



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

December 16, 2025

5:30 PM

Please join the meeting via Zoom

<https://us06web.zoom.us/j/81974592264>

Please join the meeting via telephone:

1 305 224 1968 or 1 309 205 3325

Meeting ID: 819 7459 2264

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES FROM PREVIOUS MEETING**
 - A. OCTOBER 21, 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 November 2025.
6. **FINANCE DIRECTOR REPORT**
 - A. CRA RESOLUTION 2025-017 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2026, PERIODS 1 AND 2 (OCTOBER AND NOVEMBER 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 filing and presentation of the City's October and November (Period 1 and 2), Financial Activity Report prepared 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. REQUEST FROM LAKES CENTER LLC REGARDING THE APPROVED COMMERCIAL FACADE IMPROVEMENT PROGRAM APPLICATION

This is a request from the representative of Lakes Center LLC, a loan recipient of the Commercial Facade Improvement Program.

B. DISCUSSION REGARDING THE COMPREHENSIVE GATEWAY & WAYFINDING SIGNAGE PROJECT

This is a discussion regarding the Comprehensive Gateway & Wayfinding Signage Project. The representative from Saltz Michelson Architects Inc. will provide an update regarding the concepts.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Chairperson Easton Harrison - Vice Chair Sharon Thomas

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

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
OCTOBER 21, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 12/16/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> October 21, 2025 CRA Meeting Minutes	Minutes



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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
City Commission Chambers
October 21, 2025
5:30 PM

1. CALL TO ORDER

Chairperson Sharon Thomas called the October 21, 2025, Community Redevelopment Agency Meeting to order at 5:30 p.m.

2. ROLL CALL

PRESENT:

Chairperson Sharon Thomas
Vice Chair Easton Harrison
Board Member Veronica Edwards Phillips
Board Member Tycie Causwell

ABSENT:

Board Member Karlene Maxwell-Williams

ALSO PRESENT:

CRA Administrator Venice Howard
CRA Executive Director Celeste Dunmore
CRA Attorney Michael Haygood
CRA Secretary Pav Benasrie-Watson
City Staff

3. MINUTES FROM PREVIOUS MEETING

A. SEPTEMBER 17, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Chairperson Thomas requested a motion to approve the minutes of the September 17, 2025, CRA meeting.

Vice Chair Harrison made a motion to approve the September 17, 2025 meeting minutes

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

Motion passed: 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 September 2025.

Celeste Dunmore, CRA Executive Director, provided a comprehensive update on active CRA projects and programs.

Lakes Center Plaza:

CRA-funded improvements totaling \$578,000 were nearly complete, including new roofing, painting, awnings, lighting, and signage.

Property owner resurfaced the parking area.

The project was approximately 90% complete with a grand opening expected before year-end.

Community Policing Unit:

Fourth promotional video was completed and uploaded to the CRA's YouTube channel to highlight public safety and community engagement.

Residential Improvement Program:

Six DRAX Investment homes were approved; five completed and one near completion.

Staff will provide updated photographs once the final home is finished.

CRA-Owned Properties:

The Ireland property (2.57 acres) remains in the CRA portfolio for future development.

The Children's Garden is being closed; approximately 1,000 cinder blocks remain for community distribution.

Trailhead Park has been completed and remains in excellent condition.

Capital Projects:

NW 31st Avenue Buffer Wall: 7 of 27 property owners have yet to confirm participation; follow-up letters are being sent.

CRA Signage Program: Coordination meeting with Saltz Michelson Architects scheduled for next week to finalize design concepts.

Senior Project Manager Position: The position has been posted to assist with capital project oversight including the buffer wall, signage, NW 30th Terrace, Westgate South upgrades, and Vincent Torres Park improvements.

Economic Development:

CRA portfolio of available properties is being finalized.

CRA Economic Development Manager will attend the FITCE (Florida International Trade & Cultural Expo) to promote redevelopment opportunities.

CRA Future Funding and Sunset Timeline:

CRA currently scheduled to sunset in December 2030.

Ms. Dunmore recommended initiating conversations on extending the CRA before that date to maintain momentum for long-term projects.

Board Discussion:

Board Member Causwell inquired about the amount of money for DRAX

Ms. Dunmore stated that she will provide the amount after the meeting.

Board Member Edwards Phillips inquired about the remaining cinder blocks from the Children's Garden and their distribution timeline. Ms. Dunmore confirmed that they are 1000 left and 1700 has been distributed. She also stated that the distribution will be during the weekday and announced through Lakes Alert notifications.

Chairperson Thomas asked about maintenance of the garden site; Executive Director Dunmore responded that Public Works is responsible and had recently cleared the area.

Board Member Edwards Phillips requested photos of the DRAX homes for future reporting.

Chairperson Thomas noted that the CRA should continue to explore public-private partnerships to sustain revitalization efforts as 2030 approaches.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2025-015 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER) 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 filing and presentation of the City's September (Period 12), Financial Activity Report prepared by the Financial Services Department.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2025-015

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER 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 2025-015 to the floor for discussion.

Sharon Haynes, Financial Services Director, presented the FY2025 Period 12 Financial Report.

Summary of Financial Highlights:

- **Total Revenues:** \$5,519,518 (99% of budget)
- **Interest Income:** \$301,718 (double the budgeted amount)
- **Personnel Services:** 98% utilized
- **Operating Expenses:** 38.1% utilized
- **Capital Outlay:** 8.2% utilized
- **Non-Operating:** 94.2% utilized
- **Surplus:** Approximately \$2.2 million; no fund balance was required.

Ms. Haynes noted a correction to include the non-operating percentage in the final report.

Board Member Edwards Phillips made a motion to approve CRA Resolution 2025-015

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

Motion passed: 4-0

7. CHAIRMAN REPORT

Chairperson Thomas reported attending the Florida Redevelopment Association (FRA) Conference in West Palm Beach alongside Vice Chair Harrison and Board Member Edwards Phillips. She congratulated both colleagues on completing the FRA Redevelopment Academy and commended their commitment to professional development. She shared that the conference highlighted the importance of public-private partnerships (P3s), streetscape revitalization, and urban design for walkable communities. She encouraged the Board to consider similar initiatives in Lauderdale Lakes to enhance connectivity, attract investment, and promote citywide beautification.

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

Attorney Haygood confirmed that there is no pending litigation involving the CRA and that the Agency remains in full legal and financial compliance. He reiterated the need to begin planning discussions for the CRA's potential extension beyond 2030, noting that other Broward County CRAs (including Margate, Davie, and Fort Lauderdale) have recently completed successful extensions.

11. OLD BUSINESS

12. NEW BUSINESS

Chairperson Thomas opened the floor for discussion on new items.

Topics Raised:

Public-Private Partnerships (P3s): Board agreed to hold a workshop to explore partnership models for redevelopment projects.

Community Visioning Session: Proposal made to engage residents for input on future City Hall improvements and upcoming capital projects.

Public Art and Beautification: Discussion included incorporating murals, landscaping, and creative placemaking throughout the CRA district.

Streetscape Design: Members discussed lessons from the FRA conference's city tours, focusing on improving walkability and cohesive street design.

A. CRA RESOLUTION 2025-016 ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS, LLC

This resolution accepts the Fiscal Year 2024 Lauderdale Lakes Community Redevelopment Agency Audit Report prepared by HCT Certified Public Accountants & Consultants, LLC.

CRA Attorney Haygood read the following CRA Resolution 2025-016 by title:

CRA RESOLUTION 2025-016

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY

("AGENCY"), ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTS AND CONSULTANTS, LLC HERETO ATTACHED AS EXHIBIT A; AUTHORIZING THE CHAIRPERSON, SECRETARY AND EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS CONSISTENT WITH THE INTENT OF THIS RESOLUTION; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Vice Chair Harrison made a motion to bring CRA Resolution 2025-016 to the floor for discussion

Ms. Dunmore introduced Mr. Roderick Harvey, partner at HCT Certified Public Accountants and Consultants, LLC, to present the audit findings for Fiscal Year 2024.

Mr. Harvey provided a summary of the audit:

The audit was conducted in accordance with Generally Accepted Auditing Standards (GAAS).

A clean/unmodified audit opinion was issued, dated September 29, 2025.

The audit confirmed the CRA's financial statements fairly represent its financial position and results of operations in accordance with Generally Accepted Accounting Principles (GAAP).

Scope and Findings:

The audit reviewed significant accounting policies, estimates, and risk areas, including depreciation, allowance for doubtful accounts, management override, and revenue recognition.

No new GASB standards applicable to the CRA were noted for FY 2024.

There were no uncorrected or corrected misstatements affecting the financial statements.

No internal control deficiencies or related party transactions were identified.

No instances of fraud, illegal acts, or noncompliance with laws or regulations were noted.

Expenditures for FY 2024 totaled approximately \$1 million, compared to \$600,000 in FY 2023.

Revenues increased to \$5.7 million, up from \$5.3 million in FY 2023.

Capital assets increased to \$3.1 million, compared to \$2.1 million the previous year.

No significant difficulties were encountered during the audit, and there were no disagreements with management.

Vice Chair Harrison made a motion to approve CRA Resolution 2025-016

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

Motion passes: 4-0

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Being that there was no other business to come before the CRA Board, the meeting adjourned at 6:30 p.m.

Sharon Thomas, Chairperson

ATTEST:

Venice Howard, MMC, Secretary

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

REPORT FROM THE CRA EXECUTIVE DIRECTOR

Summary

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

Staff Recommendation

Background:

(see the CRA Executive Director Report)

Funding Source:

Not applicable

Fiscal Impact:

Sponsor Name/Department: Celeste Dunmore, CRA Executive Director

Meeting Date: 12/16/2025

ATTACHMENTS:

Description

Type

- ☐ CRA Executive Director Report - Month of November 2025 1 of 2 Backup Material
- ☐ CRA Executive Director Report - Month of November 2025 2 of 2 Backup Material



COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE DIRECTOR REPORT

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

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

Update:

- **Approval was granted for New Life Childcare and Educational Center to start the project.**

Town Center Master Plan Development

Background: The Lauderdale Lakes Town Center is poised to create a vibrant heart of Broward County, transforming the intersection of State Road 7 and Oakland Park Boulevard into a bustling hub of civic, business and entertainment activities. The objective of activating the Town Center is to revitalize the area, creating a beautiful and memorable space that encourages community engagement and economic growth.

- The Commercial Facade Improvement Program and Development Assistance Program was presented to developers, property owners and related corporate representatives. Staff continues to identify and promote funding opportunities to achieve the CRA's redevelopment goals. Retail Strategies LLC representatives, hired by the City of Lauderdale Lakes 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. Staff has also reviewed real estate opportunities.

Update:

- **CRA Staff has communicated with owners to resume discussions regarding the Town Center.**

Community Policing Initiative

Background: In alignment with the CRA Redevelopment Plan, there is support for developing innovative community policing strategies to enhance traditional methods 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. 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. A promotional video was completed to highlight the impact of community policing on the business community.

Update:

- **The Lauderdale Lakes CRA Community Policing Unit deputies have received positive comments.**

#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 attended a meeting with county representatives to discuss transit and roadway improvements. Staff had preliminary discussions regarding the Bus County Transit Premium Mobility Program. CRA Staff attended meetings regarding pedestrian and vehicular mobility in the CRA area.

Update:

- **CRA staff will continue to meet with governmental agencies regarding transit-oriented projects.**

#3 HOUSING

Northwest 31 Avenue (including adjacent roads)

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

- The Residential Preservation and Enhancement Program (RPEP) Design was presented 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 files are closed. The program was changed 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. The color scheme from the Architectural Design Standards Manual was accepted by the CRA Board Review.

Update:

- **To date, all of the program files are closed.**

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. Information on business programs will be shared by the Economic Development Manager on a quarterly basis. Various programs, workshops, training and forums will be announced throughout the year. The Financial Literacy/Business Resource Fair and Reverse Trade Show were successfully implemented. Staff proposed additional programs, workshops, training and forums for Fiscal Year 2026. The Economic Development Manager will also announce business sessions as they are scheduled.

Update:

- The Economic Development Manager is in the process of completing a portfolio for business owners. This information will be presented to the CRA Board at the next meeting.

Business and Other CRA Related Activities (partial)

- 11/01-11/30/2025
 - Met with corporate representatives regarding residential redevelopment.
 - Met with architect regarding comprehensive gateway and wayfinding signage project
 - Attended the Adopt a Park unveiling event at the Trailhead Park
 - Spoke with commercial property owner regarding the community policing initiative and redevelopment opportunities.

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

ADOPTED RESOLUTIONS / CONSENSUS ITEMS:

CRA RESOLUTION 2025-015 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER) 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 2025-016 ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS, LLC

Additional Updates (Memo Forwarded):

- Staff presented the funding amounts awarded to Drax Investments Properties Inc
- Staff sent the Lauderdale Lakes CRA Community Policing video link
- Staff provided information regarding CRA Sunset dates in Broward County

CRA EXECUTIVE DIRECTOR MONTHLY REPORT – (Project Update – As of December 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	<u>Kimley Horn and Associates (KHA)/Unitec, Inc</u> 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. Awaiting lien releases. Thereafter, the retained project amount will be released.

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 a mural at the Trailhead Park with the community. The CRA Board approved the concept and the artist worked with the contractor. The CRA Board approved an extended design 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 <u>Completion</u> 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 and 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 2025. This project is in the close out phase. The contractor is providing information to close out Broward County permit. The retained amount will be issued once all project related requirements are satisfied.
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. This project will be managed by the Senior Project Manager. In the interim, staff will move forward with this project.

5	Ronald Desbrunes (PW)	Comprehensive Wayfinding and Gateway Signage	Install various wayfinding and gateway signage within the CRA District	Planning	(TBD)	<u>EST. COMPLETION (1st phase)</u> 2027	<u>Saltz Michelson Architects Inc</u> The redevelopment plan modification includes the Comprehensive Wayfinding and Gateway Signage Project. Potential locations for signage were identified. The CRA Board requested to revisit the sign design. Staff received a Task Order requesting the cost associated with providing conceptual drawings and design for review. The Task Order was approved. The selected consultant attended the CRA Meeting to begin preliminary discussions and conduct a tour of designated sites. An internal meeting was held to further define the preferred design look for each sign/wall. A preliminary collage of signs will be presented to the CRA Board to identify key features for the conceptual drawings.
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	The redevelopment plan modification includes the NW 30 Terrace Roadway Improvement Project. This project will be managed by the Senior 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	The redevelopment plan modification includes the Westgate South Streetscape Project. This project will be managed by the Senior Project Manager.
8	Ronald Desbrunes (PW)	Vincent Torres Memorial Park Improvement	Complete major park renovations to expand recreational opportunities	Planning	(TBD)	<u>EST. COMPLETION</u> 2028	Approval was granted to adopt the redevelopment plan modification which included comprehensive Vincent Torres Memorial Park Improvements. This project is in the planning phase with Parks and Human Services. This project will be managed by the Senior Project Manager. Preliminary discussions have taken place with staff.

CITY OF LAUDERDALE LAKES

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Fiscal Impact: No

Contract Requirement: No

Title

CRA RESOLUTION 2025-017 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2026, PERIODS 1 AND 2 (OCTOBER AND NOVEMBER 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 filing and presentation of the City's October and November (Period 1 and 2), Financial Activity Report prepared by the Financial Services Department.

Staff Recommendation

Background:

Staff recommends the City Commission accept the filing of the City's Fiscal Year 2026 Financial Activity Report for the months of October and November (Periods 1 and 2).

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.

Funding Source:

Not Applicable

Fiscal Impact:

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

Meeting Date: 12/16/2025

ATTACHMENTS:

Description	Type
❑ CRA Resolution 2025-017 Authorizing Adopting Monthly Financial Report Period 12	Resolution
❑ Exhibit A - CRA October Financial Report	Exhibit
❑ Exhibit A - CRA October Financial Memo	Exhibit
❑ Exhibit A - CRA November Financial Report	Exhibit
❑ Exhibit A - CRA November Financial Memo	Exhibit

CRA RESOLUTION 2025-017

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2026, PERIODS 1 AND 2 (OCTOBER AND NOVEMBER 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 City Manager's Office, through an Interlocal Agreement is responsible for monitoring the financial affairs of the Agency; and

WHEREAS, the 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 City Manager's filing of the Agency Fiscal Year 2026, Periods 1 and 2 (October and November 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 DECEMBER 16, 2025.

EASTON HARRISON, CHAIRPERSON

ATTEST:

_____, CMC, Deputy City Clerk, for
VENICE HOWARD, MPA, MMC, FCRM
SECRETARY

VOTE:

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

Community Redevelopment Agency (CRA)

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



CRA Monthly Financial Summary

As of October 31, 2025

8.3% of year elapsed

Data as of: 11/25/25

Unadjusted/Unaudited

CRA Revenue :

- CRA tax increment financing invoices are received from the City of Lauderdale Lakes, Broward County, North Broward Hospital District, and Children's Services Council. The invoices are sent out in November and the taxes are due by January 1st. The current projections are: the City (\$3.281 mil), Broward County (\$2.162 mil), Children's Svcs Council (\$172K), and N. Broward Hospital District (\$473K).
- The CRA has earned interest income of \$27,275, as of October 31, 2025:

CRA Expenditures :

- All expenditure categories for the CRA are trending below budgeted amounts for the year-to-date period ending October 31, 2025. Below is a summary of the major expenditure categories.
- Summary of Budget vs. Actual:
 - **Personnel Expenditures** are less than the budget. Actuals are 3.2% of the budget through October 31, 2025, which is consistent with last year at this point in time. There are three (3) funded positions: Executive Director, Economic Development Manager, and Administrative Coordinator.
 - **Operating Expenditures** are less than the budget. Operating expenditures include professional services for Trailhead Park, legal services, redevelopment modification plan expenditures, training & professional development of staff, utilities, office supplies, etc. At the end of October, the BSO Police complement Expenditure was \$ 62,403.
 - **Capital Expenditures** As of October 31, 2025, there have been no capital expenditures.
 - **Non-operating Expenditures** As of October 31, 2025, there have been no expenditures.
 - **CRA Residential Preservation and Enhancement Program** has a budget of \$250,000 for the fiscal year 2026.

CRA Cash Management

- CRA's bank balance remains positive for a total of \$ 23,185,195 (Bank of America).

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

CITY OF LAUDERDALE LAKES

FY 2026 Financial Report as of 11/30/2025

(16.7% of year elapsed)

Unadjusted and Unaudited

Community Redevelopment Agency (CRA)

109 CRA Trust Fund Revenues	Budget	Year-to-Date November 30, 2025	% Credited
Operating/TIF Ad Valorem	\$6,130,179	\$0	0.0%
Miscellaneous Revenue	\$300,000	\$51,856	17.3%
Total	\$6,430,179	\$51,856	0.8%

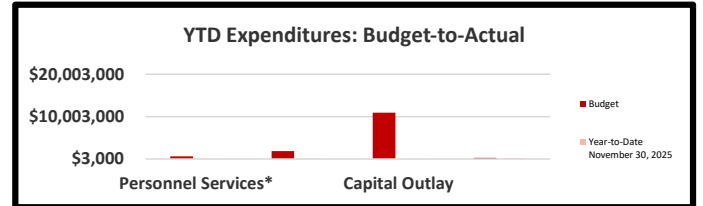
109 CRA Trust Fund Expenses	Budget	Year-to-Date November 30, 2025	% Spent
Personnel Services*	\$648,679	61,156.00	9.4%
Operating	\$1,887,000	81,671.00	4.3%
Capital Outlay	\$10,944,500	\$0	0.0%
Non-Operating	\$250,000	\$187,148	74.9%
Total	\$13,730,179	\$329,975	2.4%

*Includes cell & auto allowances

109 CRA Trust Fund Other Financing Sources/Uses	Budget	Year-to-Date November 30, 2025	% Spent
Reappropriated Trust Fund Balance (SOURCE)	\$15,000,000	\$0	0.0%
Operating - Fund Balance (USE)	\$7,700,000	\$0	0.0%
Total Revenue Budget	\$21,430,179		
Total Expense Budget	\$21,430,179		



•The TIF Ad valorem revenue projected from the City (\$3.281mill.), Broward County (\$2.162mill.), Children's Svcs Council (\$172K), and N. Broward Hosp District (\$473K).



•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

\$23,205,261 Accounts - Bank of America

*Data as of 12/4/25

Budget Amendment(s) as of November 30, 2025

None

Sharon Haynes

12/10/25

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 November 30, 2025

16.7% of year elapsed

Data as of: 12/4/25

Unadjusted/Unaudited

CRA Revenue:

- CRA tax increment financing invoices received from the City of Lauderdale Lakes, Broward County, North Broward Hospital District, and Children's Services Council have yet to be received as they are due by January 1, 2026. The 2026 Tax invoices were sent out in November. The current projections are: the City (\$3.281 mil), Broward County (\$2.162 mil), Children's Svcs Council (\$172K), and N. Broward Hospital District(\$473K).
- The CRA has earned interest income of \$51,856, as of November 30, 2025

CRA Expenditures:

- All expenditure categories for the CRA are trending below budgeted amounts for the year-to-date period ending November 30, 2025. Below is a summary of the major expenditure categories.
- Summary of Budget vs. Actual:
 - **Personnel Expenditures** are less than the budget. Actuals are 9.4% of the budget through November 30, 2025, which is consistent with last year at this point in time. There are three (3) funded positions: Executive Director, Economic Development Manager, and Administrative Coordinator.
 - **Operating Expenditures** are less than the budget. Operating expenditures include professional services for Trailhead Park, legal services, redevelopment modification plan expenditures, training & professional development of staff, utilities, office supplies, etc. The BSO Police complement Expenditure up to the end of November is \$ 62,403.
 - **Capital Expenditures** As of November 30, 2025, there have been no capital expenditures.
 - **Non-operating Expenditures** are less than the budget.
 - **CRA Residential Preservation and Enhancement Program** has a budget of \$250,000 for the fiscal year 2026. As of November 30, 2025, this program has expended \$187,148.

CRA Cash Management

- CRA's bank balance remains positive for a total of \$ 23,205,261 (Bank of America).

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

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

REQUEST FROM LAKES CENTER LLC REGARDING THE APPROVED COMMERCIAL FACADE IMPROVEMENT PROGRAM APPLICATION

Summary

This is a request from the representative of Lakes Center LLC, a loan recipient of the Commercial Facade Improvement Program.

Staff Recommendation

Background:

The Community Redevelopment Agency (CRA) Commercial Facade Improvement Program is designed to improve commercial properties located within the CRA District. This program requires the submittal of a completed application, compliance with architectural design guidelines and a commitment from the property owner for private matching funds on a one-to-one public/private ratio to be used only for eligible exterior improvements to the property. The release of funds occurs after project completion, verification of all work funded, verification of all payments to contract service providers and verification that local building permits are closed-out.

An application was received from the owner of the Lakes Center LLC located at 4329 North State Road 7 requesting funds to complete a major project totaling \$578,000. The improvements that are eligible for Commercial Facade Improvement Program funds are as follows:

- Painting (repainting of the building facade)
- Awnings (match building facade)
- Signage (match building facade)
- Reconstruction/Redesign (replacement of the existing roof with a metal roof; complete rebuild)

The funding request from Lakes Center LLC for eligible improvements was \$578,000 with justification that the requirements to receive a 100% reimbursement of the approved project expenses are met or will be met at the time of project completion. This investment includes light resurfacing of the parking lot, new roof and/or new exterior lighting (equivalent to \$289,000). Please note that the roof is part of the funding request.

The CRA Board approved CRA Resolution 2023-010 to enter into a contractual agreement and authorize the release of funds totaling up to \$578,000 upon fulfillment of the established program guidelines. The loan recipient has a request pertaining to the required improvements that must be completed for reimbursement.

Funding Source:

Not applicable

Fiscal Impact:

Not applicable

Sponsor Name/Department: Celeste Dunmore, CRA Executive Director

Meeting Date: 12/16/2025

ATTACHMENTS:

Description	Type
❑ Commercial Facade Improvement Program - Written Request from Lakes Center LLC	Backup Material
❑ Lakes Center LLC Written Request - Photo #1	Backup Material
❑ Lakes Center LLC Written Request - Photo #2	Backup Material
❑ Lakes Center LLC Written Request - Photo #3	Backup Material
❑ Lakes Center LLC Written Request - Photo #4	Backup Material
❑ Lakes Center LLC Written Request - Photo #5	Backup Material

Commercial Facade Improvement Program Application - Lakes
Center LLC Backup Material

November 19th 2025

Lauderdale Lakes CRA Board of Commissioners
c/o Community Redevelopment Agency
City of Lauderdale Lakes

Re: Lakes Center Remodeling – Request for Modification of Original Proposal

Dear Commissioners,

I am writing on behalf of Lakes Center LLC regarding the ongoing remodeling of the Lakes Center. As you know, we successfully completed the Lakes Shoppes in early 2025 a project that exceeded expectations and brought tremendous improvement to the area. That success was made possible through the continued support and partnership of this Board, and for that we are sincerely grateful.

We are now finalizing the Lakes Center project, and to say the transformation is remarkable would be an understatement. The improvements have not only enhanced the aesthetic appeal of the property, and have also added real value to the surrounding neighborhood. The redevelopment has increased foot traffic, improved sales for our tenants, boosted occupancy, and created new jobs from construction workers to employees of the growing businesses taking advantage of the upgraded space.

Today, we are appearing before you to respectfully request a modification of the original proposal so that we may close out the project. Specifically, we are asking that the requirement to install the metal awnings shown in the inherited conceptual renderings be waived.

When we presented the renderings, we did not understand that each element depicted particularly the metal awnings would be required as part of construction. These awnings

were included in the conceptual drawings provided by the previous owner. Had we produced the renderings ourselves, we would not have incorporated them.

There were several reasons for this:

Lighting and Safety: A primary design goal for all of our redevelopment projects is to create open, naturally lit, safe shopping environments. Overhangs of this height and depth would cast substantial shade over the walkways and storefronts. Studies in retail design consistently show that well-lit shopping areas encourage longer visits and higher spending, while darker walkways can reduce sales and create safety concerns for customers and tenants.

Design Limitations: If the building had significantly greater height, these awnings might have complemented the architecture. However, given the current structure, they would create excessive darkness that the renderings cannot fully represent but that experience clearly indicates.

Cost and Value: The metal awnings are also very costly, particularly considering that they would provide limited functional or aesthetic value. As partners with the CRA and stewards of public funds, we aim to ensure that every improvement delivers meaningful benefit and aligns with both the vision and budget realities of the project.

It was recently brought to our attention that we cannot close out the grant until either the awnings are installed or the Board formally waives this requirement. We respectfully request the waiver. While we deeply appreciate the grant support we have received, the project costs increased by more than 20% during the planning and approval process due to market conditions. When we approached the CRA about a grant increase, we were informed that adjustments were not possible, and we fully absorbed the additional costs ourselves.

Our goal is to maintain the strong, collaborative relationship we have built with the CRA over many years and several successful projects. We value this partnership greatly and

hope to continue investing in the City of Lauderdale Lakes. In fact, we are already exploring another large retail redevelopment within the city, for which we anticipate seeking CRA support as well.

In closing, we are truly grateful for the Board's continued collaboration and support. We respectfully ask that you waive the awning requirement so that we may finalize and celebrate the completion of two transformative projects that are helping to reshape the State Road 7 corridor.

Thank you for your consideration and ongoing partnership.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'T' followed by a long horizontal stroke that curves upwards at the end.

Todd Nepola

Manager, Lakes Center LLC

DOLLAR GENERAL

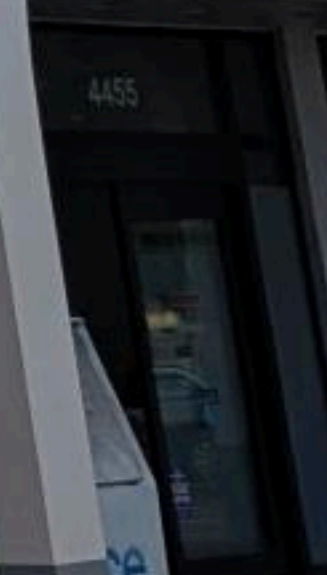
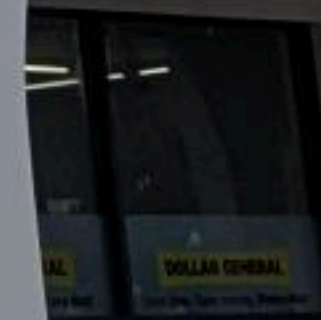








DOLLAR GENERAL





**LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY
COMMERCIAL FACADE IMPROVEMENT PROGRAM
PROGRAM APPLICATION AND CHECKLIST**

The Lauderdale Lakes Community Redevelopment Agency (CRA) Commercial Facade Improvement Program is designed specifically to improve commercial property located within the CRA targeted area. Funding will be available on a first come, first served basis to qualified property owners in relation to budget allocations for the program.

Please complete and return the application, along with the required supporting documentation. If a question does not apply to the proposed project, add N/A next to the question. Review the Commercial Facade Improvement Program Design. For more information regarding the program or application process, please call the Community Redevelopment Agency CRA Executive Director at 954-535-2491.

PROGRAM ELIGIBILITY INFORMATION

- Is the property located in the Community Redevelopment Agency area? ☒ Yes ☐ No

If not, the property is not eligible for funds from the Commercial Facade Improvement Program.

- Are the property taxes current? ☒ Yes ☐ No

If not, the property is not eligible for funds from the Commercial Facade Improvement Program.

- Does the proposed project adhere to the established architectural guidelines? ☒ Yes ☐ No

If not, the property is not eligible for funds from the Commercial Facade Improvement Program.

- Are there current code violations against the property that have not been resolved? ☐ Yes ☒ No

If so, the property is not eligible for funds from the Commercial Facade Improvement Program until the property is brought into compliance.

BUSINESS INFORMATION (PLEASE PRINT)

1. Business Name: Lakes Center LLC
2. Project Address: 4329 North State Road 7
City: Lauderdale Lakes State: Florida Zip: 33319
3. Applicant's Mailing Address: 4000 Hollywood Blvd
City: Hollywood State: FL Zip: 33021
4. Company Website: N/A
5. Description of Business: Retail Plaza
6. Type of Business: (Corp., LLC, etc.) LLC Attach copies of organizational documentation
7. Business Phone Number: 954-966-8181
8. Contact Person's Name and Title: Todd Nepola
9. Contact Person's Phone Number: 954-966-8181
10. Email Address: TODD@CC_REG.COM

Page 1 | 4
 Authorized Representative Initials

PROPERTY INFORMATION (PLEASE PRINT)

11. Tax Parcel ID Number (i.e. folio): 494113-21-0010

12. How long have you owned the property in the City of Lauderdale Lakes? 4 Months

13. Has the City of Lauderdale Lakes CRA awarded funds for this property in the past? ☐ Yes ☒ No

If yes, please indicate the amount and the date when funds were disbursed.

How much: _____ Date: _____

PROPOSED PROJECT IMPROVEMENTS INFORMATION (PLEASE PRINT)

14. Exterior improvements must conform to the established architectural guidelines for the eligible improvements noted below. Check the proposed improvements below.

☒ Exterior Building Improvements (facade improvement must encompass the entire building structure and must be visible from the street/public right-of-way)

PLUS any of the following improvements, as an ancillary improvement only

☒ Painting

☐ Windows (*all windows on the building*)

☐ Doors (*all doors on the building*)

☒ Awnings / Window Banding

☐ Lighting Features (*all lighting features on and outside of the building*)

☐ Landscape Improvements and irrigation

☐ Parking Lot Improvements

☒ Signage (*all signs on and outside of the building*)

☒ Reconstruction/redesign of facade areas in conformity with adopted architectural guidelines

15. What is the total project square footage? 52,136

16. Narrative: Please provide a detailed description of the facade improvements that are part of the scope of work (additional information may be placed on a separate sheet)

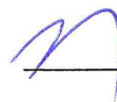
The Proposed Improvements for Lakes Center will aid in the revitalization of older properties

of Lauderdale Lakes. Top of the list proposed improvements include, Replacement of drip

edge with a metal roof lip, complete rebuild and repainting of the face of the building,

with new awnings and correlated signage. Additionally, the rear of the building will be painted

to match the facade of the building.



FUNDING REQUEST INFORMATION (PLEASE PRINT)

17. Provide the total cost associated with the project in the chart below.

Construction Cost (A)	\$ 285,500		
Professional services and other non-construction related cost (B)	\$ 3,500		
Total Project Cost (A+B)		\$ 289,000	
Total Eligible Project Cost (C) <i>(Total cost for eligible improvements only)</i>		\$ 578,000	
Amount requested from CRA (D)			\$ 578,000
Contribution from Applicant (C-D)			\$ 0

REQUIRED SUPPORTING DOCUMENTS

In addition to the application and program design, please provide the following documents.

☒ **Copy of Deed / Proof of Ownership**

☒ **Legal Description of Property**

☐ **Copy of Business Tax Receipt**

☒ **Detailed Scope of Work:** A complete written scope of work is required. Provide as much detail as possible including material used, location of project area, colors and size of project area. A timeline for project completion should be included.

☒ **Detailed Cost Estimates/Bids for Proposed Improvements:** Two cost estimates/quotes/bids should be prepared by a qualified architect, engineer or licensed contractor. Provide an itemized list of all work, labor and material. Quantity, cost and type of improvements should be included.

☒ **Photographs of Current Condition:** Color photographs showing the current condition of the property, along with all sides of the building to be improved plus an electronic copy on a flash drive;

☒ **Proposed Facade Improvement:** Color photographs or renderings with clear notations made on them illustrating the areas and features that will be improved plus an electronic copy on a flash drive. Be specific and include all details, material, etc.

☒ **Proof of Financial Ability to Execute the Agreement** – Applicant must demonstrate that all necessary financing required to complete the entire project has been secured. *(i.e. "State of Sufficient Funds" from Banker confirming adequate funds to cover the total project cost)* ** **CRA COMMENT: ON FILE**

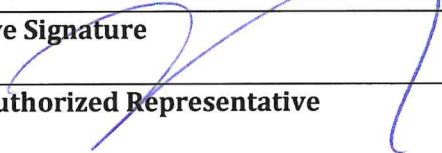
☒ **Proof of Insurance coverage** *(copy from insurance agent/company should be included in application package)*



Page 3 | 4
Authorized Representative Initials

APPLICANT ACKNOWLEDGEMENTS

- I acknowledge that I am duly authorized to act on behalf of the Company and/or each principal of the company and the Company is properly organized and authorized to conduct business in the State of Florida.
- All statements provided in the application are true and any misrepresentation will void any subsequent agreement and funding.
- I have read the Program Design for the Commercial Facade Improvement Program.
- I understand that the Commercial Façade Improvement Program may be used for the project described in this application and subsequent program agreement. A fully executed agreement must be signed before entering into any contracts, purchasing any materials or performing any work associated with this project.
- I hereby acknowledge that the Lauderdale Lakes Community Redevelopment Agency is obligated only to administer the approved funding and is not liable to the applicant, owner or third parties for any obligations or claims of any nature arising out of or otherwise related to the project undertaken by the owner. I understand that all required permits are the responsibility of the owner.
- The applicant authorizes the City of Lauderdale Lakes to use his/her name, photos and/or information about the project for promotional purposes.

Authorized Representative Signature 	Date Signed 5-3-23
Print Name and Title of Authorized Representative Todd Nepola, MGR	

RETURN APPLICATION TO:
City of Lauderdale Lakes
4300 Northwest 36 Street
Lauderdale Lakes, Florida 33319
ATTN: Community Redevelopment Agency



Authorized Representative Initials

Current Capital

5/3/2023

Application for Lakes Center

UP TO 100% REIMBURSEMENT OF ELIGIBLE PROJECT COSTS

- 50% OR MORE OF THE TOTAL CONSTRUCTION COSTS MUST BE INVESTED IN THE PROJECT.
 - o >50% of the project cost will be invested into Lakes Shoppes through a light resurfacing of the parking lot, a new roof and/or new exterior lighting throughout the whole plaza.
- PROJECT MUST BE A MAJOR/SUBSTANCIAL IMPROVEMENT
 - o The project will include a complete facelift of the façade. In addition to repainting, the roof lips, awnings, and roadway signage will also be repainted to match the building. Once the project is completed, Lakes Center will be unrecognizable
- PROJECT MUST SUPPORT IMPROVEMENTS IN ACCORDANCE WITH ARCHITECTURAL GUIDELINES
 - o The project will be in accordance with architectural guidelines.
- PROJECT WILL BE COMPLETED WITHIN 1 YEAR
 - o It will be completed within one year.
- PROJECT MUST SUPPORT AN INCREASE IN COMMERCIAL SPACE OCCUPANCY IN ALIGNMENT WITH LAUDERDALE LAKES' BUSINESS RECRUITMENT EFFORTS.
 - o The project will and has already supported an increase in commercial space occupancy. Since taking occupancy, our leasing team have placed general merchandise, health & personal care, and restaurants into the vacant spaces of Lakes Shoppes and Lakes Center

Record and Return to:

Michele J Ostrow, Esquire
Law Offices of Michele J Ostrow, LLC
One West Las Olas Boulevard
Suite 600
Fort Lauderdale, FL 33301

This instrument prepared by:

Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel

Identification (Folio) Number(s):
494113-21-0010

CORRECTIVE
SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 5th day of January, 2023, BETWEEN, LAKES MEDICAL CENTER, LLC, a Florida limited liability company, whose post office address is 4329 North State Road 7, Lauderdale Lakes, Florida 33319 (Grantor), and LAKES CENTER LLC, a Florida Limited Liability Company, whose post office address is 4000 Hollywood Boulevard, Suite 765-S, Hollywood, FL 33021 (Grantee).

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

SEE EXHIBIT "A"

Parcel Identification Number: 494113210010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

***THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION ON THE SPECIAL WARRANTY DEED DATED DECEMBER 16, 2022, AND RECORDED ON DECEMBER 19, 2022, AT INSTRUMENT # 118579620, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

***DOCUMENTARY STAMPS HAVE BEEN PAID**

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

LAKES MEDICAL CENTER, LLC, a Florida
Limited Liability Company

By: CORN CONSTRUCTION CORP., a Florida
Corporation, It's Manager

Elizabeth Finn
Print Name: ELIZABETH FINN
Witness #1

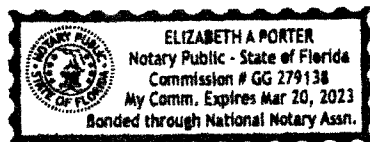
Yuanjai Gay
Print Name: Yuanjai Gay
Witness #2

By: Jodi Corn, President
Jodi Corn, President

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of January, 2023 by Jodi Corn, President of CORN CONSTRUCTION CORP, a Florida Corporation, Manager of LAKES MEDICAL CENTER, LLC, a Florida Limited Liability Company who ☐ is personally known or ☒ has produced a Florida driver's license as identification.

[Seal]



Elizabeth A. Porter
Notary Public
Print Name: Elizabeth A. Porter
My Commission Expires: Mar. 20, 2023

EXHIBIT "A"
Legal Description

TRACT "A", OF OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LESS AND EXCEPT BEGINNING AT THE N.W. CORNER OF SAID TRACT "A" SOUTH 89° 53' 58" EAST ALONG THE NORTH LINE THEREOF, 539.62 FEET; THENCE SOUTH 00° 15' 12" EAST, 381.08 FEET; THENCE SOUTH 13° 58' 53" WEST, 84.17 FEET; THENCE SOUTH 00° 04' 51" WEST, 107.00 FEET; THENCE NORTH 89° 53' 58" WEST ALONG THE SOUTH LINE THEREOF, 512.48 FEET; THENCE NORTH 00° 50' 17" WEST ALONG THE WEST LINE THEREOF, 569.87 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 49139, PAGE 865 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 50050, PAGE 944 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Prepared by:

Michele J Ostrow, Esquire
Law Offices of Michele J Ostrow, LLC
One West Las Olas Boulevard
Suite 600
Fort Lauderdale, FL 33301

Return to:

Matthew B. Wealcatch, Esquire
Matthew B. Wealcatch, PA
4000 Hollywood Boulevard
Suite 725-S
Hollywood, Florida 33021

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 16 day of December, 2022 between **LAKES MEDICAL CENTER, LLC, a Florida Limited Liability Company** whose post office address is 4329 North State Road 7, Lauderdale Lakes, Florida 33319, grantor, and **LAKES CENTER LLC, a Florida Limited Liability Company** whose post office address is 4000 Hollywood Boulevard, Suite 765S, Hollywood, Florida 33021, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

See Exhibit "A"

Parcel Identification Number: 494113-21-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Ostrow
Witness
Printed Name: Michelle
D
Witness
Printed Name: Dan H. Weckert

LAKES MEDICAL CENTER, LLC, a Florida Limited Liability Company

By: CORN CONSTRUCTION CORP., a Florida Corporation, It's Manager

By: Jodi Corn, President
Jodi Corn, President

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of December, 2022 by Jodi Corn, President of Corn Construction Corp, a Florida Corporation, Manager of Lakes Medical Center, LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Michelle Ostrow

Notary Public
Print Name:
My Commission Expires:

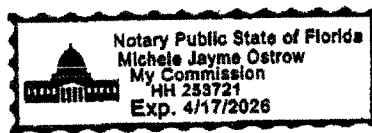


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT "A", OF OAKLAND COMMERCIAL PROPERTIES NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LESS THEREFROM THE THOROUGHFARES DEDICATED BY SAID PLAT.

LESS AND EXCEPT BEGINNING AT THE N.W. CORNER OF SAID TRACT "A" SOUTH 89° 53' 58" EAST ALONG THE NORTH LINE THEREOF, 539.62 FEET; THENCE SOUTH 00° 15' 12" EAST, 381.08 FEET; THENCE 13° 58' 53" WEST, 84.17 FEET; THENCE SOUTH 00° 04' 51" WEST, 107.00 FEET; THENCE NORTH 89° 53' 58" WEST ALONG THE SOUTH LINE THEREOF, 512.48 FEET; THENCE NORTH 00° 50' 17" WEST ALONG THE WEST LINE THEREOF, 569.87 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 49139, PAGE 865 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 50050, PAGE 944 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

a/k/a 4455 - 4485 N. State Road 7, Lauderdale Lakes, FL 33319
Folio #: 494113210010



1101 NW 93rd Terrace
Plantation, FL 33322
T: 954-410-1557
www.builditcc.com
CBC1262011

05/08/2023

ATTN: Todd Nepola

RE: Lakes Center

Good morning Todd,

Below is the estimate for the work requested:

Lakes Center

- Protect all storefronts and walkways.
- Roof \$153,000.00
Remove existing barrel tile roof and replace with metal fabricated roof.
- Stucco and Rebuilding of Face \$175,000.00
Repair all stucco work and build towers as per plan on major tenants to make it three dimensional. Stucco new build outs with paper and wire, a scratch coat, a brown coat and a finish or "top" coat.
The stucco contractor shall furnish all labor, tools, equipment, scaffolds and/or any other structures and supervision required
- Awnings \$75,000.00
Install metal canopy awnings with rod from the awning to the face of the building to secure
- Pressure Clean and Paint \$125,000.00
All materials are to be Sherwin Williams. The paint shall be used and applied as per data sheets instructions and the paint shall not be modified or extended other than provided in the instructions. The correct surface prep and conditions of the surface shall be rigidly adhered to. Pressure clean the entire building. Put one coat of prier and two coats of paint.
- Caulking- All Caulk will be checked for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old material will be dug out, and replaced with a continuous bead of caulk. Tooled in a professional manner, all caulk that is to be reapplied will be wiped with a solvent to remove all surface dirt or any other substance that may effect the bonding of the new caulk material
- Overhead, Profit is \$50,000.00

Total for Lakes Center is \$ 578,000.00

All Pertinent Safety Regulations, OHSA's Shall Be Adhered To Rigidly. In Addition, All Safety Precautions Noted On the Manufacturer's Data Sheets, Product Labels, and Material Safety Data Sheets.Shall Be Adhered To.

EXCLUDES PERMIT FEES AND ARCHITECTURAL DRAWINGS

Thank you,

Steve Holland
Buildit Construction Concepts LLC / *General Contractor*
954-410-1557
steve@builditcc.com

Please sign for approval X_____

Print Name and Title



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc. 3250 N. 29th Avenue Hollywood FL 33020	CONTACT NAME: Melba Loveless PHONE (A/C, No, Ext): (954) 963-6666 E-MAIL ADDRESS: mloveless@risk-strategies.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: CM Vantage Specialty Insurance Company INSURER B: Nautilus Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 15872 17370
---	---	---------------------------------

COVERAGES**CERTIFICATE NUMBER:** CL2212512629**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Deductible: \$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CMVPLO003535401	12/16/2022	12/16/2023	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ Excluded						
	PERSONAL & ADV INJURY \$ 1,000,000						
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						GENERAL AGGREGATE \$ 2,000,000
	PRODUCTS - COMP/OP AGG \$ 2,000,000						
	Terrorism \$ Included						
	COMBINED SINGLE LIMIT (Ea accident) \$						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$	Y		207849301	12/16/2022	12/16/2023	BODILY INJURY (Per person) \$
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE OTH-ER
	E.L. EACH ACCIDENT \$						
	E.L. DISEASE - EA EMPLOYEE \$						
	E.L. DISEASE - POLICY LIMIT \$						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Locations: 4101-4199 N State Road 7, Lauderdale Lakes, FL 33319
4455-4485 N State Road 7, Lauderdale Lakes, FL 33319
Vacant Lot: 4046 NW 44th Court, Lauderdale Lakes, FL 33319

4201-4397 N State Road 7, Lauderdale Lakes, FL 33319

Certificate holder is included as additional insured. Loan # 4100128420

CERTIFICATE HOLDER**CANCELLATION**

Valley National Bank Its subsidiaries and/or affiliates ISAOA ATIMA
PO Box 3409

Coppell

TX 75019

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

12/05/2022

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS RSC Insurance Brokerage, Inc. Melba Loveless 3250 N. 29th Avenue Hollywood FL 33020		PHONE (A/C, No, Ext): (954) 963-6666	COMPANY NAME AND ADDRESS Lexington Insurance Company* PO Box 21567 FortLauderdale FL 33335		NAIC NO: 19437
FAX (A/C, No):	E-MAIL ADDRESS: mloveless@risk-strategies.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE Commercial Property Excluding Windstorm/Hail		
AGENCY CUSTOMER ID #: 00293436			LOAN NUMBER 4100128420		POLICY NUMBER WKFC1739919
NAMED INSURED AND ADDRESS Lakes Shoppes LLC & Lakes Center LLC 4000 Hollywood Blvd, Ste 765-S Hollywood FL 33021			EFFECTIVE DATE 12/16/2022	EXPIRATION DATE 12/16/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION 4103 North State Road 7 Lauderdale Lakes FL 33319	Loc# 00001/Bldg# 00001 See Overflow
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.	

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 26,029,542		DED: 25,000			
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES NO N/A	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	If YES, LIMIT: 2,495,136 <input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 12		
BLANKET COVERAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, indicate value(s) reported on property identified above: \$		
TERRORISM COVERAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Attach Disclosure Notice / DEC		
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
IS DOMESTIC TERRORISM EXCLUDED?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:		
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
REPLACEMENT COST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
AGREED VALUE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
COINSURANCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, %		
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: \$28,524,678 DED: 25,000		
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: \$26,029,542 DED: 25,000		
- Demolition Costs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: \$500,000 DED: 25,000		
- Incr. Cost of Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: Included with Demolition Costs DED: 25,000		
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:		
FLOOD (If Applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:		
WIND / HAIL INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:		
NAMED STORM INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, LIMIT: DED:		
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input type="checkbox"/>	<input type="checkbox"/>			

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE	<input checked="" type="checkbox"/> Mortgagee&LenderLossPay		
NAME AND ADDRESS Valley National Bank Its subsidiaries and/or affiliates ISAOA ATIMA PO Box 3409 Coppell TX 75019			AUTHORIZED REPRESENTATIVE

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ADDITIONAL REMARKS SCHEDULE

AGENCY RSC Insurance Brokerage, Inc.		NAMED INSURED Lakes Shoppes LLC & Lakes Center LLC
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 28 **FORM TITLE:** Evidence of Commercial Property Insurance: Notes

Location 1: 4103 North State Road 7, Lauderdale Lakes, FL 33319
 Building: \$2,213,306
 Business Income: \$152,887

Location 2: 4101-4199 North State Road 7, Lauderdale Lakes, FL 33319
 Building: \$3,990,864
 Business Income: \$330,998

Location 3: 4201-4397 North State Road 7, Lauderdale Lakes, FL 33319
 Building: \$10,716,953
 Business Income: \$1,083,824

Location 4: 4455-4485 North State Road 7, Lauderdale Lakes, FL 33319
 Building: \$9,108,419
 Business Income: \$927,427

Carriers for \$15,000,000 Primary Coverage:
 Aspen Specialty Insurance Company (8.500%)
 Interstate Fire & Casualty Company (22.000%)
 Lexington Insurance Company (25.000%)
 Old Republic Union Insurance Company (15.000%)
 QBE Insurance (Europe) Limited (7.000%)
 Scottsdale Insurance Company (22.500%)

Carriers for \$13,524,678 excess of \$15,000,000
 Policy #: WKFC1753669-1

Ascot Syndicate No. 1414 (ASC) (50.00%)
 Tokio Marine Klin Syndicate No. 510 (KLN) (20.00%)
 Tokio Marine Kiln Syndicate No 1880 (TMK) (5.00%)
 HDI Global Specialty SE – UK (25.00%)

LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY COMMERCIAL FACADE IMPROVEMENT PROGRAM DESIGN

PROGRAM OVERVIEW

The Lauderdale Lakes Community Redevelopment Agency (CRA) Commercial Facade Improvement Program is designed specifically to improve commercial properties located within the CRA target area. The applicant must show that the proposed improvements will assist in significantly achieving the established goals outlined in the Redevelopment Plan, as well as the City of Lauderdale Lakes' Land Development Regulations. Such improvements must contribute to the revitalization of the CRA district in an effort to encourage investment, increase occupancy and positively impact property values.

The approved program applicant can receive up to fifty percent (50%) of the eligible project costs in relation to the budget allocation. However, up to one hundred percent (100%) of the eligible project costs may be considered upon meeting certain criteria outlined in this program design. Applicants must be approved by the Community Redevelopment Agency Board before work can begin on the approved improvements. Funds will not be awarded for work previously completed or work that is in the process of being completed. The Commercial Facade Improvement Program is a reimbursement program in which funds will be paid to the property owner after the entire project is complete and the required supporting documentation is submitted.

The Commercial Facade Improvement Program recipient will be required to maintain the improvements, as well as the entire property, in accordance with the established local regulations for at least three years. The program recipient will not be held liable to the CRA for repayment of the funds if the program recipient complies with the provisions outlined in the Commercial Facade Improvement Program Agreement and accompanying legal documents. If the program recipient fails to maintain the improvements during a three-year period, the awarded funds will become due immediately to the Lauderdale Lakes Community Redevelopment Agency.

PROGRAM GUIDELINES

Eligible Improvements:

- Exterior improvements (facade improvement to the entire building structure that must be visible from the street/public right-of-way)

PLUS any of the following improvements, as an ancillary improvement only

- Painting
- Windows *(all windows on the building and property)*
- Doors *(all doors on the building and property)*
- Awnings / Window Banding
- Lighting Features
- Landscape improvements and irrigation
- Parking Lot improvements
- Signage *(all signs on the building and property)*
- Reconstruction/redesign of facade areas in conformity with adopted architectural guidelines

All work must be in conformity with City's Code of Ordinance, Land Development Regulations and Architectural Guidelines.



Ineligible Improvements and Expenses:

- Residential property renovations are not eligible for program participation
- Interior renovations are not eligible for program participation
- Repairs and maintenance
- Acquisition of real estate
- Uses that involve illegal and unlawful activity
- Improvements associated with correcting code violations
- Improvements constructed prior to execution of final agreement with the CRA
- Permitting fees
- Professional service fees
- Labor performed by non-licensed contractor

Required Documentation (to include, but not limited to):

- Complete and signed Commercial Facade Improvement Program Application
- Complete copy of Deed/Proof of Ownership
- Legal Description of the property
- Copy of Business Tax Receipt (*City, County and State, applicable*)
- Documentation indicating that all property tax payments are current
- At least five (5) color photographs of the current property condition, along with all sides of the building and emphasis on the area to be improved plus an electronic copy on a flash drive
- Rendering or conceptual drawings of the project when completed
- Two estimates/quotes/bids for all costs associated with the project prepared by a qualified architect, engineer, or licensed contractor. Proof of licensure is required.
 - Description of the materials to be used and the construction procedure
 - Itemized cost estimate of the project
- Complete and detailed scope of work
- Applicants must demonstrate that all necessary financing required to complete the entire project has been secured (*i.e. "State of Sufficient Funds" from your Banker confirming adequate funds to cover the total project cost*)
- Proof of insurance coverage (*Please ask your insurance agent to provide a copy for inclusion in application package*)

ADMINISTRATIVE PROCESS

- Applications that meet the program criteria and guidelines will be forwarded to the CRA Board for review and consideration.
- The property owner will receive notification indicating the outcome of the funding request for the proposed project.
- The approved property owner will receive an agreement that must be executed between the Lauderdale Lakes Community Redevelopment Agency and the Property Owner.
- After the agreement is executed, the property owner may award the construction contract and secure all necessary construction permits.
- The property owner must issue a Notice to Proceed to the contractor and apply for a building permit within 30 days of executing the agreement with the Lauderdale Lakes Community Redevelopment Agency. Extensions may be granted at the discretion of the CRA Executive Director upon demonstrating just cause for the extension.
- Modifications will require review and approval by the CRA Board; Failure to receive approval shall invalidate the agreement and the agreement shall be deemed terminated.
- Upon completion of the entire project, at least five (5) color photos of the property with emphasis on the improvements; An electronic copy of the color photos on a flash drive is required.

LOAN PROVISIONS

- All funding is subject to approval by the Lauderdale Lakes Community Redevelopment Agency Board of Directors.
- The applicant must be the property owner as evidenced by a deed.
- The applicant must be in compliance with all city, county and state regulations. This includes code violations and liens.
- The property must be free from any judgment liens, and all mortgage and tax obligations must be current.
- Program recipients approved by the CRA Board will receive program funding in relation to the budget allocation (up to 100% of the eligible project costs). The funds will be provided on a reimbursement basis once all work, as approved, is complete (*Lien release for all work required, if applicable*). One hundred percent backup documentation and on-site review/inspection by CRA staff is required for reimbursement processing. All approved improvements must be complete within three (3) months or longer as determined by the scope of work.
- Professional service fees are not subject to reimbursement.
- All required permits and approvals must be obtained from the City of Lauderdale Lakes before work is commenced. All work must be approved by the appropriate officials in the Department of Development Services in compliance with all local, county and state regulations.
- All private funds must be invested and related work elements completed prior to the release of CRA funds and the property owner will be responsible for any and all debt incurred in completing work proposed.
- All funds provided shall be in the form of a Deferred Payment Note filed to ensure the maintenance and protection of funded improvements for a three-year period.
- The property owner must also sign a Promissory Note.
- No repayment is required and all debt is forgiven after a three-year period.
- The transfer of property is allowed as long as the buyer agrees to maintain or upgrade funded improvements for the remainder of the provisional term.
- All projects must follow/incorporate established regulations adopted by the City of Lauderdale Lakes.
- There can be no more than one approval for project funding per fiscal year.
- Priority will be given to first-time applicants over repeat applicants.

APPLICATION CONSIDERATIONS

A property owner that is interested in participating in the Commercial Façade Improvement Program must submit a completed and signed application, along with supporting documentation to the Community Redevelopment Agency. The program applications submitted by the applicants will be thoroughly reviewed for completeness. Incomplete applications will be rejected.

Award of funding will be based on the lowest qualified bid. The applicant may elect to choose a contractor other than the one with the lowest bid but shall be responsible for all costs exceeding the lowest qualified bid. Under all circumstances, the contract performing the work must be licensed, insured and possess worker's compensation insurance. The applicant is solely responsible for selecting a contractor with the appropriate proof of licensing and coverage. A registered architect or similarly qualified design professional may be hired to prepare plans, drawings, renderings and construction specifications for the project. Fees for services provided by a registered architect or similarly qualified design professional may be counted towards the applicant's program match.

A pre-application meeting to review the conceptual plans in an informal setting including eligibility criteria may be scheduled. Limited technical and architectural guidance will be provided on the proposed project.

UP TO 100% REIMBURSEMENT OF ELIGIBLE PROJECT COSTS

- Fifty percent (50%) or more of the total construction costs must be invested in the project.
- Project must be a major/substantial improvement (structural modification instead of a “paint-over”)
- Project must support improvements in accordance with architectural guidelines.
- Project must be completed within a year.
- Project must support an increase in commercial space occupancy in alignment with Lauderdale Lakes’ business recruitment efforts.

EVALUATION OF PROPOSALS

- The project must be in the CRA Target area.
- The project must be consistent with the goals and objectives outlined in the Redevelopment Plan.
- Priority will be given to projects that support an increase in property values, occupancy and architectural enhancement in the CRA District.
- Priority will be given to projects that are completed within a year.
- Priority will be given to projects that will prevent, diminish, or eliminate a blighting condition.
- Priority will be given to projects with major/substantial improvement (structural modification/change instead of a “paint-over”)
- Priority will be given to projects, which will provide more than fifty percent (50%) private funding
- Priority will be given to “public/private projects” that will upgrade a substantial commercial building simultaneously, thus giving greater “impact” to the project.

DISCLOSURES

The Lauderdale Lakes CRA reserves the right to amend the program guidelines and application procedures without notice. The CRA also retains the right to display and advertise the properties that receive grant funding. CRA reserves the right to approve funds based on the amount allocated in the budget.



LAKE CENTER



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4955 SW 75th Avenue
Miami, Florida 33155
T. 786.879.8882
F. 786.350.1515

www.modisarchitects.com



EXISTING CONDITION





EXISTING CONDITION





EXISTING CONDITION





EXISTING CONDITION





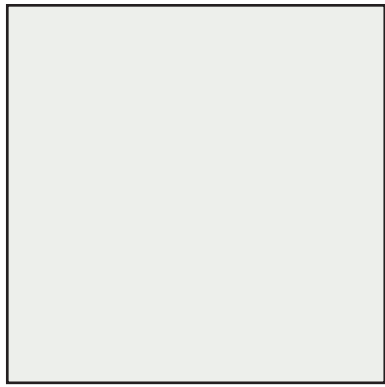
EXISTING CONDITION



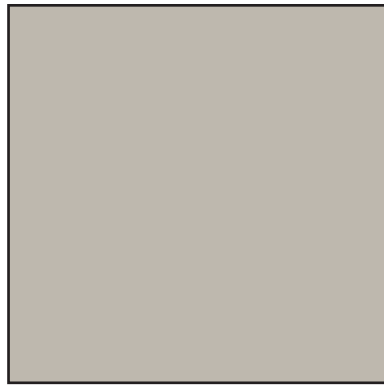


EXISTING CONDITION

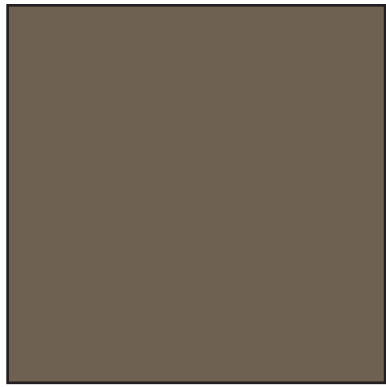




P-1
BENJAMIN MOORE
WHITE CHRISTMAS #872



P-2
BENJAMIN MOORE
HIMALAYAN TREK #1542



P-3
BENJAMIN MOORE
NORTHWOOD BROWN #1000



P-4
BENJAMIN MOORE
DRAGON'S BREATH #1547



ST-1
CORAL STONE
FOSSIL REEF

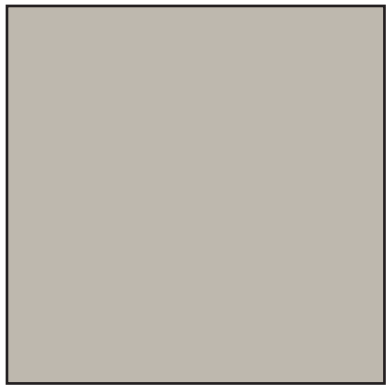


MTL-1
METAL ROOF



MTL-2
METAL LOUVERS





P-2
BENJAMIN MOORE
HIMALAYAN TREK #1542



P-4
BENJAMIN MOORE
DRAGON'S BREATH #1547



CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No

Contract Requirement: No

Title

DISCUSSION REGARDING THE COMPREHENSIVE GATEWAY & WAYFINDING SIGNAGE PROJECT

Summary

This is a discussion regarding the Comprehensive Gateway & Wayfinding Signage Project. The representative from Saltz Michelson Architects Inc. will provide an update regarding the concepts.

Staff Recommendation

Background:

At the direction of the CRA Board, staff obtained a Task Order for professional services to design various types of gateways and wayfinding signage that will be constructed throughout the CRA District. This project will serve to build upon the color scheme in the city's logo and create a signage system that directs people to places. This project will also reinforce the CRA's identity as a premier business, residential and recreational destination. Initially, there will be five locations identified to install the signs and neighborhood entryway wall.

In accordance with the Florida State Statute 287.055, Consultants' Competitive Negotiation Act (CCNA), the City solicited qualified, experienced and licensed firms to provide a variety of services. An extensive vetting process was conducted through RFQ22-3110-07QA, CCNA Library of Professional Services (Architectural Services). Pursuant to Resolution 2023-058, a contract award to Saltz Michelson Architects, Inc was approved to provide as-needed architectural services.

The CRA Board approved a Task Order with Saltz Michelson Architects Inc. The Task Order includes a minimum of three conceptual graphic designs of multiple sign types, development of construction plans, assistance in the bidding process, assistance with agency coordination and construction phase services. The financial impact is up to \$120,000. The representatives from Saltz Michelson Architects Inc. will provide an update on the project and seek direction from the CRA Board regarding the signage concepts.

Funding Source:

Not applicable

Fiscal Impact:

Sponsor Name/Department: Celeste Dunmore, CRA Executive Director

Meeting Date: 12/16/2025

ATTACHMENTS:

Description	Type
☐ Comprehensive Gateway and Wayfinding Signage Project - 12 2025 Preliminary Signage	Backup Material



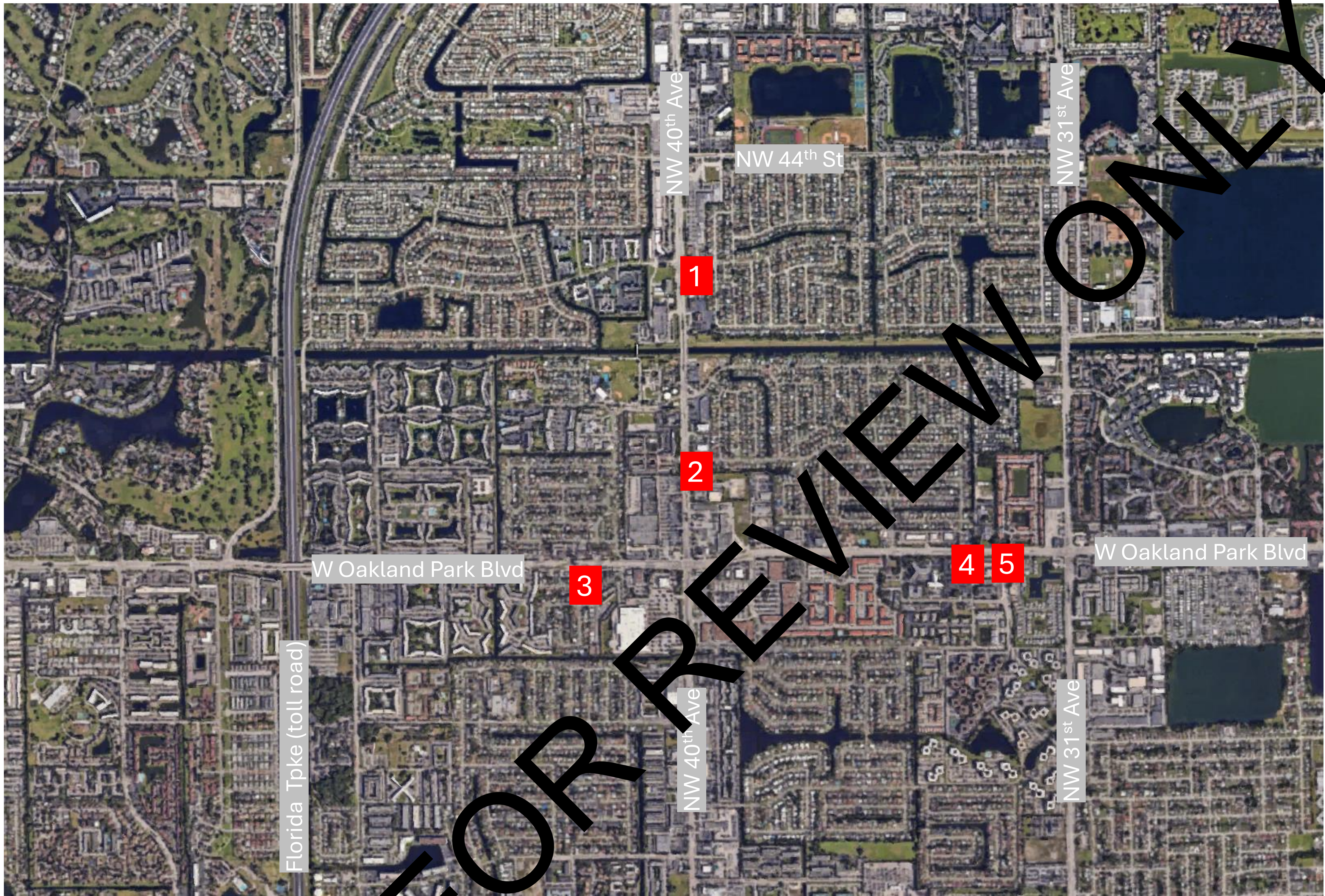
LAUDERDALE LAKES CRA

Comprehensive Gateway &
Wayfinding Signage

SCHEMATIC DESIGN PACKAGE

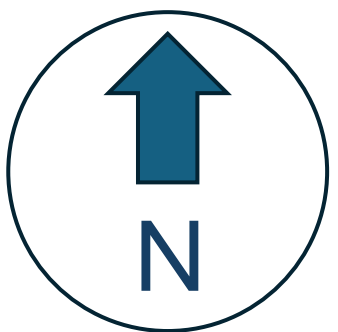
December 16th, 2025

Location Map



LEGEND

- 1 – Oriole Estates Entryway Wall
- 2 – Northgate
- 3 – Westgate South
- 4 – Eastgate
- 5 – Somerset
Cassia Commons
Cassia Estates

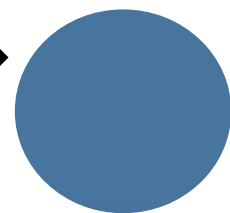


Gateway Monument Sign – Option 1

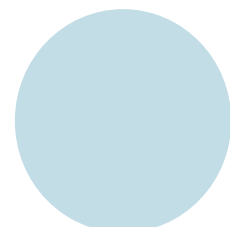
Aluminum



Selected Colors



SW 6803 Danube

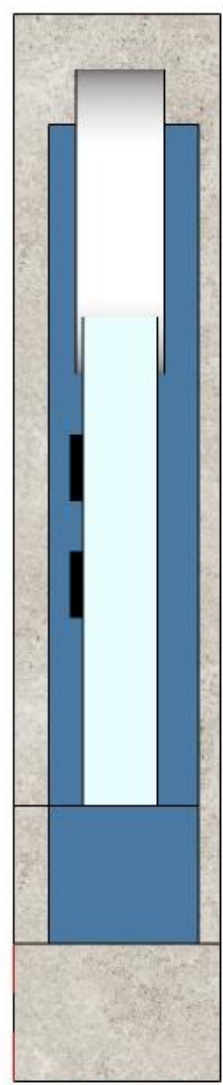


SW 6792 Minor Blue

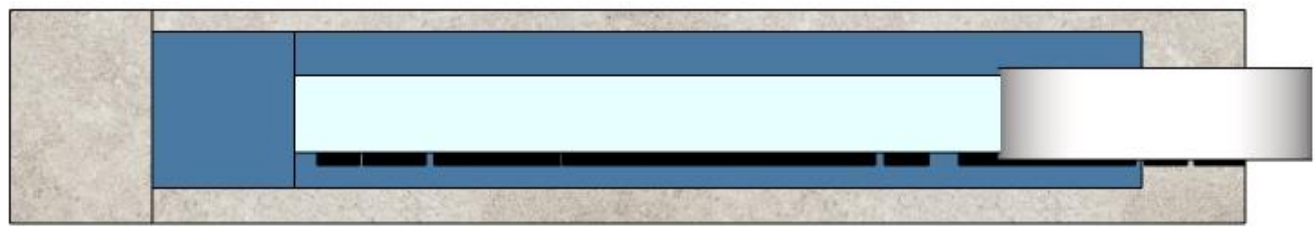
PERSPECTIVE VIEW



ELEVATIONS



SIDE PROFILE



VIEW FROM ABOVE

Gateway Monument Sign – Option 2

Architectural Stone



Gateway Monument Sign – Option 3

Aluminum/ Tile



PERSPECTIVE VIEW

Selected Colors

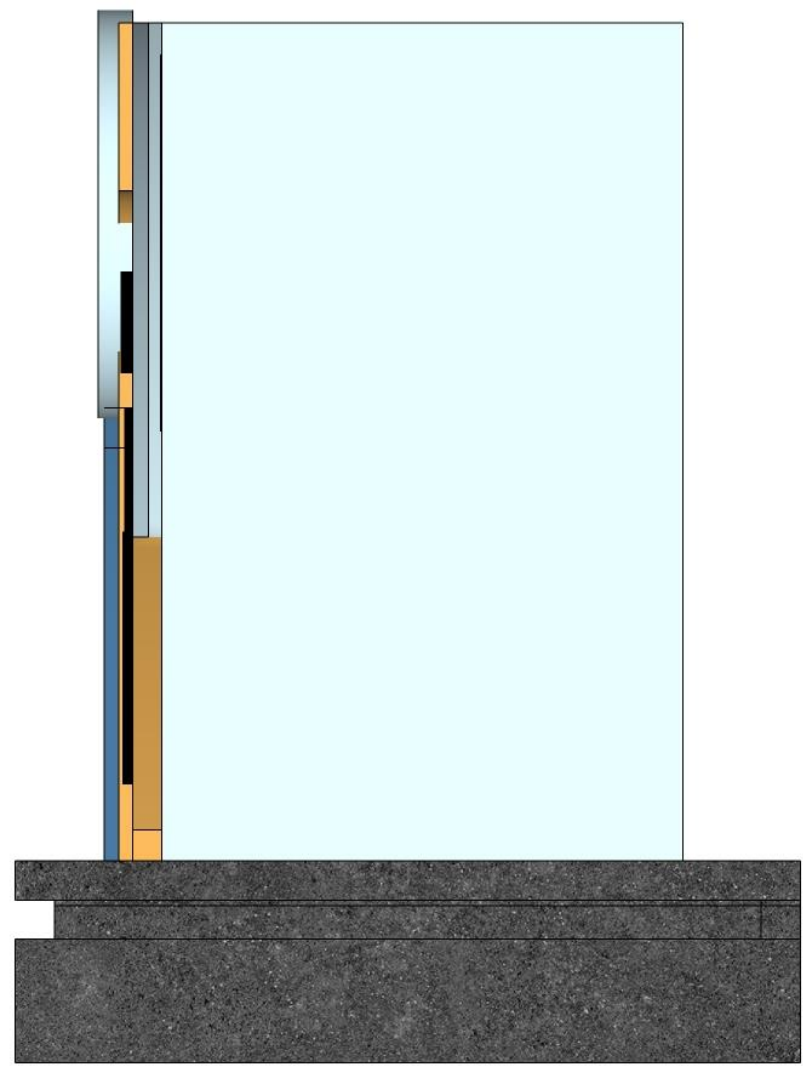
- SW 6803 Danube
- SW 6792 Minor Blue
- SW 6910 Daisy



VIEW FROM ABOVE



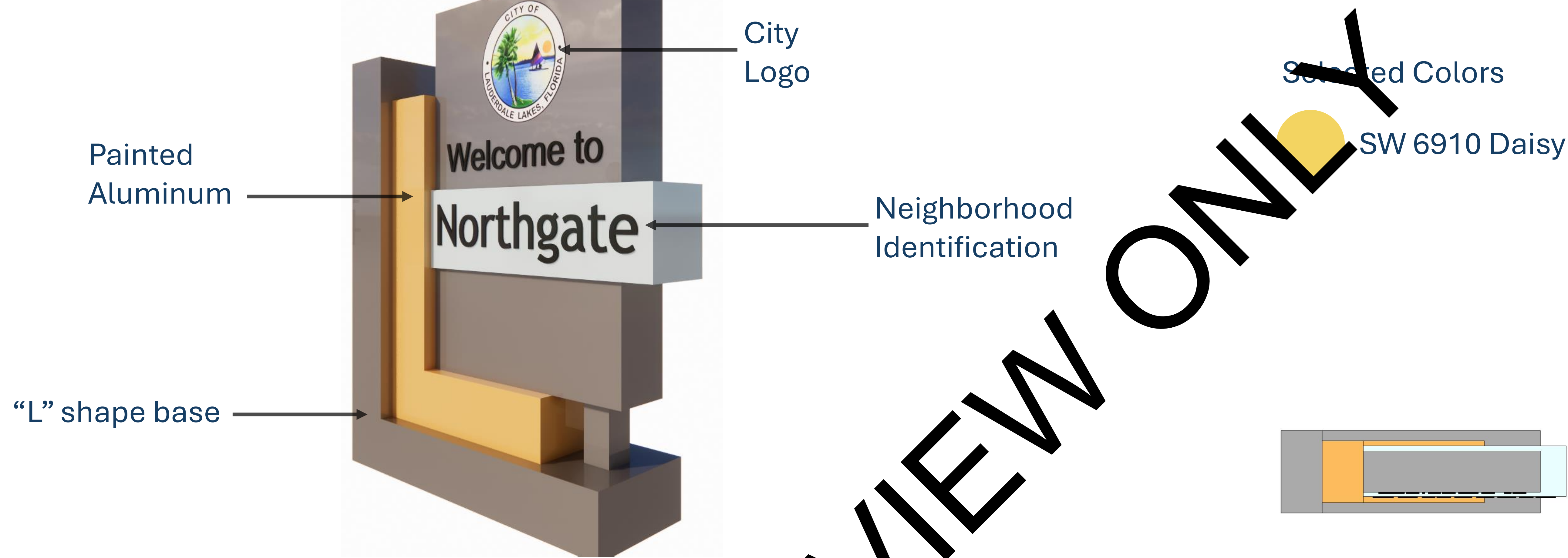
ELEVATIONS



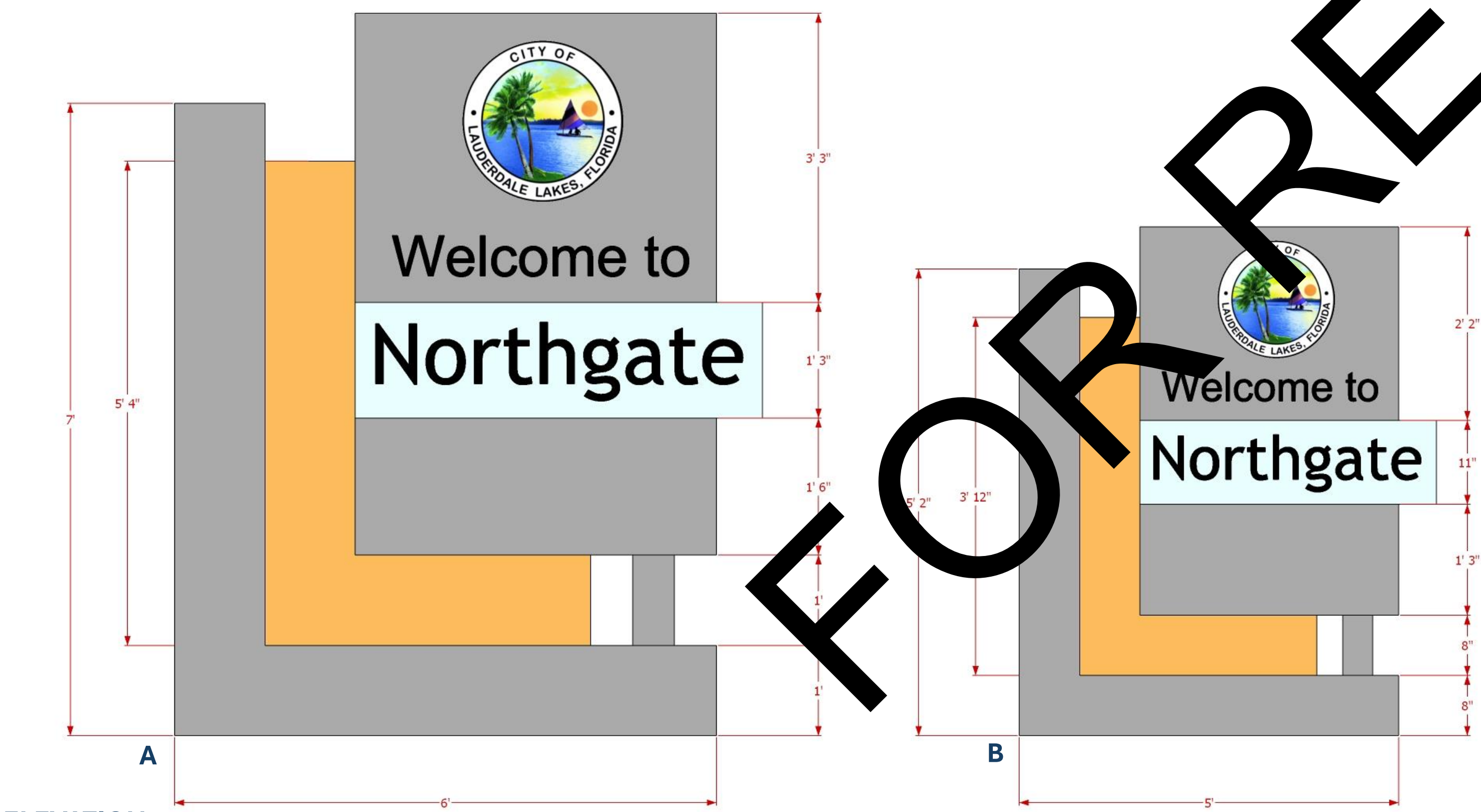
SIDE PROFILE

Destination Monument Sign – Option 1

Aluminum

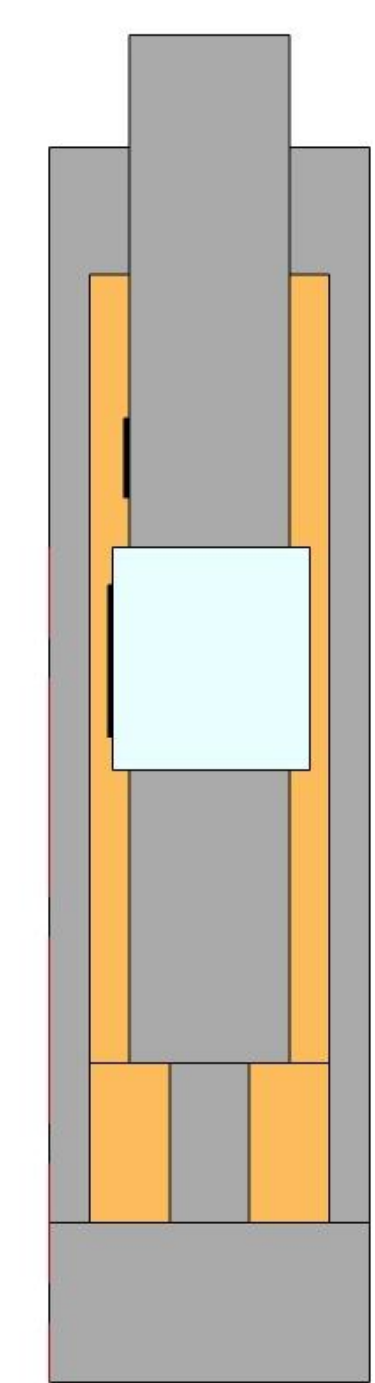


PERSPECTIVE VIEW



ELEVATION

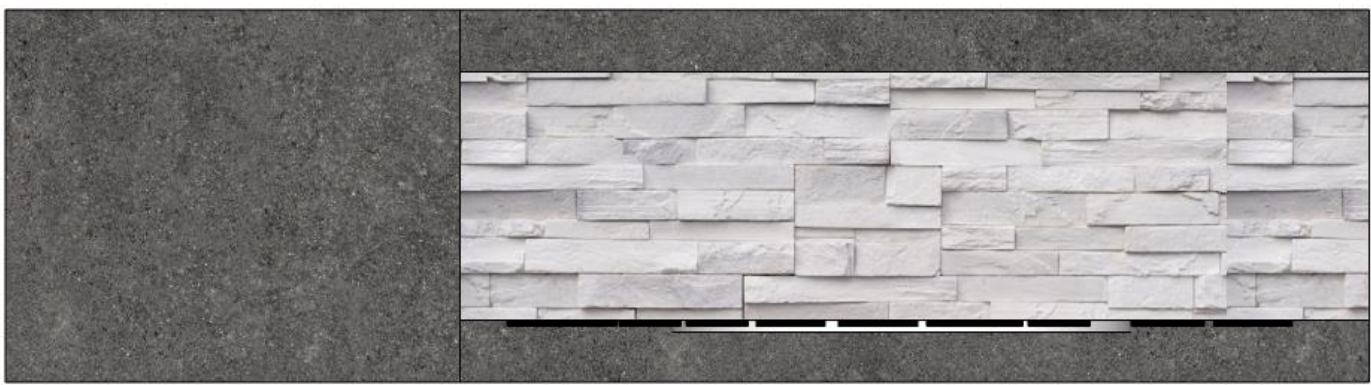
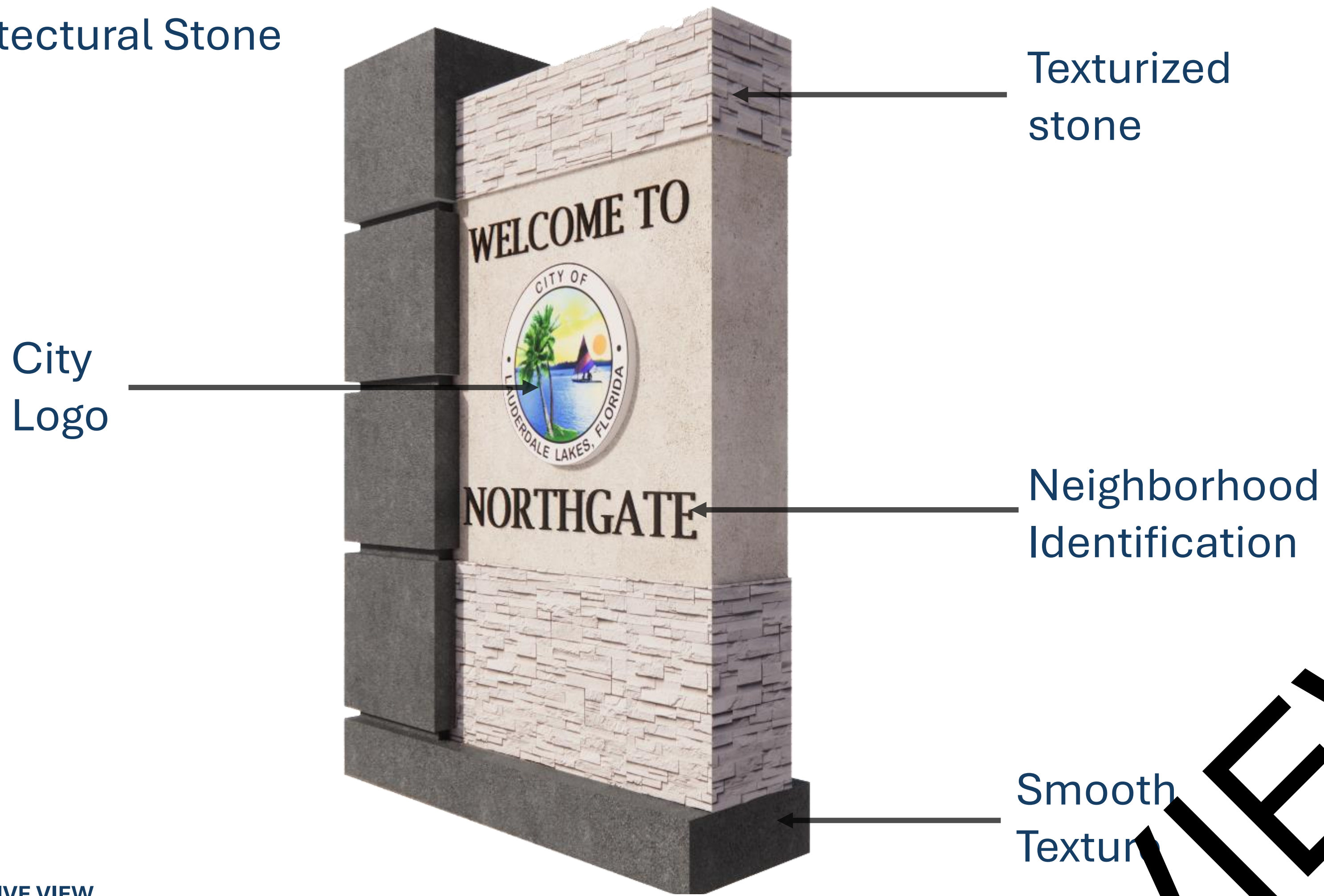
VIEW FROM ABOVE



SIDE PROFILE

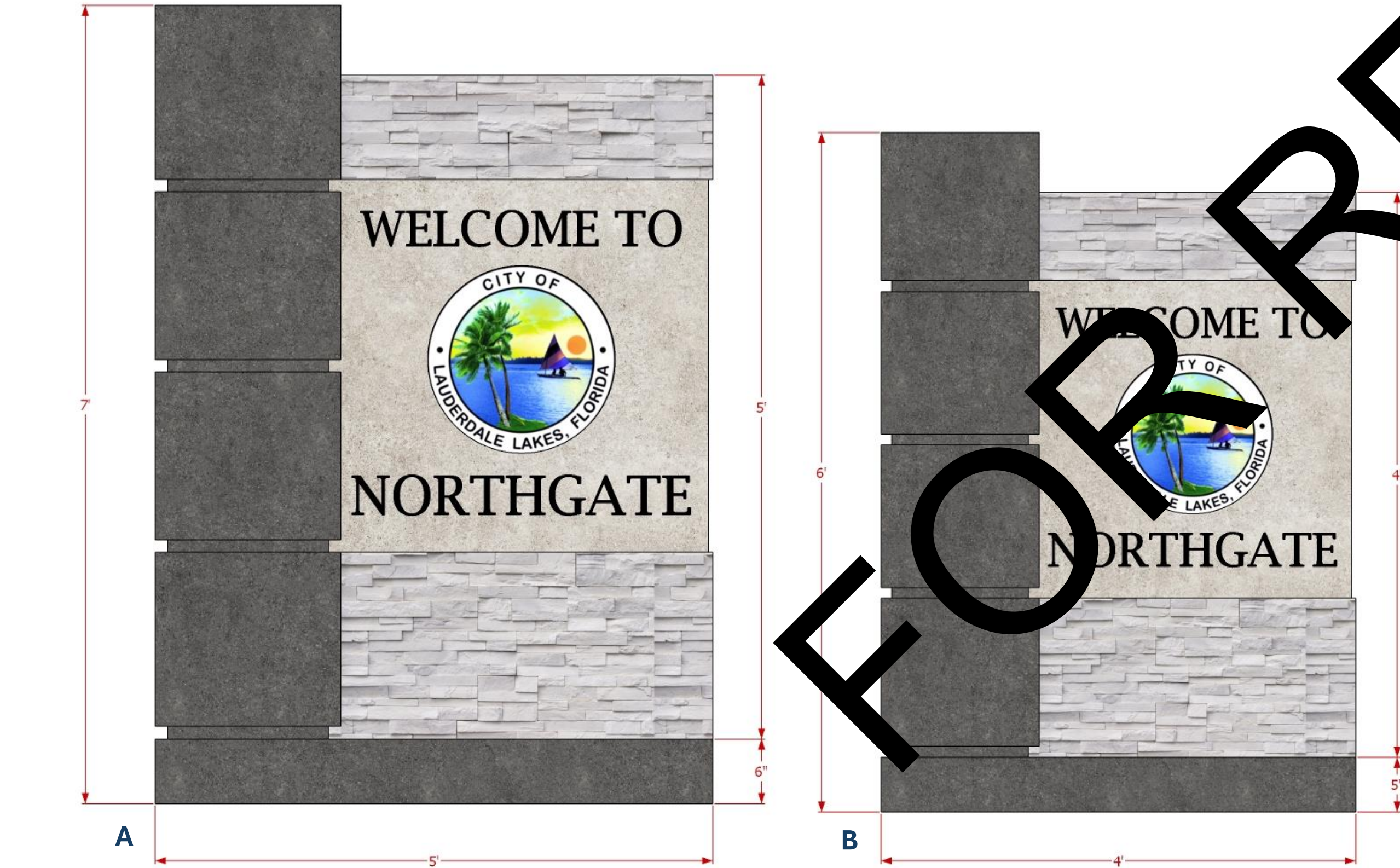
Destination Monument Sign – Option 2

Architectural Stone

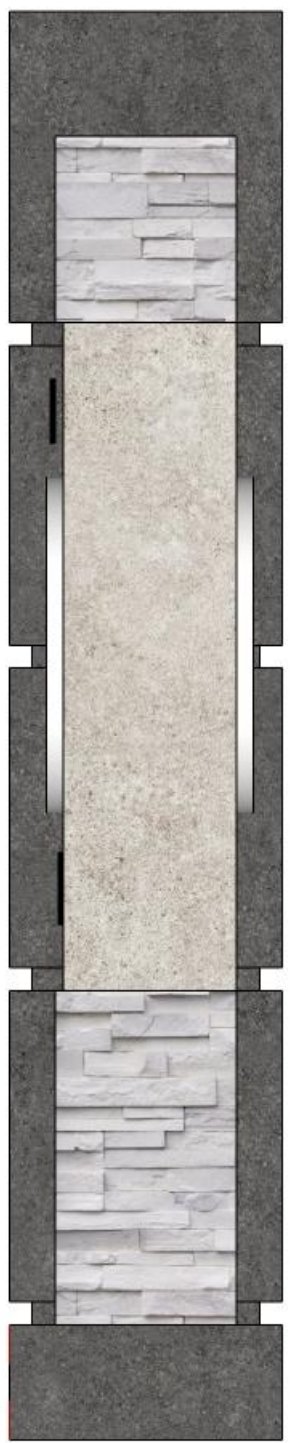


VIEW FROM ABOVE

PERSPECTIVE VIEW



ELEVATION



SIDE PROFILE

Destination Monument Sign – Option 3

Aluminum / Tile

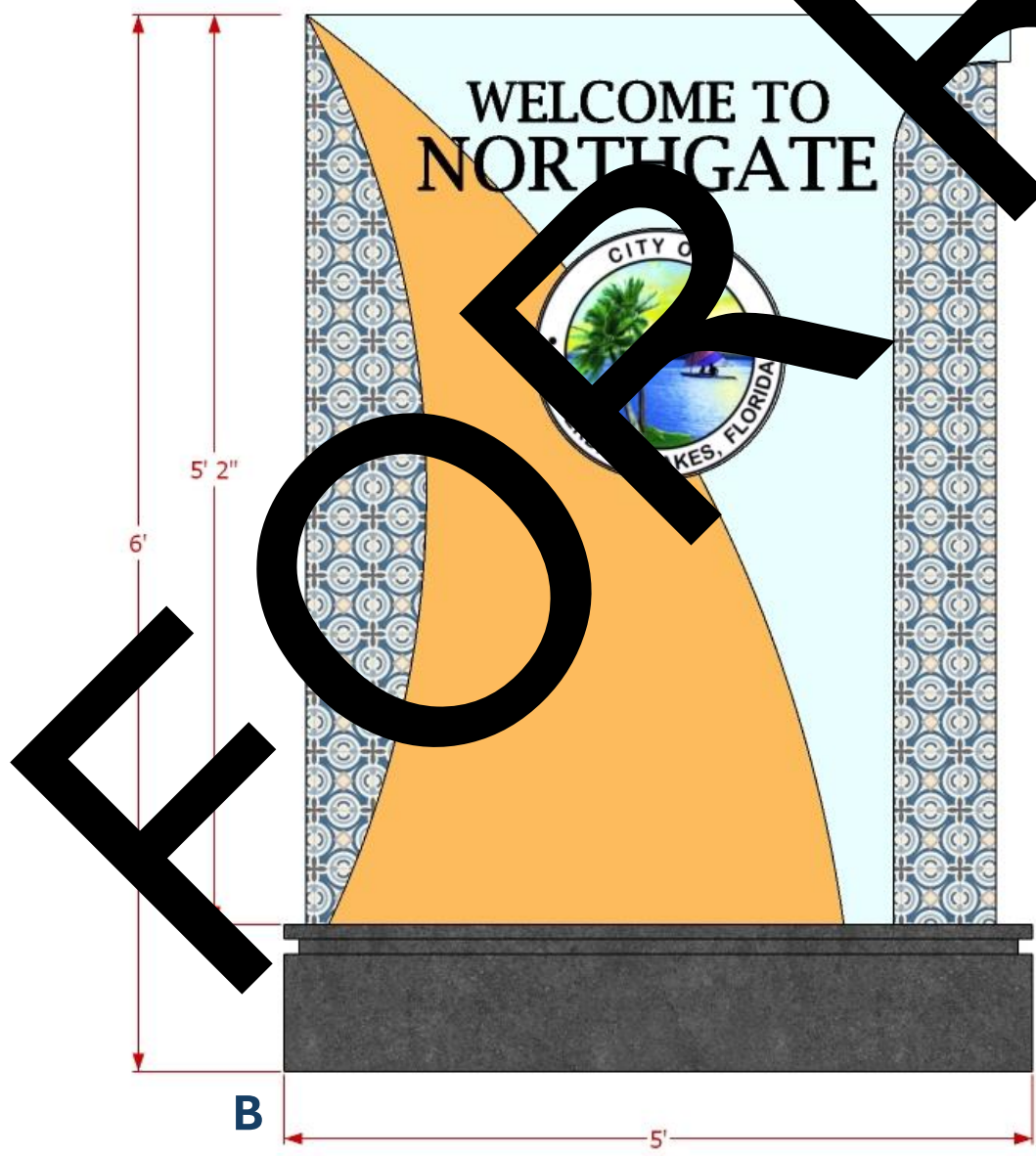
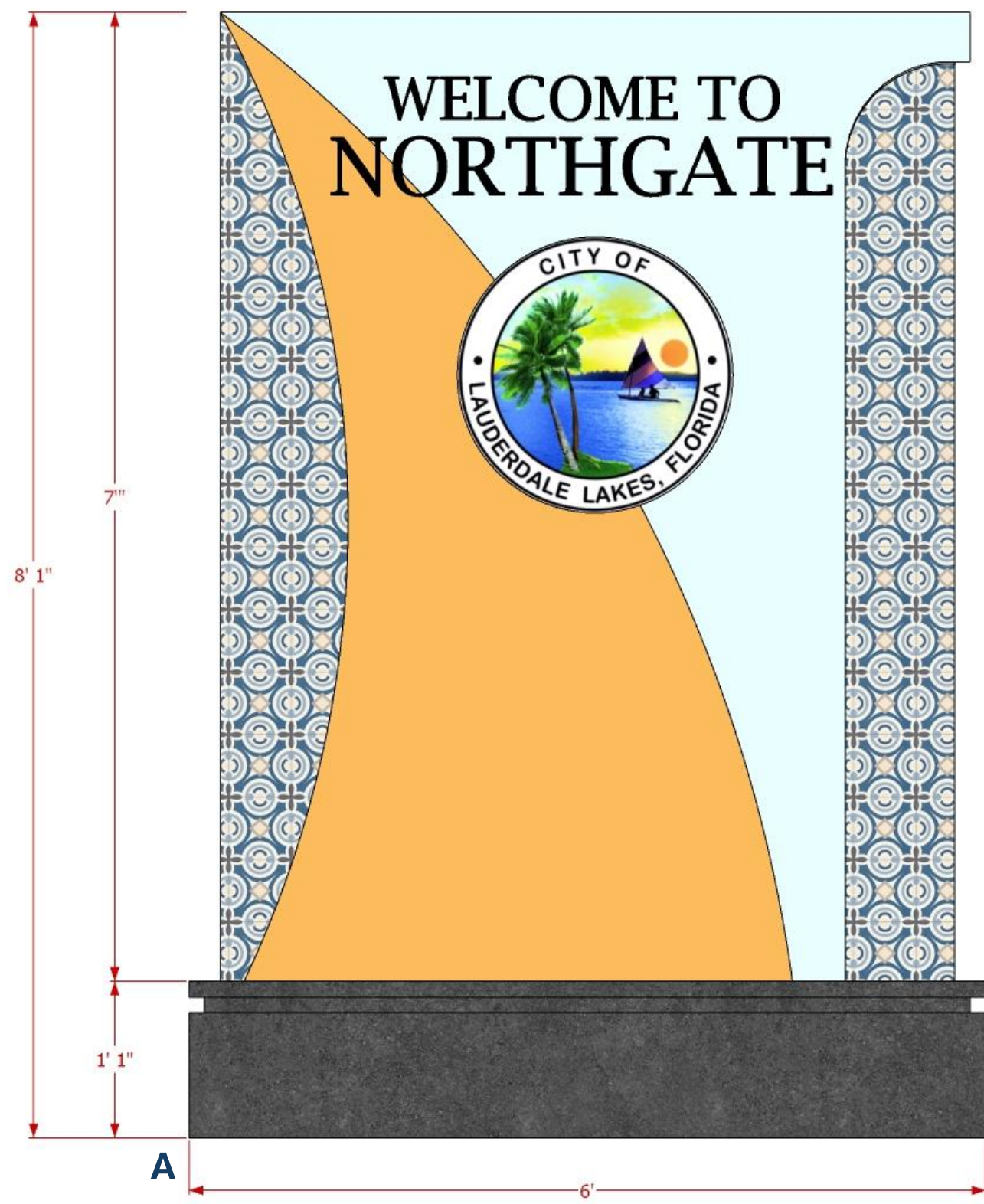


Selected Colors
SW 6940 Daisy
SW 6792 Minor Blue



PERSPECTIVE VIEW

VIEW FROM ABOVE

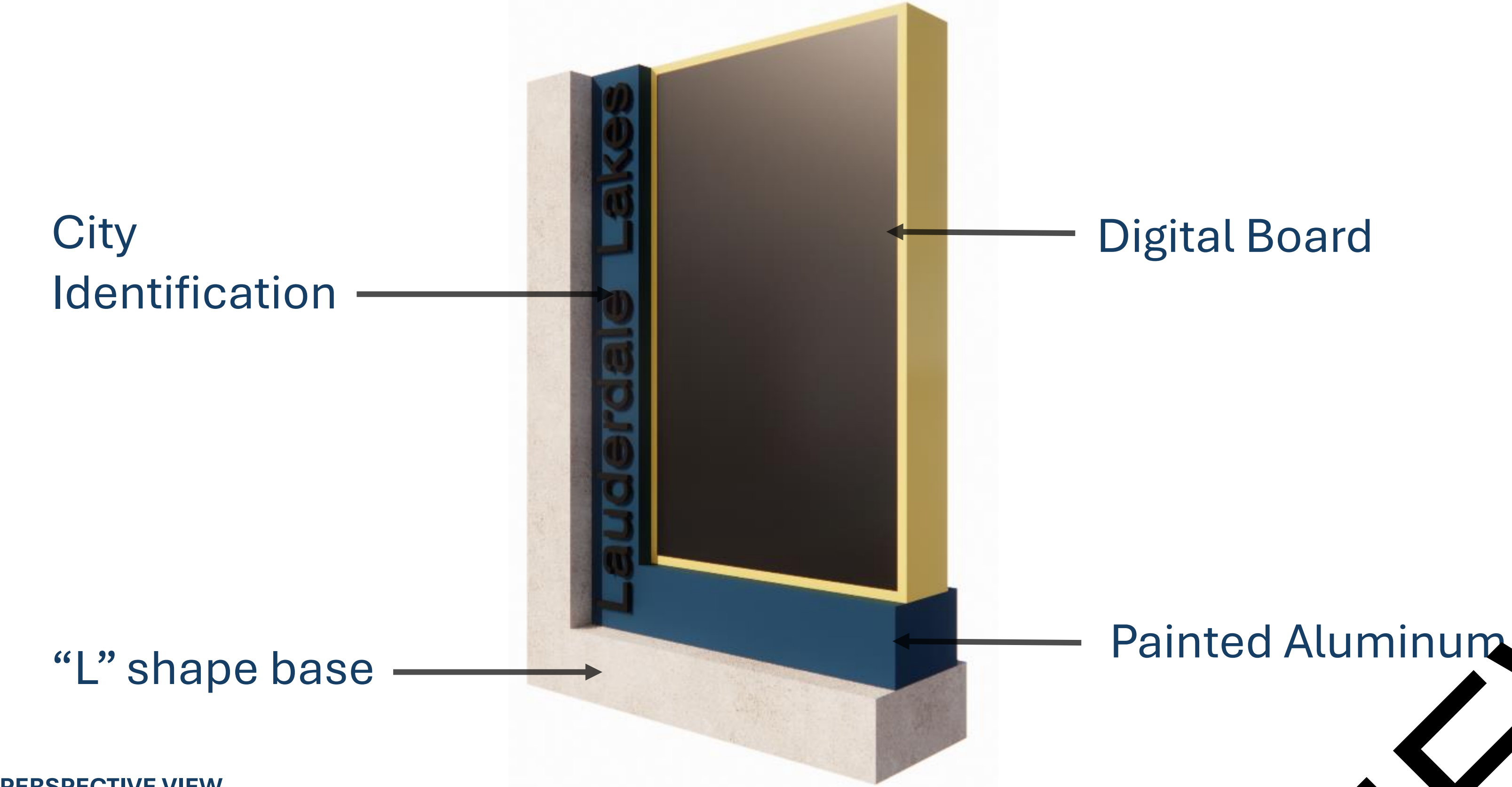


ELEVATION

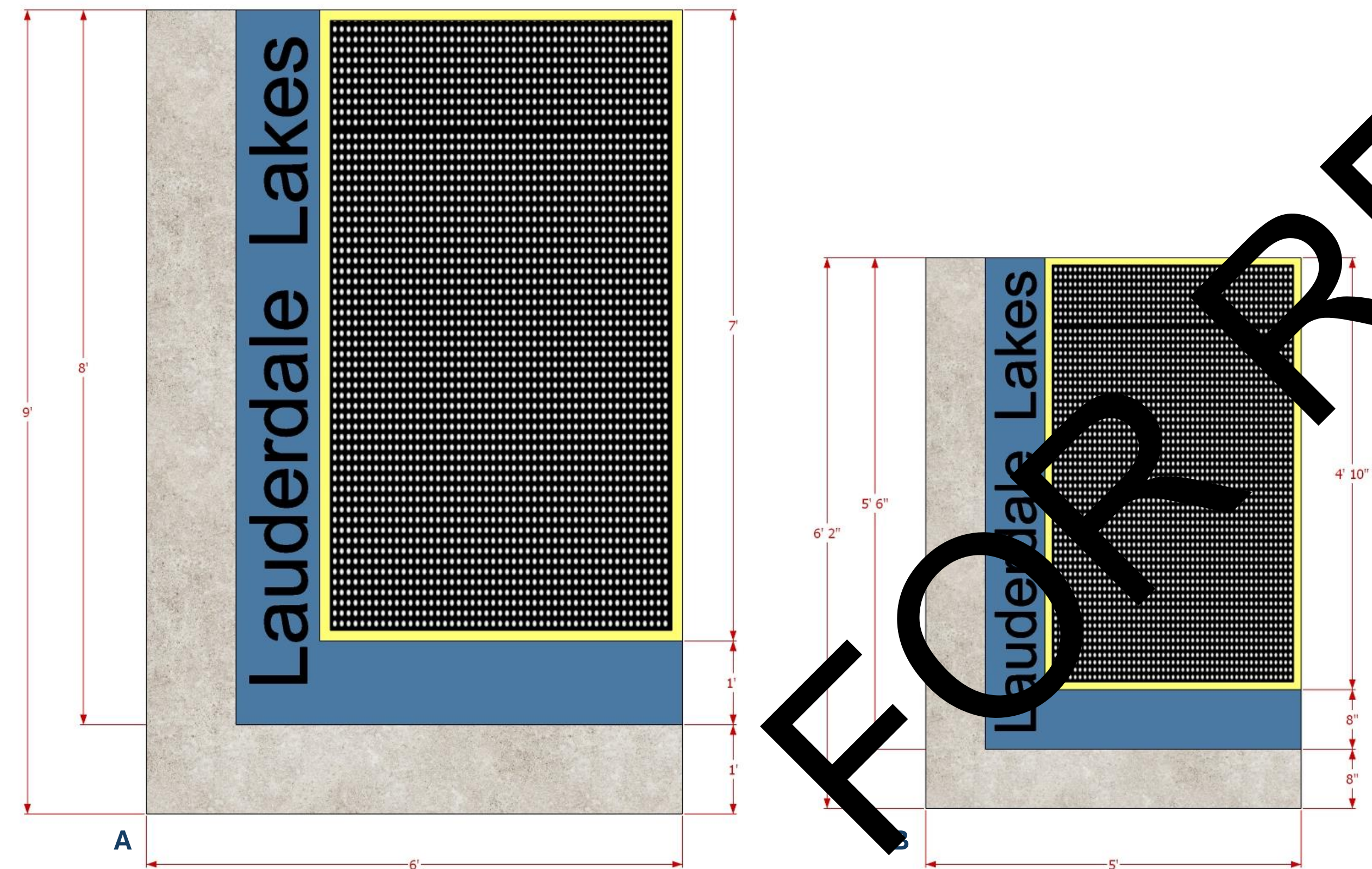
SIDE PROFILE

Destination Monument Sign Digital Board – Option 1

Architectural Stone



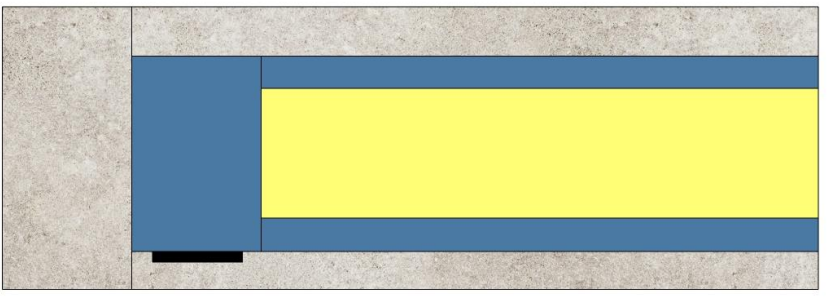
PERSPECTIVE VIEW



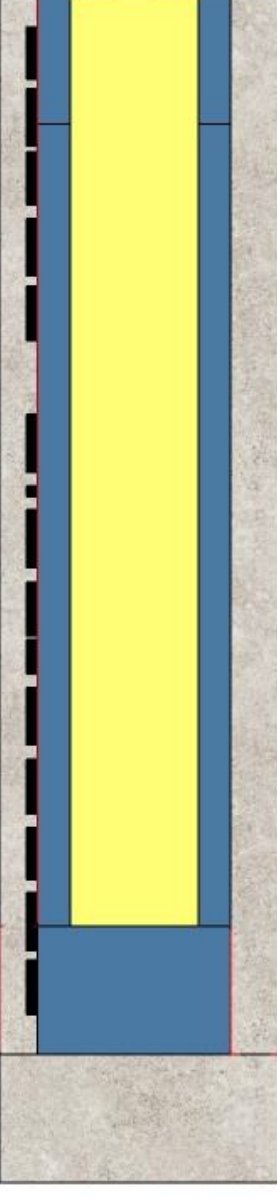
ELEVATION

Selected Colors

- SW 6803 Danube
- SW 6910 Daisy



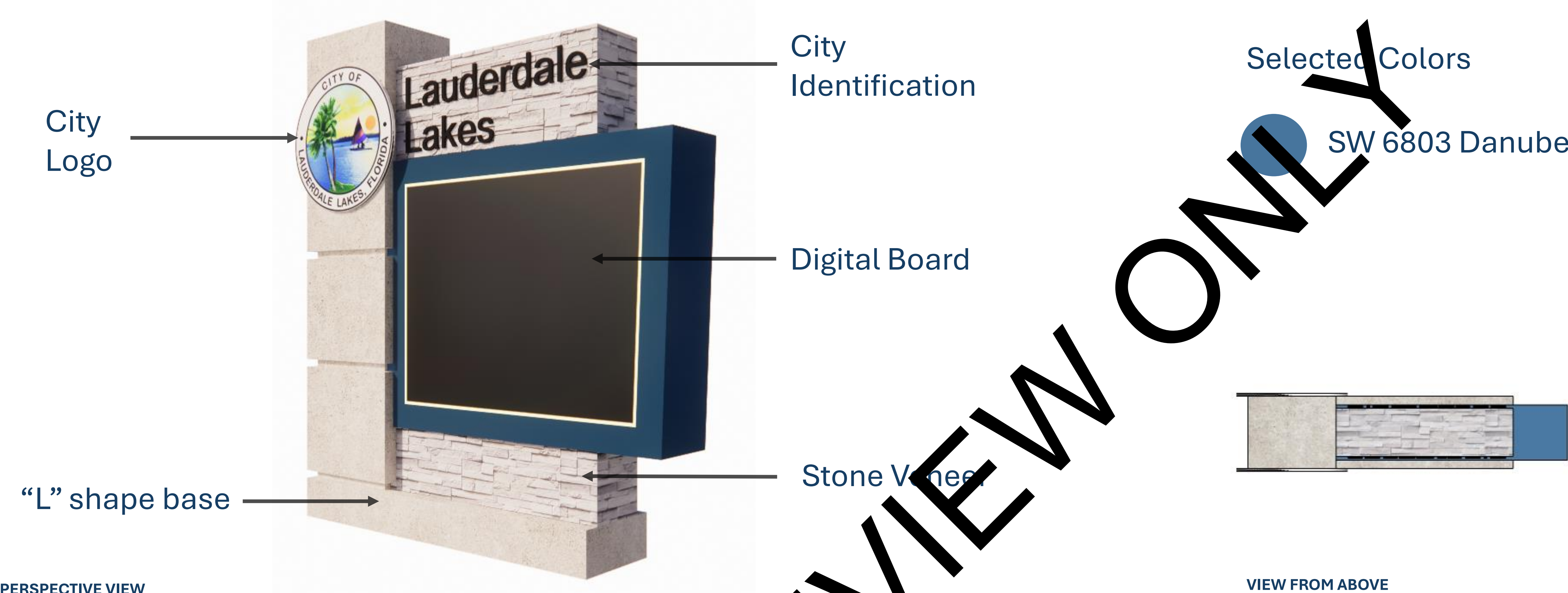
VIEW FROM ABOVE



SIDE PROFILE

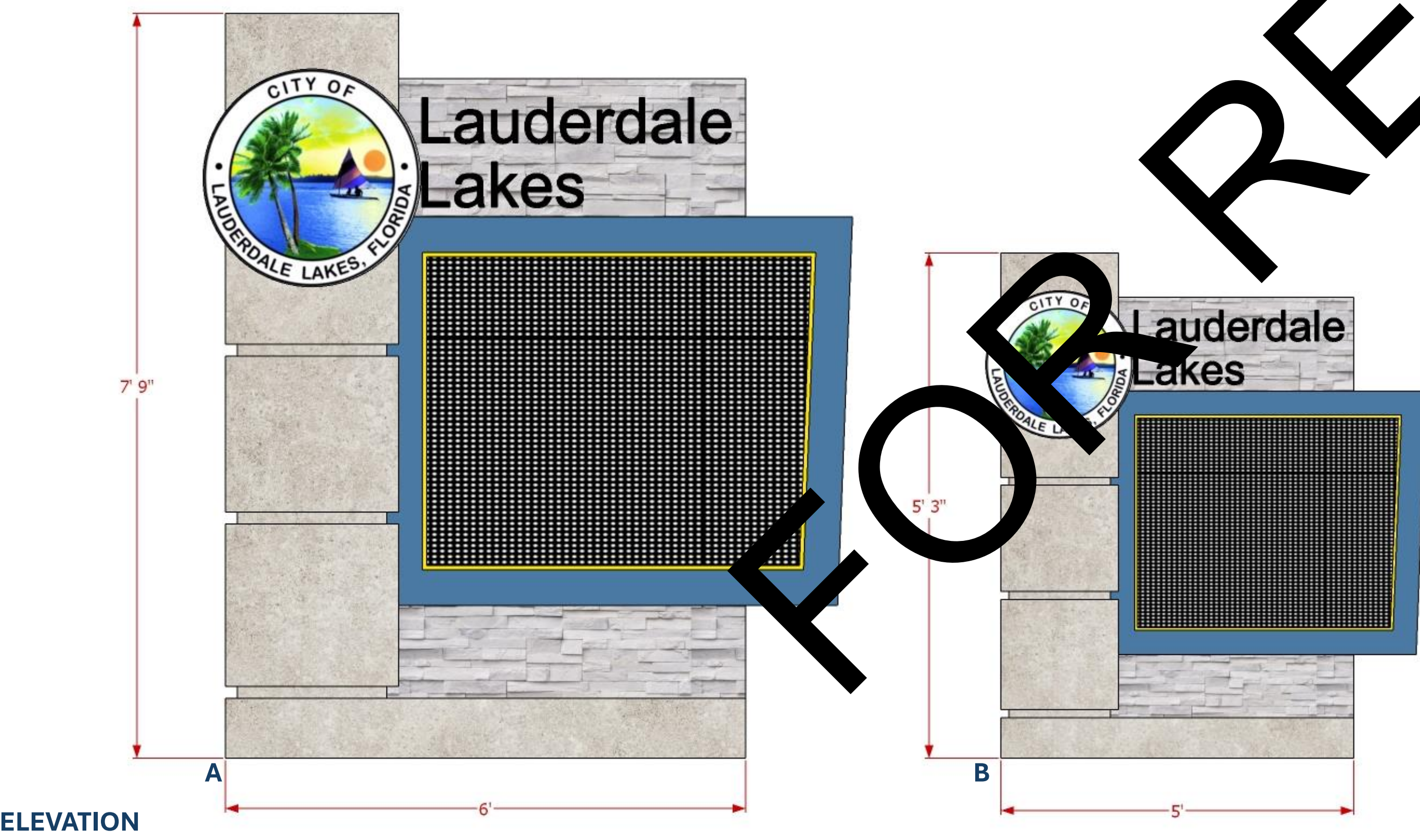
Destination Monument Sign Digital Board – Option 2

Architectural Stone



PERSPECTIVE VIEW

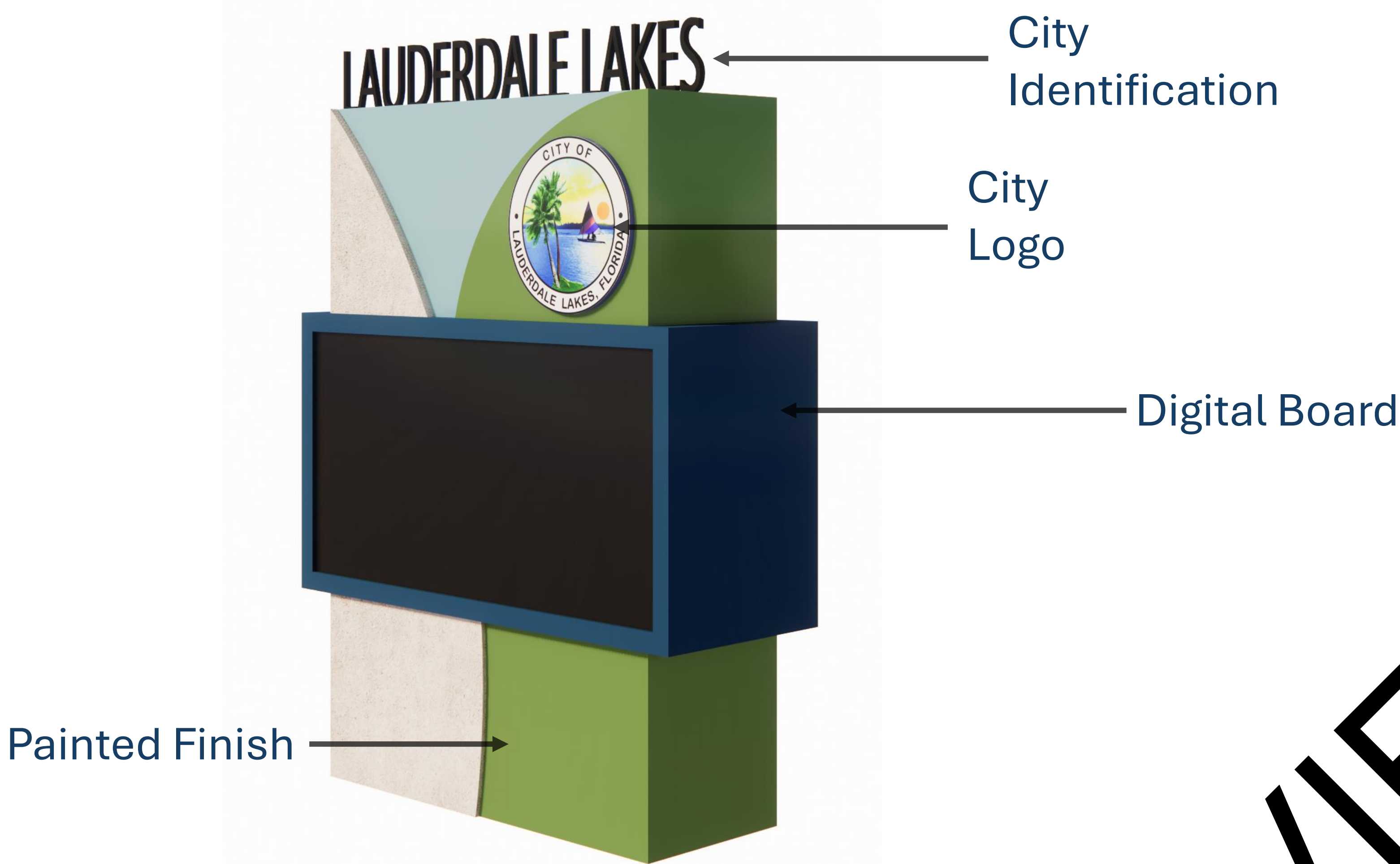
VIEW FROM ABOVE



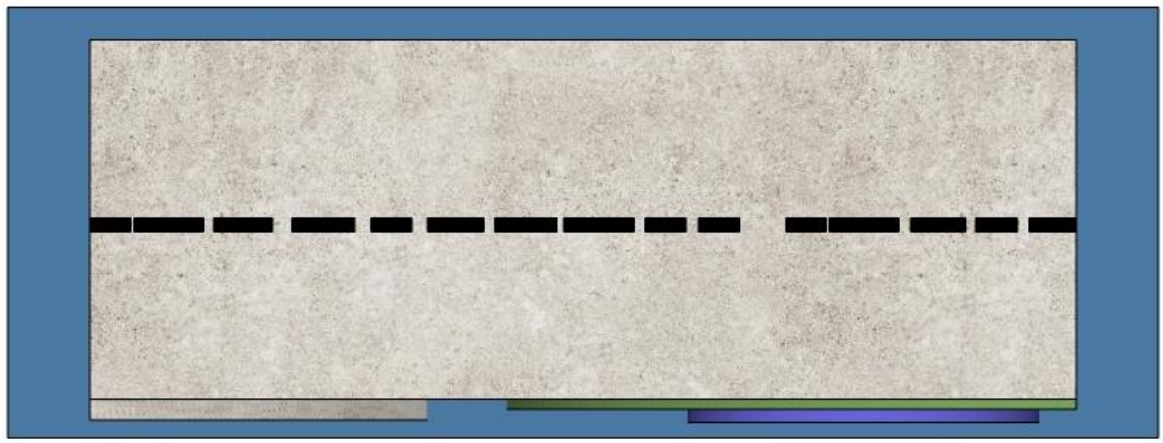
ELEVATION

SIDE PROFILE

Destination Monument Sign Digital Board – Option 3

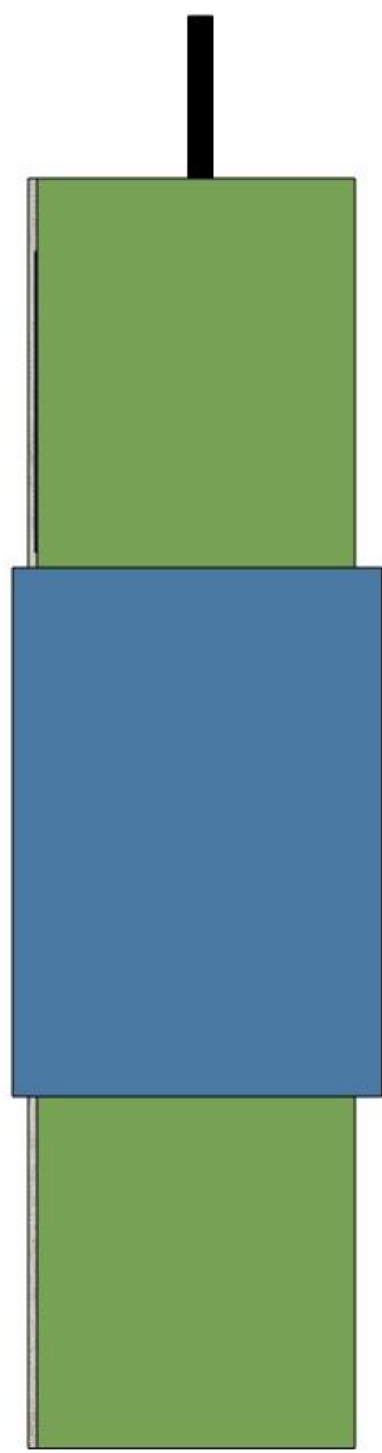
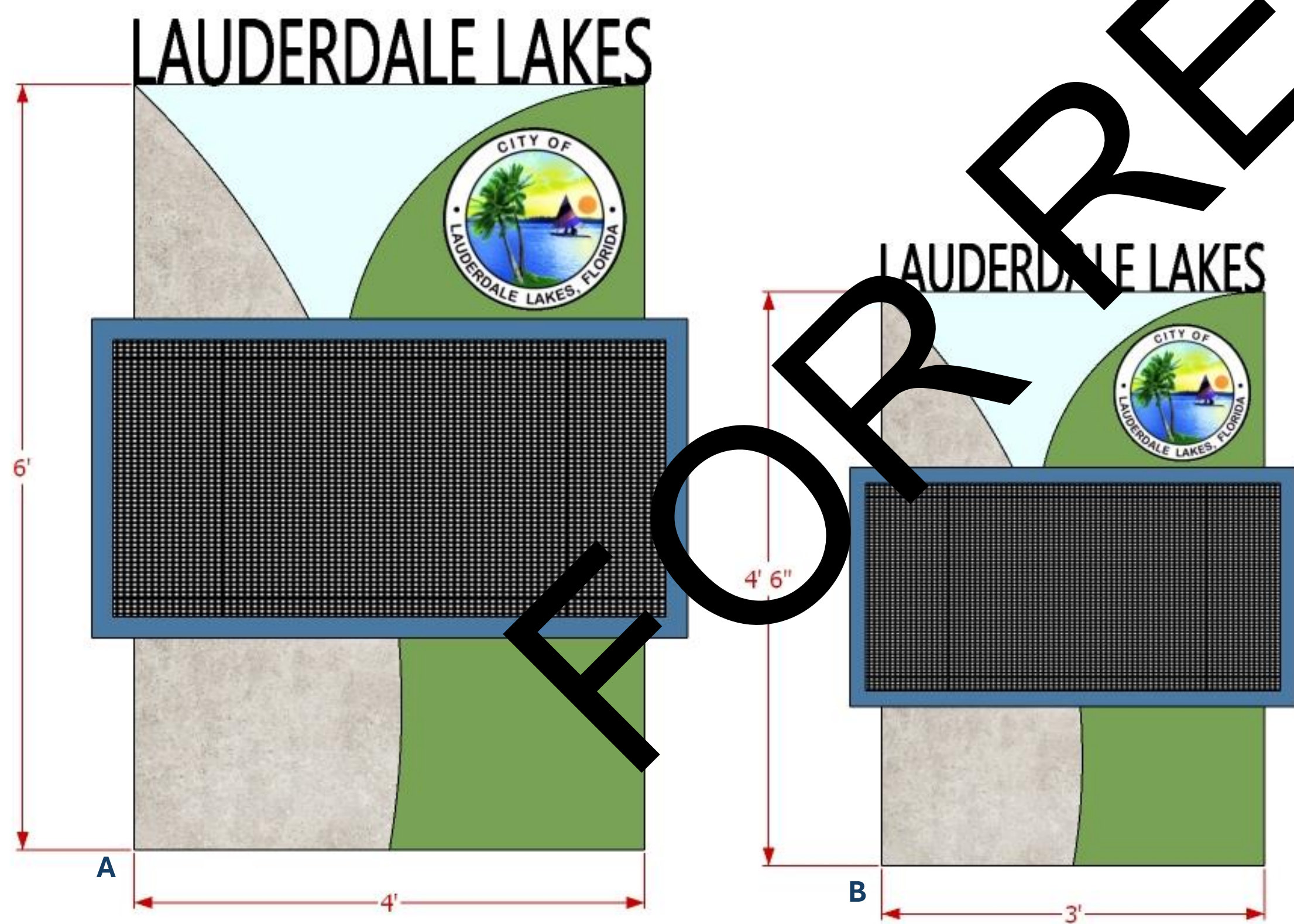


- Selected Colors
- SW 803 Danube
 - SW 6910 Daisy
 - SW 6792 Minor Blue



PERSPECTIVE VIEW

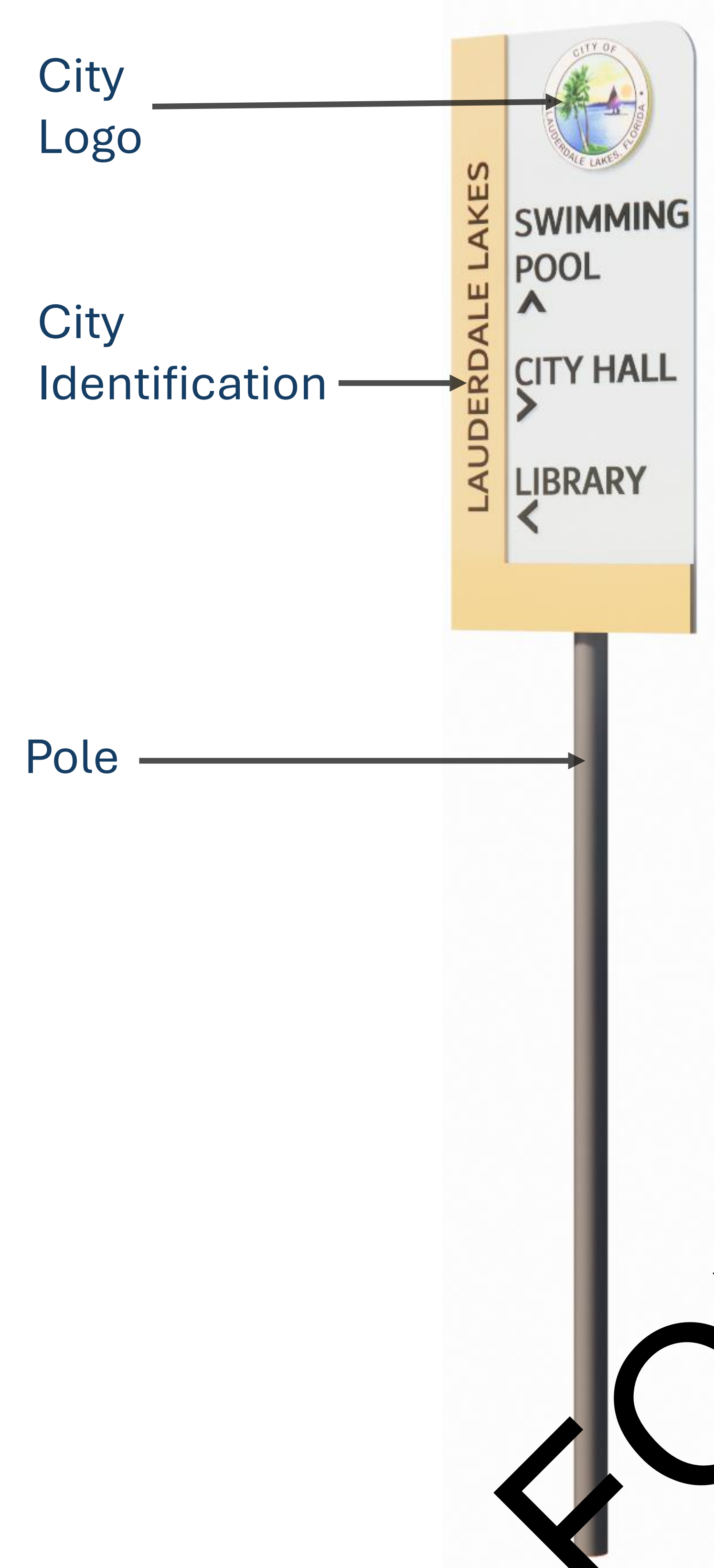
VIEW FROM ABOVE



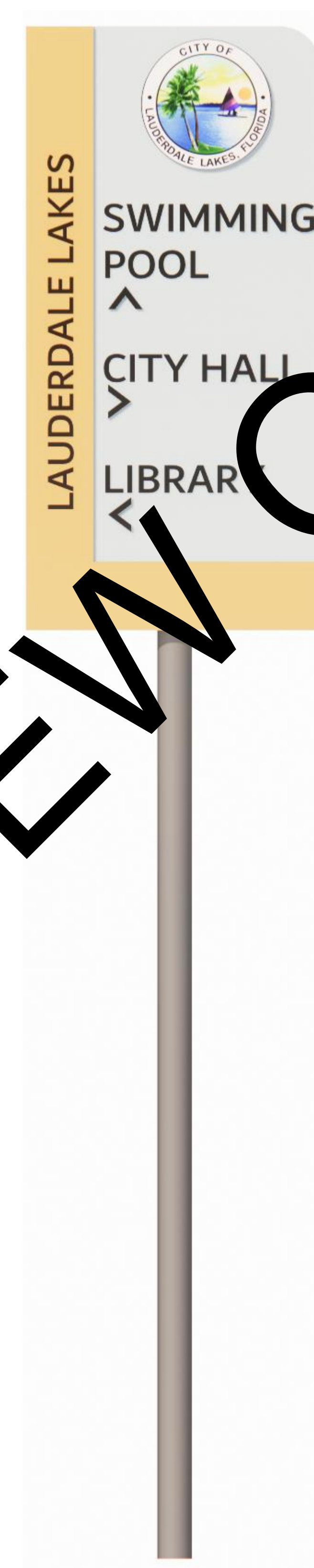
ELEVATION

SIDE PROFILE

Destination Monument Sign Pole Mount – Option 1

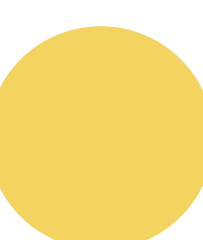


PERSPECTIVE VIEW

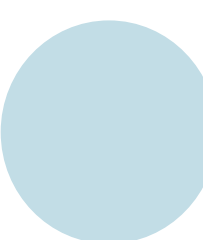


ELEVATION

Selected Colors

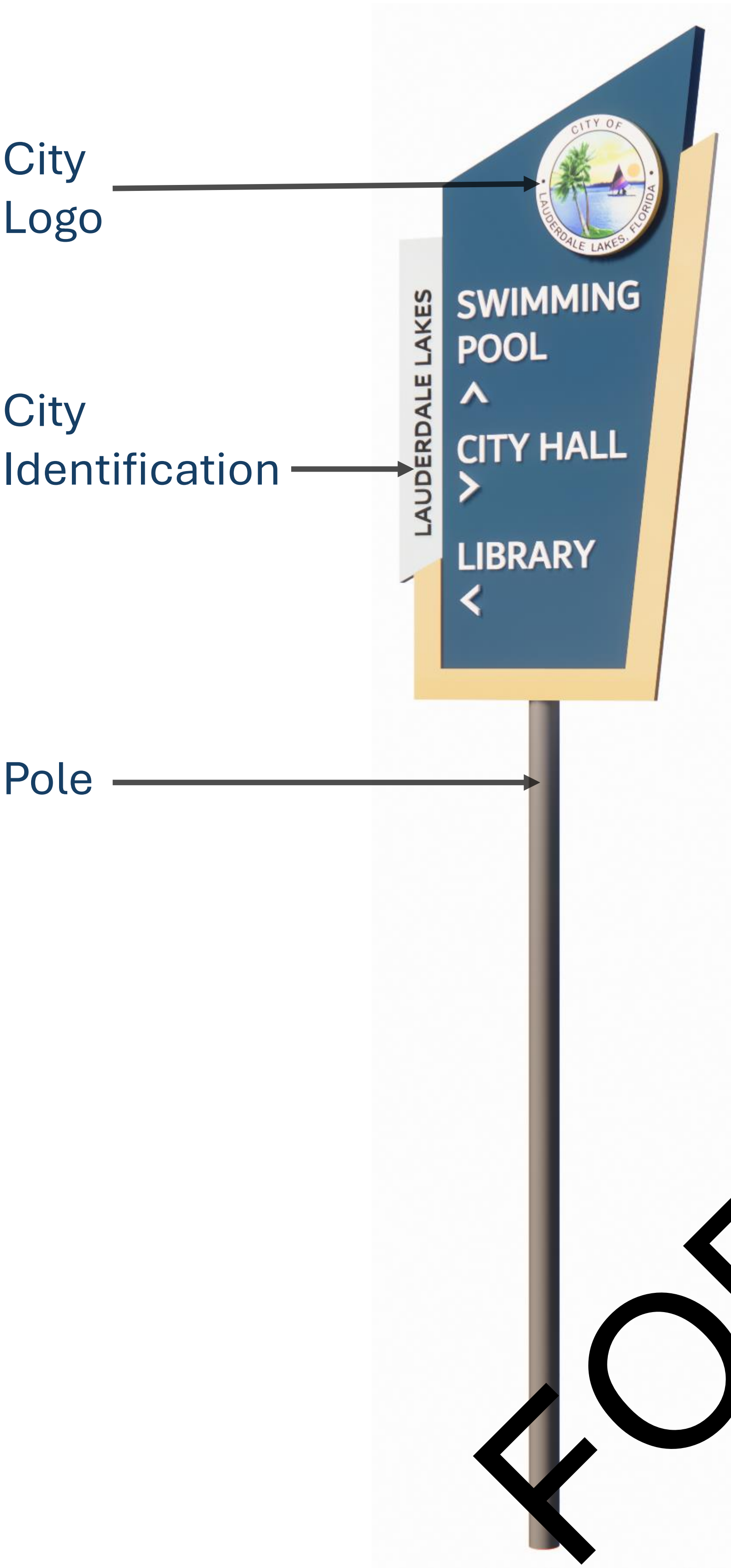


SW 6910 Daisy



SW 6792 Minor Blue

Destination Monument Sign Pole Mount – Option 2

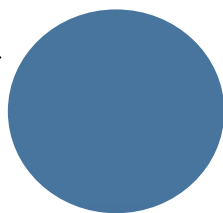


PERSPECTIVE VIEW

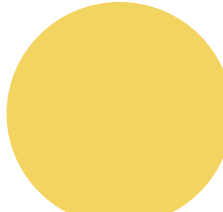


ELEVATION

Selected Colors

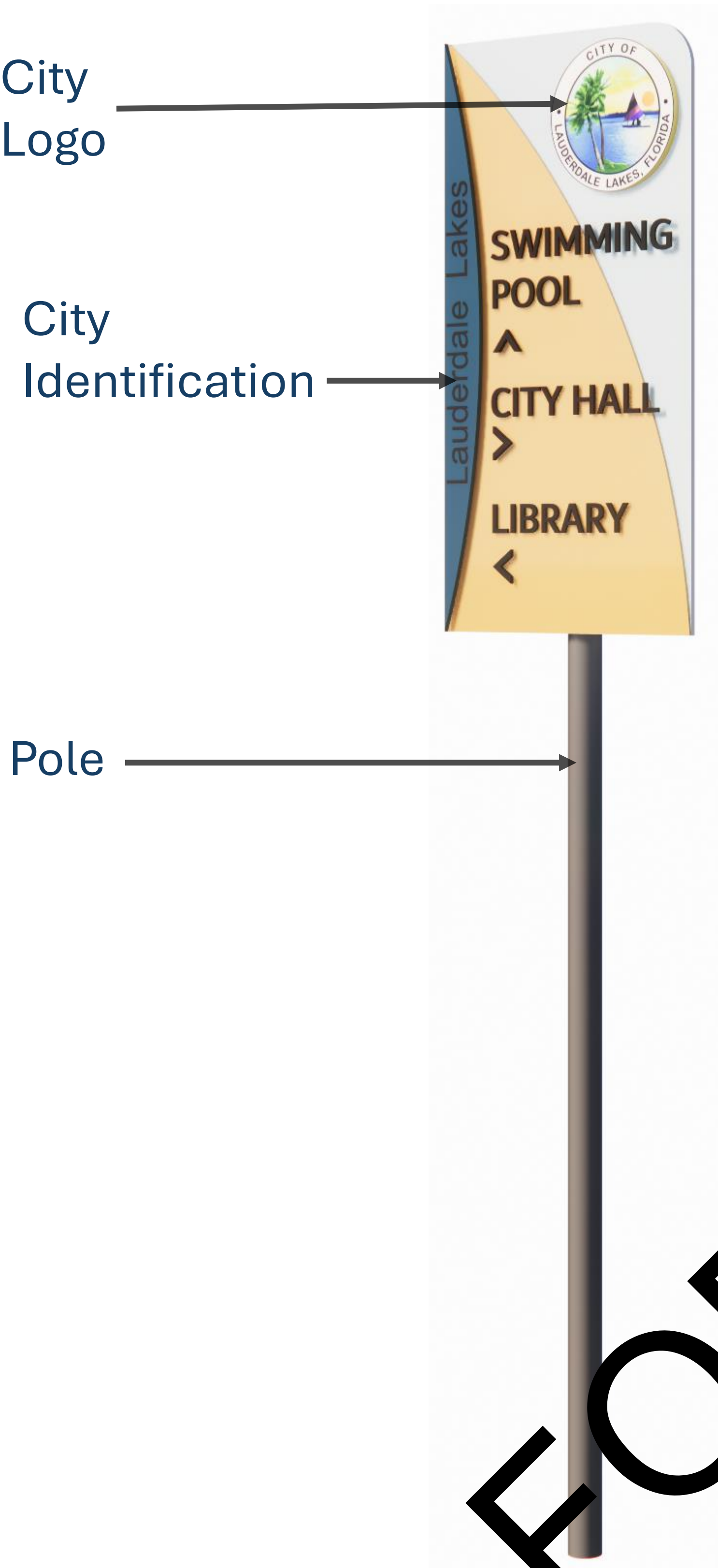


SW 6803 Danube

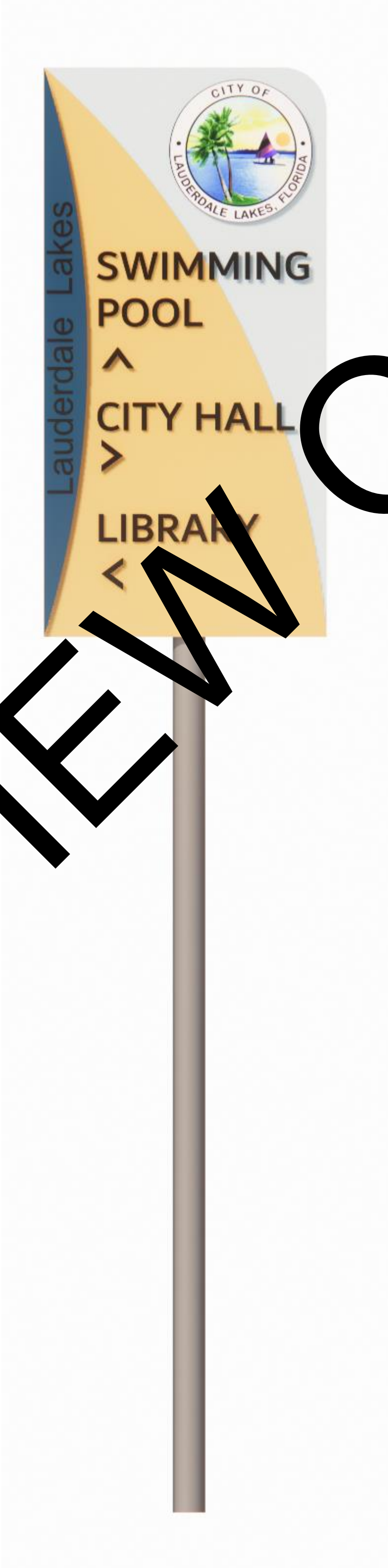


SW 6910 Daisy

Destination Monument Sign Pole Mount – Option 3



PERSPECTIVE VIEW



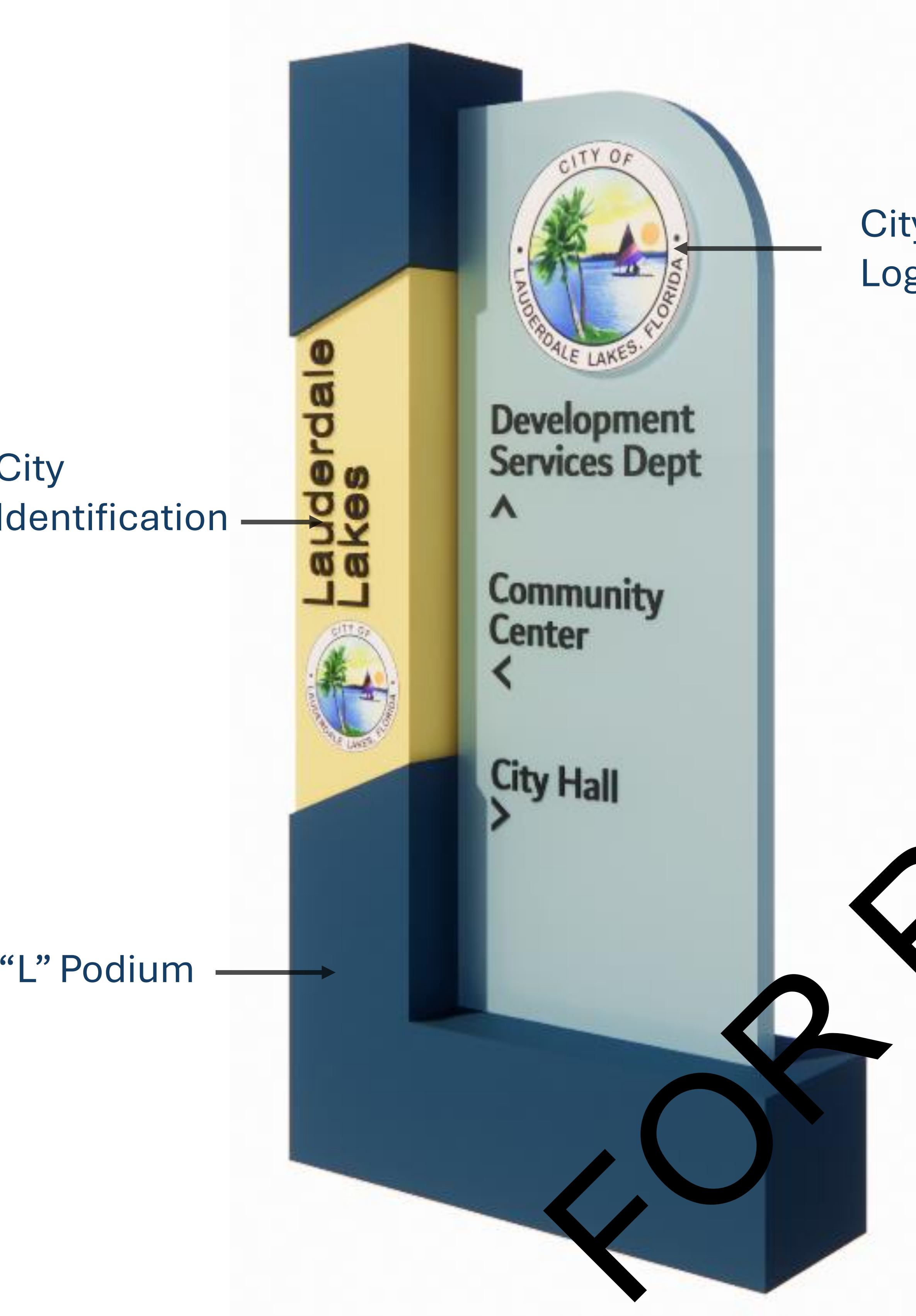
ELEVATION

Selected Colors

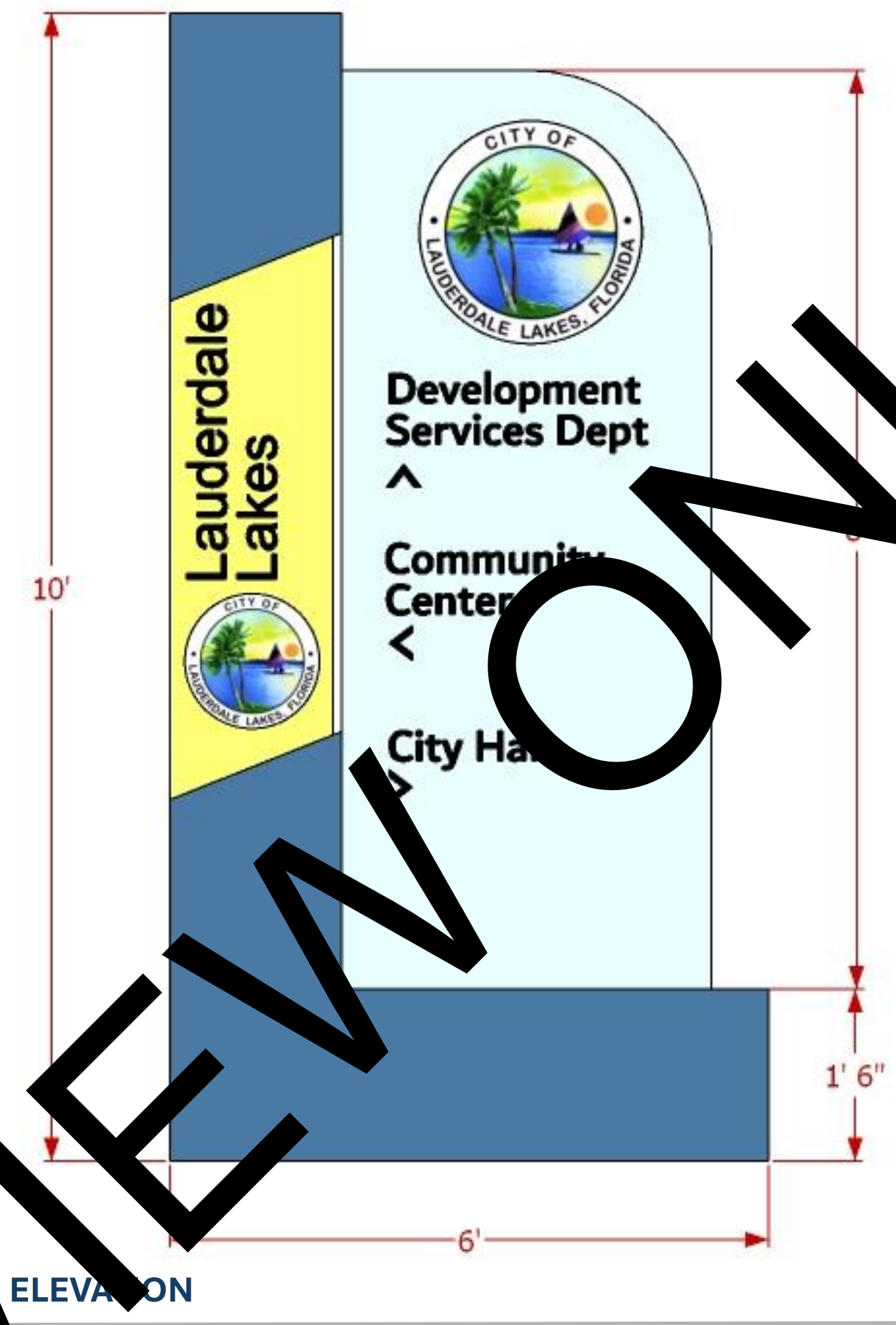
- SW 6803 Danube
- SW 6910 Daisy
- SW 6792 Minor Blue

Vehicular Guide Sign – Option 1

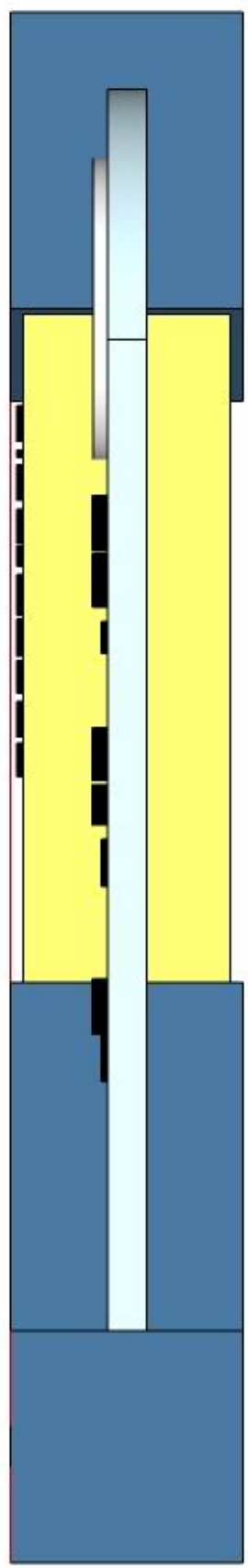
Aluminum



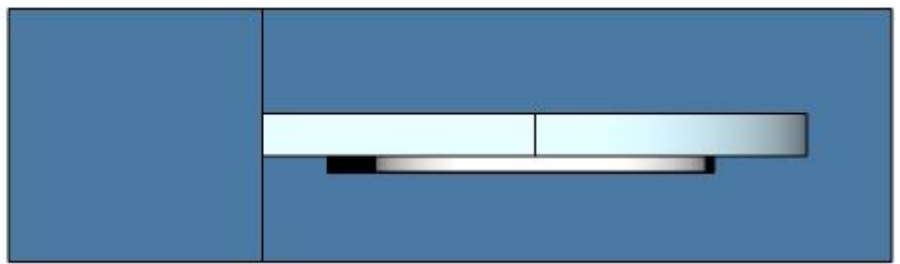
PERSPECTIVE VIEW



ELEVATION



SIDE PROFILE



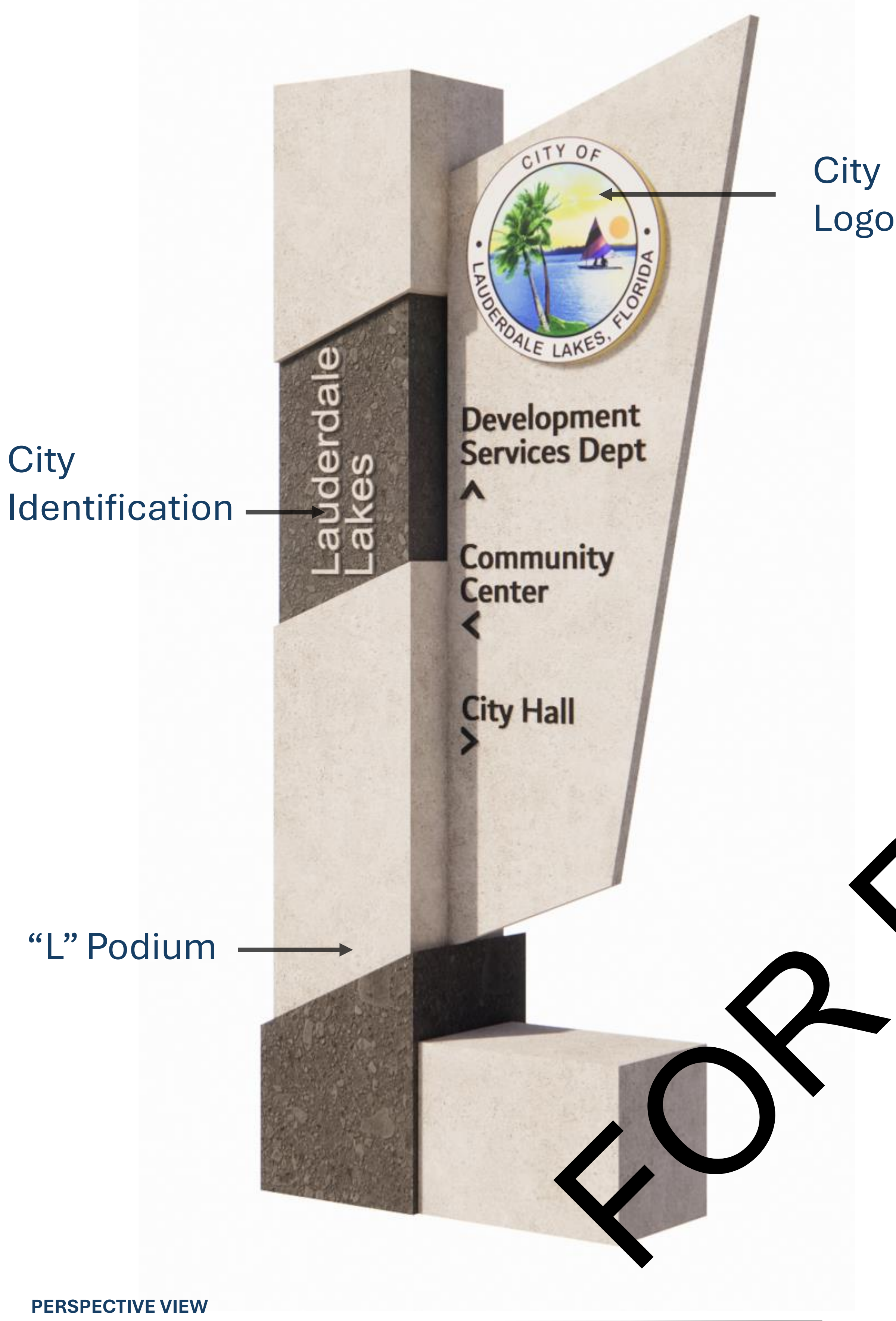
VIEW FROM ABOVE

Selected Colors

- SW 6803 Danube
- SW 6910 Daisy

Vehicular Guide Sign – Option 2

Architectural Stone



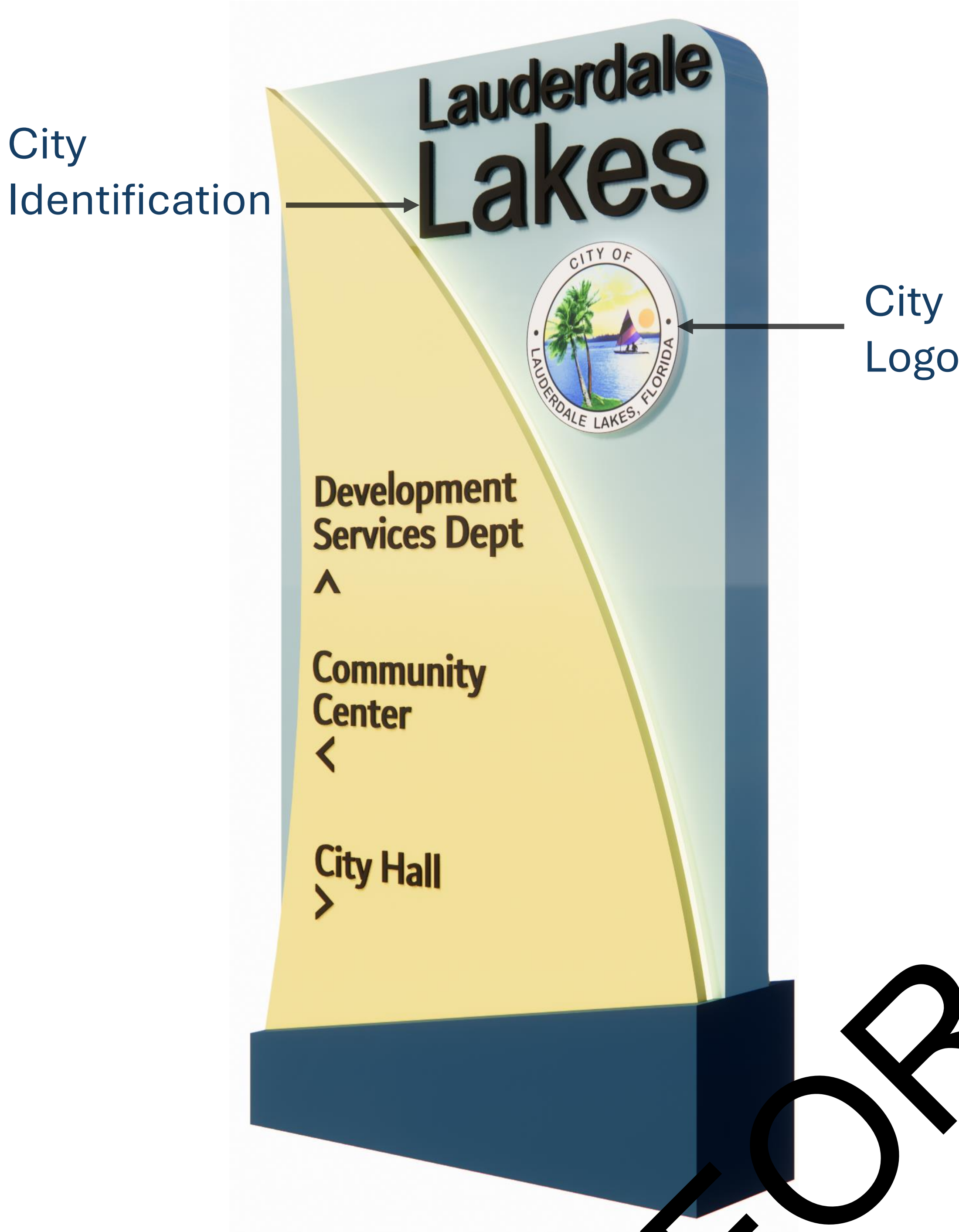
PERSPECTIVE VIEW



VIEW FROM ABOVE



Vehicular Guide Sign – Option 3



PERSPECTIVE VIEW



VIEW FROM ABOVE



Selected Colors

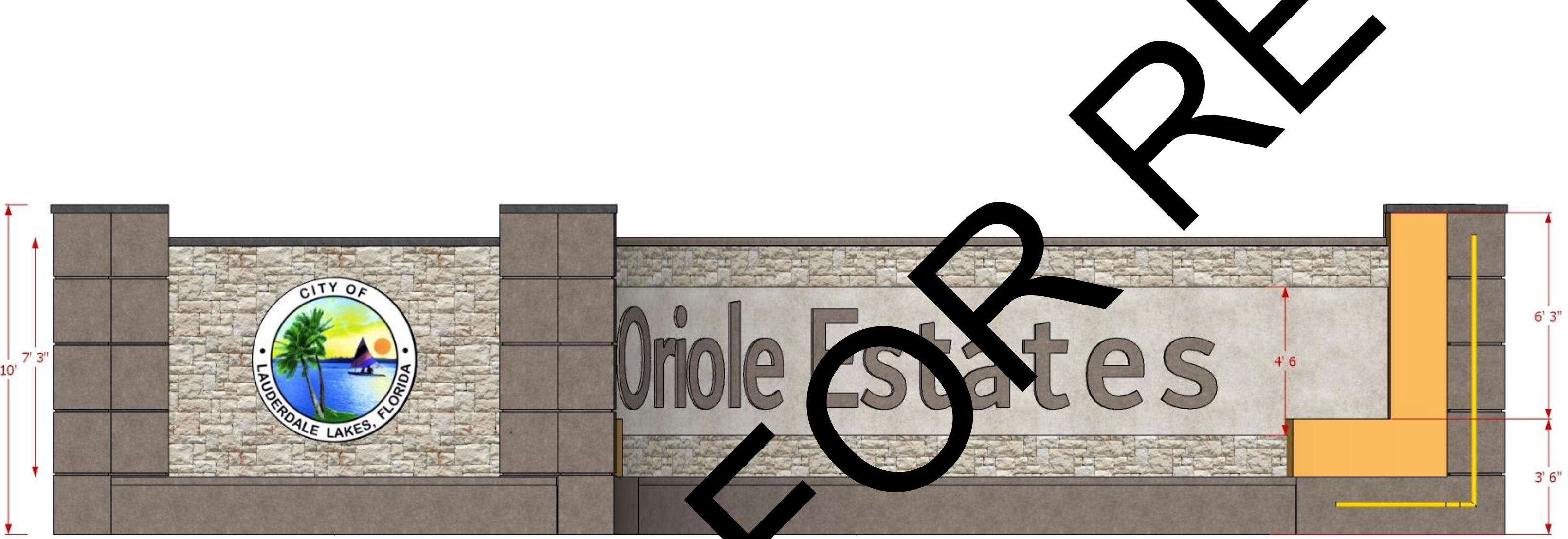
- SW 6803 Danube
- SW 6910 Daisy
- SW 6792 Minor Blue

Main Neighborhood Entry Wall – Option 1

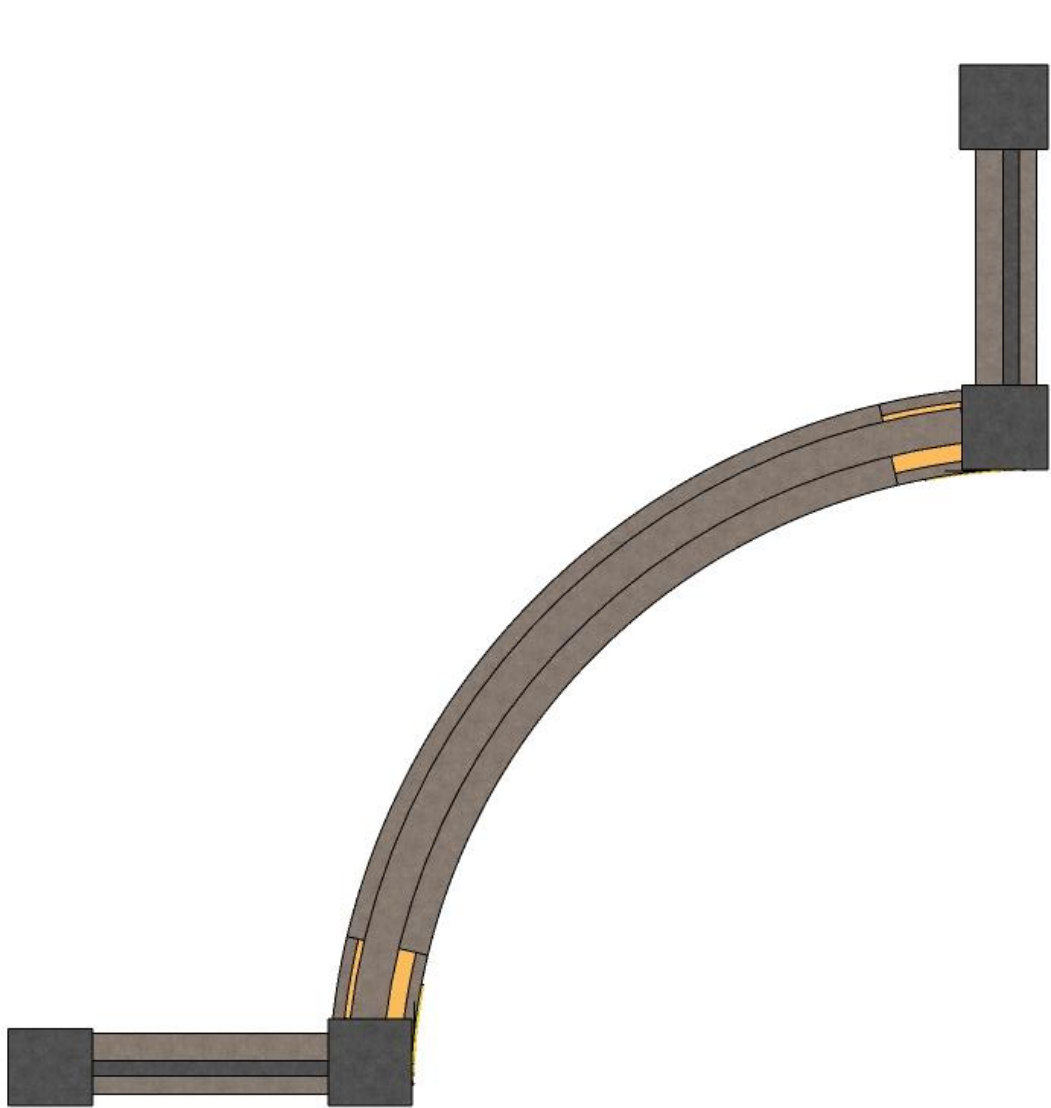
Architectural Stone



PERSPECTIVE VIEW



ELEVATION VIEW FROM STREET



VIEW FROM ABOVE

Selected Colors

● SW 6910 Daisy

Main Neighborhood Entry Wall – Option 2

Architectural Stone



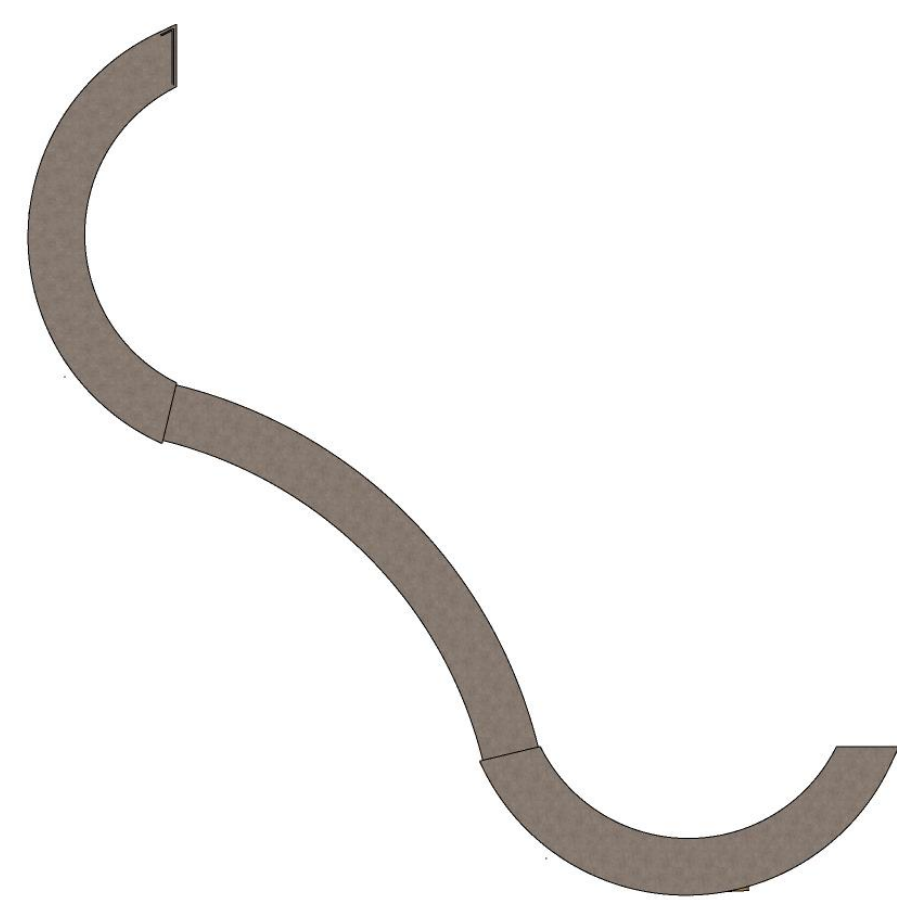
PERSPECTIVE VIEW



ELEVATION VIEW FROM STREET

Selected Colors

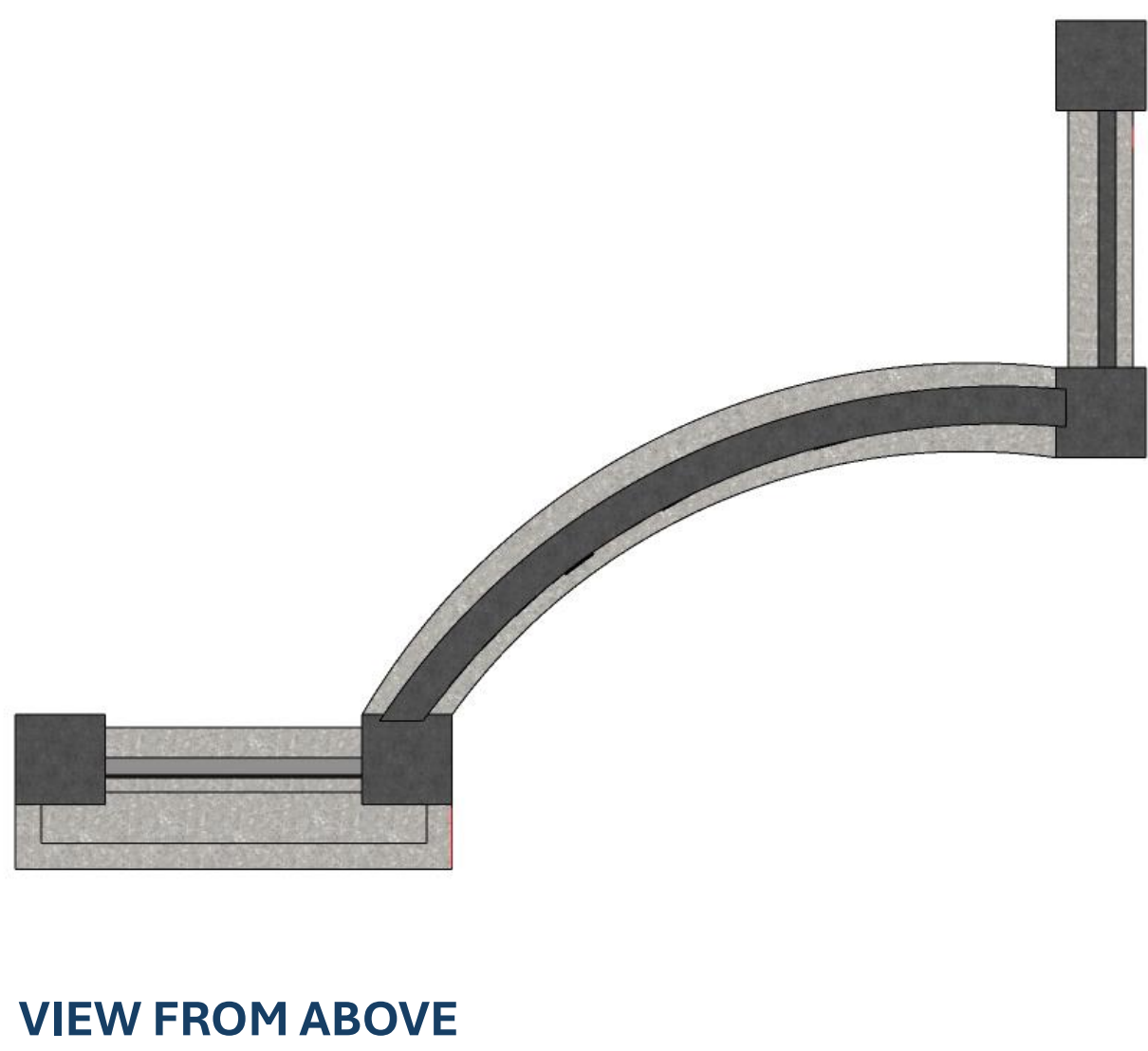
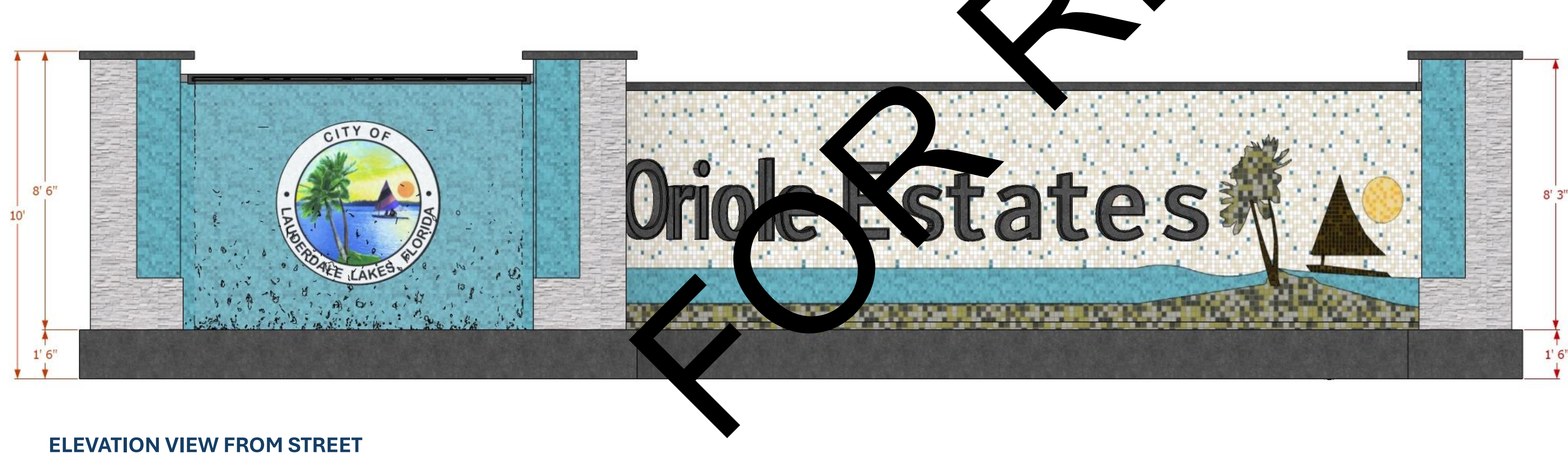
- SW 6910 Daisy
- SW 6792 Minor Blue



VIEW FROM ABOVE

Main Neighborhood Entry Wall – Option 3

Stone / Mosaic Tile



Option #1 Signs



NEIGHBORHOOD WALL SIGN



VEHICULAR GUIDE SIGN



DESTINATION MONUMENT SIGN



GATEWAY MONUMENT SIGN



DIGITAL BOARD SIGN



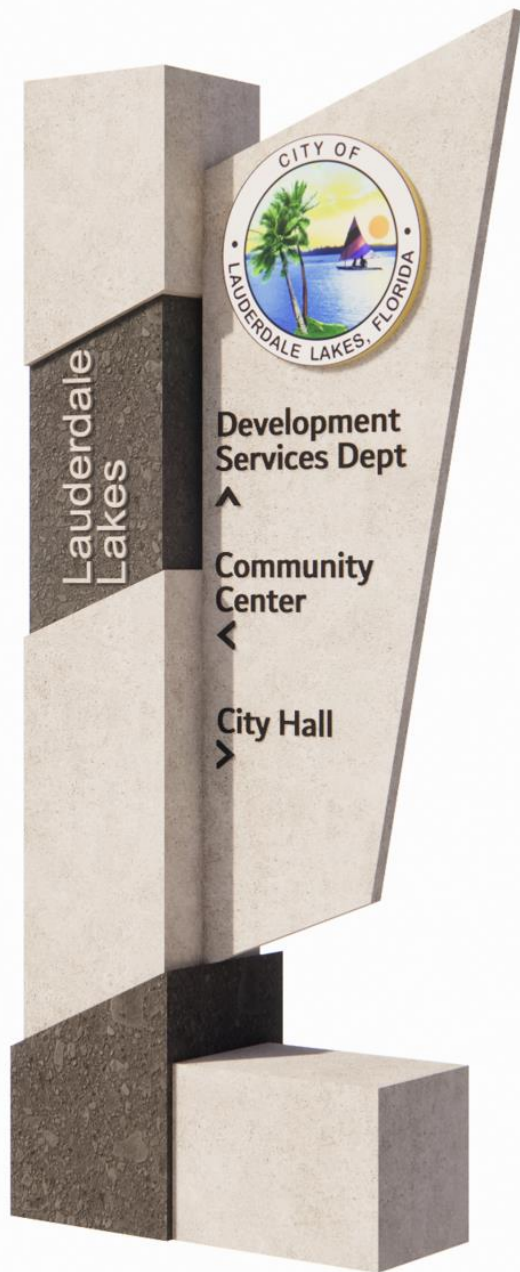
POLE MOUNT SIGN

VEHICULAR GUIDE SIGN

Option #2 Signs



NEIGHBORHOOD WALL SIGN



VEHICULAR GUIDE SIGN



DESTINATION MONUMENT SIGN



GATEWAY MONUMENT SIGN



DIGITAL BOARD SIGN

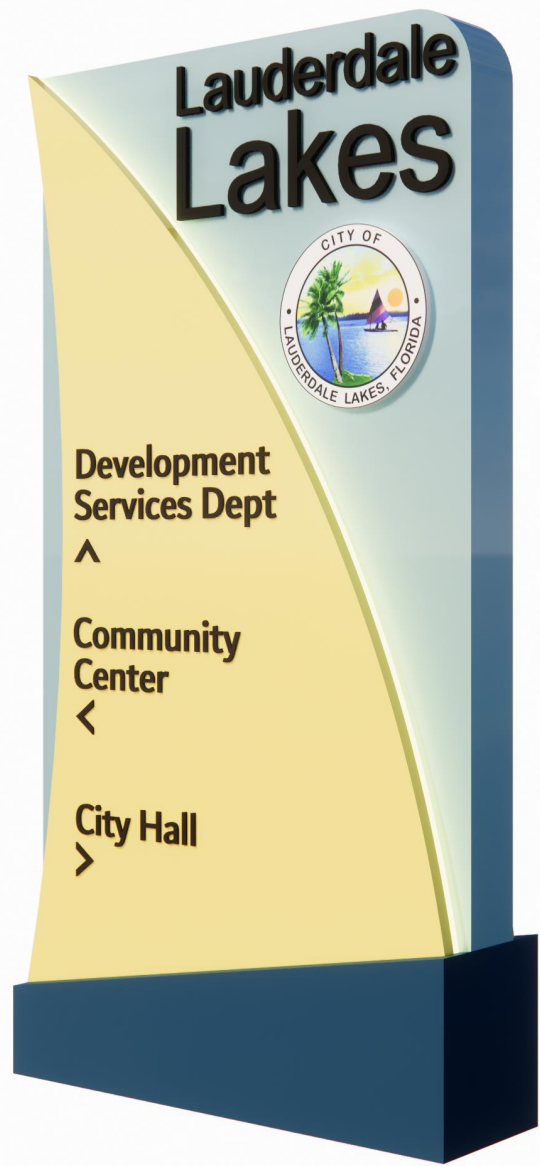


POLE MOUNT SIGN

Option #3 Signs



NEIGHBORHOOD WALL SIGN



VEHICULAR GUIDE SIGN



DESTINATION MONUMENT SIGN



GATEWAY MONUMENT SIGN



DIGITAL BOARD SIGN



POLE MOUNT SIGN

Additional Sign Graphics



GATEWAY MONUMENT – OPTION #1



GATEWAY MONUMENT – OPTION #2



GATEWAY MONUMENT – OPTION #3

FOR REVIEW ONLY

Additional Sign Graphics



DESTINATION SIGN MONUMENT – OPTION #1



DESTINATION SIGN MONUMENT – OPTION #2



DESTINATION SIGN MONUMENT – OPTION #3

FOR REVIEW ONLY