



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#25-0330

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

FROM: Rickelle Williams, CRA Executive Director

DATE: April 15, 2025

TITLE: Public Hearing Accepting the Development Proposal of the Central County Community Development Corporation, in Partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc., and Approving the Sale of Community Redevelopment Agency Property Located at 660 NW 22 Road, 708, 712 and 716 NW 22 Road, 744 NW 22 Road, 800 NW 22 Road and 808 NW 24 Avenue; 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 Fort Lauderdale Community Redevelopment Agency Board of Commissioners hold a Public Hearing to accept the development proposal of the Central County Community Development Corporation, in partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc., to purchase and develop CRA property at 660 NW 22 Road (Property ID 5042 05 01 1990), 708, 712 and 716 NW 22 Road (Property IDs 5042 05 01 1820, 5042 05 01 1810, and 5042 05 01 1800), 744 NW 22 Road (Property ID 5042 05 01 1550), and 800 NW 22 Road together with 808 NW 24 Avenue (Property IDs 5042 05 08 0080 and 5042 05 08 0100); 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 21, 2024, the Fort Lauderdale Community Redevelopment Agency (CRA) published a Notice of Intent to accept proposals to acquire and develop CRA properties on NW 22 Road and NW 24 Avenue in the Northwest-Progresso-Flagler Heights (NPF) CRA redevelopment area. The properties consist of four (4) parcels/development sites along a four-block area encompassing seven (7) vacant lots conveyed in "As Is" condition by the City of Fort Lauderdale to the CRA between October 2017 and April 2024 including:

Parcel/Development Site No. 1 - 660 NW 22 Road – Approximately 5,003 square feet
(Property ID 5042 05 01 1990)

Parcel/Development Site No. 2 – 708, 712, and 716 NW 22 Road – Approximately 15,312 square feet
(Property IDs 5042 05 01 1820, 5042 05 01 1810, and 5042 05 01 1800)

Parcel/Development Site No. 3 – 744 NW 22 Road – Approximately 5,004 square feet
(Property ID 5042 05 01 1550)

Parcel/Development Site No. 4 – 800 NW 22 Road and 808 NW 24 Avenue – Approximately 17,036 square feet
(Property IDs 5042 05 08 0080 and 5042 05 08 0100)

The parcels/development sites are zoned a combination of Community Business (CB) and RMM 25 – Residential Multi-family. The properties have an appraised value of \$827,380. A copy of the Location Map, Request for Proposal (RFP) Notice, Broward County Property Appraiser information, and Appraisal Summary of the property are attached as Exhibits 1, 2, 3 and 4.

Detailed submittal requirements were outlined in the RFP. Along with their proposal response, the RFP required the proposers to submit a purchase offer for the property and include details regarding the development of all four parcels/development sites.

On January 6, 2025, two (2) proposals were received from:

- The Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc.
- Shumer Capital Corp.

An Evaluation Committee was established for reviewing and scoring the proposals. The Evaluation Committee consisted of:

- Avis Wilkinson, City of Fort Lauderdale Assistant Housing and Community Development Manager;
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager; and
- Eleni Ward-Jankovic, Fort Lauderdale Community Redevelopment Agency Housing and Economic Development Manager.

The Evaluation Committee met on February 26, 2025, to score the two (2) proposals and determine whether to hear presentations from the proposers at a follow-up meeting. The Committee decided that a follow-up meeting was not necessary and instead proceeded with its final ranking of the proposals using the Evaluation Criteria stated in the RFP. As shown below, a mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP.

RFP WEIGHTED EVALUATION CRITERIA

Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan and is most responsive to the requirements of the RFP.	33.33%
Demonstrates quality construction, materials and features of the structure and site.	33.33%
Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.	33.33%
TOTAL PERCENT AVAILABLE:	100%

Each Evaluation Committee member ranked each proposal by each criteria, giving their first ranked proposal a number 1 and the second ranked proposal a number 2. The lowest point score determines the highest ranking, with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This ranking was provided to the CRA Advisory Board. A complete breakdown of the scoring by the Evaluation Committee and final ranking is attached as Exhibit 5.

Based on the RFP Evaluation Committee scoring, the ranking of proposers is as follows:

RFP EVALUATION COMMITTEE RANKING		
RANKING	PROPOSER	TOTAL POINTS
1	The Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc	3
2	Shumer Capital Corp	6

First Ranked

Legacy Village Project

The top ranked proposer recommended by the Evaluation Committee, the Central County Community Development Corporation, is a subsidiary of the Urban League of Broward County, and is in partnership with Ellavoz Impact Capital, LLC and Broward County Minority Builders Coalition, Inc. The project team proposes to create a new single purpose entity for the project "Legacy Village FTL. LLC" with Central County Community Development Corporation taking the lead in the partnership. The project architect is Design2Form, an award-winning architectural firm.

Central County Community Development Corporation (CCCDC) is a nonprofit corporation certified by the State of Florida as a Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These designations allow it to leverage private capital investments as well as state and federal dollars to address economic development needs in the community. Broward County Minority Builders Coalition is a 501c(3) nonprofit corporation.

The proposal includes a total of 64 affordable apartment housing units scattered over the four parcels/development sites, consisting of sixty (60) one- and two-bedroom units and four (4) three-bedroom live-work units. The four (4) live-work units will be constructed on Parcels/Development Sites 1 and 3 in three-story buildings, each with 754 square feet of ground floor commercial space. The sixty (60) one- and two-bedroom units will be constructed on Parcels/Development Sites 2 and 4 consisting of:

Parcel/Development Site 2: A six-story building (Legacy Living II) with balconies, structured parking, 34 affordable apartment units, and an 8,000 square foot wellness center on the first floor.

Parcel/Development Site 4: A four-story building (Legacy Living I) with balconies, structured parking and central atrium with 26 affordable apartment units and first floor amenity space.

Combined housing affordability categories for Parcels/Development Sites 2 and 4:

- 11 units will be affordable at 50% AMI
- 14 units will be affordable at 60% AMI
- 35 units will be affordable at 80% AMI

The Developer is also working with two long-time major stakeholders on this corridor, who made historic contributions to the area including Carmen Shirley, whose family operated a medical family practice at 720 NW 22 Road (Calvin H Shirley Road), and Scurry Funeral Home at 738 NW 22 Road. These stakeholders have provided Letters of Support for the Developer in the re-imaging and integrating of their properties in their redevelopment plans, including a future healthy market with rooftop community urban garden.

The Developer is requesting conveyance of the CRA property for minimal consideration (purchase offer of \$40) and **is not** seeking any CRA funding assistance for the \$20.88 million project.

The Developer proposes to commence the project (planning and entitlements) in 2025 and complete construction in 2027. A copy of the proposal by the Central County Community Development Corporation is attached as Exhibit 6.

On March 5, 2025, the second ranked proposer, Shumer Capital Corporation, contacted the CRA and withdrew its proposal from consideration along with expressing support for the Central County Community Development Corporation proposal.

At its meeting of March 11, 2025, the CRA Advisory Board unanimously accepted the ranking of the Evaluation Committee and recommended approval of a purchase and development agreement with Central County Community Development Corporation. A copy of the minutes of the meeting are attached as Exhibit 7.

Consistency with NPF CRA Community Redevelopment Plan

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan (CRA Plan) is designed in part to stimulate private development of areas. The project is consistent with the CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low and moderate income households within the CRA should be encouraged.

Land assembly may be used as a government intervention technique or predominant method of redevelopment programming to foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected. Prior to the disposition of any such public property acquired directly in connection with the Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

Resource Impact

There will be a positive impact to the CRA in the amount of \$40 for unbudgeted revenues received from the property sale.

Funds available as of March 12, 2025					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-119-1531-552-369- 900-CRA092504	Development Incentive Improvement Program FY25	Miscellaneous Revenue/Other Misc Revenue	\$0	\$0	\$40
TOTAL AMOUNT ►					\$40

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development initiative.

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

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy
- The Housing Focus Area, Goal 2: Enable housing options for all income levels

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 that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of 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 strong, beautiful and healthy neighborhoods.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Request for Proposal Notice

Exhibit 3 – Broward County Property Appraiser Information

Exhibit 4 – Appraisal Summary

Exhibit 5 – RFP Evaluation Committee Scoring and Final Ranking

Exhibit 6 – Proposal – Legacy Village/Central County Community Development Corporation in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.

Exhibit 7 – March 11, 2025, NPF CRA Redevelopment Advisory Board Draft Minutes

Exhibit 8 – Commercial Contract and Addendum

Exhibit 9 – Resolution

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

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CRA Executive Director: Rickelle Williams