



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

**#24-0227**

---

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

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

**DATE:** March 19, 2024

**TITLE:** Resolution Accepting the Instruments of Conveyance for City-Owned Property Located at 800 NW 22 Road in the Northwest-Progresso-Flagler Heights Community Redevelopment Area; Authorizing to Contract with Companies for Appraisal, Title, Survey, Environmental Services, Maintenance and Related Services; Authorizing the Issuance of Request for Proposals for Redevelopment of the Property; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - (**Commission District 3**)

---

**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to accept the instruments of conveyance from the City of Fort Lauderdale for 800 NW 22 Road, located within the Northwest-Progresso-Flagler Heights (NPF) Community Redevelopment Area; authorize to contract with companies for appraisal, title, survey, environmental services, maintenance, and related services; authorize the Issuance of Request for Proposals for redevelopment of the property; authorize the Executive Director to execute any and all related instruments; and delegate authority to the Executive Director to take certain actions.

**Background**

On February 6, 2024, the City Commission adopted Resolution No. 24-35 to transfer the City owned property at 800 NW 22 Road to the CRA (Exhibit 1). The resolution outlines the conveyance terms and sets a date for a public hearing of March 19, 2024, pursuant to Section 8.02 of the City of Fort Lauderdale City Charter.

Section 8.02 of the City Charter allows the City to convey real property it owns to another public entity for a public purpose that serves the public interest, and Florida Statutes 163.370(22)(c)(7) delegates power to the CRA to acquire real property for certain proscribed purposes and to engage in community redevelopment pursuant to the duly adopted plan. This item involves the conveyance of 800 NW 22 Road, Property ID 5042 05 08 0080, to the Fort Lauderdale CRA. Transfer of the property will be for the purpose of redevelopment. Conveyance from the City will occur by Quit Claim Deed, and all fees, costs and expenses will be borne by the CRA. A Location Map and photos of the property

are attached as Exhibit 2. Broward County Property Appraiser information is attached as Exhibit 3 and an Appraisal of the property dated June 3, 2022, by Adrian Gonzalez & Associate, P.A. is attached as Exhibit 4. At time of purchase by the City on March 2, 2023, the 8,297 square foot parcel included a 4,820 square foot structure formerly occupied by a grocery/convenience store known as Tony's Market. The structure has since been demolished by the City and the property is being transferred to the CRA as vacant land. It is zoned Residential Multifamily Mid-Rise/Medium High Density (RMM-25).

**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, fence the properties to prevent illegal dumping, conduct contamination site clean-up and conduct due diligence necessary to stimulate redevelopment in the CRA district.

**Resource Impact**

There will be a fiscal impact to the CRA in the amount of \$10,400.

<i>Funds available as of February 9, 2024</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER CODE /ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-101-1530-552-30-3199	NPF Redevelopment Area	Services & Materials/Other Professional Services	\$680,980	\$363,370	\$10,400
<b>TOTAL AMOUNT ►</b>					\$10,400

**Strategic Connections**

This item is a *FY2024 Commission Priority*, advancing the Economic Development & Housing Accessibility initiatives.

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Housing Focus Area, Goal 2: Enable Housing Options for all income levels.

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically 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 businesses and industry which provide living wage employment and increased training and competitiveness in the local workforce.
  
- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of beautiful and healthy neighborhoods.

### **Attachments**

Exhibit 1 – Resolution No. 24-35

Exhibit 2 – Location Map and Property Photos

Exhibit 3 – Broward County Property Appraiser Information

Exhibit 4 – Property Appraisal

Exhibit 5 – Resolution

---

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager  
Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria