



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#22-0468

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: May 17, 2022

TITLE: Resolution Accepting of the Instruments of Conveyance for Fifteen (15) Properties from the City of Fort Lauderdale for Affordable Housing, Authorizing Contract with Companies for Appraisal, Title, Survey, Demolition, Maintenance and Related Services, Authorizing the Issuance of Request for Proposals for the Development of the Properties, and 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 for fifteen (15) properties from the City of Fort Lauderdale for affordable housing, contract with companies for appraisal, title, survey, demolition, maintenance and related services, authorize the issuance of Request for Proposals for the development of the properties, and authorize the Executive Director to execute any and all related instruments and delegate authority to the Executive Director to take certain actions.

Background

On March 15, 2022, the City Commission adopted a resolution to transfer fifteen (15) properties to the CRA (Exhibit 1).

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. All fifteen (15) properties are located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA). The CRA will be accepting title to the properties subject to all title defects and other adverse matters and conditions that may affect the properties. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

Florida Statute 163.370(2)(c)(7) delegates power to the CRA to acquire real property for certain proscribed purposes and to engage in community redevelopment pursuant to a duly adopted plan. The City's condition for the transfer is that the CRA transfer the parcels to individuals or families whose gross income does not exceed eighty percent (80%) of

the area median income for the metropolitan statistical area of Broward County, Florida, as adjusted for family size, as published by the United States Department of Housing and Urban Development and that the eligible buyers shall be required to reside on the parcels for a minimum of seven (7) years.

A Location Map of the properties and Broward County Property Appraiser Information on the properties is attached as Exhibits 2 and 3. The properties to be transferred consist of the following lots:

FOLIO#	ADDRESS	SF	ZONING	
504204180520	747 NW 20 AVENUE	7,122	B-3	Heavy Commercial/Light Industrial Business
504204180530	741 NW 20 AVENUE	5,000	B-3	Heavy Commercial/Light Industrial Business
504204180320	NW 20 AVENUE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180330	704 NW 20 AVENUE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180340	708 NW 20 AVENUE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180350	NW 20 AVENUE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180180	NW 19 TERRACE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180210	NW 19 TERRACE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180220	NW 19 TERRACE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204180230	720 NW 19 TERRACE	4,500	RM-15	Residential Multifamily Low Rise/Medium Density
504204320040	NW 9 STREET	26,500	RCS-15	Residential Single Family/Medium Density
504204320050	NW 20 AVENUE	26,500	RCS-15	Residential Single Family/Medium Density
504204320060	NW 8 STREET	63,053	RCS-15	Residential Single Family/Medium Density
494234067960	740 NW 10 TERRACE	3,375	RMM-25	Residential Multifamily Mid Rise/ Medium High Density
494234067980	NW 8 STREET	3,375	RMM-25	Residential Multifamily Mid Rise/ Medium High Density

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 building 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 an estimated fiscal impact to the Northwest-Progresso-Flagler Heights CRA in the amount of \$70,000.00.

Funds available as of May 5, 2022					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
119-CRA092204-4203	Development Incentive Improvement Program FY22	Other Operating Expense/Redevelopment Projects	\$8,457,675	\$4,643,536	70,000
TOTAL ►					70,000

Strategic Connections

This item is a *2022 Top Commission Priority*, advancing the Homelessness and Housing Opportunities initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing

Attachments

Exhibit 1 – Resolution 22-63

Exhibit 2 – Area Map

Exhibit 3 – Broward County Property Appraiser Information

Exhibit 4 – Resolution

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