

RESOLUTION NO. 22- (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING INSTRUMENTS OF CONVEYANCE FROM THE CITY OF FORT LAUDERDALE FOR FIFTEEN (15) PARCELS LOCATED IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE IN APPROPRIATE DUE DILIGENCE; AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF THE PARCELS; 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 March 15, 2022, the City Commission of the City of Fort Lauderdale adopted Resolution No. 22-63 providing notice of intent to convey fifteen (15) parcels to the Fort Lauderdale Community Redevelopment Agency, see Exhibit "A" attached hereto, for development of affordable housing for the target population; 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, a component of the CRA's redevelopment strategy is the revitalization of its residential neighborhood by expanding and preserving housing in the CRA area through targeted infill development; and

WHEREAS, targeted infill development is intended to remove pockets of blighted and vacant land, provide for market rate, affordable and workforce housing and promote homeownership opportunities; and

WHEREAS, the CRA has identified the following sites, located within the Northwest-Progresso-Flagler Heights Community Redevelopment area, such parcels being legally described in Exhibit "B", as eligible for acquisition:

WHEREAS, the Fort Lauderdale Community Redevelopment Agency finds that acquisition of the Parcels 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 fifteen (15) parcels described within Exhibit "B", subject to all title defects and other adverse matters and conditions that may affect the parcels. 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 parcels is subject to the terms and conditions set forth in City of Fort Lauderdale Resolution No. 22-63.

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 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 parcels by keeping them free of debris and rubbish. 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 sites for affordable housing. Notwithstanding, the Executive Director is not authorized to approve an award of parcels 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 _____ day of _____, 2022.

Chair
DEAN J. TRANTALIS

ATTEST:

CRA Secretary
DAVID R. SOLOMAN

APPROVED AS TO FORM:

General Counsel
ALAIN E. BOILEAU

Dean J. Trantalis _____

Heather Moraitis _____

Steven Glassman _____

Robert L. McKinzie _____

Ben Sorensen _____

RESOLUTION NO. 22-63

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING A NOTICE OF INTENT TO CONVEY FIFTEEN (15) CITY-OWNED PROPERTIES LOCATED IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA, TO THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY FOR PUBLIC PURPOSES PURSUANT TO SECTION 8.02 OF THE CITY CHARTER SUBJECT TO TERMS AND CONDITIONS; PROVIDING NOTICE OF A PUBLIC HEARING BEFORE THE CITY COMMISSION AT **6:00 PM ON MAY 17, 2022**, FOR CONSIDERATION OF THE TERMS AND CONDITIONS AND TO AUTHORIZE EXECUTION OF THE CONVEYANCE INSTRUMENTS BY THE PROPER CITY OFFICIALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale, Florida, holds all right, title and interest in the lots described in Exhibit "A" (the "Property"); and

WHEREAS, Section 8.02 of the City Charter permits transfer of city-owned real property to "public bodies" for "public purposes"; and

WHEREAS, fifteen (15) properties are located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area; and

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, 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; and

WHEREAS, the Northwest-Progresso-Flagler Heights Plan ("NPF Plan") was adopted on November 7, 1995, and subsequently amended; and

WHEREAS, the NPF Plan provides for redevelopment of the Northwest-Progresso-Flagler Heights area; and

WHEREAS, the City Commission finds that such redevelopment activity constitutes a public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to Section 8.02 of the City Charter, hereby declares its intention to convey the real property described in Exhibit "A" (the "Property") to the Fort Lauderdale Community Redevelopment Agency.

SECTION 2. That the City Commission declares that transfer of title to the CRA is in the best interest of the City as the transfer will serve the public and provide a public benefit.

SECTION 3. That transfer of all right, title and interest in the Property is subject to the following terms and conditions:

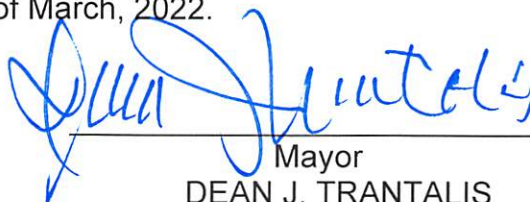
- 3.1 The CRA shall accept title to the Property subject to all title defects and other adverse matters and conditions affecting the Property.
- 3.2 Only parcels within the Northwest-Progresso-Flagler Heights area shall be conveyed to the CRA.
- 3.3 Any development or disposition of the Property shall be consistent with the NPF Plan and Chapter 163, Part III of the Florida Statutes.
- 3.4 The City shall convey title by Quit Claim Deed.
- 3.5 All fees, costs and expenses associated with the transfer, including payment of outstanding bonds, shall be borne by the CRA.
- 3.6 That each and every parcel shall be transferred to an individual or family whose annual 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 said eligible buyer shall be required to reside on the parcel a minimum of seven (7) years as set forth in a restrictive covenant recorded in the public records of Broward County, Florida.

SECTION 4. That a Public Hearing shall be heard before the City Commission on **May 17, 2022** at 6:00 p.m., or as soon thereafter as can be heard, at 100 North Andrews Avenue, Fort Lauderdale, FL 33301, regarding the proposed transfer at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed transfer, and if the City Commission is satisfied with the terms and conditions of the proposed transfer, the Commission will pass a Resolution authorizing transfer of the Property by the proper City Officials.

SECTION 5. That the City Clerk shall cause this Resolution to be published in full in the official newspaper for two (2) issues, with the first publication at least ten (10) days before the date of such Public Hearing scheduled for **May 17, 2022**, and second publication one week after the first publication.


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

ADOPTED this 15th day of March, 2022.




Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM:



City Attorney
ALAIN E. BOILEAU

Dean J. Trantalis	<u>Yea</u>
Heather Moraitis	<u>Yea</u>
Steven Glassman	<u>Yea</u>
Robert L. McKinzie	<u>Yea</u>
Ben Sorensen	<u>Yea</u>

Exhibit "B"

Legal Description

Folio No.'s: 5042 04 32 0040; 5042 04 32 0050; 5042 04 32 0060

Lots 14 and 15 LESS limited access rights along the WEST line as defined in paragraph 1030 in CA 72-3873, AND Lots 16 and 17, LESS limited access rights along the West line as defined in Paragraph 683 in CA 72-8386, AND LESS West 40 feet of the East 190 feet of Lot 17 as described in said paragraph 683, AND North ½ of vacated right-of-way abutting said Lots as described in City of Fort Lauderdale Ordinance C-83-17, LAUDERDALE INDUSTRIAL AREAS, according to the Plat thereof, as recorded in Plat Book 31, Page 17, of the Public Records of Broward County, Florida.

Folio. No. 4942 34 06 7980

Lot 48 of Block 275, of PROGRESSO, according to the Plat thereof recorded in Plat thereof recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida; said lands situate lying and being in Broward County, Florida.

Folio No.: 5042 04 18 0320

Lots 16 and 17, in Block 3, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0180

Lots 18 and 19, in Block 2, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0210

Lots 23 and 24, in Block 2, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0220

Lots 25 and 26, in Block 2, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0230

Lots 27 and 28, in Block 2, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27. of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0340

Lots 20 and 21, Block 3, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0350

Lots 22 and 23, Block 3, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0520

Lots 1 and 2, in Block 9, LIBERTY PARK, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida; said lands lying and being and situate in Broward County, Florida.

Folio No.: 5042 04 18 0530

Lots 3 and 4, Block 9, LIBERTY PARK, according to the Plat thereof recorded in Plat Book 7, at Page 27, of the Public Records of Broward County, Florida.

Folio No.: 5042 04 18 0330

Lots 18 and 19, Block 3, LIBERTY PARK, according to the Plat thereof, recorded in Plat Book 7, Page 27, of the Public Records of Broward County, Florida.

Folio No.: 4942 34 06 7960

Lot 45, of Block 275, of PROGRESSO, according to the Plat thereof recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida; said lands situate lying and being in Broward County, Florida.