

R-1 24-0227

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)

ADOPTED

Yea: 4 - Commissioner Sturman, Commissioner Glassman, Vice Chair Beasley-Pittman and Chair Trantalis

Not Present: 1 - Commissioner Herbst

R-2 24-0260

Resolution Amending Resolution No. 22-12; and Providing for an Effective Date - (Commission District 2)

ADOPTED

Yea: 4 - Commissioner Sturman, Commissioner Glassman, Vice Chair Beasley-Pittman and Chair Trantalis

Not Present: 1 - Commissioner Herbst

ADJOURNMENT



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.

| Funds available as of February 9, 2024 | | | | | |
|---|-----------------------------------|--|-----------------------------------|--------------------------------------|-----------------|
| 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 |
| TOTAL AMOUNT ► | | | | | \$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

RESOLUTION NO. 24-03 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING CONVEYANCE OF REAL PROPERTY LOCATED AT 800 NW 22ND ROAD IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA FROM THE CITY OF FORT LAUDERDALE; AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE IN APPROPRIATE DUE DILIGENCE; AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTRACT WITH COMPANIES FOR APPRAISALS, TITLE, SURVEY, ENVIRONMENTAL SERVICES, MAINTENANCE AND RELATED SERVICES, AND TO ISSUE A REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF THE PROPERTY; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL RELATED INSTRUMENTS RELATED TO CONVEYANCE, DUE DILIGENCE AND MAINTENANCE OF THE PARCELS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on February 6, 2024, the City Commission of the City of Fort Lauderdale adopted Resolution No. 24-35 providing notice of intent to convey one (1) property to the Fort Lauderdale Community Redevelopment Agency, see Exhibit "A" attached hereto; and

WHEREAS, Florida Statute Section 163.370(2)(c)(1) delegates power to the Fort Lauderdale Community Redevelopment Agency to acquire real property for certain proscribed purposes and to engage in community redevelopment pursuant to a duly adopted plan; and

WHEREAS, the Fort Lauderdale Community Redevelopment Agency finds that acquisition of the parcel serves a public purpose.

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. That the CRA hereby accepts conveyance of one (1) parcel described within Exhibit "A", subject to all title defects and other adverse matters and conditions that may affect the parcel. Transfer from the City of Fort Lauderdale will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

SECTION 3. That transfer of the parcel is subject to the terms and conditions set forth in City of Fort Lauderdale Resolution No. 24-35.

SECTION 4. That the Executive Director is hereby authorized to conduct such due diligence as he deems necessary and appropriate, including without limitation, examining title, securing appraisals, ordering surveys, ordering environmental assessments and engaging in such other investigations and analysis as he deems appropriate and subject to compliance with the procurement code, execute such contracts and agreements to complete such due diligence. He is further delegated authority to secure the premises by installing fences, if appropriate, and engaging in other appropriate security measures. He is delegated authority to demolish existing structures, to remediate any environmental hazards and to maintain the parcel by keeping it free of debris and rubbish and to otherwise comply with the City of Fort Lauderdale Code of Ordinances. He is further empowered and directed to issue an Invitation to Bid and/or Request for Proposals in accordance with Florida Statutes, Section 163. 380 to develop the parcel. Notwithstanding, the Executive Director is not authorized to approve an award of the parcel to a contractor, developer or any other party or to enter into any development agreements, it being intended that such authority is reserved unto the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency.

SECTION 5. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 19th day of March, 2024.



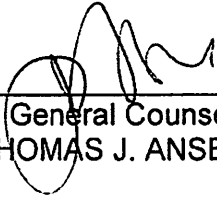
Chair
DEAN J. TRANTALIS

ATTEST:



CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:



General Counsel
THOMAS J. ANSBRO

| | |
|------------------------|--------------------|
| Dean J. Trantalis | <u>Yea</u> |
| John C. Herbst | <u>Not Present</u> |
| Steven Glassman | <u>Yea</u> |
| Pamela Beasley-Pittman | <u>Yea</u> |
| Warren Sturman | <u>Yea</u> |

Exhibit "A"

Legal Description

**LOT 12, LESS THE WEST 5 FEET FOR STREET, AND LOT 13, LESS THE WEST 5 FEET FOR STREET,
BLOCK 1, FRANKLIN PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 21, PAGE(S) 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

THIS INSTRUMENT PREPARED BY:
Valencia & Torres Law, PLLC
Jennifer Torres, Esq.
8725 NW 18th Terrace Unit 219
Doral, FL 33172

Parcel Identification No.: 504205080080

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Indenture made this 24th day of ~~January~~^{February} 2023, between **Kamal Hossain and Shahla Hossain**, husband and wife, whose post office address is 3616 SW 165 Ave, Miramar, FL 33027, of the County of Miami-Dade, State of Florida and **City of Fort Lauderdale, a Florida Municipal Corporation**, whose post office address is 100 North Andrews Ave, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida (Grantee).

Witnesseth that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 12, LESS the West 5 feet for street, and Lot 13, LESS the West 5 feet for street, Block 1, FRANKLIN PARK, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 3, of the Public Records of Broward County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitation of record, if any.

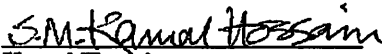
and said Grantors do hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, grantors have hereunto set grantors' hands and seal the day and year first above written.


Signed, sealed, and delivered in the presence of:



Witness Name: Lital Moran



Kamal Hossain



Witness Name: Jennifer Torres

[Signature]
Witness Name: Lizy Aueron

Shahla Hossain
Shahla Hossain

[Signature]
Witness Name: Jennifer Torres

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 24th day of February 2023 by Kamal Hossain and Shahla Hossain, who are personally known or has produced a driver's license as identification.

[Notary Seal]

Paola A. Pineda

Notary Public
Printed Name: Paola A. Pineda

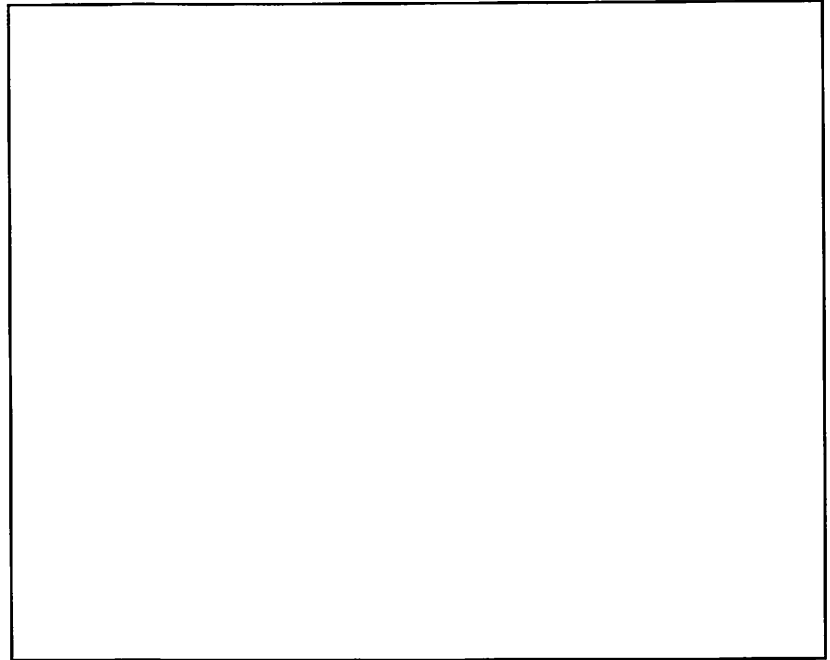
My Commission Expires: 08/18/2025



PAOLA A. PINEDA
Notary Public
State of Florida
Comm# HH1 16592
Expires 8/18/2025

PREPARED BY AND RETURN TO:
Lynn Solomon, Esq.
City Attorney's Office
City of Fort Lauderdale
1 E. Broward Blvd., Suite 1605
Fort Lauderdale, Florida 33301

Folio Nos.
5042-05-08-0080



Space Reserved for Recording Information

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE, made this 26 day of April, 2024,
by and between:

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose Post Office address is 101 NE 3rd Avenue, Suite 2100, Fort Lauderdale, Florida 33301 hereinafter referred to as "GRANTOR,"

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale, Florida 33311 hereinafter "GRANTEE"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 12, LESS the West 5 feet for street, and Lot 13, Less the West 5 feet for street, Block 1, FRANKLIN PARK, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 3, of the Public Records of Broward County, Florida.

****THIS CORRECTIVE DEED IS BEING EXECUTED TO CORRECT THE LEGAL DESCRIPTION IN DEED RECORDED 4/17/24, AT INSTRUMENT NO. 119516367****

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

Krystal Lazzano
Krystal Lazzano
[Witness-print or type name]
Address: 1 E Broward Blvd STE 444
Fort Lauderdale, FL 33301

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

By: [Signature]
Dean J. Trantalis, Mayor

By: [Signature]
Greg Chavarria, City Manager

ATTEST:

Donna Varisco
Donna Varisco
[Witness-print or type name]
Address: 101 NE 3rd Ave
Fort Lauderdale, FL 33301

[Signature]
David R. Soloman, City Clerk



Approved as to form and correctness:
Thomas J. Ansbro, City Attorney

(CORPORATE SEAL)

By: [Signature]
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

1875-1876



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The foregoing instrument was acknowledged before me this 26th day of April, 2024 by means of physical presence or online notarization by Dean J. Trantalis, Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Sharon K Coryell
Notary Public, State of Florida

(Signature of Notary taking Acknowledgment)

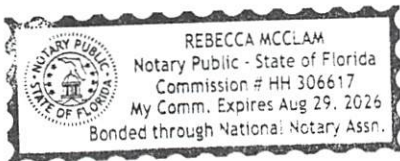
SHARON K Coryell
Name of Notary Typed,
Printed or Stamped

My Commission Expires:
April 16, 2028
Commission Number

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 24 day of April, 2024 by means of physical presence or online notarization by **Greg Chavarria**, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Rebecca McClam
Notary Public, State of Florida

(Signature of Notary taking Acknowledgment)

Rebecca McClam
Name of Notary Typed,
Printed or Stamped

My Commission Expires:
August 29, 2026
Commission Number



COMMISSION AGENDA ITEM DOCUMENT ROUTING FORM

11

Today's Date: 4.22.24 **RUSH**

DOCUMENT TITLE: Property Located- 800 NW 22nd Road (Tony's Market) Corrective Quit Claim Deed

COMM. MTG. DATE: 3/19/24 CAM #: 24-0227 ITEM #: R-1 CAM attached: YES NO

Routing Origin: CAO Router Name/Ext: Erica K./6088 Action Summary attached: YES NO

CIP FUNDED: YES NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: _____ Router Name/Ext: _____ # of originals routed: 1 Date to CAO: _____

2) City Attorney's Office: Documents to be signed/routed? YES NO # of originals attached: 1

Is attached Granicus document Final? YES NO Approved as to Form: YES NO

Date to CCO: 4.22.24 Lynn Solomon Attorney's Name LS Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 04/22/24

4) City Manager's Office: CMO LOG #: APR 43 Document received from: CCO 4/23/24

Assigned to: CHRIS LAGERBLOOM TARLESHA SMITH GREG CHAVARRIA
CHRIS LAGERBLOOM as CRA Executive Director

APPROVED FOR C. LAGERBLOOM'S SIGNATURE N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith (Initial/Date) PER ACM: G. Chavarria (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward originals to Mayor CCO Date: 4/24/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Forward _____ originals to CAO for FINAL APPROVAL Date: _____

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards 2 original to: Erica Keiper/ xt. 6088

Attach _____ certified Reso# _____ YES NO Original Route form to: Erica K./6088