



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#17-0371

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

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: May 16, 2017

TITLE: Motion Requesting the City Commission to Transfer the City-Owned Lot Located at 1504 Sistrunk Boulevard to the Fort Lauderdale Community Redevelopment Agency (CRA) for \$60,000 Plus Closing Costs and Expenses, and Authorize Issuance of a Request for Proposal (RFP) for Redevelopment of the Property

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners send a request by Motion to the City Commission to transfer the City-owned lot located at 1504 Sistrunk Boulevard to the CRA for \$60,000 plus closing costs and expenses, and authorize issuance of a Request for Proposal (RFP) for redevelopment of the property.

Background

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 (Exhibit 1).

This request would transfer approximately 4,680 square feet of City property to the CRA. This small City-owned property is located midblock and has no vehicular access to Sistrunk Boulevard. It would only have development value to the adjacent property owners. The property would then be used for a larger development footprint for the site.

Staff has been working with the developer to produce a retail plaza in the Northwest Regional Activity Center of the Northwest Progresso Flagler Heights (NPF) CRA. In order to produce the highest and best use project on this site, the small, vacant and underutilized City-owned lot located at 1504 Sistrunk Boulevard (Property ID 5042 04 24 0040), should be part of a larger development plan. In order for this project to occur, the property will first need to be transferred to the CRA rather than be surplus by the City and be put out to bid to the highest bidder.

Sistrunk LLC is the adjacent property owner to the west of the City lot and the property owner to the east is a convenience store owner with a second floor rooming house. We have been working with Sistrunk LLC, owned by Gilbert Hyatt, the local contractor/developer who owns the 14,144 square foot site adjacent to the City lot. His

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plan is to construct a 6,777 square foot five bay retail center with rear parking on the development site.

While there is a lack of affordable retail space available on Sistrunk Blvd, Mr. Hyatt will be taking some risk in developing at this location and would be building the new center on speculation. He has owned the adjacent property for many years and has listed the properties for sale, but there was no interest. After meeting with CRA staff, he has decided to develop the site himself, provided the City lot is included in his development plan.

The City property requested to be conveyed to the CRA is identified on Exhibit 2 along with a chart that provides information on the size of the property, the date the City originally took ownership, City cost and expenses, Broward County just market value and the property appraised value. The property at 1504 Sistrunk Blvd is appraised for \$60,000, which is the price the CRA is willing to purchase the property for. The appraisals for the property are attached as Exhibit 3.

A copy of the location map of the property and schematic plans provided by Sistrunk LLC for the project are attached at Exhibit 4.

As part of the CRA's efforts to redevelop the Sistrunk Corridor we have confirmed that this project meets the eligibility requirements of the CRA. Additionally, this project was reviewed and discussed by the CRA Advisory Board at their meetings of February 14, 2017 and April 11, 2017 and the Advisory Board unanimously recommended that the property be conveyed to the CRA. The Advisory Board however recommended that the property be conveyed at City cost and expenses of \$4,354.83 rather than for its appraised value. If the CRA Board and City Commission approve this transfer request, as part of the Community Redevelopment Act procedures, the CRA will issue a Thirty Day Notice to formally solicit development proposals for the site from this developer and any other interested parties. At that time, interested developers will have the opportunity to make an offer on the property in conjunction with the Request for Development Proposal process.

CONSISTENCY WITH NPF CRA REDEVELOPMENT PLAN

The project is consistent with the NPF CRA Community Redevelopment Plan by providing the resources bundled around a basic improvement program designed to stimulate, foster and provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA and to afford maximum feasible opportunities for private participation in undertaking the redevelopment of the NPF CRA.

The CRA 5 Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

The CRA Plan 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 such acquisitions and dispositions using funds available to the CRA. The CRA shall dispose of property that it acquires to private or 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.

Resource Impact

There is no budgetary impact to the CRA associated with this action at this time.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

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

Attachments:

Exhibit 1 – City Charter – Section 8.02

Exhibit 2 – City-Owned Property to be Conveyed to the CRA

Exhibit 3 – Appraisal Reports - Calloway and Price, Inc.

Exhibit 4 – Proposed Retail Center Project Location and Schematic Plans

Exhibit 5 – NPF CRA Advisory Board February 14, 2017 and April 11, 2017 Minutes

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