

RESOLUTION NO. 25- (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING THE PROPOSAL OF BROWARD COUNTY HABITAT COMMUNITY HOUSING DEVELOPMENT CORPORATION AND APPROVING THE DONATION OF REAL PROPERTY LOCATED AT 427 NW 20TH AVE, 1207 NW 2ND STREET, 420 NW 8TH AVE, AND 521 NW 13TH AVE, FORT LAUDERDALE, FLORIDA 33311, SUBJECT TO CONDITIONS; APPROVING THE COMMERCIAL CONTRACT AND ADDENDUM; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT, ADDENDUM, CONVEYANCE INSTRUMENTS AND RELATED DOCUMENTS; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fort Lauderdale Community Redevelopment Agency ("CRA"), an agency authorized under Chapter 163, Part III of the Florida Statutes, was created to eliminate "slum and blight" and to stimulate community redevelopment; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, adopted Resolution No. 95-86 on June 2, 1995, finding the existence of slum and blight conditions in that area of the City of Fort Lauderdale, Florida (the "City") known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as more particularly described in that resolution, (herein referred to as the "Redevelopment Area"); and

WHEREAS, by adoption of Resolution No. 95-170, the redevelopment plan for the Redevelopment Area was approved by the City Commission on November 7, 1995, and was amended in 2001 by Resolution No. 01-86, in 2002, by Resolution No. 02-183, in 2013, by Resolution No. 13-137, in 2016, by Resolution No. 01-86, in 2002, by Resolution No. 02-183, in 2013, by Resolution No. 13-137, in 2016, by Resolution No. 16-52 and, in 2018, by Resolution No. 18-226, and as subsequently amended (the "Redevelopment Plan"); and

WHEREAS, between 2017 and 2021, the City of Fort Lauderdale transferred surplus scattered sites located in the Northwest-Progresso-Flagler-Heights Community Redevelopment area to the Fort Lauderdale Community Redevelopment Agency for affordable housing; and

WHEREAS, on August 8, 2025, the Fort Lauderdale Community Redevelopment

Agency, published a Notice of Intent, (the “RFP”) to accept proposals to from Certified Community Housing Development Organizations (“CHDO”) of four CRA parcels for permanent owner-occupied affordable housing, the legal descriptions are attached hereto as Exhibit “A” (the “Property”); and

WHEREAS, on September 12, 2025, the CRA received two proposals from Broward County Habitat Community Housing Development Corporation and from Fort Lauderdale Community Development Corporation for the development of the Property; and

WHEREAS, on September 25, 2025, the RFP Evaluation Committee reviewed and scored the proposals and ranked Broward County Habitat Community Housing Development Corporation in first position; and

WHEREAS, on October 14, 2025, the CRA Advisory Board unanimously accepted the ranking of the Evaluation Committee; and

WHEREAS, the CRA Board of Commissioners finds the proposal received by Broward County Habitat Community Housing Development Corporation demonstrates that, along with its partners, it has the financial capacity, legal ability, development experience and qualifications to develop this Project; and

WHEREAS, the development of permanent owner-occupied affordable housing as described in Commission Agenda Memorandum #25-1067 will expand the supply of and provide affordable housing within the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. The governing body of the Fort Lauderdale Community Redevelopment Agency hereby approves a donation of the properties located at 427 NW 20th Avenue, 1207 NW 2nd Street, 420 NW 8th Avenue, and 521 NW 13th Avenue, Fort Lauderdale, Florida 33311, as legally described in Exhibit “A” attached hereto, to Broward County Habitat Community Housing Development Corporation and authorizes execution of the Commercial Contract and Addendum, in substantially the form attached to Commission Agenda Memorandum #25-1067, and any and all other documents or instruments necessary or incidental to consummation of the transaction without further action or approval of this body. Further, conveyance of the Property shall be subject

to a Right of Reverter in favor of the CRA and its successors and/or assigns, restrictions on the sale of the Property, restrictions on the occupancy of the Property by qualified households and such other conditions as described in the Addendum to the Commercial Contract.

SECTION 3. That the governing body of the CRA delegates authority to the Executive Director and/or his or her designee to execute the Commercial Contract, Addendum, Conveyance Instruments and all other documents or instruments necessary or incidental to consummation of the transaction, including without limitation, the Quit Claim Deed, intercreditor agreements, subordination agreements, releases and other closing documents, without further action or approval of this body. The Executive Director or his or her designee is delegated authority to modify the terms, take further actions, and make such further determinations he or she deems advisable in furtherance of the goals and objectives of the Redevelopment Plan, but reserving unto the governing body the authority to modify the restrictive covenants and right of reverter set forth in the Addendum to the Commercial Contract.

SECTION 4. Pursuant to Section 163.380(3)(a), Florida Statutes, an Invitation for Proposals to sale and develop Fort Lauderdale Community Redevelopment Agency property located at 427 NW 20th Avenue, 1207 NW 2nd Street, 420 NW 8th Avenue, and 521 NW 13th Avenue, Fort Lauderdale, Florida 33311 (the "Property") in the Northwest-Progresso-Flagler Heights Community Redevelopment Area was published in the Sun-Sentinel. The CRA Board of Commissioners hereby ratifies and approves issuance and publication of the Invitation for Proposals to sale and develop the Property.

SECTION 5. That execution of the Commercial Contracts, Addendum, Conveyance Instrument, and other instruments shall be subject to the approval of the CRA's General Counsel.

SECTION 6. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this ____ day of _____, 2025.

Chair
DEAN J. TRANTALIS

ATTEST:

CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim General Counsel
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Ben Sorensen _____

EXHIBIT A

Legal descriptions for four (4) Properties

1. 427 NW 20TH AVE a.k.a Folio No. 5042 04 30 0960:
 - a. Lot 22, Block 5, RIVER BEND, according to the Plat thereof as Recorded in Plat Book 25, Page 50, Public Records of Broward County, Florida

2. 1207 NW 2ND STREET a.k.a Folio No. 5042 04 20 0330:
 - a. Lot 2, Block 3, SEMINOLE FOREST, according to the Plat thereof as Recorded in Plat Book 14, Page 16, of the records of Broward County, Florida, said lands situate, lying, and being in Broward County Florida.

3. 420 NW 8TH AVE a.k.a Folio No. 5042 03 01 2620:
 - a. Lot 35 and 36, Block 18, NORTH LAUDERDALE, according to the Plat thereof as Recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade county, said lands situate, lying, and being in Broward County Florida; TOGETHER WITH the West ½ of Vacated alley abutting said lots.

4. 521 NW 13TH AVE a.k.a Folio No. 5042 04 06 0680:
 - a. Lot 14 and 15, All of Block 4, First Addition to Tuskegee park, a subdivision in Section 4, township 50 South, Range 42 East, According to the Plat thereof as Recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida, said lands situate, lying, and being in Broward County Florida.