



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#19-0653**

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** July 9, 2019

**TITLE:** Resolution Declaring the City's Notice of Intent to Convey Property at 541 NW 8 Avenue in the Northwest-Progresso-Flagler Heights Community Redevelopment Area to the Fort Lauderdale Community Redevelopment Agency and Setting a Public Hearing for August 20, 2019 - (**Commission District 3**)

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**Recommendation**

It is recommended that the City Commission approve a Resolution declaring the City's intent to convey City property at 541 NW 8 Avenue in the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") to the Fort Lauderdale Community Redevelopment Agency ("CRA") and setting a public hearing for August 20, 2019.

**Background**

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 (Exhibit 1). This item involves the conveyance of a vacant parcel of land at 541 NW 8 Avenue to the Fort Lauderdale CRA for the public purpose of redevelopment in accordance with the approved Community Redevelopment Plan for the NPF CRA.

To effectuate the transfer of the property from the City to the CRA, the Commission must adopt a resolution declaring its intent to convey the property to the CRA along with the purchase price and any other terms and set a date for a public hearing not less than thirty (30) days after the adoption confirming the first resolution and authoring the conveyance of the property upon the terms referenced in the first resolution. The CRA Board of Commissioners by separate action will also need to accept the Instruments of Conveyance.

The property included in this request is a single lot of approximately 6,376 square feet in close proximity to other property that the CRA owns at 822 and 824 Sistrunk Blvd. (Exhibit 2). The CRA pursuant to Section 163.380 (3)(a), Florida Statutes (2018) is in the process of securing proposals for the property for the purpose of redevelopment in accordance with the NPF CRA Community Redevelopment Plan. The CRA has received interest from developers in the property for use as part of an assemblage for a larger redevelopment effort. Developers have included Fuse Group, who are developing the properties at 900,

914 and 930 Sistrunk, 909 Sistrunk, and 612 NW 9 Avenue, and who appeared before the CRA Advisory Board on February 13, 2018 identifying City and CRA property they would like to purchase for redevelopment and presented their plans to activate frontage along Sistrunk Boulevard with a mix of office and retail (Exhibit 3).

The Charter allows the City Commission to determine the selling price of the property to the CRA. The 2019 Broward County Property Appraiser's Just Market Value of the property is \$51,010 (Exhibit 4). The appraised value of the property is \$90,000 based on an appraisal by American Realty Consultants as of May 7, 2019 (Exhibit 5) and is the price the CRA will be asking for the property in its Request for Proposal. The property is zoned NW Regional Activity Center Mixed Use West (NW RAC MUw). The CRA will, in turn, pay the City the sum of \$90,000 when the property is sold by the CRA. The CRA will purchase the property in an "as is" condition with the CRA paying all closing costs.

The City conveyed the property to the Northwest Neighborhood Improvement District ("NWNID") on January 17, 2013 by Special Warranty Deed. When the NWNID was dissolved pursuant to Section 189.076, Florida Statutes (2017), title to the real property automatically transferred from the Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale by operation of law.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2019* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods
- Goal 7: Be a well positioned City within the global economic and tourism markets of the South Florida region
- Objective 2: Facilitate a responsive and proactive business climate

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

### **Attachments**

Exhibit 1 – Section 8.02 of the City Charter

Exhibit 2 – Location Map

Exhibit 3 – February 13, 2018 CRA Advisory Board Minutes

Exhibit 4 – Broward County Property Appraiser Information

Exhibit 5 – Property Appraisal- American Realty Consultants as of May 7, 2019

Exhibit 6 – Resolution

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