



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

**#23-0498**

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

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

**DATE:** June 6, 2023

**TITLE:** Resolution Approving the First Amendment to the Development Agreement and New Commercial Contract with WWA Development, LLC for Phase II of the Scattered Site Infill Housing Project (RFP Bid #12385-105), Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions – **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution amending the Development Agreement and a new Commercial Contract with WWA Development, LLC for Phase II of the Scattered Site Infill Housing Project (RFP Bid #12385-105), authorize the Executive Director to execute any and all related instruments, and delegate authority to the Executive Director to take certain actions.

**Background**

On June 15, 2021, the CRA Board approved the selection of five developers to construct and sell single family homes on scattered sites donated by the CRA. The selected developers would receive up to five housing sites with an opportunity to receive additional sites once the initial homes were constructed and sold. The maximum number of properties any single developer would be able to receive was capped at a total of 10 sites.

WWA Development, LLC, the top ranked Developer under RFP Bid #12385-105, has completed the construction of new homes on their initial four (4) sites, the homes have been conveyed to new owner occupants and WWA Development, LLC is requesting an additional six (6) sites under their Development Agreement with the CRA as the second phase of their infill housing project. The location and images of the new homes constructed are attached as Exhibit 1. All four homes were in accordance with their original proposal and their agreement with the CRA. Three of the new homes are 1,949 square feet (under air) 4 bedroom – 2 ½ bath with two car garage and sold for \$296,355, and one of the new homes is 1,720 square feet (under air) 3 bedroom, 2 ½ bath with two car garage and sold for \$272,544. All homes carry a second mortgage by the CRA for the value of the land for a period of seven (7) years with a restrictive covenant that requires

the homebuyer to reside on the property as their primary residence for a period of seven (7) years after which the mortgage will be forgiven.

The additional six (6) sites for new home construction under the second phase of the project by WWA Development, LLC are:

CRA Parcel #4

Address: 1524 NW 4 Street

Legal Description: Lot 7, Block 13, of DORSEY PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida

Property ID: 5042-04-25-1010

CRA Parcel #28

Address: 421 NW 14 Terrace

Legal Description: The South ½ of Lot 13 and the North 32.5 feet of Lot 14, Block 9, FIRST ADDITION TO TUSKEGEE PARK, according to the Plat thereof as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida

Property ID: 5042-04-06-2000

CRA Parcel #20

Address: 516 and 518 NW 14 Avenue

Legal Description: Lot 31 and 30, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the Plat thereof as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida

Property ID: 5042-04-06-0820 & 5042-04-06-0830

CRA Parcel #42

Address: 644 NW 12 Avenue

Legal Description: Lots 47 and 48, Block 332, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, page 18, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida.

Property ID: 4942-34-07-9151

CRA Parcel #18

Address 2228 NW 9 Court

Legal Description: The West 50.00 feet of the East 343.09 feet of Tract B, Block 3, of FRANKLIN PARK AMENDED, according to the plat thereof as recorded in Plat Book 28, Page 50, of the Public Records of Broward County, Florida.

Property ID: 5042-05-09-0070

CRA Parcel #45

Address: 706 NW 4 Avenue

Legal Description: Lot 27, Less the South 3 feet thereof, and all of Lots 28 and 29, Block 283, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, Page 18

of the Public Records of Miami Dade County, said lying and being in Broward County, Florida.

Property ID: 4942-34-07-0390

A Location Map, surveys, and Broward County Property Appraiser information of the second phase properties is attached as Exhibit 2.

The median sales price for a single family home in Fort Lauderdale is currently \$575,000. The sales price of new homes in the second phase of the project by WWA Development, LLC will be as follows:

SALES PRICE	MODEL	# BEDROOMS/BATHS	SQUARE FOOTAGE	GARAGE
\$ 285,850.00	"Sanderling"	3 Bedroom / 2 Bath	1,548 SF (under air)	1 car garage
\$ 299,798.00	"Ibis"	3 Bedroom / 2 ½ Bath	1,720 SF (under air)	2 car garage
\$ 308,345.00	"Sparrow"	3 Bedroom / 2 ½ Bath	1,726 SF (under air)	2 car garage
\$ 310,241.00	"Hummingbird"	3 Bedroom / 2 ½ Bath	1,744 SF (under air)	2 car garage
\$ 325,990.00	"Heron"	4 Bedroom / 2 ½ Bath	1,949 SF (under air)	2 car garage

These sales prices reflect a 10% increase over the first phase of their project, as permitted under their development agreement with the CRA to account for increased construction costs. The second phase homes will include the same amenities as the first phase homes developed by WWA Development, LLC. WWA Development, LLC offers five model options. Elevations, floor plans, and a list of the standard features and amenities of the homes is attached as Exhibit 3.

WWA Development, LLC is a family operated, 100% minority owned business, headed by General Contractor Robert McNair, Jr. A copy of the First Amendment to the Development Agreement with WWA Development, LLC, Commercial Contract, and Resolution are attached as Exhibits 4, 5 and 6.

#### Consistency with the 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 is designed in part to stimulate private development of areas. The Project is consistent with the NPF 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, very low, and moderate income households within the Northwest CRA should be encouraged.

#### Resource Impact

There is no fiscal impact to the CRA associated with the action.

#### 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

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

- 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 – Location and Images of New Homes Constructed and Sold by WWA Development, LLC (Phase 1)

Exhibit 2 – Phase II Project Home Sites to be Conveyed to WWA Development, LLC

Exhibit 3 – Home Floor Plans, Elevations, Standard Features and Amenities

Exhibit 4 – First Amendment to Development Agreement

Exhibit 5 – Commercial Contract with Addendum

Exhibit 6 – Resolution

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CRA Executive Director: Greg Chavarria