



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#22-1105**

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**TO:** CRA Chairman & Board of Commissioners  
Fort Lauderdale Community Redevelopment Agency

**FROM:** Greg Chavarria, CRA Executive Director

**DATE:** December 20, 2022

**TITLE:** Motion Accepting Instruments of Conveyance of One Property from the City of Fort Lauderdale for Public Purposes, Authorizing Contract with Companies for Appraisal, Title, Survey, and Related Services, Authorizing the Disposition of the Property for Redevelopment, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 2)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners pass a Motion to accept the instruments of conveyance for one property from the City of Fort Lauderdale for public purposes, authorize contracts with companies for appraisal, title, survey and related services, authorize the disposition of the property for redevelopment, authorize the Executive Director to execute any and all related instruments, and delegate authority to the Executive Director to take certain actions.

**Background**

On November 1, 2022, the City Commission adopted Resolution No 22-262 (Exhibit 1), providing Notice of Intent to convey one City-owned property located in the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area to the CRA for public purposes pursuant to Section 8.02 of the City Charter providing Notice of a Public Hearing before the City Commission at 6:00 PM on December 6, 2022 (Exhibit 1). The property to be conveyed to the CRA is XXX NW 8<sup>th</sup> Avenue (Property ID 5042 03 01 1920). A location map of the property and Broward County Property Appraiser information on the property are attached as Exhibits 2 and 3 respectively. On December 6, 2022, the City Commission adopted a Resolution approving the conveyance of the property to the CRA (Exhibit 4).

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose. The property is located in the NPF CRA in the Dorsey Riverbend area adjacent to other CRA properties. The property is a 6,375 square foot parcel of vacant land zoned NWRAC-MUw (Northwest Regional Activity Center – Mixed Use west). It will be conveyed to the CRA at no cost in “As Is” condition.

The CRA will be accepting title to the property subject to any title defects and other adverse matters and conditions that may affect the property. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

**Consistency with the NPF CRA Community Redevelopment Plan**

This action is permitted by the NPF CRA Plan as amended under Section 5 of the Community Redevelopment Program and Strategies, where it states that from time to time, the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or buildings targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380 Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site clean-up and conduct due diligence necessary to stimulate redevelopment in the CRA district.

**Resource Impact**

There will be an estimated fiscal impact to the Northwest Progresso Flagler Heights CRA in the amount of \$10,000.

Funds available as of December 7, 2022					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-40-4203-CRA092304	Development Incentive Improvement Program FY 23	Other Operating Expense/Redevelopment Projects	\$15,276,994	\$8,526,994	\$10,000
<b>TOTAL AMOUNT ►</b>					\$10,000

**Strategic Connections**

This item is a 2022 Commission Priority, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive and proactive business climate to attract emerging industries
- Objective: Nurture and support existing local business

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community and We Are Prosperous.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically  
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advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies and encourage retention and recruitment of business and industry which provide living wage employment and increased training and competitiveness in the local workforce

**Attachments**

Exhibit 1 – Resolution 22-262

Exhibit 2 – Location Map

Exhibit 3 – Broward County Property Appraiser Information

Exhibit 4 – Resolution 22-XXX passed December 6, 2022

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Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager  
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CRA Executive Director: Greg Chavarria