

City of Fort Lauderdale



Meeting Minutes

Tuesday, June 15, 2021

2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE
100 North Andrews Avenue, Fort Lauderdale, FL 33301

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COMMUNITY REDEVELOPMENT AGENCY BOARD

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS**

DEAN J. TRANTALIS - Chair

HEATHER MORAITIS - Vice Chair - Commissioner District I

STEVEN GLASSMAN - Commissioner - District II

ROBERT L. McKINZIE - Commissioner - District III

BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, Secretary

ALAIN E. BOILEAU, General Counsel

CALL TO ORDER

Chair Trantalis called the meeting to order at 2:46 p.m.

ROLL CALL

Present 5 - Vice Chair Heather Moraitis (participated via communication technology), Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen, and Chair Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau and City Auditor John Herbst

MOTIONS

M-1 [21-0557](#) Motion Approving Minutes for May 18, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Commissioner Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

APPROVED

Aye: 5 - Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis, Commissioner Glassman and Chair Trantalis

PUBLIC HEARINGS

PH-1 [21-0531](#) Public Hearing Approving Donation of Land and the Award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc and Authorizing the Executive Director to Execute the Development Agreements and All Related Documents or Instruments and to Take Certain Actions - (Commission Districts 2 and 3)

Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA), provided an overview of this item. The CRA purchased fifty-five (55) lots to build single-family homes. The project was put out for bid, and there were twenty (20) responses to the Request for Proposal (RFP). The review

committee selected five (5) proposals. Mr. Woods noted his recusal due to his relationship with applicants.

Bob Wojcik, Housing and Economic Development Manager, Community Redevelopment Agency, provided a detailed overview.

In response to Chair Trantalis' questions, Mr. Wojcik explained how the City acquired these properties that the CRA subsequently purchased. The CRA addressed all liens against the properties and obtained clear titles. Mr. Wojcik said applicants provided detailed breakdowns of development costs. The CRA Staff analyzed and reviewed developer profit margins and confirmed that developer-built homes pricing is consistent with the market. Based upon CRA Staff review, the CRA provided these lots at no cost to the developers, and developers passed the cost savings to the home buyer. Mr. Wojcik expounded on additional aspects detailed in the CAM. He noted selected applicants in attendance.

Chair Trantalis opened the public hearing.

Chair Trantalis recognized Beverly Chambers, 431 NW 17th Avenue. Ms. Chambers discussed efforts to acquire Lot 35, Broward Property Appraisers Office Parcel I.D. 504 20425 0310 located at 510 NW 17th Avenue in the Dorsey-Riverbend community, adjacent to properties owned by the Chambers family. She commented on Staff offers for other noncontiguous lots due to the inability to remove requested lots from the RFP. Ms. Chambers expounded on related details and timelines.

In response to Chair Trantalis' question, Lynn Solomon, Assistant City Attorney III, Office of the City Attorney, explained the CRA offered these properties through the RFP process to developers with the ability to build groupings of at least five (5) homes. She expounded on aspects and considerations during the RFP process, including financial ability and ability to perform. Should the requested lots be removed, the process requires competitive rebidding of those lots without guaranteeing that the families would be the winning bidder and awarded the requested lot. Further comment and discussion ensued.

Chair Trantalis discussed the ability for Ms. Chambers and similar individuals to bid on homes built on referenced adjacent lots (homes). Ms. Solomon explained details related to purchase restrictions, citing examples. Ms. Chambers commented on efforts to have the first right of refusal on homes.

Chair Trantalis recognized Michelle Jenkins, 516 NW 20th Avenue. Ms. Jenkins discussed efforts to acquire Lot 7, identified as Broward Property Appraiser's Office Parcel I.D. 504 20425 0761 located at 1615 NW 4th Street, adjacent to property where she grew up. Ms. Jenkins requested removing this non-conforming lot from this Resolution. She explained her reasoning is based upon history related to prior family efforts to purchase this property and details related to feedback received as a Fort Lauderdale Police Department employee.

Commissioner McKinzie commented on his perspective, the process and the ability to build homes on small, non-conforming lots.

In response to Commissioner McKinzie's question, Anthony Fajardo, Department of Sustainable Development Director, confirmed the ability to build on non-conforming lots when configured as originally platted. Commissioner McKinzie expounded on the history of this process and similar CRA home building efforts in District 3.

Commissioner McKinzie made a motion to close the public hearing which was seconded by Commissioner Sorensen. Roll call showed: AYES: Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis, Commissioner Glassman and Chair Trantalis

Chair Trantalis reviewed the purpose, requirements and goals of these types of CRA housing projects. He discussed the opportunity to provide the right of first refusal to adjacent property owners who may want to purchase developer-built homes.

Commissioner Glassman questioned why this topic is not vetted in the community when the forty-three (43) lots were first identified. Mr. Woods clarified details of the vetting process before issuing the RFP and said none of the issues were raised. Commissioner McKinzie expounded on related information and granting the first right of refusal.

General Counsel Alain Boileau commented on the ability to include a right of first refusal to purchase adjacent developer-built homes and said he would further research. He noted that the right of first refusal would need to be offered to all families with properties adjacent to developer-built homes.

City Auditor John Herbst explained previous actions on how the City addressed similar properties through the CRA. He offered the option of the City reacquiring these properties and selling them at appraised value.

General Counsel Boileau provided his perspective regarding altering this RFP procurement, making exceptions for the two (2) lots referenced earlier, one by a City employee, and the need to offer the same courtesy to everyone. Further comment and discussion ensued.

Chair Trantalis recommended moving forward with the adoption of this Resolution with the proviso that General Counsel Boileau would research and advise the Commission regarding an amendment to offer adjacent property owners the right of first refusal for purchasing developer-built homes on lots adjacent to their properties.

Commissioner Sorensen introduced this Resolution which was read by title only.

ADOPTED

Aye: 5 - Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis, Commissioner Glassman and Chair Trantalis

ADJOURNMENT

Chair Trantalis adjourned the meeting at 3:34 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
Secretary