



## Flagler Heights Strategic Investment Streetscape Program (SISP) For Projects up to \$5,000,000

### Policy Principles

The Fort Lauderdale Community Redevelopment Agency (CRA) will collaborate with private sector businesses, property owners, developers, institutions or civic organizations to expand the investment opportunities that implement the adopted CRA Plan in the area known as Flagler Heights. The intent of this CRA program is to encourage the continued redevelopment of the area with emphasis on intensifying the residential density, providing supporting commercial uses and creating an identifiable, cohesive neighborhood. The area's current mix of building types and vacant properties lend itself to a variety of new or adaptive reuse opportunities that can form the basis for an exciting mixed-use neighborhood. Its proximity to downtown's employment center provides a ready market for quality residential, retail and cultural offerings.

The Flagler Heights Strategic Investment Streetscape Program is designed to work in concert with proposed public infrastructure upgrades to create a higher quality environment, enhance resident/property owner involvement and develop a sense of community. It should also assist in determining urban design standards that are compatible with the mix of land uses allowed under current zoning.

It is the intent of this policy to strategically start in the area where significant investment is already being made, thereby building on the critical mass necessary to have an economic, visual and social impact. This is particularly important as it relates to the proposed streetscape improvements along NE 6<sup>th</sup> Street. The program will be in effect for a limited initial time, but may be extended as budget and success warrant.

### The intent of the SISP is to:

- Serve as a catalyst to support and stimulate investment.
- Enhance the opportunity for development of a variety of housing types that are affordable to a mix of household incomes.

City of Fort Lauderdale Community Redevelopment Agency  
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- Encourage quality design to help create an identifiable sense of place.
- Support the development of new economic generator activities in mixed-use environments/facilities.
- Monitor the fiscal and economic impact of the program.

**Project and Funding Criteria for  
Flagler Heights Strategic Investment Streetscape Program**

**Eligibility Criteria**

All development projects that are less than \$5,000,000 in total estimated costs are eligible to solicit streetscape-matching funds based on the following criteria:

- Development requesting funds must meet objectives of CRA Strategic Plan.
- Sidewalk fronting property is replaced as a result of new construction or new sidewalk is constructed if there was no previously existing sidewalk.
- The new or replaced sidewalk must conform to the proposed/adopted CRA design guidelines for the particular street.
- Preference will be given to projects that are connected to existing or funded streetscape elements.
- A Developer's Agreement will be executed between the CRA and developer stipulating to the above criteria.
- Developer will construct improvements per Developer's Agreement and be reimbursed by CRA for its agreed-upon share once Certificate of Occupancy is issued.

**CRA Investment Criteria**

- All single use, stand-alone projects will be eligible for 33 1/3% of the streetscape construction costs within the public right-of-way.
- Any project with two or more mix of uses (the minimum use is at least 15% of the square footage) will be eligible for 50% of the cost of streetscape construction within the public right-of-way.
- Projects connecting to existing or funded streetscape elements will be funded prior to other streetscape proposals, assuming they meet all other criteria.



*City of Fort Lauderdale:*  
**Community Redevelopment Agency Project Area**



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