

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF INTENT TO CONVEY ONE (1) CITY-OWNED PROPERTY LOCATED AT 400 NW 7 AVENUE 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 **OCTOBER 6, 2026**, 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 to 400 NW 7 Avenue, 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, the Property is located within 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 Community Redevelopment Area expired as of November 7, 2025, but was subsequently extended for 10 years pursuant to Resolution No. 25-13 adopted May 20, 2025, approving the Interlocal Agreement by and between the CRA, the City of Fort Lauderdale and Broward County, Florida as recorded under Instrument Number 120270022 of the public records of Broward County Florida on August 13, 2025; and

WHEREAS, the Northwest-Progresso-Flagler Heights Plan ("NPF Plan") was adopted on November 7, 1995, and subsequently amended pursuant to Resolution No. 25-232 on December 2, 2025; 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.

SECTION 4. That a Public Hearing shall be heard before the City Commission on **October 6, 2026**, at 6:00 p.m., or as soon thereafter as can be heard, at the Fort Lauderdale Police Department, 1300 West Broward Boulevard, Community Room #1004, Fort Lauderdale, FL 33312, 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 **October 6, 2026**, 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 ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____

EXHIBIT "A"
LEGAL DESCRIPTION

FOLIO 504203230010

ALL OF PARCELS "A" AND "C", "NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 131,679 SQUARE FEET MORE OR LESS.

SUBJECT TO: EASEMENTS, DEDICATIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANT REGARDING THE JOHN H. HILL II MEMORIAL LANDMARK

LESS AND EXCEPT:

FOLIO 504203230050

ALL OF THAT ADDITIONAL THOROUGHFARE AND RIGHT OF WAY DEDICATED BY PLAT WITHIN PARCELS "A" AND "C", "NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 21,187 SQUARE FEET MORE OR LESS.