

CITY OF FORT LAUDERDALE

INTENT TO CONVEY REAL PROPERTY

RESOLUTION NO. 17-16 OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DECLARING ITS NOTICE OF INTENT TO CONVEY REAL PROPERTY, DESCRIBED BELOW, TO 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 ON FEBRUARY 21, 2017 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 holds all right, title and interest in residential lots described in Exhibit “A” (the “Property”); and

WHEREAS, the Property is 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 in 2001, 2002, 2013 and 2016; 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, 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. In consideration, the CRA shall reimburse City costs associated with the Property in the amount of Four Hundred Forty Seven Thousand Two Hundred Ninety One and 22/100 Dollars (\$447,291.22) plus Three Thousand and No/100 Dollars (\$3,000.00) per lot for a total of Six Hundred Twelve Thousand Two Hundred Ninety One and 22/100 Dollars (\$612,291.22).

See Exhibit “A” attached hereto

Property to be Conveyed to the Fort Lauderdale CRA by the City of Fort Lauderdale

Residential Lots Owned by the City of Fort Lauderdale											
#	Address	Parcel I.D.	Width (Ft.)	Depth (Ft.)	Area (Square Ft.)	Zoning	Deed of Conveyance	Date of Purchase	City Cost/ Expenses	Broward County Just/ Market Value	Appraised Value 9/7/16
1	1219 NW 2nd St.	5042-04-20-0351	50	120	6,000	RMM-25	Quit Claim Deed	2/10/1992	\$ 3,940.45	\$ 12,000.00	\$ 46,500.00
2	1312 NW 2nd St.	5042-04-20-0250	50	120	6,000	RMM-25	Special Warranty Deed	1/7/2003	\$ 14,182.48	\$ 12,000.00	\$ 46,500.00
3	Removed										
4	1524 NW 4th St.	5042-04-25-1010	50	115	5,750	RS-8	Warranty Deed	1/6/2003	\$ 17,307.51	\$ 17,250.00	\$ 18,500.00
5	1600 NW 7th Ct.	5042-04-12-0680	50	100	5,000	RS-8	Tax Deed	12/6/1999	\$ 7,160.04	\$ 10,000.00	\$ 16,000.00
6	NW 8th St.	5042-04-17-0410	100	100	10,000	RD-15	Certificate Of Title	6/13/1997	\$ 250.00	\$ 20,000.00	\$ 73,000.00
7	1615 NW 4th St.	5042-04-25-0761	40	112.5	4,500	RS-8	Tax Deed	5/11/2001	\$ 5,189.76	\$ 13,500.00	\$ 14,500.00
8	1708 & 1710 NW 8th Ct.	5042-04-07-0040 5042-04-07-0050	50	99	4,950	RD-15	Quit Claim Deed Special Warranty Deed	4/5/2000 1/17/2003	\$ 1,081.70	\$ 19,900.00	\$ 41,000.00
9	1718 NW 8th Ct.	5042-04-07-0020	50	99	4,950	RD-15	Quit Claim Deed	12/1/1998	\$ 250.00	\$ 9,900.00	\$ 41,000.00
10	Removed										
11	1801 NW 8th St.	5042-04-09-0070	150	50	7,500	RD-15	Tax Deed	12/24/1997	\$ 6,204.67	\$ 15,000.00	\$ 58,000.00
12	1813 NW 19th Ave.	5042-04-09-0090	150	50	7,500	RD-15	Quit Claim Deed	8/24/2017	\$ 9,003.20	\$ 15,000.00	\$ 58,000.00
13	2121 NW 7th St.	5042-05-01-1870	50	112.6	5,603	RMM-25	Special Warranty Deed	1/17/2003	\$ 1,105.00	\$ 16,810.00	\$ 43,000.00
14	2146 NW 7th Ct.	5042-05-01-1750	50	112.6	5,603	RMM-25	Quit Claim Deed	8/22/2000	\$ 1,350.00	\$ 16,810.00	\$ 43,000.00
15	2024 NW 8th St.	5042-05-01-1480	50	115.6	5,783	RMM-25	Tax Deed	12/6/1999	\$ 1,564.20	\$ 17,350.00	\$ 45,000.00
16	2212 NW 6th Pl.	5042-05-01-0300	50	112	5,603	RS-8	Tax Deed	12/6/1999	\$ 1,704.00	\$ 16,810.00	\$ 18,500.00
17	2218 NW 8th St.	5042-05-01-1510	50	116.6	5,833	RMM-25	Certificate of Title	11/16/2001	\$ 3,004.91	\$ 17,500.00	\$ 45,000.00
18	2228 NW 9th Ct.	5042-05-09-0070	50	115	5,751	RMM-25	Warranty Deed	8/14/2002	\$ 15,735.93	\$ 17,250.00	\$ 45,000.00
19	2324 NW 6th Pl.	5042-05-01-0380	50	112	5,604	RS-8	Warranty Deed	6/28/2002	\$ 16,389.49	\$ 16,810.00	\$ 18,500.00
20	516 & 518 NW 14th Ave.	5042-04-06-0820 5042-04-06-0830	70	113	7,910	RS-8	Warranty Deed Tax Deed	1/12/2000 1/17/2003	\$ 15,911.35	\$ 23,740.00	\$ 25,000.00
21	809 & 815 NW 19th Ter.	5042-04-19-0050 5042-04-19-0060	113	75	7,500	RM-15	Warranty Deed Tax Deed	2/13/2003 12/6/1999	\$ 15,921.36	\$ 15,000.00	\$ 58,000.00
22	819, 821 & 827 NW 19th Ter.	5042-04-19-0080 5042-04-19-0090 5042-04-19-0100	125	75	9,375	RM-15	Tax Deed	10/28/2003 12/6/1999 12/6/1999	\$ 5,547.09	\$ 18,740.00	\$ 68,000.00
23	828 & 832 NW 15th Ave	5042-04-14-0290 5042-04-14-0300	100	100	10,000	RC-15	Warranty Deed Tax Deed	11/27/2002 4/2/2004	\$ 23,890.10	\$ 20,000.00	\$ 72,000.00
24	1214 NW 2nd St.	5042-04-20-0291	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,536.34	\$ 12,000.00	\$ 47,000.00
25	2203 NW 8th St.	5042-05-09-0010	43	115	4,885	RMM-25	Quit Claim Deed	10/7/1997	\$ 2,600.00	\$ 14,660.00	\$ 40,000.00
26	420 NW 17th Ave	5042-04-25-0810	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 4,500.00	\$ 16,200.00	\$ 17,500.00
27	420 NW 8th AVE	5042-03-01-2620	50	135	6,750	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,736.75	\$ 20,250.00	\$ 53,000.00
28	421 NW 14th TERR	5042-04-06-2000	50	113	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,103.23	\$ 16,950.00	\$ 18,500.00
29	501 NW 7TH TERR	5042-03-01-1750	50	127.5	6,375	RMM-25	Special Warranty Deed	8/14/2002	\$ 20,230.81	\$ 19,130.00	\$ 50,000.00
30	505 NW 7TH TERR	5042-03-01-1730	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 20,899.88	\$ 19,310.00	\$ 50,000.00
31	509 NW 7TH TERR	5042-03-01-1720	50	127.5	6,375	RMM-25	Special Warranty Deed	1/17/2003	\$ 9,327.71	\$ 12,750.00	\$ 50,000.00
32	510 NW 7TH AVE	5042-04-25-0310	50	108	5,400	RS-8	Special Warranty Deed	1/17/2003	\$ 6,107.38	\$ 16,200.00	\$ 17,500.00
33	515 NW 15TH AVE	5042-04-24-0010	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 16,533.02	\$ 16,950.00	\$ 18,500.00
34	517 NW 15TH WAY	5042-04-24-1060	50	112	5,650	RS-8	Special Warranty Deed	1/17/2003	\$ 6,119.86	\$ 16,950.00	\$ 18,500.00
35	525 NW 17TH AVE	5042-04-25-0430	50	112	5,650	RS-8	Certificate of Title	5/14/2001	\$ 4,323.52	\$ 16,950.00	\$ 18,500.00
36	539 NW 13Th AVE	5042-04-06-0630	70	113	7,910	RS-8	Warranty Deed	6/1/1992	\$ 15,900.00	\$ 23,730.00	\$ 26,000.00
37	606 NW 15TH TERR	5042-04-23-0350	40	112.5	4,500	RC-15	Warranty Deed	12/31/2003	\$ 14,366.98	\$ 9,000.00	\$ 37,000.00
38	624 NW 15TH AVE	5042-04-11-0910 5042-04-11-0920	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006 1/17/2003	\$ 1,955.70	\$ 10,000.00	\$ 41,000.00
39	633 NW 14TH AVE	5042-04-11-0460	50	100	5,000	RC-15	Warranty Deed	2/13/2004	\$ 14,744.00	\$ 10,000.00	\$ 41,000.00
40	638 NW 14TH WAY	5042-04-11-0660	50	100	5,000	RC-15	Special Warranty Deed	6/1/2006	\$ 2,897.93	\$ 10,000.00	\$ 41,000.00
41	641 NW 14TH AVE	5042-04-11-0430	50	100	5,000	RC-15	Warranty Deed	12/6/2002	\$ 13,395.14	\$ 10,000.00	\$ 41,000.00
42	644 NW 12TH AVE	4942-34-07-9151	50	135	6,750	RMM-25	Unknown	Unknown	\$ 3,876.49	\$ 47,250.00	\$ 53,000.00
43	648 NW 15TH TERR	5042-04-23-0270	80	126.5	10,125	RC-15	Certificate of Title	7/24/2000	\$ 750.42	\$ 20,250.00	\$ 74,000.00
44	657 NW 21ST TERR	5042-05-01-2070	100	90	9,043	RMM-25	Special Warranty Deed	1/17/2003	\$ 17,385.37	\$ 72,340.00	\$ 65,000.00
45	706 NW 4TH AVE	4942-34-07-0390	72	135	9,720	RMM-25	Certificate of Title	7/17/1995	\$ 20,366.87	\$ 43,740.00	\$ 70,000.00
46	715 NW 15TH AVE	5042-04-28-0480	50	112	5,625	RC-14	Special Warranty Deed	6/1/2006	\$ 250.00	\$ 16,880.00	\$ 44,000.00
47	807 NW 3RD AVE	4942-34-06-3830	50	135	6,750	RMM-25	Special Warranty Deed	1/17/2003	\$ 6,782.48	\$ 33,750.00	\$ 53,000.00
48	808 NW 24TH AVE	5042-05-08-0100	92	95	8,744	RMM-25	Quit Claim Deed	10/7/1997	\$ 1,900.00	\$ 28,230.00	\$ 64,000.00
49	816 NW 16TH AVE	5042-04-17-0440	50	100	5,000	RD-15	Tax Deed	12/6/1999	\$ 5,455.15	\$ 10,000.00	\$ 41,000.00
50	835 NW 3RD ST	5042-10-12-0720	75	138	10,355	RMM-25	Special Warranty Deed	6/1/2006	\$ 6,620.42	\$ 31,070.00	\$ 75,000.00
51	800 NW 13TH TERR	5042-04-15-0320	50	100	5,000	RMM-25	Special Warranty Deed	6/1/2006	\$ 2,661.55	\$ 10,000.00	\$ 41,000.00
52	908 NW 16TH TERR	5042-04-16-0320	50	100	5,000	RD-15	Special Warranty Deed	6/1/2006	\$ 5,556.59	\$ 10,000.00	\$ 41,000.00
53	932 NW 16TH TERR	5042-04-16-0350 5042-04-16-0360	50	100	5,000	RD-15	Tax Deed	12/24/1997 12/6/1999	\$ 4,371.28	\$ 10,000.00	\$ 41,000.00
54	977 NW 16TH TERR	5042-04-16-0050	58	90	5,250	RD-15/83	Special Warranty Deed	6/1/2006	\$ 4,455.75	\$ 36,750.00	\$ 43,000.00
55	Removed										
56	Removed										
57	1216 NW 2ND ST	5042-04-20-0290	50	120	6,000	RMM-25	Special Warranty Deed	12/16/1999	\$ 16,786.34	\$ 12,000.00	\$ 47,000.00
58	526 NW 7TH TERR	5042-03-01-1500	25	127.5	3,188	RMM-25	Quit Claim Deed	8/8/1995	\$ 100.00	\$ 9,960.00	\$ 27,000.00
59	515 NW 8TH AVE*	5042-03-01-1990	50	127.5	6,375	RMM-25	Tax Feed	NA	NA	\$ 19,130.00	Not Available

*To Be Conveyed By Broward County to Fort Lauderdale

TOTAL: \$ 447,291.22 \$ 1,023,570.00 \$ 2,299,000.00

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 the transfer of all right, title and interest 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-Progress-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 shall be borne by the CRA.

SECTION 4. That a Public Hearing shall be heard before the City Commission on **February 21, 2017** 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 **February 21, 2017** and second publication five (5) days after the first publication.

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

ADOPTED this the 18th day of January, 2017.

Exhibit 3

Mayor, JOHN P. “JACK” SEILER, ATTEST: City Clerk, JEFFREY A. MODARELLI

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