

**Fiscal Year 2017
COMMUNITY REDEVELOPMENT AGENCY (CRA) PROFILE**

NAME OF ENTITY	Lauderdale Lakes Community Redevelopment Agency
PURPOSE OF ENTITY	The Lauderdale Lakes Community Redevelopment Agency (CRA) was initiated in 1999 to establish strategies for community and economic renewal based on priorities determined through dialogue with the public.

CHAIRPERSON	VICE CHAIRPERSON	COMMISSIONER	COMMISSIONER	COMMISSIONER	COMMISSIONER
Patricia Williams 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2730 patriciaw@lauderdalelakes.org TERM: 2012-2016 * appointed by City Commission	Beverly Williams 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2730 beverlyw@lauderdalelakes.org TERM: 2014-2018 * appointed by City Commission	Edwina Coleman 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2730 edwinac@lauderdalelakes.org TERM: 2012-2016 * appointed by City Commission	Gloria Lewis 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2730 glorial@lauderdalelakes.org TERM: 2014-2018 * appointed by City Commission	Eileen Rathery 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2730 eileenr@lauderdalelakes.org TERM: 2012-2016 * appointed by City Commission	Barrington A. Russell, Sr. 4300 Northwest 36 Street Lauderdale Lakes, Florida 954-535-2730 barringtonr@lauderdalelakes.org TERM: 2012-2016 * appointed by City Commission

CITY OF LAUDERDALE LAKES CRA CHARTER

[Click here to view Resolution No. 00-204 creating the Community Redevelopment Agency](#)
[Click here to view Article IX \(Section 82-281\) establishing the Redevelopment Trust Fund](#)

DATE OF ESTABLISHMENT	Created on September 26, 2000 by the City of Lauderdale Lakes Commission
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CRA GOVERNED BY FLORIDA STATUTE	Chapter 163, Part III – Community Redevelopment http://leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html
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CONTACT PERSON:	J. Gary Rogers, CRA Executive Director City of Lauderdale Lakes 4300 Northwest 36 Street Lauderdale Lakes, Florida 33319 954-535-2492 garyr@lauderdalelakes.org www.lauderdalelakes.org
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ADDRESS:

City of Lauderdale Lakes Community Redevelopment Agency
4300 Northwest 36 Street
Lauderdale Lakes, Florida 33319
954-535-2490 (main)

INTERACTIVE CRA MAP (countywide)	http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=1ae273bf9a0741e9ae3dc02105844220 Click here to view the Lauderdale Lakes CRA Map
CRA LEGAL DESCRIPTION	Click this link to view the Legal Description Below
FINANCIAL INFORMATION	<ul style="list-style-type: none"> • Click here to view Taxes, Fees, Assessments, or charges imposed and collected by the Special District • Financial Information – Fiscal Year 2017 Budget (in addition to amendments) http://www.lauderdalelakes.org/351/Management-and-Budget-Division • Financial Information – Audit Report http://www.lauderdalelakes.org/351/Management-and-Budget-Division
CODE OF ETHICS	Florida Commission on Ethics website at http://www.ethics.state.fl.us ; Select Ethics Laws

RESOLUTION No. 00-204

A RESOLUTION CREATING THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE APPOINTMENT OF THE MAYOR AND CITY COMMISSIONERS AS THE BOARD OF COMMISSIONERS FOR THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR A CHAIR AND VICE CHAIR OF THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE RATIFICATION OF A FINDING AND NECESSITY REPORT; PROVIDING FOR THE RATIFICATION OF A DETERMINATION OF A NEED TO FORM A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

1 WHEREAS, Chapter 163, Part III, Florida Statutes, provides for community
2 redevelopment by the establishment of a community redevelopment agency if certain
3 conditions of slum and blight are determined to exist, and

4 WHEREAS, the City, with the help of a consultant, had previously authored a
5 Community Finding and Necessity Report in December, 1999 (Slum and Blight Report),
6 which determined that slum and blight conditions existed within the City, and

7 WHEREAS, the City Commission determined that the best way to effect
8 redevelopment of the slum and blighted areas was to form a community redevelopment
9 agency (CRA), and

10 WHEREAS, in Resolution No. 99-221, the City Commission formally adopted the
11 Slum and Blight Report, determined that slum and blight conditions existed within the City
12 and determined that there was a need to form a CRA, and

13 WHEREAS, on July 11, 2000, the Broward County Board of County
14 Commissioners delegated to the City the authority to make a finding that there is a need

Resolution No. 00-204

15 for a CRA, to establish and create a CRA, to appoint either a board of commissioners or
16 the City Commission as the commissioners of the CRA, to designate a chair and vice
17 chair of the CRA, and to prepare a community redevelopment plan for the CRA, and

18 WHEREAS, notice of the adoption of this Resolution has been published in a
19 newspaper of general circulation and has also been sent to all taxing authorities who levy
20 ad valorem taxes on real property located within the proposed area of the CRA who
21 acknowledged receipt of the notice, and

22 WHEREAS, there have also been several public hearings and discussions on the
23 matters contained within this Resolution,

24 WHEREAS, the City Commission has studied and has listened to the public input
25 on this matter,

26 NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
27 CITY OF LAUDERDALE LAKES AS FOLLOWS:

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

31 Section 2. RATIFICATION OF SLUM AND BLIGHT STUDY: The findings
32 and conclusions set forth in Resolution No. 99-221 and the Community Redevelopment
33 Finding and Necessity Report, prepared by HBI Planning Services and City staff, and a

Resolution No. 00-204

34 copy of which is on file in the Office of the City Clerk, are hereby ratified and, once again,
35 conditions of slum and blight are determined to exist within the City of Lauderdale Lakes.

36 Section 3. RATIFICATION OF NEED TO FORM A COMMUNITY
37 REDEVELOPMENT AGENCY: The findings and conclusions set forth in Resolution No.
38 99-221 are hereby ratified and, once again, it is determined that a Community
39 Redevelopment Agency is necessary, appropriate and timely in order to commence the
40 redevelopment of slum and blighted areas within the City.

41 Section 4. CREATION OF LAUDERDALE LAKES COMMUNITY
42 REDEVELOPMENT AGENCY: Pursuant to the findings set forth herein and in
43 Resolution No. 99-221, as well as the delegation of authority from the Broward County
44 Board of County Commissioners in Resolution No. 2000-944, there is hereby established
45 a Community Redevelopment Agency within the City of Lauderdale Lakes to be known as
46 the "Lauderdale Lakes Community Redevelopment Agency" and the boundaries of the
47 Lauderdale Lakes Community Redevelopment Agency shall be the boundaries shown on
48 the map attached hereto as Exhibit "A". The Lauderdale Lakes Community
49 Redevelopment Agency shall have all of the rights, powers, duties, privileges and
50 immunities as allowed by law and as may be delegated, from time to time, by the Board
51 of Broward County Commissioners.

Resolution No. 00-204

52 Section 5. CREATION OF THE GOVERNING BODY OF THE
53 LAUDERDALE LAKE COMMUNITY REDEVELOPMENT AGENCY: The Mayor and City
54 Commissioners of the Lauderdale Lakes City Commission are hereby appointed as the
55 Commissioners of the Lauderdale Lakes Community Redevelopment Agency.

56 Section 6. ESTABLISHMENT OF CHAIR AND VICE CHAIR OF THE
57 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY: The Mayor and
58 Vice Mayor of the City of Lauderdale Lakes shall be the Chairperson and Vice
59 Chairperson, respectively, of the Lauderdale Lakes Community Redevelopment Agency.

60 Section 7. EFFECTIVE DATE: This Resolution shall take effect immediately
61 upon its final passage.

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63 ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES

64 AT ITS REGULAR MEETING HELD SEPTEMBER 26, 2000.

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ATTEST:

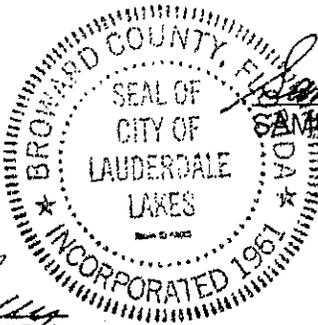
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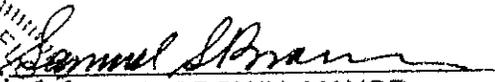
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PAMELA J. LEVY, CITY CLERK



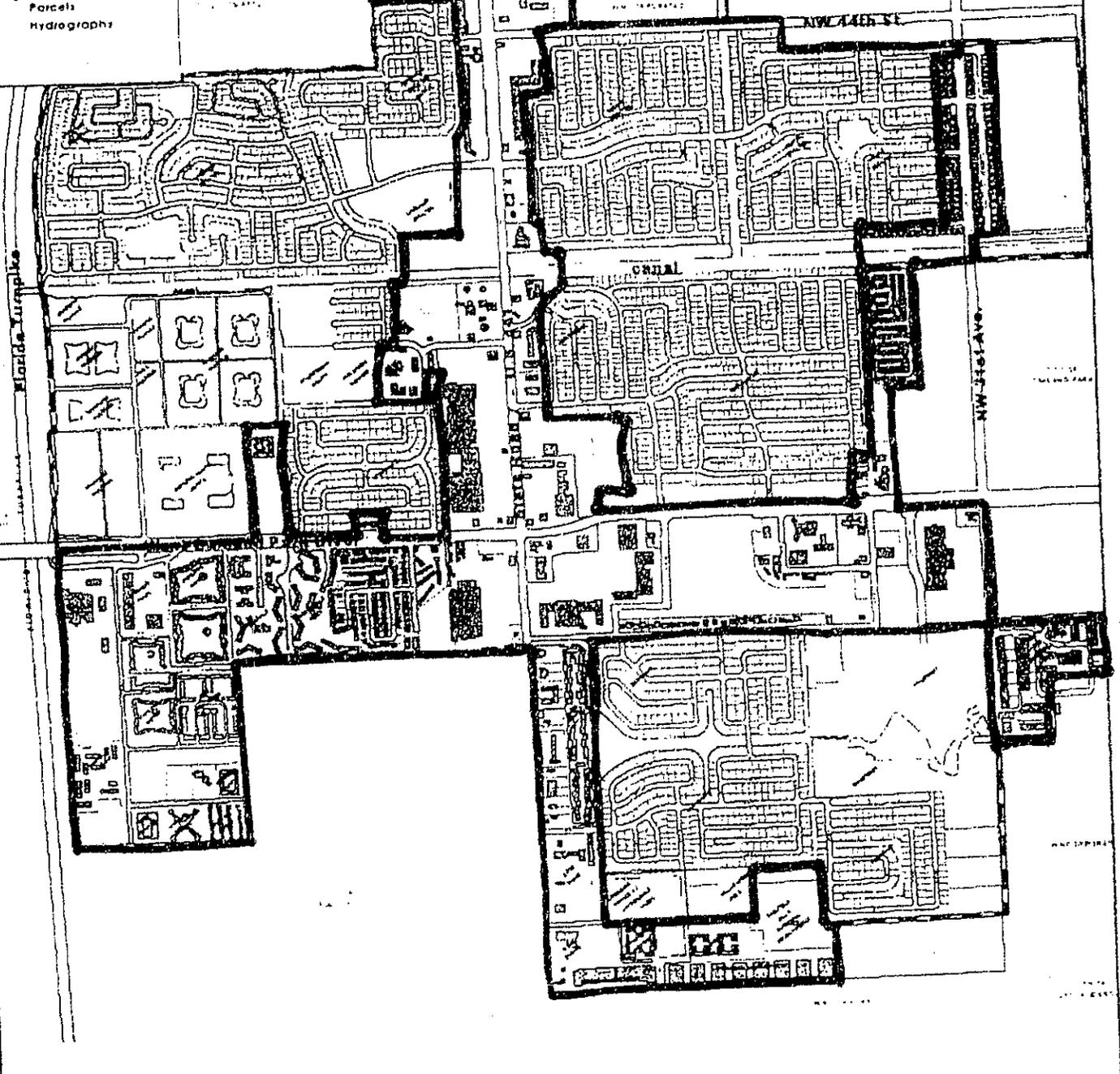

SAMUEL S. BROWN, MAYOR

"Exhibit A"

Legend

Text Labels

-  City Limits
-  CRA Boundaries
-  Buildings Base Map
-  Block
-  Parcels
-  Hydrography



Prepared for:
The City of
Lauderdale Lakes
Florida

Prepared by:
 THE
RYMPK
GROUP

Base Map

Community Redevelopment Plan
City of Lauderdale Lakes



NORTH

0 500 1000 1500

Feet

Map # 2

Article IX - Section 82-281
Establishment of Redevelopment Trust Fund

Sec. 82-281. - Redevelopment trust fund for Lauderdale Lakes Community Redevelopment Agency.

- (a) There is hereby established and created, in accordance with the provisions of F.S. § 163.387, a redevelopment trust fund ("trust fund") for the Lauderdale Lakes Community Redevelopment Agency (CRA), which trust fund shall be funded for the duration of the community redevelopment plan ("plan"), as the plan may be amended from time to time.
- (b) The funds allocated to and deposited into the trust fund shall be deemed appropriated to the CRA to finance or refinance any community redevelopment the CRA undertakes pursuant to the approved plan, as the plan may be amended from time to time. The CRA shall utilize the funds and revenues paid into and earned by the trust fund for any community redevelopment purpose contained in the plan and as provided by law and this Code.
- (c) The annual funding of the trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each statutorily applicable taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:
 - (1) The amount of ad valorem taxes levied each year by each statutorily applicable taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the area of the CRA; and
 - (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each statutorily applicable taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the area of the CRA as shown upon the most recent assessment roll used in connection with the taxation of such property by each statutorily applicable taxing authority prior to the effective date of the ordinance from which this section is derived.
- (d) Each statutorily applicable taxing authority shall, by January 1 of each year, appropriate to the trust fund, for so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years), a sum that is no less than the increment as defined and determined in subsection (c) of this section accruing to such taxing authority. If the plan for the CRA is amended or modified, each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the plan amendment becomes effective.
- (e) Any statutorily applicable taxing authority that does not pay the increment to the trust fund by January 1 shall pay to the trust fund an amount equal to five percent of the amount of the increment and shall pay interest on the amount of the increment equal to one percent for each month the increment is outstanding.
- (f) For purposes of this section, the term "taxing authority" shall mean the state, the county, the city, a special district as defined in F.S. § 165.031(5), or any other public body of the state, except a school district, which levies ad valorem taxes on real property located within the geographic boundary of the CRA. The South Florida Water Management District, which is a special district that levies ad valorem taxes on taxable real property in more than one county and was created prior to July 1, 1993, is exempt from the provisions of this section.
- (g)

A special district which levies ad valorem taxes within the CRA area may apply, in writing filed with the city clerk, for an exemption to the requirements of funding the trust fund. Any special district wishing to submit a request for an exemption must file its written request with the city clerk within 120 days of the effective date of the ordinance from which this section is derived. In deciding whether to deny or grant a special district's request for exemption from funding the trust fund, the city commission must consider:

- (1) Any additional revenue sources of the CRA which could be used in lieu of the special district's tax increment;
 - (2) The fiscal and operational impact on the CRA;
 - (3) The fiscal and operational impact on the special district;
 - (4) The benefit to the specific purpose for which the special district was created. (The benefit to the special district must be based on the specific projects contained in the approved plan for the CRA);
 - (5) The impact of the exemption on incurred debt and whether such exemption will impair any outstanding bonds that have pledged tax increment revenues to the repayment of the bonds;
 - (6) The benefit of the activities of the special district to the approved plan; and
 - (7) The benefit of the activities of the special district to the area of operation of the city.
- (h) The city commission shall hold a public hearing on the special district's request for an exemption of funding the trust fund after public notice of the hearing is published in a newspaper having a general circulation in the county. The notice must describe the time, date, place and purpose of the hearing and must identify, generally, the community redevelopment area covered by the plan and the impact of the plan on the special district that requested the exemption.
- (i) If the city commission grants an exemption to a special district, the city and the special district must enter into an interlocal agreement that establishes the conditions of the exemption, including, but not limited to, the period of time for which the exemption is granted.
- (j) If the city denies the request for exemption by a special district, then the city shall provide the special district with a written analysis specifying the rationale for such denial. This written analysis must include, but is not limited to, the following information:
- (1) A separate, detailed examination of each consideration listed in subsection (g) of this section; and
 - (2) Specific examples of how the plan will benefit, and how it has already benefitted, the purpose for which the special district was created.

The decision to either deny or grant an exemption must be made by the city commission within 120 days after the date the written request for exemption was submitted to the city commission pursuant to the procedures established in this section.

- (k) Notwithstanding the provisions of the subsections above, the obligation of the city to fund the trust fund annually shall continue until all loans, advances, and indebtedness, if any, and interest thereon, of the CRA incurred as a result of redevelopment in a community redevelopment area have been paid.
- (l) The revenue bonds and notes of every issue under this section and F.S. ch. 163, pt. III, are payable solely out of the revenues pledged to and received by the CRA and deposited into its trust fund. The lien created by such bonds or notes shall not attach until the revenues referred to in this section are deposited in the trust fund at the times and to the extent that such revenues accrue.

The holders of such bonds or notes have no right to require the imposition of any tax or the establishment of any rate of taxation in order to obtain the amounts necessary to pay and retire such bonds or notes. Revenue bonds issued by the CRA pursuant to the authority granted the CRA in F.S. ch. 163, pt. III, shall not be deemed to constitute a debt, liability, or obligation of the city or the state or any political subdivision thereof, or a pledge of the faith and credit of the city or the state or any political subdivision thereof, but shall be payable solely from the revenues provided therefor. All such revenue bonds shall contain on the face thereof a statement to the effect that the CRA shall not be obligated to pay the same or the interest thereon except from the revenues of the CRA held for that purpose and neither the faith and credit nor the taxing power of the city or of the state or any political subdivision thereof is pledged to the payment of the principal of, or the interest on, such bonds.

- (m) Moneys in the trust fund may be expended from time to time for the following purposes, when directly related to financing or refinancing of redevelopment in the CRA area pursuant to the plan:
- (1) Administrative and overhead expenses necessary or incidental to the implementation of the plan adopted by the CRA;
 - (2) Expenses or redevelopment planning, surveys, and financial analysis, including the reimbursement of the city or the CRA for such expenses incurred before the plan was approved and adopted;
 - (3) The acquisition of real property in the redevelopment area;
 - (4) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in F.S. § 163.370;
 - (5) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness;
 - (6) All expenses incidental to or connected with the issuance, sale, redemption, retirement or purchase of CRA bonds, bond anticipation notes, or other forms of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other forms of indebtedness;
 - (7) The development of affordable housing within the area; and
 - (8) The development of community policing innovations.
- (n) On the last day of the fiscal year of the CRA, any money which remains in the trust fund after the payment of expenses, pursuant to subsection (m) of this section, for such year shall be:
- (1) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities within the redevelopment area for that year;
 - (2) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
 - (3) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
 - (4) Appropriated to a specific redevelopment project pursuant to the plan, which project will be completed within three years from the date of such appropriation.
- (o) The CRA shall provide for an independent financial audit of the trust fund each fiscal year and a report of such audit. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount

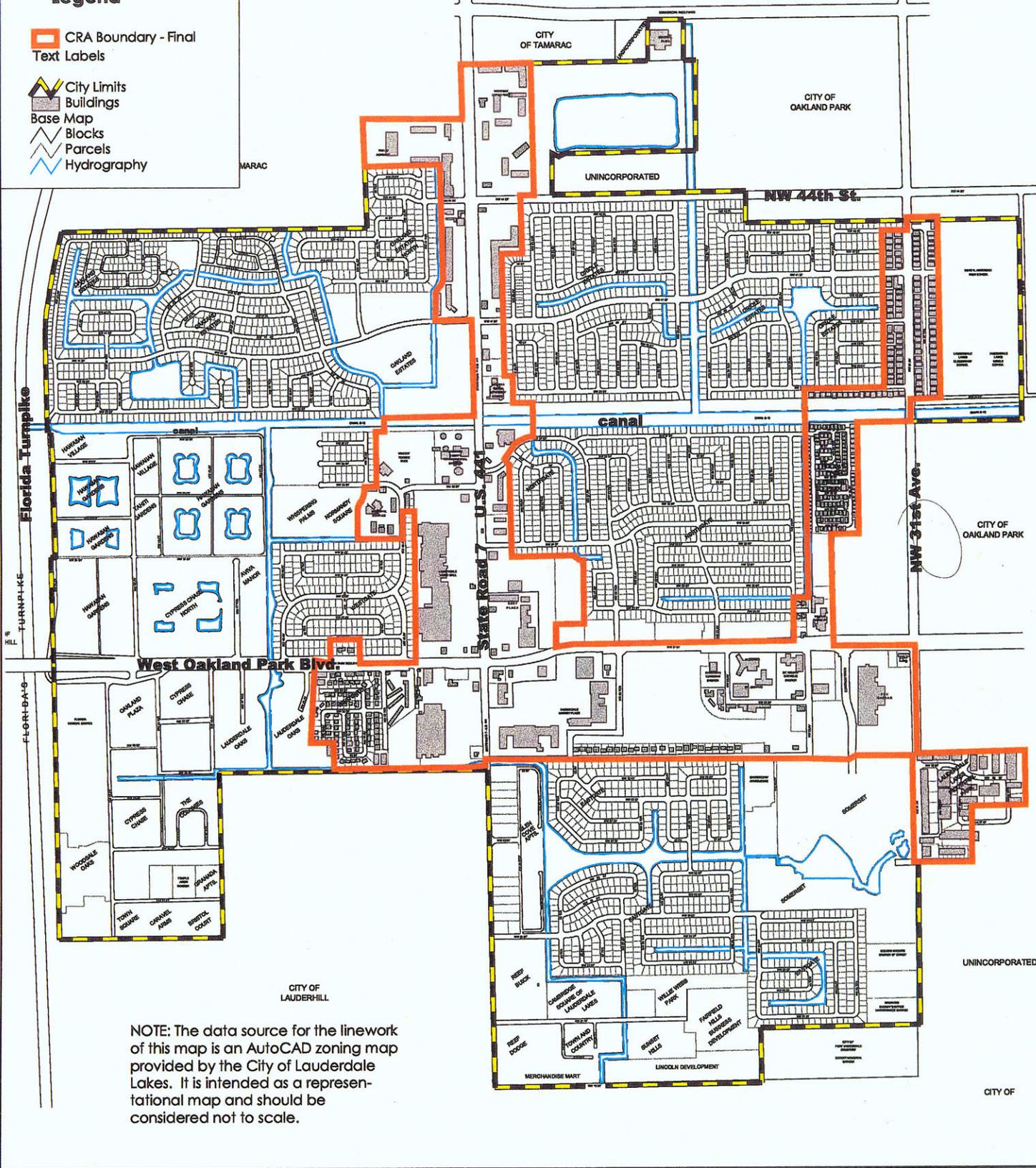
of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and the remaining amount of such indebtedness. The CRA shall provide a copy of the report to such taxing authority.

- (p) The CRA fiscal year shall commence on October 1 of each calendar year and shall end on September 30 of the following year. The budget for the CRA shall be approved by resolution of the CRA, and the budget shall regulate the expenditures of the CRA and the CRA shall make no expenditures or contract for expenditures in any fiscal year, except in the pursuit of budgeted appropriations.

(Code 1972, § 23-110; Ord. No. 00-45, § 2, 12-29-2000)

Legend

-  CRA Boundary - Final
- Text Labels
-  City Limits
-  Buildings
- Base Map
-  Blocks
-  Parcels
-  Hydrography



Prepared for:
**The City of
 Lauderdale Lakes
 Florida**

Prepared by:



Base Map CRA Boundary

2/13/01

Community Redevelopment Plan
 City of Lauderdale Lakes



NORTH
 0 500 1000 1500
 Feet

Fig. # 2

City of Lauderdale Lakes
Community Redevelopment Plan
Legal Description
6/9/14

Beginning at the intersection of the west right of way line of State Road 7 with the northerlymost northern municipal boundary of the City of Lauderdale Lakes, Florida, as shown on the "Base Map Amended Geographic Area" Map #2, dated December 13, 2000,

Thence easterly, along said northern municipal boundary, to an intersection with the northerly extension of the west line of Headway Office Park, as recorded in Plat Book 125, Page 49, Broward County Records,

Thence southerly, along said northerly extension and west line of said Headway Office Park, to the north right of way line of NW 44th Street,

Thence westerly, along said north right of way line of NW 44th Street, to an intersection with the northerly extension of the west line of Oriole Estates Section 5, as recorded in Plat Book 62, Page 1, Broward County Records,

Thence southerly, along said northerly extension and west line of said Oriole Estates Section 5 to the northwest corner of Lot 11, Block 1, Oriole Estates Section 1, as recorded in Plat Book 56, Page 29, Broward County Records,

Thence, along the west line of said Oriole Estates Section 1, southerly, westerly and southerly to the southwest corner of Lot 24, Block 1, said Oriole Estates Section 1,

Thence southerly, along the southerly extension of the west line of said Lot 24, to the northwest corner of Lot 52, Block 13, said Oriole Estates Section 1,

Thence southerly, along the west line of said Lot 52 to the southwest corner of said Lot 52, said point also being the westerlymost northwest corner of Oriole Estates Section 2, as recorded in Plat Book 57, Page 48, Broward County Records,

Thence, southerly, easterly, and southerly, along the west line of said Oriole Estates, Section 2, to the southerlymost southwest corner of said Oriole Estates Section 2, said point also being the northwest corner of Lot 29, Block 27, Oriole Estates Section 3, as recorded in Plat Book 58, Page 36, Broward County Records,

Thence southerly, along the west line of said Lot 29 to the north right of way line of the C-13 Canal,

Thence easterly, along the north right of way line of the C-13 Canal, approximately 250 feet to a point of intersection with the northerly extension of the west line of Lot 29, Block 10, Lauderdale Lakes North Gate Section 4, as recorded in Plat Book 56, Page 32, Broward County Records,

Thence southerly, along said northerly extension, across the right of way of the C-13 Canal, to the northwest corner of said Lot 29,

Thence continue southerly, along the west line of said Lot 29 to the north right of way line of NW 37th Street,

Thence westerly and southwesterly, along said north right of way line of 37th Street to an intersection with the northwesterly extension of the southwest line of Lot 1, Block 2, Lauderdale Lakes North Gate Section 5, as recorded in Plat Book 57, Page 14, Broward County Records,

Thence southeasterly, across NW 37th Street, to the westerlymost corner of said Lot 1,

Thence, along the west line of said Lauderdale Lakes North Gate Section 5, southeasterly, southerly, easterly, southeasterly, and southerly to the southwest corner of Lots 19 and 20, Block 26, said Lauderdale Lakes North Gate Section 5, said point also being a point on the east line of First Federal Lauderdale Lakes, as recorded in Plat Book 99, Page 35, Broward County Records,

Thence continue southerly, along said east line of said First Federal Lauderdale Lakes, to the northeast corner of Parcel 'A', said First Federal Lauderdale Lakes,

Thence westerly, along the north line of said Parcel 'A' to the northwest corner of said Parcel 'A',

Thence southerly, along the west line of said Parcel 'A' to the north right of way line of West Oakland Park Boulevard,

Thence easterly, along said north right of way line of West Oakland Park Boulevard to the west right of way line of NW 33rd Avenue,

Thence northerly, along said west right of way line of NW 33rd Avenue, approximately 520 feet to the south right of way line of an east/west drainage canal, said canal described as Poinsettia Waterway, Lauderdale Lakes North Gate Section 6, as recorded in Plat Book 58, Page 33, Broward County Records,

Thence easterly, along the south right of way line of said east/west drainage canal to southerly extension of the west right of way line of a north/south canal that runs along the eastern

boundary of said Lauderdale Lakes North Gate Section 6, said canal described thereon as Lily Waterway,

Thence northerly, along said southerly extension and west line of said north/south canal, to the south right of way line of the C-13 Canal,

Thence northerly, across the right of way of the C-13 Canal to the southeast corner of Lot 16, Block 29, Oriole Estates Section 8, as recorded in Plat Book 65, Page 9, Broward County Records, said point also being a point on the west right of way line of a north/south canal as shown on said Oriole Estates Section 8,

Thence continue northerly, along said west right of way line and northerly extension thereof, to the north right of way line of NW 39th Street,

Thence easterly, along said north right of way line of NW 39th Street to the west right of way line of NW 31st Terrace,

Thence northerly, along said west right of way line of NW 31st Terrace to the north right of way line of NW 43rd Street,

Thence easterly, along said north right of way line of NW 43rd Street to the centerline of NW 31st Avenue,

Thence northerly, along said centerline to the northern municipal boundary of the City of Lauderdale Lakes, Florida, as shown on the "Base Map Amended Geographic Area" Map #2, dated December 13, 2000,

Thence easterly, along said northern municipal boundary, to the west line of the Boyd Anderson High School / Lauderdale Lakes Elementary School complex, said property shown on the Broward County Property Appraiser's office Folio number 49422000033,

Thence southerly, along said west line, to the north right of way line of NW 39th Street,

Thence westerly, along said north right of way line of NW 39th Street to the centerline of NW 31st Avenue,

Thence southerly, along said centerline of NW 31st Avenue to the south right of way line of the C-13 Canal,

Thence westerly, along said south right of way line, to an intersection with the northerly extension of the east line of the Holiday Park mobile home park, said property shown on the Broward County Property Appraiser's office Folio number 494219000150,

Thence southerly, along said northerly extension and said east line, said line also being a municipal boundary line of the City of Lauderdale Lakes, Florida, as shown on the "Base Map Amended Geographic Area" Map #2, dated December 13, 2000, to the southeast corner of said property, said point also being on the north line of Strok Plat No. 2, as recorded in Plat Book 147, Page 22, Broward County Records,

Thence westerly, along said north line of said Strok Plat No. 2, and along a line of said municipal boundary, to the west line of said Strok Plat No. 2,

Thence southerly, along said west line and the extension of said west line, said lines also being a line of said municipal boundary, to the municipal boundary line within the right of way of West Oakland Park Boulevard,

Thence easterly, along said municipal boundary line within the right of way of West Oakland Park Boulevard, to the municipal boundary line within the right of way of NW 31st Avenue,

Thence southerly, along said municipal boundary line within the right of way of NW 31st Avenue to a point of intersection with the westerly extension of the north line of Wingate Industrial Park Section 1, as recorded in Plat Book 76, Page 20, Broward County Records,

Thence easterly, along said westerly extension and said north line, said lines also being a line of said municipal boundary to the northeast corner of said Wingate Industrial Park Section 1,

Thence southerly, westerly, and southerly, along the east line of said Wingate Industrial Park Section 1, said line also being a line of said municipal boundary to the municipal boundary line within the right of way of NW 26th Street,

Thence westerly, along said municipal boundary line within the right of way of NW 26th Street to the municipal boundary line within the right of way of NW 31st Avenue,

Thence continue westerly, along the extension of the municipal boundary line within the right of way of NW 26th Street to the west right of way line of NW 31st Avenue,

Thence northerly, along the west right of way line of NW 31st Avenue to the south right of way line of NW 29th Street,

Thence westerly, along the south right of way line of NW 29th Street to the east right of way line of State Road 7,

Thence southerly, along the east right of way line of State Road 7, approximately 170 feet to an intersection with the easterly extension of the north line of Ascension Peace Presbyterian Church Plat, as recorded in Plat Book 164, Page 3, Broward County Records,

Thence westerly, along said easterly extension and said north line, to the northerlymost northwest corner of said Ascension Peace Presbyterian Church Plat, said point also being the northeast corner of Forward Subdivision No. 1, as recorded in Plat Book 52, Page 40, Broward County Records,

Thence continue westerly, along the north line of said Forward Subdivision No. 1, to an intersection with the southerly extension of the west line of Lots 33-41, Block 2, Lauderdale Lakes West Gate Section 3, as recorded in Plat Book 53, Page 10, Broward County Records,

Thence northerly, along said southerly extension and said west line to the southeast corner of Lot 29, Block 2, said Lauderdale Lakes West Gate Section 3,

Thence westerly, along the south line of said Lot 29 to the east line of NW 45th Avenue,

Thence southerly, along said east line of NW 45th Avenue to an intersection with the easterly extension of the south line of Lot 32, Block 4, said Lauderdale Lakes West Gate Section 3,

Thence westerly, along said easterly extension and south line to the west line of Lots 27-32, Block 4, said Lauderdale Lakes West Gate Section 3,

Thence northerly, along said west line to the westerlymost northwest corner of Lot 27, said Block 4,

Thence northeasterly, along the northwest line of Lots 26-27, said Block 4, to the north line of Lots 25-26, said Block 4,

Thence easterly, along the north line of said Lots 25-26, to the southwest corner of Lot 14, said Block 4,

Thence northerly, along the west line of said Lot 14 and the northerly extension thereof to an intersection with the north right of way line of NW 30th Court.

Thence westerly, along said north right of way line, to a point on the west line of the east 51 feet of Lot 38, said Block 4,

Thence northerly, along said west line to a point on the south line of Lot 10, said Block 4, said point also being on the west line of the east 10.3 feet of said Lot 10,

Thence continue northerly, along said west line of the east 10.3 feet of said Lot 10 and northerly extension thereof to the centerline of West Oakland Park Boulevard,

Thence easterly, along the centerline of West Oakland park Boulevard, to the intersection of the southerly extension of the west line of Lots 9 and 33, Block 20, Lauderdale Lakes West Gate Section 2, as recorded in Plat Book 53, Page 14, Broward County Records,

Thence northerly, along said southerly extension and said west line of said Lots 9 and 33, to the south right of way line of NW 32nd Street,

Thence easterly, along said south right of way line of NW 32nd Street to the northeast corner of Lot 13, said block 20,

Thence southerly, along the east line of Lots 13 and 29, said Block 20, and the southerly extension thereof, to the centerline of West Oakland Park Boulevard,

Thence easterly, along the centerline of West Oakland Park Boulevard approximately 680 feet to an intersection with the southerly extension of the east line of Lauderdale Lakes West Gate Section No. 1, as recorded in Plat Book 52, Page 30, Broward County Records,

Thence northerly, along said southerly extension and said east line to the northeast corner of Lot 1, Block 21, said Lauderdale Lakes West Gate Section No. 1, said point also being the southeast corner of Lot 10, Block 5, Lauderdale Lakes West Gate Section No. 5, as recorded in Plat Book 54, Page 32, Broward County Records,

Thence continue northerly, along the east line of said Lauderdale Lakes West Gate Section No. 5 to the southeast corner of Lot 3, said Block 5,

Thence westerly, along the south line of said Lot 3 and the westerly extension thereof to the west right of way line of NW 43rd Avenue, said line also being the east line of Lauderdale Lakes City Center, as recorded in Plat Book 64, Page 12, Broward County Records,

Thence southerly, along said east line to the south line of said Lauderdale Lakes City Center,

Thence westerly, northerly, and westerly, along said south line to the west line of said Lauderdale Lakes City Center,

Thence northerly, northeasterly, and northerly, along said west line to the north line of said Lauderdale Lakes City Center, said north line also being the south right of way line of NW 36th Street,

Thence easterly, along said south right of way line of NW 36th Street to an intersection with the southerly extension of the east line of Lots 1-9, Block 2, Lauderdale Lakes West Gate Section No. 5, as recorded in Plat Book 54, Page 32, Broward County Records,

Thence northerly, along said southerly extension and said east line and the northerly extension thereof, to the north right of way line of the C-13 Canal,

Thence easterly, along said north right of way line of the C-13 Canal to the west right of way line of State Road 7,

Thence northerly, along said west right of way line of State Road 7 to the south right of way line of NW 41st Street,

Thence westerly, along said south right of way line of NW 41st Street, approximately 400 feet to the east right of way line of the north/south drainage canal, said canal described as Rickey Waterway, as shown on Oakland Estates 1st Section, as recorded in Plat Book 63, Page 22, Broward County Records, and on Oakland Estates North 2nd Section, as recorded in Plat Book 67, Page 26, Broward County Records,

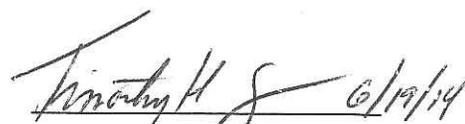
Thence northerly, northeasterly, and northerly, along the east right of way line of said Rickey Waterway, to the northeast corner of said Oakland Estates North 2nd Section,

Thence westerly, along the north line of said Oakland Estates North 2nd Section, to the northwest corner of said Oakland Estates North 2nd Section, said point being on the west line of the municipal boundary of the City of Lauderdale Lakes, Florida, as shown on the "Base Map Amended Geographic Area" Map #2, dated December 13, 2000,

Thence northerly and easterly, along said west line of said municipal boundary, to the west right of way line of State Road 7,

Thence northerly, along said west right of way line of State Road 7, approximately 620 feet to the point of the beginning.

Prepared By:

Handwritten signature of Timothy H. Gray in black ink, with the date 6/19/14 written to the right of the signature.

Timothy H. Gray, PSM

Keith and Schnars, P.A. LB 1337

6500 N Andrews Ave

Ft. Lauderdale, FL 33309

**Lauderdale Lakes Community Redevelopment Agency
Tax Increment Financing Estimates
Based on Final 2016 Tax Roll (Oct 2016)**

	Base Year 2000	Current Year 2016 Tax Roll	Increase/ (Decrease)	County	
				Increase/ (Decrease)	
Net Taxable Value	\$127,159,990	252,601,390	125,441,400	252,601,390	125,441,400
Dedicated Increment Value			x 95% = 119,169,330		x 95% = 119,169,330
			Amount Due if Received		
	FY 2017 Adopted	Before 1/1/17 @ 95%	After 1/1/17 @ 100%	Districts	
Property Taxes Due From:				Increase/ (Decrease)	
Broward County	5.4474	\$649,163	\$683,329		
North Broward Hospital District	1.3462	\$160,426	168,869		
Children's Services Council	0.4882	\$58,178	61,240	252,712,370	125,552,380
City of Lauderdale Lakes	8.5000	\$1,012,939	1,066,252		x95% =
Totals		\$1,880,706	\$1,979,690		119,274,761
		1,611,891	268,815		