acre parcel of land to a one thousand two hundred (1,200) acre watershed.
- 48. Site Plan.** The plan depicting the exact location on the ground upon which any building, structure, landscaping, or either facility is to be located in connection with the development of any parcel of land.
- 49. Story.** That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is not floor above then the space between the floor and the ceiling above it.
- 50. Street.** The entire right-of-way or width between property lines of every road, way, thoroughfare, easement or place, public or private, that is or that may be open to the use of the public for the primary purpose of vehicular traffic but shall not include an alley.
- 51. Streetscape.** The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.
- 52. Structure.** Anything constructed, reconstructed, or erected or any production of piece of work man-made or composed of part joined together in some definite manner, the use of which requires permanent or temporary location on or in the ground or requires attachment to something having a permanent location in or upon the ground, including, but not limited to: air conditioner compressor units, backstops for tennis courts, billboards, buildings, fences, parking facilities (surface and/ or deck), pergolas, radio and television antennae including supporting towers, signs, and swimming pools. This definition does not include underground tanks for the storage of any type of storm water, utility lines, or retaining walls.
- 53. Substantial/Improvement.** Any repair, reconstruction, addition or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the pre-existing structure either a) before the improvements or repairs are started, or b) if the structure has been damaged, and is being restored, before the damage occurred.

ARCHITECTURAL DESIGN STANDARDS MANUAL

LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY



CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

CRA RESOLUTION 2025-013 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES

Summary

This resolution serves to ratify the July and August 2025 (Period 10 and 11) Financial Activity Reports provided by the Financial Services Department.

Staff Recommendation

Background:

The intended purpose of this agenda item is to provide for the Financial Reporting as required under Ordinance No. 2011-22;

Section 82-304 – Financial Reporting

The city shall provide for the ongoing generation and utilization of financial reports on all funds comparing budgeted revenue and expenditure information to actual on a monthly and year-to-date basis. The Financial Services Department shall be responsible for issuing the monthly reports to departments, the Mayor and City Commission, and provide any information regarding any potentially adverse trends or conditions.

Overall, the CRA's financial condition is positive and there are no deficiencies noted. The financial reports are included as Exhibit A, which provides the summary of the report.

Funding Source:

N/A

Fiscal Impact:

N/A

Sponsor Name/Department: Sharon Haynes, Financial Services Director, CPA, CPFO

Meeting Date: 9/17/2025

ATTACHMENTS:

Description	Type
☐ CRA Resolution 2025-013 Authorizing Adopting Monthly Financial Report Period 10 and 11	Resolution
☐ CRA -July Financial Report	Exhibit
☐ CRA -July Financial Report	Exhibit
☐ CRA-August Financial Report	Exhibit
☐ CRA-August Financial Report	Exhibit

CRA RESOLUTION 2025-013

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES, A COPY IS ATTACHED HERETO AS EXHIBIT A, WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Acting City Manager's Office, through an Interlocal Agreement is responsible for monitoring the financial affairs of the Agency; and

WHEREAS, the Acting City Manager's Office has recommended, and the Commissioners of the Agency have accepted such recommendation that the fiscal affairs of the Agency should be conducted in a manner which is open and transparent; and

WHEREAS, in furtherance of the principal of such openness and transparency, the Financial Services Department will make monthly reports of the financial affairs of the Agency to the Commissioners of the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. RATIFICATION: The Commissioners of the Agency hereby ratify the Acting City Manager's filing of the Agency Fiscal Year 2025, Period 10 and 11(July and August 2025) Financial Activity Reports, as prepared by the Department of Financial Services.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD SEPTEMBER 17, 2025.

SHARON THOMAS, CHAIRPERSON

ATTEST:

PAVITRI BENASRIE-WATSON, CMC, SECRETARY

VOTE:

Chairperson Sharon Thomas	_____ (For)	_____ (Against)	_____ (Other)
Vice-Chairperson Easton Harrison	_____ (For)	_____ (Against)	_____ (Other)
Commissioner Tycie Causwell	_____ (For)	_____ (Against)	_____ (Other)
Commissioner Veronica Edwards Phillips	_____ (For)	_____ (Against)	_____ (Other)
Commissioner Karlene Maxwell-Williams	_____ (For)	_____ (Against)	_____ (Other)



CRA Monthly Financial Summary

As of July 31, 2025

83% of year elapsed

Data as of: 09/10/2025

Unadjusted/Unaudited

CRA Revenue 101.3% of Budget:

- CRA revenues collected as of the end of July were at 99% of budgeted amounts.
 - The CRA Miscellaneous revenues equaled \$244,796, as of July 31st, 2025: This amount is all Interest earnings .
 -

CRA Expenditures 32% of Budget:

- Expenditures year-to-date include salaries, operating costs, and capital project costs. Overall, the CRA actual expenditures are significantly below budget. See below major categories of expenses and analysis on the low spend.
- Summary of Budget vs. Actual:
 - **Personnel Expenditures** are less than the budget. Actuals are 79.3% of the budget through July 31, 2025. There are three (3) funded positions: Executive Director, Economic Development Manager, and Administrative Coordinator. Additionally, the CRA contributes 15% towards the City Manager position and 80% towards the Economic Development Manager position.
 -
 - **Operating Expenditures** are less than the budget. Overall operating expenses are 31.15% of the budget through July 31, 2025. The major reason for the low spend are professional fees spent so far are only 2% of budget, similarly contractual services are trending at 30% of the budgeted amounts for the fiscal period.
 - Operating expenditures include professional services for Trailhead Park, legal services, training & professional development of staff, utilities, office supplies, etc. The CRA Resolution 2025-017 approved the Community Policing Program. The CRA will contribute 70% towards the cost of the program, which adds 4 Police Officers to the overall BSO Police complement. Expenses in this month's report includes costs of \$ 368,125.83.
 - **Capital Expenditures** are less than the budget. Overall actual capital expenses are 8.2% of the budget through July 31, 2025. This includes expenditures related to the Somerset roundabout project and improvement for the parking space for the Trailhead Park.
 - **Non-operating Expenditures** total \$1,714,941.
 - **CRA Homebuyer Purchase Assistance Program** have expended \$510,700 through July 31, 2025.
 - **CRA Commercial Façade Improvement Program** have expended \$1,122,000 through July 31, 2025.
 - **CRA Residential Preservation and Enhancement Program** has expended \$82,241 through July 31, 2025.

CRA Cash Management

- CRA's bank balances remain positive for a total of \$ 24,545,360 (Bank of America) in the previous period the Truist bank account for the CRA has been closed and reported to the State of Florida. The CRA Director is working with this and will provide updates.

CRA Budget Transfers/Amendments. There are none for this reporting period.

CITY OF LAUDERDALE LAKES

FY 2025 Financial Report as of 07/31/2025

(83% of year elapsed)

Unadjusted and Unaudited

Community Redevelopment Agency (CRA)

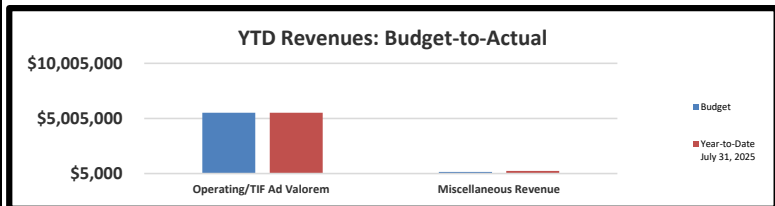
109 CRA Trust Fund Revenues	Budget	Year-to-Date July 31, 2025	% Credited
Operating/TIF Ad Valorem	\$5,529,316	\$5,519,518	99.8%
Miscellaneous Revenue	\$160,000	\$244,796	153.0%
Total	\$5,689,316	\$5,764,314	101.3%

109 CRA Trust Fund Expenses	Budget	Year-to-Date July 31, 2025	% Spent
Personnel Services*	\$451,510	\$357,845	79.3%
Operating	\$2,082,998	\$647,119	31.1%
Capital Outlay	\$5,544,600	\$456,692	8.2%
Non-Operating	\$1,982,700	\$1,714,941	86.5%
Total	\$10,061,808	\$3,176,597	31.6%

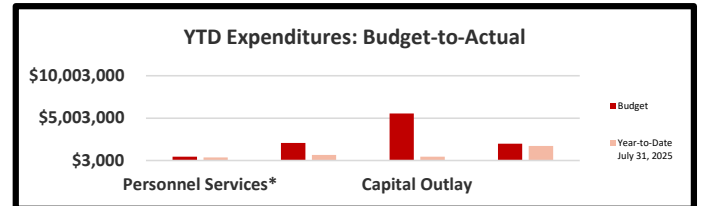
*Includes cell & auto allowances

109 CRA Trust Fund Other Financing Sources/Uses	Budget	Year-to-Date July 31, 2025	% Spent
Reappropriated Trust Fund Balance (SOURCE)	\$12,610,024	\$0	0.0%
Operating - Fund Balance (USE)	\$8,237,532	\$0	0.0%

Total Revenue Budget	\$18,299,340
Total Expense Budget	\$18,299,340



•The TIF Ad valorem revenue was received from the City (\$2.963mill.), Broward County (\$1.943mill.), Children's Svcs Council (\$155K), and N. Broward Hosp District (\$457K).



•Personnel: There are three (3) funded positions: Executive Director, Economic Development Manager & Administrative Coordinator.

*Operating (Fund Balance) represents the remaining funds in 'Redevelopment incentives', which is used to fund the various CRA Initiatives.

Cash Management

\$24,545,360	Accounts - Bank of America
\$24,545,360	CRA Trust Fund

*Data as of 9/10/2025

Budget Amendment(s) as of July 31, 2025

None

Sharon Haynes

09/10/2025

Director, Financial Services, CPA, CPFO

Date

Mayor

DATE

I/We certify the information provided to be true and accurate to the best of my/our knowledge.

Amounts subject to adjustments according to GAAP/GASB guidelines. Data does not include encumbrances.



CRA Monthly Financial Summary

As of August 31, 2025

92% of year elapsed

Data as of: 09/10/2025

Unadjusted/Unaudited

CRA Revenue 101.8% of Budget:

- CRA tax increment financing invoices received from the City of Lauderdale Lakes, Broward County, North Broward Hospital District, and Children's Services Council totals \$5,519,518.
- The CRA earned interest income of \$273,753, as of August 31st, 2025:

CRA Expenditures 32.9% of Budget:

- All expenditure categories for the CRA are trending below budgeted amounts for the year-to-date period ending August 31st 2025. Below is a summary of the major expenditure categories.
- Summary of Budget vs. Actual:
 - **Personnel Expenditures** are less than the budget. Actuals are 88.4% of the budget through August 30, 2025. There are three (3) funded positions: Executive Director, Economic Development Manager, and Administrative Coordinator. Additionally, the CRA contributes 15% towards the City Manager position and 80% towards the Economic Development Manager position.
 - **Operating Expenditures** are less than the budget. Overall operating expenses are 28.5% of the budget through August 31, 2025. Operating expenditures include professional services for Trailhead Park, legal services, redevelopment modification plan expenditures, training & professional development of staff, utilities, office supplies, etc. BSO Police complement Expenditure up to end of August is \$ 368,125.83.
 - **Capital Expenditures** are less than the budget. Overall actual capital expenses are 8.2% of the budget through August 30, 2025. This includes expenditures related to the Somerset roundabout project and improvement for the parking space for the Trailhead Park.
 - **Non-operating Expenditures** total \$1,736,820.
 - **CRA Homebuyer Purchase Assistance Program** have expended \$510,700 through August 30, 2025.
 - **CRA Commercial Façade Improvement Program** have expended \$1,122,000 through August 30, 2025.
 - **CRA Residential Preservation and Enhancement Program** has expended \$104,120 through August 30, 2025.

CRA Cash Management

- CRA's bank balances remain positive for a total of \$ 24,548,218 (Bank of America) in the previous period the Truist bank account for the CRA has been closed and reported to the State of Florida.

CRA Budget Transfers/Amendments. There are none for this reporting period.

CITY OF LAUDERDALE LAKES

FY 2025 Financial Report as of 08/30/2025

(92% of year elapsed)

Unadjusted and Unaudited

Community Redevelopment Agency (CRA)

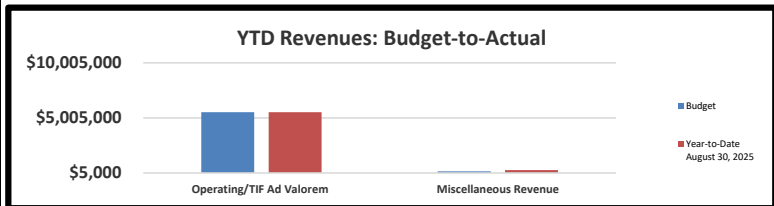
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Operating/TIF Ad Valorem	\$5,529,316	\$5,519,518	99.8%
Miscellaneous Revenue	\$160,000	\$273,753	171.1%
Total	\$5,689,316	\$5,793,271	101.8%

109 CRA Trust Fund Expenses	Budget	Year-to-Date August 30, 2025	% Spent
Personnel Services*	\$451,510	\$398,929	88.4%
Operating	\$2,082,998	\$713,562	34.3%
Capital Outlay	\$5,544,600	\$456,692	8.2%
Non-Operating	\$1,982,700	\$1,736,820	87.6%
Total	\$10,061,808	\$3,306,004	32.9%

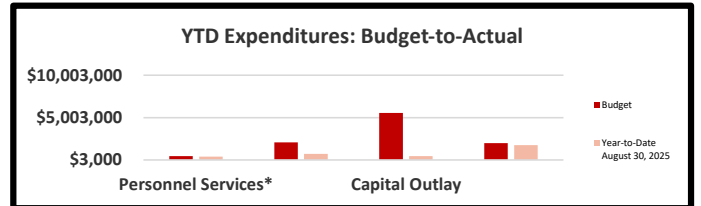
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Total Expense Budget	\$18,299,340



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•Personnel: There are three (3) funded positions: Executive Director, Economic Development Manager & Administrative Coordinator.

*Operating (Fund Balance) represents the remaining funds in 'Redevelopment incentives', which is used to fund the various CRA Initiatives.

Cash Management

\$24,548,218	Accounts - Bank of America
\$24,548,218	CRA Trust Fund

*Data as of 9/10/2025

Budget Amendment(s) as of August 30, 2025

None

Sharon Haynes

09/10/2025

Director, Financial Services, CPA, CPFO

Date

Mayor

DATE

I/We certify the information provided to be true and accurate to the best of my/our knowledge.

Amounts subject to adjustments according to GAAP/GASB guidelines. Data does not include encumbrances.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: No

Title

CRA RESOLUTION 2025-014 APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026

Summary

This resolution adopts the Fiscal Year 2026 Budget. The proposed budget is presented for review and consideration.

Staff Recommendation

Background:

The proposed Fiscal Year 2026 Budget for the Community Redevelopment Agency has been developed with thoughtful consideration of CRA resource allocations to support established goals of the CRA. See the attached budget and supporting documents for further review.

Funding Source:

Trust Fund

Fiscal Impact:

The financial impact is \$21,430,179.

Sponsor Name/Department: Venice Howard, Acting City Manager/CRA Administrator and Celeste Dunmore, CRA Executive Director

Meeting Date: 9/17/2025

ATTACHMENTS:

Description	Type
❑ CRA Resolution 2025-014 Adopting FY2026	Resolution
❑ Exhibit A to CRA Resolution 2025-014 Approving FY2026 CRA Budget	Exhibit
❑ Proposed FY2026 Budget - Message from the CRA Administrator	Backup Material
❑ Proposed FY2026 CRA Organizational Chart	Backup Material
❑ CRA Accomplishments Summary 2024-2025	Backup Material
❑ Proposed FY2026 CRA Budget Justification	Backup Material

CRA RESOLUTION 2025-014

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR INSTRUCTIONS TO THE CRA ADMINISTRATOR/ACTING CITY MANAGER; PROVIDING FOR THE AMENDMENT OF THE BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2026 budget estimates of the revenue and other sources, and the requirements for expenditures and other uses of Community Redevelopment Agency (CRA) operating funds has heretofore been prepared by the Department of Financial Services, CRA Administrator/Acting City Manager and the CRA Executive Director and submitted to the Board of Commissioners of the Lauderdale Lakes Community Redevelopment Agency, as is required by Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the CRA Board of Commissioners has received the proposed annual budget for Fiscal Year 2026 as recommended by the CRA Administrator/Acting City Manager and CRA Executive Director; and

WHEREAS, the CRA Board of Commissioners has determined the amount of money that is necessary to conduct the affairs of the CRA as required by CRA operating funds for Fiscal Year 2026, so that the business of the CRA may be conducted on a balanced budget; and

WHEREAS, the CRA Board of Commissioners has also determined the amount of Tax Increment Funding to be deposited in the Lauderdale Lakes Community Redevelopment Agency Trust Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

SECTION 2. ADOPTION OF BUDGET: The Lauderdale Lakes Community Redevelopment Agency Board of Commissioners hereby approves and adopts the estimates of revenue and expenditures of the Lauderdale Lakes Community Redevelopment Agency for Fiscal Year 2026, commencing October 1, 2025, and ending September 30, 2026, as specifically set forth on the attached Exhibit "A", which is incorporated herein by reference.

SECTION 3. AUTOMATIC AMENDMENT: The Fiscal Year 2026 Budget is automatically amended to reappropriate encumbrances, outstanding contracts, capital outlay of project funds reserved or unexpended from Fiscal Year 2025, said appropriation having been previously approved by the CRA Board of Commissioners.

SECTION 4. AUTHORIZATION TO CORRECT SCRIVENER'S ERRORS: The CRA Administrator/Acting City Manager is hereby authorized and empowered to amend the budget on an as-is needed basis in order to correct typographical errors or omissions that are purely scrivener's errors.

SECTION 5. AUTHORITY TO AMEND BUDGET BASED UPON RECEIPT OF GRANT FUNDS: The budget shall be automatically amended upon the adoption of a resolution to accept a grant or donation over Five Thousand One and no/100 (\$5,001) Dollars. Such amendments shall be automatic only when such amendments are authorized in the resolution accepting the grant or donation. The budget will be automatically amended upon receipt of a grant or donation for less than Five Thousand

One and no/100 (\$5,001) Dollars.

SECTION 6. APPROPRIATION OF UNANTICIPATED REVENUE: The CRA Administrator/Acting City Manager is hereby authorized to appropriate unanticipated revenue as deemed necessary, subject to the Board of Commissioners' approval.

SECTION 7. EFFECTIVE DATE: This Resolution shall become effective immediately upon its final passage.

ADOPTED BY THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD ON THE 17th DAY OF SEPTEMBER, 2025.

SHARON THOMAS, CRA CHAIRPERSON

ATTEST:

PAVITRI BENASRIE WATSON, CMC, SECRETARY

Chairperson Sharon Thomas	_____	(For)	_____	(Against)	_____	(Other)
Vice Chairperson Easton Harrison	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Tycie Causwell	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Veronica Edwards Phillips	_____	(For)	_____	(Against)	_____	(Other)
Commissioner Karlene Maxwell Williams	_____	(For)	_____	(Against)	_____	(Other)

EXHIBIT A			
LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY			
FISCAL YEAR 2026			
Category	Object	Description	FY2026 Requested Budget
Revenue	10980 311100	Tax Increment Payment	\$ 6,130,179.00
	10996 361100	Interest Income	\$ 300,000.00
	10996 364000	Sale of CRA's Assets	\$ -
	10996 369920	Miscellaneous Revenue	\$ -
	109 399000	Reappropriated Fund Balance	\$ 15,000,000.00
			\$ 21,430,179.00
Category	Object	Description	FY2026 Requested Budget
1. Personnel	1210	Regular Salaries	\$ 454,771.12
	1250	Vacation Buy Back	\$ 5,000.00
	1410	Overtime	\$ -
	2110	Fica Taxes	\$ 56,391.62
	2210	Retirement Contribution	\$ 59,120.24
	2310	Life & Health Insurance	\$ 59,120.25
	2350	Cafeteria	\$ 14,275.92
Total			\$ 648,679.15
2. Operating	3110	Professional Services	\$ 720,000.00
	3125	Prof Svc - Legal	\$ 88,864.00
	3410	Other Contractual Services	\$ 825,000.00
	4009	Expense Car Allowance	\$ 6,600.00
	4010	Travel & Per Diem	\$ 17,500.00
	4110	Telecommunications	\$ 3,120.00
	4111	Postage	\$ 10,000.00
	4255	Administrative Charge	\$ 100,000.00
	4311	Water & Sewer	\$ 6,000.00
	4410	Rentals & Leases	\$ 11,000.00
	4510	Insurance	\$ 7,500.00
	4611	Repairs & Maintenance	\$ 14,000.00
	4710	Printing & Binding	\$ 10,000.00
	4810	Promotional Activities	\$ 5,000.00
	4909	Redevelopment Incentives	\$ 7,700,000.00
	4910	Legal Advertisements	\$ 500.00
	4911	Other Current Charges	\$ 41,000.00
	5110	Office Supplies	\$ 2,500.00
	5212	Miscellaneous Operating Supply	\$ 5,236.00
	5213	Landscape	\$ 2,000.00
	5214	Uniforms	\$ 600.00
	5410	Subscriptions & Memberships	\$ 4,580.00
	5510	Training	\$ 6,000.00
Total			\$ 9,587,000.00
	6310	Improvements Other Than Bldg	\$ 10,940,000.00
		Improvements Other Than Bldg	\$ -
	6410	Machinery,Equipment&Furniture	\$ 4,500.00
	6411	Computer Software >\$5k	
Total			\$ 10,944,500.00
	8321	Residential Preservation& Enhancement	\$ 250,000.00
Total			\$ 250,000.00
6. Transfers	9100	Administrative Charges	\$ -
	9110	Transfers Out	\$ -
	9310	Contingency	\$ -
Total			\$ -
			\$ 21,430,179.15
4. Debt Service	7110	Principal Line of Credit 91	\$ -
	7113	Principal-Line of Credit 117	\$ -
	7118	Principal-Line of Credit 59	\$ -
	7210	Interest Line of Credit 91	\$ -
	7212	Interest-Line of Credit 117	\$ -
	7218	Interest-Line of Credit 59	\$ -
Total			\$ -
			\$ -
			\$ 21,430,179.15



September 17, 2025

Lauderdale Lakes Community Redevelopment Agency (CRA)
Lauderdale Lakes City Hall
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319

Re: Proposed Fiscal Year 2026 Budget

Honorable Chairperson, Vice-Chairperson and Commissioners,

Attached is the proposed Fiscal Year 2026 Budget of the Lauderdale Lakes Community Redevelopment Agency (CRA) commencing October 1, 2025 and ending September 30, 2026. Recommendations are made in alignment with established CRA goals, budgetary needs to achieve those goals and the prioritization of community needs. An overview of the Fiscal Year 2025 accomplishments, Fiscal Year 2026 Projects, Organizational Chart and proposed Fiscal Year 2026 Budget is provided for your review.

The CRA Audit Report is provided separate and apart from the governing body. We have remained on course to complete programs, projects and initiatives while utilizing funds in a responsible manner. Additional laws have been adopted to hold special districts accountable to the state, local government and the communities served. The CRA will continue to abide by the established laws.

In Fiscal Year 2025, much was accomplished. The modified CRA Redevelopment Plan was adopted. The Trailhead Park Project was completed. The Somerset Drive Roundabout was constructed. Homebuyer Purchase Assistance funds were awarded to homebuyers. Through the Residential Preservation and Enhancement Program, funds were allocated for property owners to make significant improvements to multi-family units. The comprehensive Capital Improvement Project Master Plan encompassed capital projects that were included in the modified Redevelopment Plan. Lastly, the Lauderdale Lakes CRA Community Policing Initiative was launched.

The CRA supported and promoted programs for local businesses. A series of webinars were conducted by various business development agencies. The CRA and the City of Lauderdale Lakes also continued to focus on financial literacy, job readiness skills and business resources.

The proposed Fiscal Year 2026 Budget, commencing October 1, 2025, and ending September 30, 2026, was prepared in accordance with Chapter 163, Part III, Florida Statutes, adopted Bylaws and CRA/City Service Agreement. These financial resources align with the City's established Strategic Plan and modified Redevelopment Plan to support program delivery, complete projects and facilitate new projects.

The proposed Fiscal Year 2026 Budget consisting of personnel, operating and capital expenses was carefully developed with consideration to carrying out CRA activities. The Community Redevelopment Agency Staff will provide administrative oversight. The CRA Executive Director and Administrative Coordinator are paid full-time positions, along with partial funding for the City Manager/CRA Administrator and Economic Development Manager. The budget introduces a Senior Project Manager to oversee capital projects and related duties. Staff will also focus on residential development. The operating expenses primarily include redevelopment incentives that will create the synergy for encouraging the improvement of residential and commercial properties as envisioned in the CRA district. Capital includes funds to commence the proposed capital projects, such as the NW 31 Avenue Wall. Specific funding recommendations for the proposed Fiscal Year 2026 Budget are attached.

Your support of the budget is requested to achieve goals that culminated from the voices of residents, businesses and other stakeholders of the City. I commend our dedicated staff for their hard work in preparing this budget in alignment with the Redevelopment Plan. Together, we will chart the path of the CRA in an effort to enhance the economic conditions of the CRA and the City of Lauderdale Lakes.

Sincerely,



Venice Howard
Acting City Manager /CRA Administrator

CC: Celeste Dunmore, CRA Executive Director
Sharon Haynes, Financial Services Director
J. Michael Haygood, CRA Attorney

Community Redevelopment Agency (CRA)

TOTAL - 5

COMMUNITY REDEVELOPMENT AGENCY
(5 FT)

Executive Director	1
Senior Project Manager*	1
Economic Development Manager	1
Administrative Coordinator	1
Staff Assistant**	1

*New Position
**Unfunded Position

COMMUNITY REDEVELOPMENT AGENCY (CRA)

Purpose:

The Lauderdale Lakes Community Redevelopment Agency (CRA) was established in 2000 to implement strategies for community and economic renewal based on priorities determined through dialogue with the public. A portion of the improvement in property values within the boundaries of the CRA District are captured and redirected toward the goals and priorities incorporated in the CRA Redevelopment Plan.

City's Strategic Planning Goals:

- Enhance growth management codes to embrace diversity, improve aesthetics and maximize economic development
- Maintain and improve public infrastructure
- Expand community engagement and improve public image

FY2025 Major Accomplishments:

- Completed the CRA Somerset Drive Roundabout Project
- Completed the Trailhead Park Project
- Awarded Homebuyer Purchase Assistance Program funds
- Adopted the modified CRA Redevelopment Plan
- Funded a Commercial Facade Improvement Project
- Approved funds for six Residential Preservation and Enhancement Program projects
- Promoted the Business First! Initiative to enhance the financial health of businesses by facilitating workshops, sessions and training (virtual and in-person)
- Supported the City's programs focused on providing financial resources to businesses
- Promoted healthy living activities at the Children's Garden

FY2026 Projects and Initiatives:

- Commence the first phase of the Comprehensive Gateway and Wayfinding Signage Project
- Commence the first phase of the NW 31 Avenue Buffer Wall Project
- Commence the first phase of the NW 30 Terrace Roadway Improvement Project
- Encourage participation in the Commercial Facade Improvement Program and Development Assistance Program to revitalize the commercial corridor
- Fund additional Residential Preservation and Enhancement Program projects
- Promote the Business First! Initiative to enhance the overall financial health of businesses by facilitating workshops, sessions and training (virtual and in-person)

Staffing Levels:

- For FY2026, the CRA is proposing a Senior Project Manager position.

Personnel Complement			
	Full-Time*	Part-Time	Temp
FY 2025	4	0	0
FY 2026	5	0	0
DIFFERENCE	1	0	0

* one (1) position is unfunded

LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY BUDGET JUSTIFICATION

			FY2023 Actual	FY2024 Actual	FY2025 Requested Budget	FY2026 Requested Budget		
Category	Object	Description					Comments	
Revenue	10980 311100	Tax Increment Payment	4,470,483	5,355,830	5,529,316	6,130,179	City of Lauderdale Lakes, Children's Services Council, Broward County, North Broward Hospital District	
	10996 361100	Interest Income	185,924	274,467	160,000	300,000	Interest calculated at \$20k per month	
	10996 364000	Sale of CRA's Assets	-	-	-	-	Not applicable	
	10996 369920	Miscellaneous Revenue	617,719	114,112	-	-	CRA Forbearance Agreement Payment	
	109 399000	Reappropriated Fund Balance	-	-	12,610,024	15,000,000	Redevelopment Incentives (9,460,000); NW 31 Buffer (2,000,000); NW 30 Terrace (1,540,000); Gateway/Wayfinding Signage (400,000); Westgate South Streetscape (1,000,000); OPB/SR7 Median Improvement (600,000)	
			5,274,126	5,744,408	18,299,340	21,430,179		
Category	Object	Description	FY2023 Actual	FY2024 Actual	FY2025 Revised Budget	FY2026 Requested Budget	Comments	
1. Personnel	1210	Regular Salaries	245,460	268,886	324,544	454,771	COLA; CM 20%; 4 positions funded; 1 unfunded	
	1250	Vacation Buy Back	2,404	4,509	4,000	5,000	Estimates for Buy Back	
	1410	Overtime	-	21	-	-		
	2110	Fica Taxes	19,423	20,785	24,828	56,392	Estimates for FICA Taxes	
	2210	Retirement Contribution	30,620	36,269	40,319	59,120	Estimates for Retirement Contribution	
	2310	Life & Health Insurance	17,480	19,912	48,043	59,120	Estimates for Life & Health Insurance Contribution	
	2350	Cafeteria	9,142	6,075	9,776	14,276	Estimates for Cafeteria	
1. Personnel Total			324,528	356,456	451,509	648,679		
2. Operating	3110	Professional Services	40,110	15,683	540,000	720,000	NW 31 Avenue Wall (130,000); Gateway/Wayfinding Signage (75,000); NW 30 Terrace (185,000); Westgate (130,000); VT Memorial Park (200,000)	
	3125	Prof Svc - Legal	73,863	67,793	88,864	88,864	Contractual Legal Services (73,864+ 15,000 legal related expenses)	
	3410	Other Contractual Services	34,090	138,708	410,000	825,000	Community Policing Innovation (750,000); Financial/Redevelopment Analysis or Lot Clearance (40,000); Recruitment Portfolio (35,000)	
	4009	Expense Car Allowance	5,073	6,493	6,600	6,600	Car allowance ED (4,800)+20% CM	
							Professional Development - Board Members (2,500 each) plus All Staff (5,000) – Includes Florida Redevelopment Association Conference and economic development related training sessions/forums	
	4010	Travel & Per Diem	7,000	11,412	17,500	17,500		
	4110	Telecommunications	1,960	3,099	2,400	3,120	Phone Allowance ED/EDM/PM (2,400)+20% CM	
	4111	Postage	-	8,179	12,000	10,000	Mailings for promotional CRA events and activities (2+ mailings) (10,000)	
	4255	Administrative Charge	-	145,000	145,000	100,000	Developed by Financial Services in accordance with proposed Cost Allocation Plan (100,000)	
	4311	Water & Sewer	3,441	5,588	6,000	6,000	Estimated water bill for NW 31 Avenue Site -min. monthly amt. and Trailhead Park (6,000)	
	4410	Rentals & Leases	3,569	1,960	6,000	11,000	Lease Vehicle and Contractual Maintenance (9,000 + 2,000)	
	4510	Insurance	5,504	5,481	7,000	7,500	Florida Municipal Insurance Trust Payment (7,500)	
	4611	Repairs & Maintenance	-	6,055	13,500	14,000	CRA Property Maintenance - NW 31 Avenue Site +Trailhead Park (10,000); Repairs (4,000)	
	4710	Printing & Binding	400	6,772	10,000	10,000	Print material for CRA related activities (printed promotional material) (10,000)	
	4810	Promotional Activities	-	250	5,000	5,000	Program Marketing & Promotions/CRA Outreach/Signage (5,000)	
	4909	Redevelopment Incentives	-	-	8,237,532	7,700,000	Commercial Facade, Development Assistance (7,700,000)	
	4910	Legal Advertisements	-	-	1,000	500	CRA Legal Notice (500)	
	4911	Other Current Charges	29,554	41,038	37,378	41,000	Bank Fees (40,000); CRA Activity Items (1,000)	
	5110	Office Supplies	203	264	2,500	2,500	Supplies for day to day operations and CRA activities (2,500)	
	5212	Miscellaneous Operating Supply	1,768	2,617	6,226	5,236	Unanticipated expenditures (2,236); NW 31 Site (500); Toner (2,500)	
	5213	Landscape	2,681	1,666	5,000	2,000	Trailhead Park Site (2,000)	
	5214	Uniforms	-	-	600	600	CRA Staff Paraphenalia (600)	
	5410	Subscriptions & Memberships	4,352	4,287	4,430	4,580	Constant Contact (700); FRA (2,500); IEDC (655); FDEO (175); GTM (400); Canva (150)	
	5510	Training	4,735	3,485	6,000	6,000	FRA Academy and CRA related training for staff and board members; Registration for Professional Development Related Training/Forums (6,000)	
	2. Operating Total			218,303	475,830	9,570,530	9,587,000	
	3. Capital Total	6310	Improvements Other Than Bldg	94,712	965,123	5,500,000	10,940,000	NW 31 Buffer (2,000,000); NW 30 Terrace (1,540,000); Gateway/Wayfinding Signage (800,000); Westgate South Streetscape (1,000,000); OPB/SR7 Median Improvement (600,000); Vincent Torres Memorial Park/Recreational Site (5,000,000)
			Improvements Other Than Bldg	-	-	-	-	
6410		Machinery,Equipment&Furniture	-	-	41,000	4,500	Replacement for CRA operations and New Position (4,500)	
6411		Computer Software >\$5k	-	-	600			
			94,712	965,123	5,541,600	10,944,500		
	8321	Residential Preservation& Enhancement	67,104	164,500	-	250,000	Residential Preservation and Enhancement Program (250,000)	
5. Misc Items Total			67,104	164,500	-	250,000		
6. Transfers	9100	Administrative Charges	-	-	-	-		
	9110	Transfers Out	-	-	-	-		
	9310	Contingency	-	-	-	-		
6. Transfers Total			-	-	-	-		
			704,646	1,961,909	15,563,639	21,430,179		
4. Debt Service	7110	Principal Line of Credit 91	527,472	1,138,032	-	-	Not applicable	
	7113	Principal-Line of Credit 117	244,593	254,999	-	-	Not applicable	
	7118	Principal-Line of Credit 59	-	-	-	-	Not applicable	
	7210	Interest Line of Credit 91	78,240	31,482	-	-	Not applicable	
	7212	Interest-Line of Credit 117	22,029	5,189	-	-	Not applicable	
	7218	Interest-Line of Credit 59	-	-	-	-	Not applicable	
4. Debt Service Total			872,335	1,429,701	-	-		
			872,335	1,429,701	-	-		
			1,576,981	3,391,610	15,563,639	21,430,179		