

**REGULAR HYBRID MEETING
(VIRTUAL/IN-PERSON)
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

October 12, 2021 - 3:00 PM

Virtual Meeting

https://fortlauderdale.zoomgov.com/webinar/register/WN_IYmchz5RTlaboVctT0ydkg

In-Person Meeting

City Hall - Commission Chamber – 1st Floor

100 North Andrews Avenue

Fort Lauderdale, Fl. 33301

- | | | |
|-------|--|--|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
• 09.14.2021 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Manager |
| iv. | Proposed Transfer of Six Residential Properties in the
Northwest Progresso Flagler Height Community Redevelopment
Area from the City of Fort Lauderdale
to the CRA for Affordable Housing | CRA Staff |
| v. | Proposed Transfer of Six Commercial Properties in the
Northwest Progresso Flagler Heights Community
Redevelopment Area from the City of Fort Lauderdale to the
CRA | CRA Staff |
| vi. | Communication to CRA Board of Commissioners | NPF CRA Board |
| vii. | Old/New Business | |
| viii. | Public Comments | |
| ix. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – November 9, 2021.**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that come before the Advisory Board for a recommendation.*

Note: *Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.*



CITY OF FORT LAUDERDALE

DRAFT
REGULAR/HYBRID MEETING MINUTES
(VIRTUAL/IN-PERSON)
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
SEPTEMBER 14, 2021 – 3:00 P.M.
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	3	0
Dylan Lagi, Vice Chair	P	3	0
Leann Barber	P	2	1
Sonya Burrows	P	3	0
Kenneth Calhoun	P	3	0
Lisa Crawford	P	3	0
Matt Habibi	P	2	1
John Hooper	P	3	0
Michael Lewin	A	2	1
Steffen Lue	P	3	0
Lorraine Mizell	P	2	1
Christopher Murphy	P	2	1
John Quaily	P	1	2
Tina Teague	P	2	1

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Clarence Woods, III, NPF CRA Manager
Eleni Ward-Jankovic, Housing and Economic Development Manager
Tracy Roach, Assistant to City Commissioner Robert McKinzie
Lynn Solomon, Assistant City Attorney
Tanya Bailey Watson, CRA Accounting Clerk
Jonelle Adderley, CRA Project Coordinator
Thomasina Turner, NPFCRA Project Coordinator
Jamie Opperlee, Prototype Inc. Recording Secretary

Public

None

Currently there are 14 appointed members on the Board, which means eight (8) would constitute a quorum.

I. Call to Order/Roll Call

Rhoda Glasco Foderingham, Chair

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called.

II. Approval of Minutes

NPF CRA Board

- July 13, 2021 Minutes

Motion by Mr. Calhoun, seconded by Ms. Crawford, to approve the minutes of July 13, 2021. In a voice vote, the **motion** passed unanimously.

III. Project Funding Update

Tanya Bailey Watson

The Board had been provided the summaries.

IV. Funding for CRA Projects

Clarence Woods, CRA Manager

Mr. Woods said the \$23 million loan the CRA was seeking would allow them to move forward with four major projects he believed would be catalytic and transformational for development in the Sistrunk corridor. All four projects would be in development within 12-18 months, along with the 43 single-family infill housing development that had already been approved. Mr. Woods believed the Board of Commissioners would be presented with the agenda item for approval of this funding in November.

Mr. Woods informed Ms. Barber that they were not seeking input or approval from the Board. He explained they had put out an RFP to banks and Truist Bank had offered a 1% loan. He hoped this would allow them to complete these four projects in less than four years. Ms. Barber asked if the Board would have any more input, since this funding would cover the next four years. Mr. Woods stated the projected funding for the CRA had been very conservative. He anticipated growth in the tax base that would provide funding for smaller projects.

Mr. Lagi suggested the Board could also provide advice regarding operations, messaging and events for the next four years. Mr. Woods anticipated the Board would continue to be quite active in these areas.

Ms. Burrows asked about the West Side Gazette property and Mr. Woods said they would set aside some of the \$23 million for this and it would come before the Board in the future. Ms. Crawford asked Mr. Woods if there was a proposal for the West Side Gazette property and Mr. Woods stated there were some title issues to be addressed before the RFP went out. They would draft the RFP for a mixed-use development, including entertainment, office, retail, residential and parking.

V. Communication to CRA Board of Commissioners

NPF CRA Staff

Mr. Woods stated they were in the final stages of creating the EDC. Once they had two more board appointments they could hold a meeting of the board to begin making decisions about leveraging the funds they had.

VI. Old/New Business

Thomasina Turner

- Blue Tree Café Pop-Up

Ms. Turner announced the Blue Tree Café pop-up would be on September 24 in the courtyard of 914 NW 6th Street. Board members who would attend should let Ms. Turner know, and they would be guests of the CRA

- Discuss Finally Friday

Ms. Turner said the new location was 1412 NW 6th Street in Provident Park on November 12 from 6 PM until 10 PM and the events would run through April 2022. Mr. Woods stated these were marketing events, when they utilized the land that was slated for development for pop-up/entertainment events. This helped create excitement about the development and let people know what was happening in the neighborhood.

- Consensus Vote: Chair/Vice Chair

Motion by Mr. Calhoun, seconded by Ms. Teague, for Ms. Foderingham to continue serving as Chair and for Mr. Lagi to continue serving as Vice Chair. The Board had consensus to approve.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:31 p.m.


Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

MEMORANDUM

DATE: October 12, 2021

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY:  Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Proposed Transfer of Six Residential Properties in the Northwest Progresso Flagler Height Community Redevelopment Area from the City of Fort Lauderdale to the CRA for Affordable Housing

REQUEST

The City Commission proposes to transfer seven residential properties from the City of Fort Lauderdale to the CRA for affordable housing. Six of the properties are located in the Northwest Progresso Flagler Height Community Redevelopment Area (NPF CRA) and one is located in Central City CRA Area. In order for this to occur, the CRA Board will need to accept the instruments of conveyance, and provide authorization to contract with companies for appraisal, title, survey, demolition, site cleanup and related services and to issue Request for Proposals for the development of the properties.

BACKGROUND

On May 18, 2021 the City Commission adopted Resolution No 21-98 designating surplus properties for affordable housing under the provisions of Section 166.0451 of Florida Statutes (**Exhibit 1**) and on August 17, 2021, the City Commission adopted a Resolution 21-158 declaring its intent to convey residential City-owned properties to the Fort Lauderdale Community Redevelopment Agency (CRA), setting a public hearing date of October 5, 2021 (**Exhibit 2**). The six properties located in the NPF CRA to be conveyed to the CRA consist of:

1. 521 NW 13 Avenue (Property ID 504204060680)
2. NW 7 Place (Property ID 504204180630)
3. 724 NW 15 Way (Property ID 504204280170)
4. 509 NW 20 Avenue (Property ID 504204300410)
5. 1207 NW 2 Street (Property ID 504204200330)
6. 427 NW 20 Avenue (Property ID 504204300960)

A Location Map of the properties and Broward County Property Appraiser Information on the properties is attached as **Exhibit 3**. The properties are in the Dorsey Riverbend and Durrs neighborhoods. On October 5, 2021, the City Commission adopted a Resolution approving the conveyance of properties to the CRA (**Exhibit 4**).

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. They will be conveyed to the CRA subject to a covenant restricting occupancy of the property to households that meet the income guidelines of Section 420.0004(3) of Florida Statutes (**Exhibit 5**). Three of the properties are vacant land and three of the properties are improved with structures. Four of the six properties were foreclosed by the City between 2014 and 2019 for unpaid liens and the properties will be conveyed at no cost to the CRA in "As Is" condition. The CRA however will be accepting title to the properties subject to all title defects and other adverse matters and conditions that may affect the properties. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA. However, under Resolution 04-174 (**Exhibit 6**), the City Manager has the authority to settle and release certain code enforcement liens and other municipal liens upon written request of the CRA, and CRA staff is working with the City Manager's Office and the City Attorney's office for this to occur. Assuming all liens are released, the fiscal impact to the CRA is estimated at approximately \$69,685.00 (**Exhibit 6**).

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

This action is permitted by the NPF CRA Plan as amended under Section 5 Community Redevelopment Program and Strategies, where it 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 the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and 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.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site cleanup and conduct due diligence necessary to stimulate redevelopment in the CRA district.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends that the CRA Advisory Board recommend that the CRA Board accept the instruments of conveyance for six residential properties located in Northwest Progresso Flagler Height Community Redevelopment Area from the City of Fort Lauderdale for affordable housing, and authorize staff to contract with companies for appraisal, title, survey, demolition, site cleanup and related services and to issue Request for Proposals for the development of the properties.

Attachments

Exhibit 1: Resolution 21-98 passed May 18, 2021

- Exhibit 2: Resolution 21-158 passed August 17, 2021
- Exhibit 3: Location Map and Broward County Property Appraiser Information
- Exhibit 4: Resolution 21-XX passed October 5, 2021
- Exhibit 5: Section 420.000(3) Florida Statutes
- Exhibit 6: Resolution 04-174
- Exhibit 7: Estimated Fiscal Impact to CRA

Exhibit 1

RESOLUTION NO. 21-98

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AND ADOPTING THE SURPLUS LIST PURSUANT TO FLORIDA STATUTES SECTION 166.0451; DECLARING AND DETERMINING THAT THE PROPERTIES ARE APPROPRIATE FOR AFFORDABLE HOUSING; REPEALING ANY RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.0451 of Florida Statutes provides that, "every three years each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title that is appropriate for use as affordable housing"; and

WHEREAS, City staff has identified surplus properties as meeting the minimum Uniform Land Development Regulations for single family homes, apartments or cluster homes and thus, suitable for development of affordable housing;

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, hereby declares that the final inventory of surplus Properties described in the list attached as Exhibit 1 are not needed for public use and the Properties are hereby designated for development of Affordable Housing as defined in Section 420.0004(3), Florida Statutes, upon terms and conditions hereinafter set forth.

SECTION 2. The Properties shall be transferred as follows:

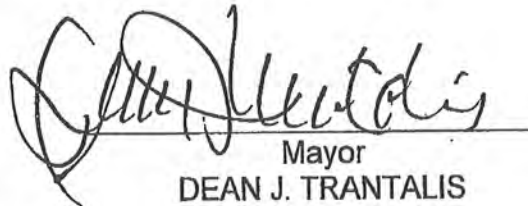
- 2.1 The Properties shall be sold for no less than Seventy Five Percent (75%) of the appraised value pursuant to Section 8.04 of the City Charter; or
- 2.2 If any of the Properties are located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area or the Central City Community Redevelopment Area, the City may elect to transfer title the property, without consideration, to the Fort Lauderdale Community Redevelopment Agency (CRA), subject to a covenant restricting occupancy of the property to households that meet the income and other guidelines of Section 420.0004(3), Florida Statutes.
- 2.3 If the Properties are not transferred to the CRA, the City will give preference to Community Housing Development Organizations as certified by the City of Fort Lauderdale; and

2.4 The City will impose such other reasonable terms and conditions as imposed by the Board of Commissioners of the City.

SECTION 3. That any prior resolutions or parts thereof in conflict with this Resolution are hereby repealed.

SECTION 4. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 18th day of May, 2021.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

City Affordable Housing Surplus List

Address	Parcel ID	Vacant/ Improved	Use	Sq/Ft	City Zoning Code	Minimum Lot Size (ULDR)	Zoning Description	Neighborhood	Legal Description	Full Liens
Properties with Liens										
1210 NE 5 TER	<u>494234031890</u>	Vacant	VACANT GOVERNMENTAL	8,781	RMM-25	5,000	Residential Multifamily Mid-Rise / Medium High Density	Middle River Terrace	PROGRESSO 2-18 D LOT 29,30,31 LESS N 10 BLK 113	\$ 1,316.50
521 NW 13 AVE	<u>504204060680</u>	Improved	VACANT GOVERNMENTAL	7,910	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4	\$ 5,690.38
NW 7 PL	<u>504204180630</u>	Vacant	VACANT GOVERNMENTAL	5,000	RM-15	5,000	Residential Multifamily Low Rise/Medium Density	Durrs Community	LIBERTY PARK 7-27 B S1/2 OF E 100 OF S1/2 BLK 10	\$ 450.82
724 NW 15 WAY	<u>504204280170</u>	Improved	VACANT GOVERNMENTAL	5,625	RD-15	6,000	Residential Single Family and Duplex/Medium Density	Durrs Community	CARVER PARK 19-21 B LOT 6 BLK 2	\$ 429,918.61
509 NW 20 AVE	<u>504204300410</u>	Improved	VACANT GOVERNMENTAL	5,500	RS-8	6,000	Residential Single Family/Low Medium Density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 13 BLK 2	\$ 5,690.38
1207 NW 2 ST	<u>504204200390</u>	Vacant	VACANT GOVERNMENTAL	6,000	RMM-25	5,000	Residential Multifamily Mid-Rise / Medium High Density	Historical Dorsey-Riverbend	SEMINOLE FOREST 14-16 B LOT 2 BLK 3	\$ 2,350.80
611 NW 44 TER	<u>504204110800</u>	Vacant	VACANT GOVERNMENTAL	5,000	RC-15	5,000	Residential Single Family and Cluster/Medium Density	Durrs Community	LINCOLN PARK CORR PLAT 5-2 B LOT 47 & 48, AND TOGETHER WITH W1/2 OF VAC POR OR NW 14 TERLYING E & ADJ TO LOT 47, BLK 3	\$ 574.07
427 NW 20 AVE	<u>504204300960</u>	Vacant	VACANT RESIDENTIAL	5,500	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 22 BLK 5	\$ 67,050.00

Exhibit 2

RESOLUTION NO. 21-158

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 IN THE CENTRAL CITY COMMUNITY REDEVELOPMENT AREA AND PROVIDING NOTICE OF INTENT TO CONVEY SEVEN (7) CITY-OWNED PROPERTIES LOCATED 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 5, 2021**, 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 the lots 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, one (1) Property is located in the Central City Community Redevelopment Area; and

WHEREAS, seven (7) Properties are 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; and

WHEREAS, the NPF Plan provides for redevelopment of the Northwest-Progresso-Flagler Heights area; and

WHEREAS, the Central City Community Redevelopment Plan was adopted on January 5, 2012 and provides for community redevelopment; 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 and Central City area shall be conveyed to the CRA;
- 3.3 Any development or disposition of the Property shall be consistent with the NPF Plan and the Central City Plan and under 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.
- 3.6 All properties transferred by the CRA to an eligible homebuyer shall be subject to a Restrictive Covenant, restricting occupancy of the property to households that meet the income and other guidelines of Section

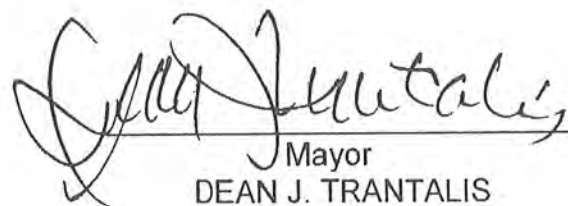
420.0004(3), Florida Statutes and such other restrictions imposed by the governing body of the CRA.

SECTION 4. That a Public Hearing shall be heard before the City Commission on **October 5, 2021** at 6:00 p.m., or as soon thereafter as can be heard, at 100 North Andrews Avenue, Commission Chambers, Fort Lauderdale, Florida 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 **October 5, 2021**, 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 17th day of August, 2021.


Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

Exhibit "A"

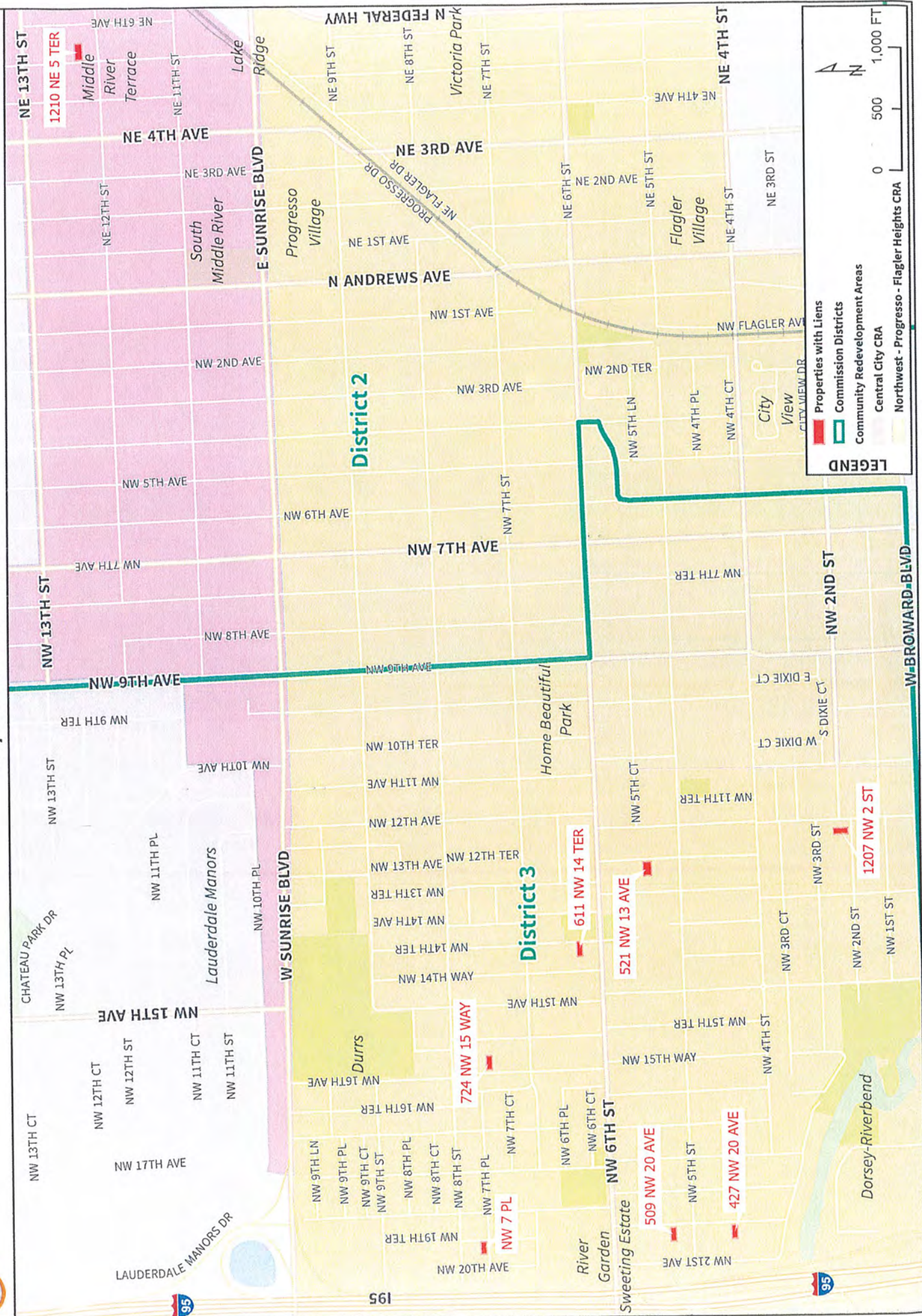
City Affordable Housing Surplus List

Address	Parcel ID	Vacant/Improved	Use	Sq/Ft	City Zoning Code	Minimum Lot Size (ULDR)	Zoning Description	Neighborhood	Legal Description	Full Liens
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521 NW 13 AVE	<u>504204060680</u>	Improved	VACANT GOVERNMENTAL	7,910	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4	\$ 5,690.38
NW 7 PL	<u>504204180630</u>	Vacant	VACANT GOVERNMENTAL	5,000	RM-15	5,000	Residential Multifamily Low Rise/Medium Density	Durrs Community	LIBERTY PARK 7-27 B S1/2 OF E 100 OF S1/2 BLK 10	\$ 450.82
724 NW 15 WAY	<u>504204280170</u>	Improved	VACANT GOVERNMENTAL	5,625	RD-15	6,000	Residential Single Family and Duplex/Medium Density	Durrs Community	CARVER PARK 19-21 B LOT 6 BLK 2	\$ 429,918.61
509 NW 20 AVE	<u>504204300410</u>	Improved	VACANT GOVERNMENTAL	5,500	RS-8	6,000	Residential Single Family/Low Medium Density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 13 BLK 2	\$ 5,690.38
1207 NW 2 ST	<u>504204200330</u>	Vacant	VACANT GOVERNMENTAL	6,000	RMM-25	5,000	Residential Multifamily Mid-Rise / Medium High Density	Historical Dorsey-Riverbend	SEMINOLE FOREST 14-16 B LOT 2 BLK 3	\$ 2,350.80
611 NW 14 TER	<u>504204110800</u>	Vacant	VACANT GOVERNMENTAL	5,000	RC-15	5,000	Residential Single Family and Cluster/Medium Density	Durrs Community	LINCOLN PARK CORR PLAT 5-2 B LOT 47 & 48, AND TOGETHER WITH W1/2 OF VAC POR OR NW 14 TERLYING E & ADJ TO LOT 47, BLK 3	\$ 574.07
427 NW 20 AVE	<u>504204300960</u>	Vacant	VACANT RESIDENTIAL	5,500	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 22 BLK 5	\$ 67,050.00

Properties with Liens

Exhibit 3

**Affordable Housing Surplus Map
City of Fort Lauderdale**



LEGEND

- Properties with Liens
- Commission Districts
- Community Redevelopment Areas
- Central City CRA
- Northwest - Progresso - Flagler Heights CRA

Scale: 0, 500, 1,000 FT





Site Address	1210 NE 5 TERRACE, FORT LAUDERDALE FL 33304	ID #	4942 34 03 1890
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbr Legal Description	PROGRESSO 2-18 D LOT 29,30,31 LESS N 10 BLK 113		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$114,150		\$114,150	\$42,390	
2020	\$105,370		\$105,370	\$38,540	
2019	\$87,810		\$87,810	\$35,040	

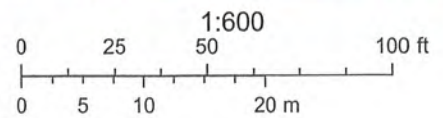
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$114,150	\$114,150	\$114,150	\$114,150
Portability	0	0	0	0
Assessed/SOH	\$42,390	\$114,150	\$42,390	\$42,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$42,390	\$114,150	\$42,390	\$42,390
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/6/2004	QCD	\$100	37406 / 94	\$13.00	8,781	SF
10/22/1997	QCD	\$100	30658 / 1974			
2/9/1996	CET	\$100	24491 / 661			
8/1/1994	SWD	\$21,500	22543 / 43			
4/1/1994	SWD	\$100				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								



October 6, 2021





Site Address	521 NW 13 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0680
Property Owner	CITY OF FORT LAUDERDALE % ALAIN E BOILEAU CITY ATTORNEY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	01
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4		

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* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$23,730	\$141,810	\$165,540	\$165,540	
2020	\$23,730	\$138,880	\$162,610	\$162,610	
2019	\$23,730	\$134,130	\$157,860	\$98,170	\$2,025.56

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$165,540	\$165,540	\$165,540	\$165,540
Portability	0	0	0	0
Assessed/SOH	\$165,540	\$165,540	\$165,540	\$165,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$165,540	\$165,540	\$165,540	\$165,540
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/10/2019	CET-D	\$5,700	116158989
8/17/2007	WD-T	\$100	44521 / 1371

Land Calculations

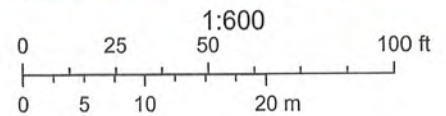
Price	Factor	Type
\$3.00	7,910	SF
Adj. Bldg. S.F. (Card, Sketch)		1504
Units/Beds/Baths		1/3/1
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



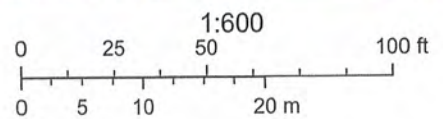
September 29, 2021

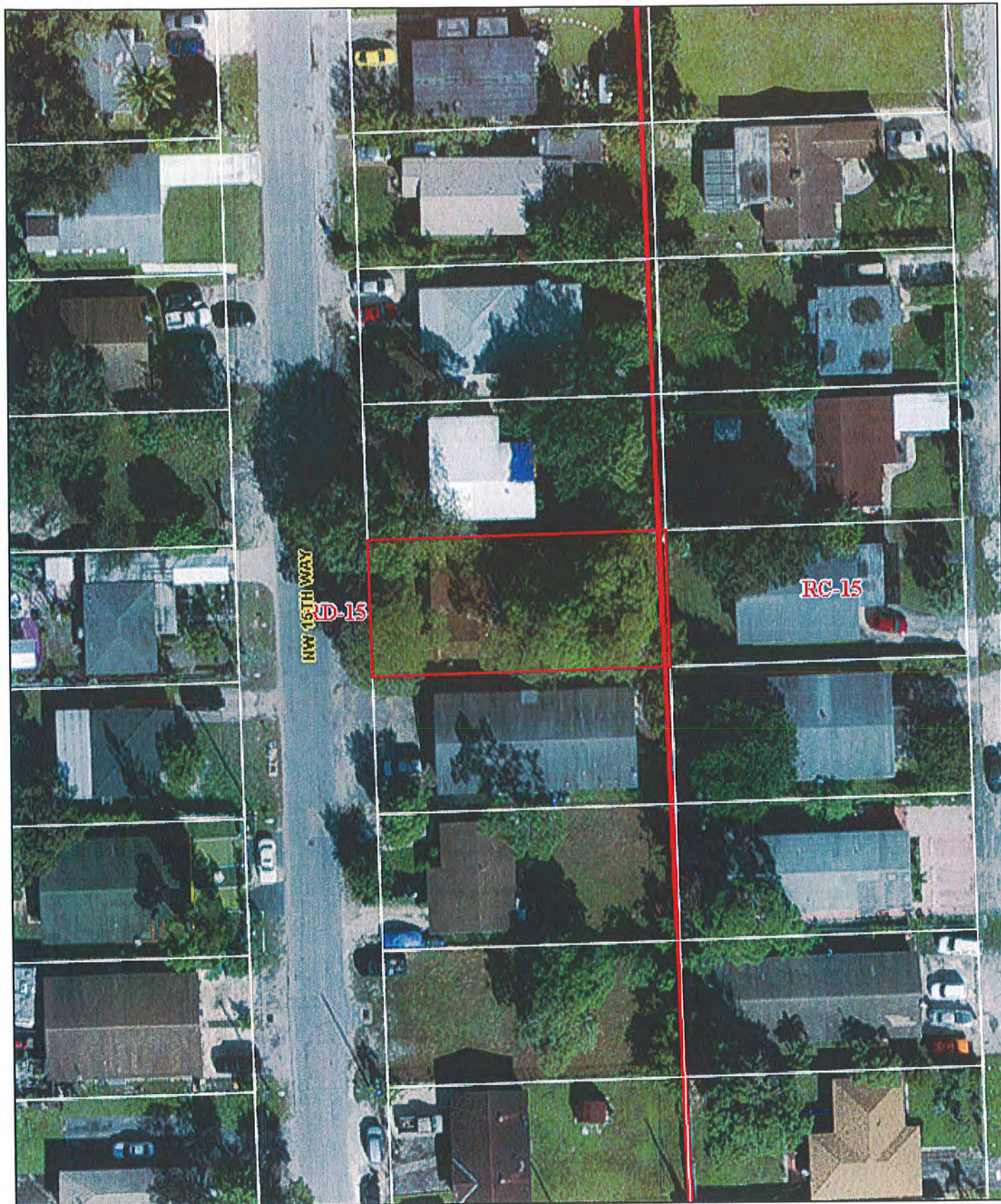




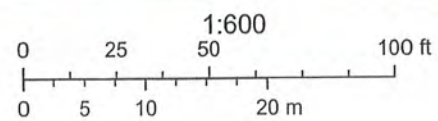


September 29, 2021





September 29, 2021







Site Address	509 NW 20 AVENUE, FORT LAUDERDALE FL 33311-8747	ID #	5042 04 30 0410
Property Owner	CITY OF FORT LAUDERDALE % ALAIN E BOILEAU CITY ATTN	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	01
Abbr Legal Description	RIVER BEND 25-50 B LOT 13 BLK 2		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$16,500	\$87,000	\$103,500	\$103,500	
2020	\$16,500	\$85,330	\$101,830	\$101,830	
2019	\$16,500	\$98,420	\$114,920	\$66,970	\$1,659.23

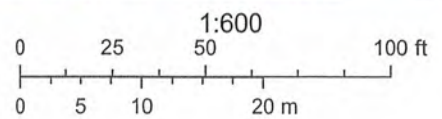
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$103,500	\$103,500	\$103,500	\$103,500
Portability	0	0	0	0
Assessed/SOH	\$103,500	\$103,500	\$103,500	\$103,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$103,500	\$103,500	\$103,500	\$103,500
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/13/2019	CET-D	\$31,100	116203278	\$3.00	5,500	SF
3/21/2019	OSA-T		115705424			
1/22/2019	OSA-T		115575258			
1/22/2019	OSA-T		115575261			
Adj. Bldg. S.F. (Card, Sketch)						761
Units						1
Eff./Act. Year Built: 1951/1950						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



October 6, 2021





Photographs for Parcel ID [504204-30-0410](#), displayed on 9/29/2021





Site Address	1207 NW 2 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 20 0330
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbr Legal Description	SEMINOLE FOREST 14-16 B LOT 2 BLK 3		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered *working values, and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$48,000		\$48,000	\$19,310	
2020	\$39,000		\$39,000	\$17,560	
2019	\$36,000		\$36,000	\$15,970	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$48,000	\$48,000	\$48,000	\$48,000
Portability	0	0	0	0
Assessed/SOH	\$19,310	\$48,000	\$19,310	\$19,310
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$19,310	\$48,000	\$19,310	\$19,310
Taxable	0	0	0	0

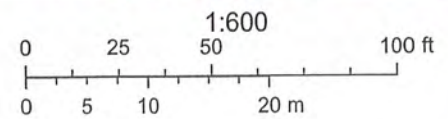
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/17/2003	SW*		34831 / 897	\$8.00	6,000	SF
12/6/1999	TXD	\$12,600	30142 / 917			
12/1/1989	D	\$18,200	17015 / 94			
5/1/1989	SWD	\$100				
5/1/1989	CET	\$42,000				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								



September 29, 2021





Site Address	427 NW 20 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 04 30 0960
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	RIVER BEND 25-50 B LOT 22 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$44,000		\$44,000	\$36,590	
2020	\$35,750		\$35,750	\$33,270	
2019	\$30,250		\$30,250	\$30,250	

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$44,000	\$44,000	\$44,000	\$44,000
Portability	0	0	0	0
Assessed/SOH	\$36,590	\$44,000	\$36,590	\$36,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$36,590	\$44,000	\$36,590	\$36,590
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/24/2018	CET-D	\$1,000	115250307	\$8.00	5,500	SF
4/30/2012	QCD-T	\$100	48772 / 414			
3/26/2009	QCD-T	\$100	47314 / 460			
6/11/1997	ODH		26634 / 775			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



October 6, 2021

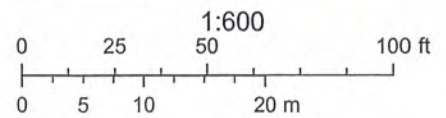


Exhibit 4

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE TRANSFER OF ONE (1) CITY-OWNED PROPERTY LOCATED IN THE CENTRAL CITY COMMUNITY REDEVELOPMENT AREA AND SIX (6) CITY-OWNED PROPERTIES LOCATED 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; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE CONVEYANCE INSTRUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 17, 2021, pursuant to Resolution No. 21-158, the City Commission of the City of Fort Lauderdale declared its intent to convey one (1) City-owned property located in the Central City Community Redevelopment Area and seven (7) City-owned properties located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area; and

WHEREAS, the property located at 611 NW 14th Terrace is not an eligible property and has been removed; and

WHEREAS, Section 8.02 of the City Charter requires a public hearing on the terms of the proposed transfer and the proposed use; and

WHEREAS, one (1) City-owned property located in the Central City Community Redevelopment Area and six (6) City-owned properties located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area will be subject to a covenant restricting occupancy to households that meet the income and other guidelines as set forth in Section 420.0004(3) of the Florida Statutes; and

WHEREAS, the public hearing to receive comments from the public is set for Tuesday, October 5, 2021 at 6:00 pm, or as soon thereafter as can be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale hereby ratifies and confirms Resolution No. 21-158 and empowers and directs the proper City Officials to execute and convey by Quit Claim Deed(s) the real property described in Exhibit "A" in favor of the Fort Lauderdale Community Redevelopment Agency, under the terms and conditions set forth in Resolution No. 21-158.

SECTION 3. That the effective date of this Resolution is the date of adoption.

ADOPTED this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

Clerk
JEFFREY A. MODARELLI

City Affordable Housing Surplus List

Address	Parcel ID	Vacant/ Improved	Use	Sq/Ft	City Zoning Code	Minimum Lot Size (ULDR)	Zoning Description	Neighborhood	Legal Description	Full Liens
1210 NE 5 TER	<u>494234031890</u>	Vacant	VACANT GOVERNMENTAL	8,781	RMM-25	5,000	Residential Multifamily Mid-Rise / Medium High Density	Middle River Terrace	PROGRESSO 2-18 D LOT 29,30,31 LESS N 10 BLK 113	\$ 1,316.50
521 NW 13 AVE	<u>504204060680</u>	Improved	VACANT GOVERNMENTAL	7,910	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 14,15 BLK 4	\$ 5,690.38
NW 7 PL	<u>504204180630</u>	Vacant	VACANT GOVERNMENTAL	5,000	RM-15	5,000	Residential Multifamily Low Rise/Medium Density	Durrs Community	LIBERTY PARK 7-27 B S1/2 OF E 100 OF S1/2 BLK 10	\$ 450.82
724 NW 15 WAY	<u>504204280170</u>	Improved	VACANT GOVERNMENTAL	5,625	RD-15	6,000	Residential Single Family and Duplex/Medium Density	Durrs Community	CARVER PARK 19-21 B LOT 6 BLK 2	\$ 429,918.61
509 NW 20 AVE	<u>504204300410</u>	Improved	VACANT GOVERNMENTAL	5,500	RS-8	6,000	Residential Single Family/Low Medium Density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 13 BLK 2	\$ 5,690.38
1207 NW 2 ST	<u>504204200330</u>	Vacant	VACANT GOVERNMENTAL	6,000	RMM-25	5,000	Residential Multifamily Mid-Rise / Medium High Density	Historical Dorsey-Riverbend	SEMINOLE FOREST 14-16 B LOT 2 BLK 3	\$ 2,350.80
611-NW-14-TER	504204110800	Vacant	VACANT GOVERNMENTAL	5,000	RC-15	5,000	Residential Single Family and Cluster/Medium Density	Durrs Community	LINCOLN PARK CORR PLAT 5-2 B LOT 47 & 48, AND TOGETHER WITH W 1/2 OF VAC POR OR NW 1/4 TERLYING E & ADJ TO LOT 47, BLK 3	\$ 574.07
427 NW 20 AVE	<u>504204300960</u>	Vacant	VACANT RESIDENTIAL	5,500	RS-8	6,000	Residential Single Family / Low medium density	Historical Dorsey-Riverbend	RIVER BEND 25-50 B LOT 22 BLK 5	\$ 67,050.00

Properties with Liens

Exhibit 5

Select Year: 2021

The 2021 Florida Statutes

Title XXX SOCIAL WELFARE

Chapter 420 HOUSING

[View Entire Chapter](#)

420.0004 Definitions.—As used in this part, unless the context otherwise indicates:

- (1) “Adjusted for family size” means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (9), subsection (11), subsection (12), or subsection (17), based upon a formula as established by the United States Department of Housing and Urban Development.
- (2) “Adjusted gross income” means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.
- (3) “Affordable” means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).
- (4) “Corporation” means the Florida Housing Finance Corporation.
- (5) “Community-based organization” or “nonprofit organization” means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.
- (6) “Department” means the Department of Economic Opportunity.
- (7) “Disabling condition” means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:
 - (a) Expected to be of long-continued and indefinite duration; and
 - (b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.
- (8) “Elderly” describes persons 62 years of age or older.
- (9) “Extremely-low-income persons” means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.
- (10) “Local public body” means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.
- (11) “Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- (12) “Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- (13) “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.
- (14) “Student” means any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university.
- (15) “Substandard” means:
 - (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
 - (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
 - (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.
- (16) “Substantial rehabilitation” means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.
- (17) “Very-low-income persons” means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

History.—s. 2, ch. 88-376; s. 1, ch. 89-121; s. 13, ch. 90-275; s. 72, ch. 2000-153; s. 36, ch. 2004-357; ss. 44, 53, ch. 2006-26; s. 14, ch. 2006-69; s. 323, ch. 2011-142; s. 7, ch. 2011-189.

Exhibit 6

RESOLUTION NO. 04-174

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DELEGATING TO THE CITY MANAGER THE AUTHORITY TO SETTLE AND RELEASE CERTAIN CODE ENFORCEMENT LIENS AND OTHER MUNICIPAL LIENS.

WHEREAS, code enforcement liens imposed pursuant to Chapter 162.09(3), Florida Statutes, run in favor of the City of Fort Lauderdale; and

WHEREAS, pursuant to that section, the City Commission has the authority to execute a satisfaction or release of such a lien; and

WHEREAS, the City imposes other liens upon property within the City for unpaid bills for services and the City Commission has the authority to execute release of such a lien; and


WHEREAS, upon occasion the City of Fort Lauderdale, the Northwest Neighborhood Improvement District, or the Community Redevelopment Agency might take title to property, some of which may be encumbered by a City lien or liens, and the City Commission desires to provide a means by which title to these properties can be cleared of this sort of encumbrance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the authority to fully or partially release certain code enforcement and other municipal liens is delegated to the City Manager, provided that (1) he consider for release only those liens that encumber property the title to which is vested in the City of Fort Lauderdale, the Northwest Neighborhood Improvement District, or the Community Redevelopment Agency; and (2) he consider the advice provided by the City Attorney regarding whether to fully or partially release each lien; and (3) that he release a lien only upon the written request of the City's Community Development Department or the City's Public Services Department or the City's Community Redevelopment Agency, as appropriate.

SECTION 3. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by City officials.

ADOPTED this the 21st day of September 2004.


Mayor
JIM NAUGLE

ATTEST:


City Clerk
JONDA JOSEPH

L:\COMM2004\RESOS\SEPT21\04-174.WPD

Exhibit 7

11

12

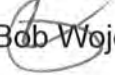
Estimated Budget				
Conveyance of Six Residential Properties from the City of Fort Lauderdale				
Title Work/Closing Services	(see attached)		\$13,101	\$13,101
Disposition Appraisals	\$250 Each	6	\$1,500	\$1,500
Lawn Maintenance				
6 Properties	\$75 each	26	\$11,700	
Additional Fencing	\$10,000		\$10,000	
Trash	\$5,000		\$5,000	
Total			\$26,700	\$26,700
Demolition and Related Cost				
521 NW 13 Ave				
Bldg Demo	\$4.50/SF	1504 SF	\$6,668	
Excess Debris	\$100/CY	5	\$500	
Cap Sewer Line	\$775		\$775	
Rat Free Cert.	\$325		\$325	
Misc Structures	\$250		\$250	
Asphalt Slab Demo	\$1.60/SF	250 SF	\$400	
Permit	\$500 est		\$500	
Seed Area	\$500 est		\$500	
Total			\$9,918	\$9,918
724 NW 15 Way				
Bldg Demo	\$4.50/SF	874 SF	\$3,933	
Excess Debris	\$100/CY	5	\$500	
Cap Sewer Line	\$775		\$775	
Rat Free Cert.	\$325		\$325	
Misc Structures	\$250		\$250	
Asphalt Slab Demo	\$1.60/SF	250 SF	\$400	
Permit	\$500 est		\$500	
Seed Area	\$500 est		\$500	
Total			\$7,183	\$7,183
509 NW 20 Ave				
Bldg Demo	\$4.50/SF	874 SF	\$3,933	
Excess Debris	\$100/CY	5	\$500	
Cap Sewer Line	\$775		\$775	
Rat Free Cert.	\$325		\$325	
Misc Structures	\$250		\$250	
Asphalt Slab Demo	\$1.60/SF	250 SF	\$400	
Permit	\$500 est		\$500	
Boardup	\$200/Open	8	\$1,600	
Seed	\$500 est		\$500	
Total			\$8,783	\$8,783
Arborist Survey/Report			\$2,500	\$2,500
ESTIMATED TOTAL			\$69,685	\$69,685

MEMORANDUM

DATE: October 12, 2021

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY:  Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Proposed Transfer of Six Commercial Properties in the Northwest Progresso Flagler Heights Community Redevelopment Area from the City of Fort Lauderdale to the CRA

REQUEST

The City Commission proposes to transfer six commercial properties from the City of Fort Lauderdale to the CRA. The properties are located on NW 22 Road in the Durrs neighborhood. In order for this to occur, the CRA Board will need to accept the instruments of conveyance, and provide authorization to contract with companies for appraisal, title, survey, demolition, site cleanup and related service and to issue Request for Proposals for the development of the properties.

BACKGROUND

On August 17, 2021 the City Commission adopted a Resolution 21-157 (**Exhibit 1**) declaring its intent to convey six commercially zoned properties along NW 22 Road in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) to the CRA under Section 8.02 of the City Charter and set a public hearing date of October 5, 2021. The properties consist of:

1. 660 NW 22 Road (Property ID 504205011990)
2. 708 NW 22 Road (Property ID 504205011820)
3. 712 NW 22 Road (Property ID 504205011810)
4. 716 NW 22 Road (Property ID 504205011800)
5. 744 NW 22 Road (Property ID 504205011550)
6. 761 NW 22 Road (Property ID 504205011370)

A location map of the properties and Broward County Property Appraiser Information on the properties is attached as **Exhibit 2**. On October 5, 2021, the City Commission adopted a Resolution approving the conveyance of the property to the CRA (**Exhibit 3**).

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. Five of the properties proposed to be conveyed are vacant land and one contains a surface parking lot. The City secured title to the properties between 1999 and 2019. Five are tax deeds and one is a foreclosure. The properties will be conveyed at no cost to the CRA in "As Is" condition. The properties are all zoned Community Business (CB) and the City secured appraisals

for 660, 710, 714 and 716 NW 22 Road, which places a market value on the property of \$11/square foot, which equates to approximately \$55,000 per lot (**Exhibit 4**). The Broward County Property Appraiser places a Just Market Value on the six lots from \$35,030 to \$49,920 per lot. The CRA will be accepting title to the Property subject to all title defects and other adverse matters and conditions that may be affecting the property. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA. However, under Resolution 04-174 (**Exhibit 5**), the City Manager has the authority to settle and release certain code enforcement liens and other municipal liens upon written request of the CRA, and CRA staff is working with the City Manager's Office and the City Attorney's office for his to occur. Assuming all liens are released, the fiscal impact to the CRA is estimated at approximately \$41,316.00 (**Exhibit 6**).

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

This action is permitted by the NPF CRA Plan as amended under Section 5 Community Redevelopment Program and Strategies, where it 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 the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and 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.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site cleanup and conduct due diligence necessary to stimulate redevelopment in the CRA district.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends that CRA Advisory Board recommend that the CRA Board accept the instruments of conveyance for six commercial properties on NW 22 Road from the City of Fort Lauderdale to the CRA, and authorize staff to contract with companies for appraisal, title, survey, demolition, site cleanup and related services and to issue Request for Proposals for the development of the properties.

Attachments

- Exhibit 1: Resolution 21-157 passed August 17, 2021
- Exhibit 2: Location Map and Broward County Property Appraiser Information
- Exhibit 3: Resolution 21-XX passed October 5, 2021
- Exhibit 4: Property Appraisal Summaries – Vance Real Estate Services
- Exhibit 5: Resolution 04-174
- Exhibit 6: Estimated Fiscal Impact to the CRA

Exhibit 1

RESOLUTION NO. 21-157

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF INTENT TO CONVEY SIX CITY-OWNED PROPERTIES LOCATED ON NW 22ND ROAD, 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 AT **6:00 PM ON OCTOBER 5, 2021**, 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 in the lots 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 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; 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:

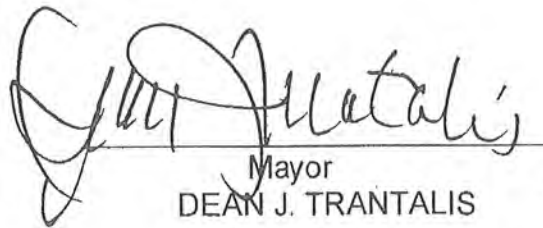
- 3.1 The CRA shall accept title to the Property subject to all title defects and other adverse matters and conditions affecting the Property;
- 3.2 Only parcels within the Northwest-Progresso-Flagler Heights area shall be conveyed to the CRA;
- 3.3 Any development or disposition of the Property shall 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 5, 2021** 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 October 5, 2021, 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 17th day of August, 2021.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

Exhibit "A"

Lot 8, Block 13, WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 19, Page 22, Public Records of Broward County, Florida.
Folio No. 5042 05 01 1990

Lot 3, Block 9, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.
Folio No. 5042 05 01 1370

Lots 11, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.
Folio No. 5042 05 01 1800

Lots 12, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.
Folio No. 5042 05 01 1810

Lots 13, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.
Folio No. 5042 05 01 1820

Lot 16, Block 10, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.
Folio No. 5042 05 01 1550

Exhibit 2

Property Ids: 504205011990, 504205011370, 504205011550, 504205011800, 504205011810, 504205011820 **Please see map disclaimer



June 21, 2021

Location Map

1. 660 NW 22 Road (Property ID 504205011990)
2. 708 NW 22 Road (Property ID 504205011820)
3. 712 NW 22 Road (Property ID 504205011810)
4. 716 NW 22 Road (Property ID 504205011800)
5. 744 NW 22 Road (Property ID 504205011550)
6. 761 NW 22 Road (Property ID 504205011370)



MARTY KIARD
BROUARD
 COUNTY
 PROPERTY APPRAISER

Site Address	660 NW 22 ROAD, FORT LAUDERDALE FL 33311	ID #	5042 05 01 1990
Property Owner	CITY OF FORT LAUDERDALE %CITY ATTORNEY'S OFFICE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 8 BLK 13		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$35,020		\$35,020	\$34,390	
2020	\$31,270		\$31,270	\$31,270	
2019	\$23,260		\$23,260	\$23,260	\$172.85

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$35,020	\$35,020	\$35,020	\$35,020
Portability	0	0	0	0
Assessed/SOH	\$34,390	\$35,020	\$34,390	\$34,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$34,390	\$35,020	\$34,390	\$34,390
Taxable	0	0	0	0

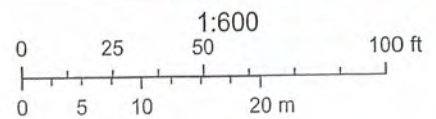
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/28/2019	CET-D	\$13,200	115871675	\$7.00	5,003	SF
8/30/2017	SWD-D	\$25,300	114598231			
7/20/2017	TXD-D	\$20,000	114526373			
5/7/2010	WD*-T	\$100	47072 / 398			
10/23/2007	WD-T	\$100	44752 / 746			
				Adj. Bldg. S.F.		

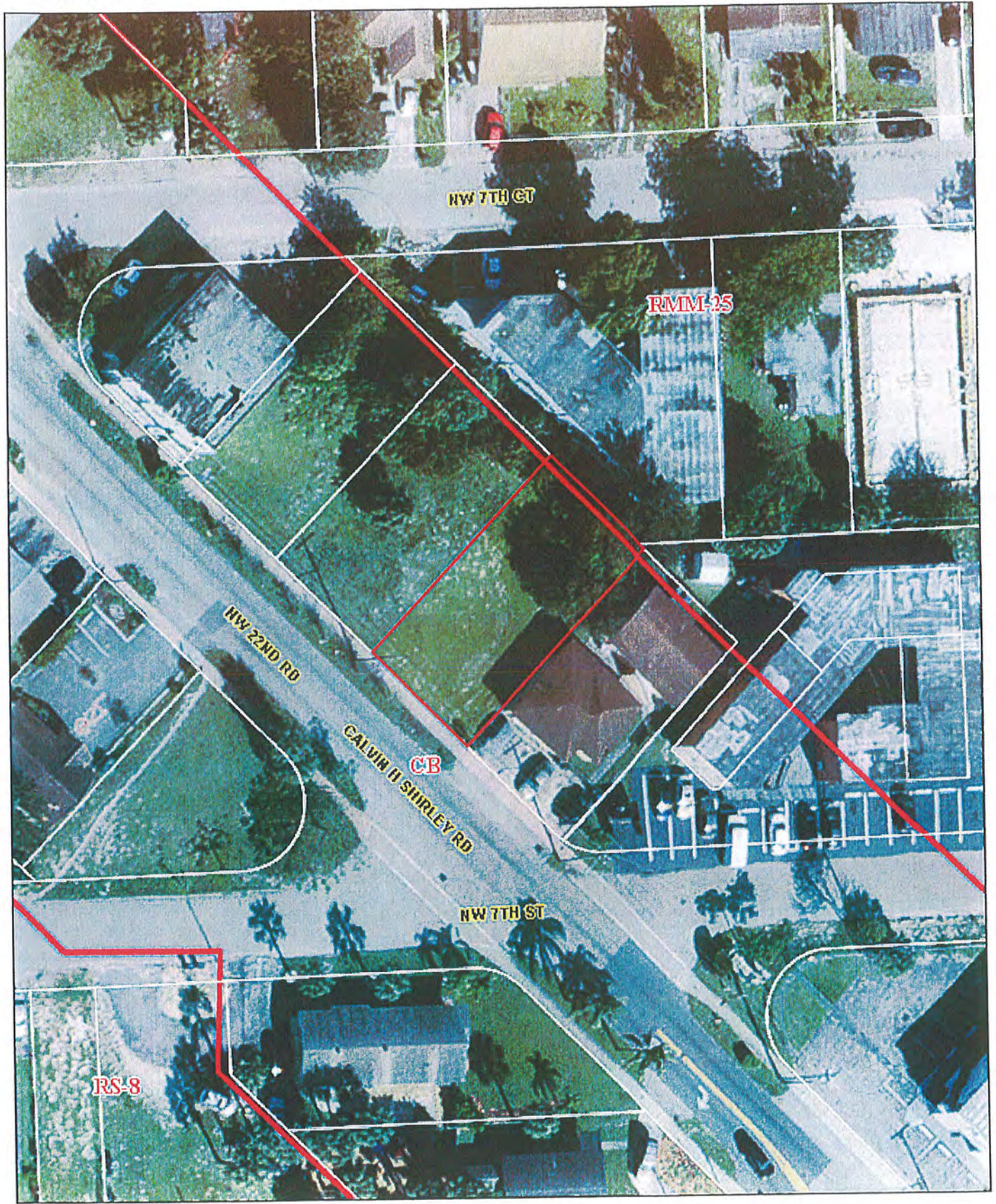
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

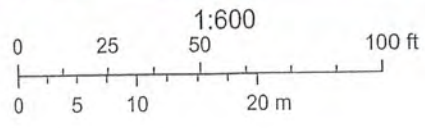


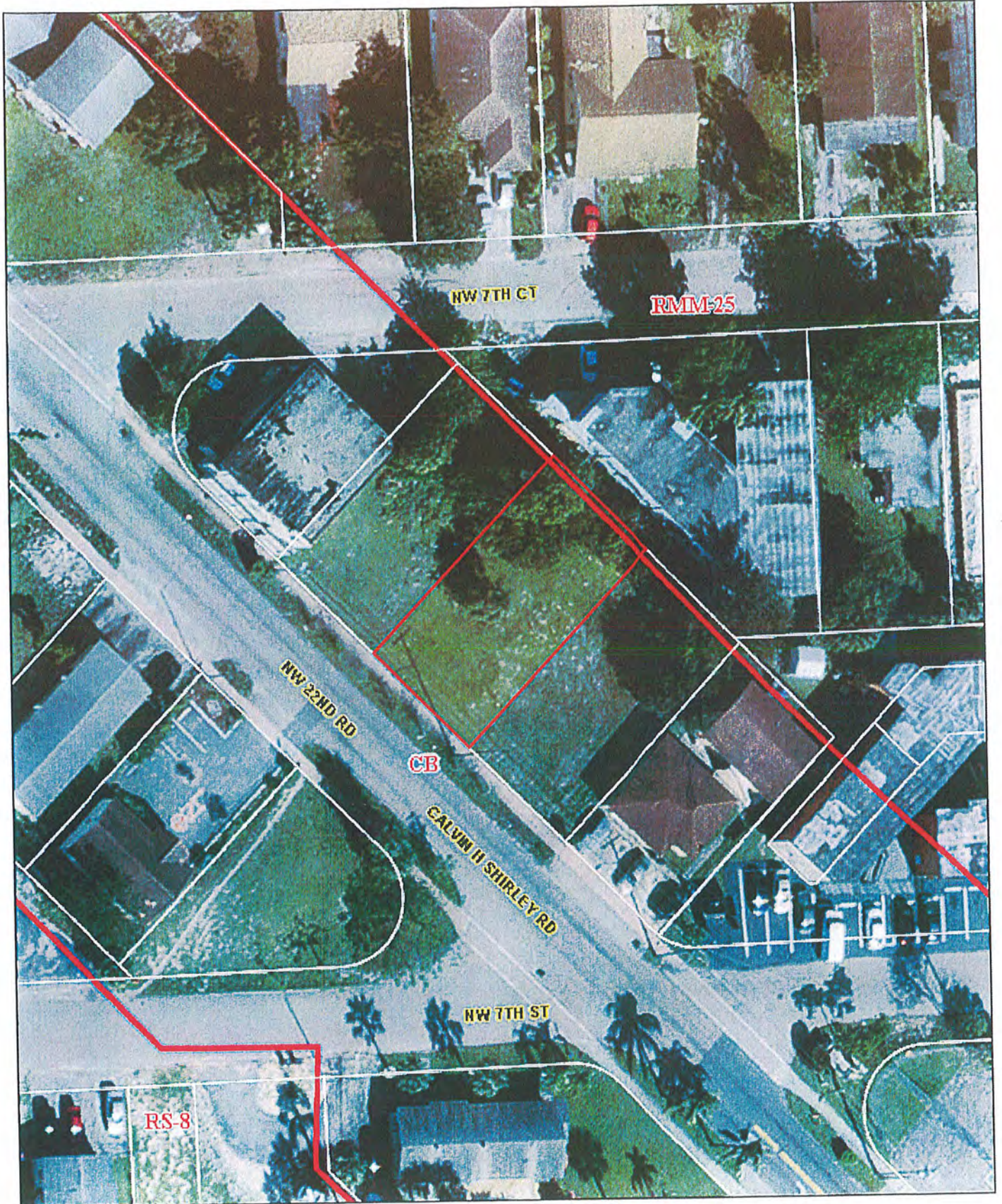
October 1, 2021



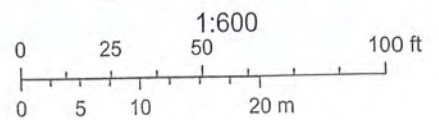


October 1, 2021



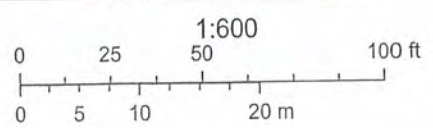


October 1, 2021



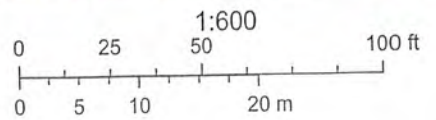


October 1, 2021





October 1, 2021





October 1, 2021

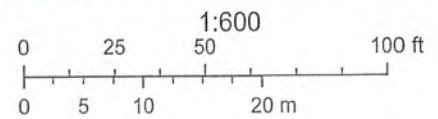


Exhibit 3

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA APPROVING THE TRANSFER OF SIX (6) CITY-OWNED PROPERTIES LOCATED ON NW 22ND ROAD TO THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY FOR PUBLIC PURPOSES PURSUANT TO SECTION 8.02 OF THE CITY CHARTER SUBJECT TO TERMS AND CONDITIONS; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE CONVEYANCE INSTRUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 17, 2021, pursuant to Resolution No. 21-157, the City Commission of the City of Fort Lauderdale declared its intent to convey six (6) City-owned parcels located on NW 22nd Road to the Fort Lauderdale Redevelopment Agency ("CRA"); and

WHEREAS, Section 8.02 of the City Charter requires a public hearing on the terms of the proposed transfer and the proposed use; and

WHEREAS, all parcels are located within the Northwest-Progresso-Flagler Heights Community Redevelopment area; and

WHEREAS, the transfer of six (6) City-owned parcels located on NW 22nd Road seeks to eliminate 'slum and blight'; and

WHEREAS, the public hearing to receive comments from the public is set for Tuesday, October 5, 2021 at 6:00 pm, or as soon thereafter as can be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale hereby ratifies and confirms Resolution No. 21-157 and empowers and directs the proper City Officials to execute and convey by Quit Claim Deed(s) the real property described in Exhibit "A" in favor of the Fort Lauderdale Community Redevelopment Agency, under the terms and conditions set forth in Resolution No. 21-157.

SECTION 3. That the effective date of this Resolution is the date of adoption.

ADOPTED this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

Clerk
JEFFREY A. MODARELLI

Exhibit "A"

Lot 8, Block 13, WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 19, Page 22, Public Records of Broward County, Florida.

Folio No. 5042 05 01 1990

Lot 3, Block 9, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.

Folio No. 5042 05 01 1370

Lots 11, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.

Folio No. 5042 05 01 1800

Lots 12, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.

Folio No. 5042 05 01 1810

Lots 13, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.

Folio No. 5042 05 01 1820

Lot 16, Block 10, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida.

Folio No. 5042 05 01 1550

Exhibit 4

APPRAISAL REPORT

**COMMERCIALY ZONED LAND
660 NORTHWEST 22 ROAD
FORT LAUDERDALE, FL 33311**

by

**Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204**

for

**City of Fort Lauderdale, FL
Attention: Ms. Angela Salmon, MPA
Assistant to the City Manager
100 North Andrews Avenue
Fort Lauderdale, FL 33301**

July 22, 2021



July 22, 2021

City of Fort Lauderdale, FL
Attention: Ms. Angela Salmon
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Commercially zoned land
660 Northwest 22 Road
Fort Lauderdale, Florida 33311

Dear Ms. Salmon:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of July 22, 2021. The report sets forth the value conclusion, along with data and reasoning supporting the opinion.

This report was prepared for and our professional fee billed to the City of Fort Lauderdale, Florida. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2022). This report is for exclusive use of the client for possible sale of the appraised property.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of market value, subject to definitions, certifications, and limiting conditions set forth in the attached report.

FIFTY-FIVE THOUSAND DOLLARS

\$55,000

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY(60) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173



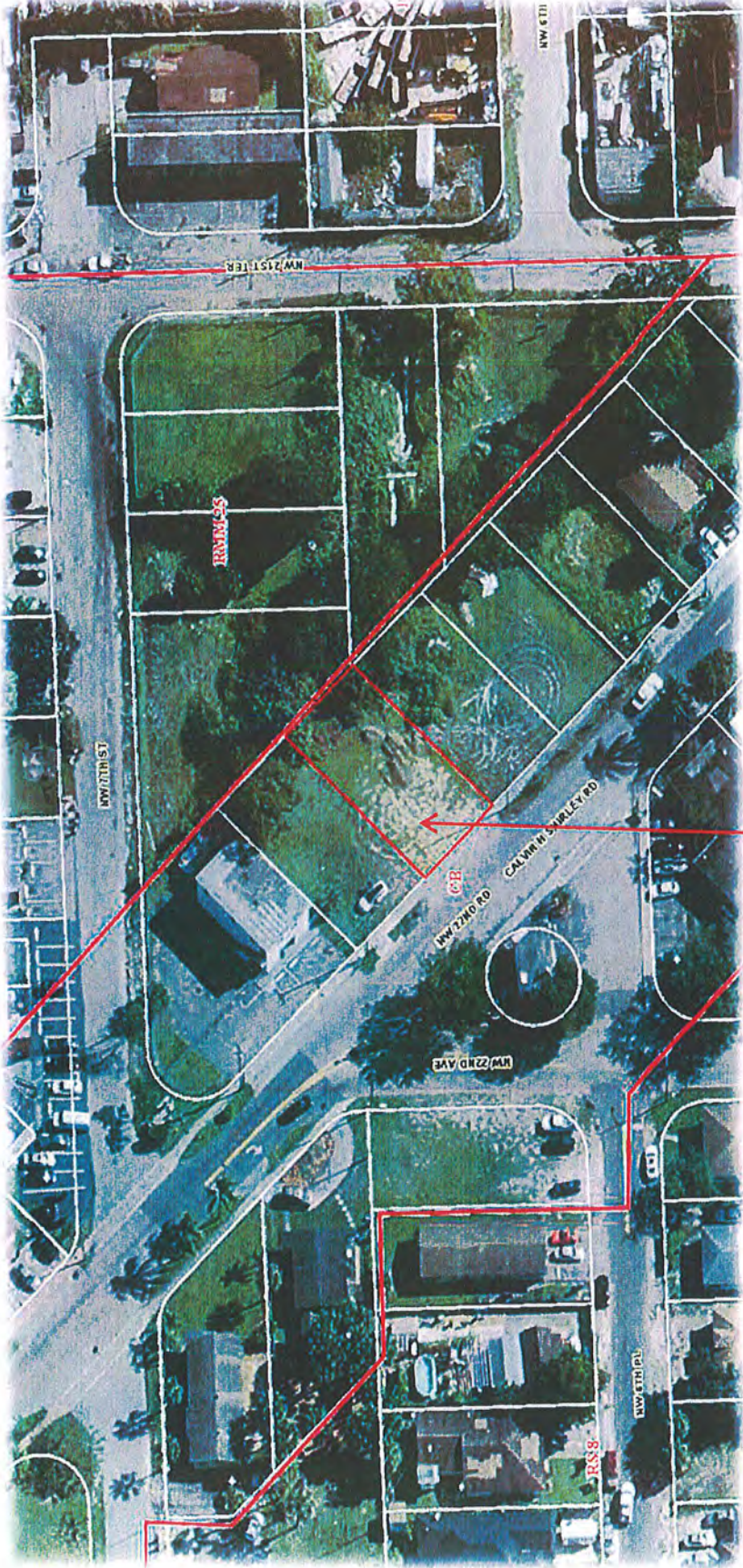
660 NW 22 Road Looking East at the Appraised Land



660 NW 22 Road Looking Southeast



660 NW 22 Road Looking North



AERIAL VIEW OF THE APPRAISED PROPERTY

660 NW 22 ROAD

FORT LAUDERDALE, FL

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	Commercially zoned land 660 Northwest 22 Road Fort Lauderdale, FL 33311
OWNERSHIP:	City of Fort Lauderdale, FL 100 North Andrews Avenue Fort Lauderdale, FL 33311
LAND AREA:	5,003 square feet
IMPROVEMENTS:	None
LAND USE:	Regional Activity Center
ZONING:	"CB", Community Business in the city of Fort Lauderdale
APPRAISAL PURPOSE:	To develop an opinion of market value
INTEREST APPRAISED:	Fee simple
CURRENT USE:	Vacant land
HIGHEST AND BEST USE:	Single occupant commercial building such as an office, store, restaurant, bank

FINAL VALUE OPINION BY SALES COMPARISON APPROACH:

5,003 square feet x \$11.00 per square foot =

FIFTY-FIVE THOUSAND DOLLARS
\$55,000

VALUATION DATE: July 22, 2021

Exposure Time: 12 months prior to selling at the appraised value.

Marketing Time: 6-9 months immediately following the effective date of appraisal during which time the subject property should sell at the appraised value.

APPRAISAL REPORT

**COMMERCIALLY ZONED LAND
710-714-716 NORTHWEST 22 ROAD
FORT LAUDERDALE, FL 33311**

by

**Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204**

for

**City of Fort Lauderdale, FL
Attention: Ms. Angela Salmon, MPA
Assistant to the City Manager
100 North Andrews Avenue
Fort Lauderdale, FL 33301**

March 12, 2021



February 22, 2021

City of Fort Lauderdale, FL
Attention: Ms. Angela Salmon
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Commercially zoned land
710-714-716 Northwest 22 Road
Fort Lauderdale, Florida 33311

Dear Ms. Salmon:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of March 12, 2021. The report sets forth the value conclusion, along with data and reasoning supporting the opinion.

This report was prepared for and our professional fee billed to the City of Fort Lauderdale, Florida. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2022). This report is for exclusive use of the client for possible sale of the appraised property.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of market value, subject to definitions, certifications, and limiting conditions set forth in the attached report.

ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS

\$165,000

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SIXTY (60) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

A handwritten signature in cursive script that reads "Jesse B. Vance, Jr.".

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

A handwritten signature in cursive script that reads "Claudia Vance".

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173



Looking East @ S. End of Appraised Land



Looking East @ N. End of Appraised Land



Looking South on NW 22nd Road

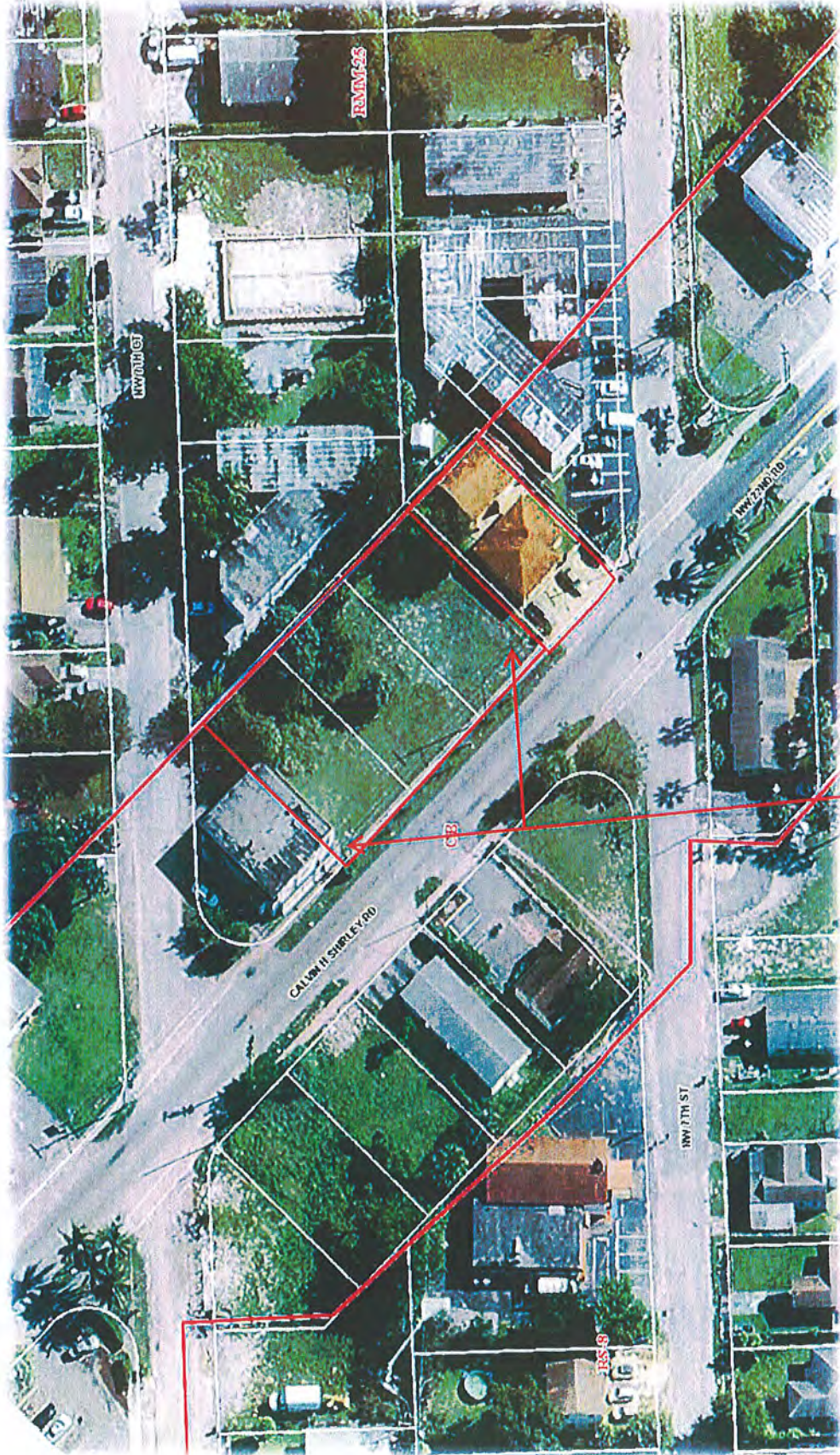


Looking North on NW 22nd Road

PHOTOS OF THE VALUED LAND & ENVIRONS

710 – 714 & 716 NW 22nd Road

Fort Lauderdale, Florida



AERIAL VIEW OF THE APPRAISED LAND
710-714-716 NORTHWEST 22 ROAD, FORT LAUDERDALE, FL

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	Commercially zoned land 710-714-716 Northwest 22 Road Fort Lauderdale, FL 33311
OWNERSHIP:	City of Fort Lauderdale, FL 100 North Andrews Avenue Fort Lauderdale, FL 33311
LAND AREA:	15,012 square feet
IMPROVEMENTS:	None
LAND USE:	Regional Activity Center
ZONING:	“CB”, Community Business in the city of Fort Lauderdale
APPRAISAL PURPOSE:	To develop an opinion of market value
INTEREST APPRAISED:	Fee simple
CURRENT USE:	Vacant land
HIGHEST AND BEST USE:	Small multi-occupant commercial building with tenants such as an office, store, restaurant, bank

FINAL VALUE OPINION BY SALES COMPARISON APPROACH:

15,012 square feet x \$11.00 per square foot =

ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS

\$165,000

VALUATION DATE: February 22, 2021

Exposure Time: 12 months prior to selling at the appraised value.

Marketing Time: 6-9 months immediately following the effective date of appraisal during which time the subject property could sell at the appraised value.

Exhibit 5

RESOLUTION NO. 04-174

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DELEGATING TO THE CITY MANAGER THE AUTHORITY TO SETTLE AND RELEASE CERTAIN CODE ENFORCEMENT LIENS AND OTHER MUNICIPAL LIENS.

WHEREAS, code enforcement liens imposed pursuant to Chapter 162.09(3), Florida Statutes, run in favor of the City of Fort Lauderdale; and

WHEREAS, pursuant to that section, the City Commission has the authority to execute a satisfaction or release of such a lien; and

WHEREAS, the City imposes other liens upon property within the City for unpaid bills for services and the City Commission has the authority to execute release of such a lien; and


WHEREAS, upon occasion the City of Fort Lauderdale, the Northwest Neighborhood Improvement District, or the Community Redevelopment Agency might take title to property, some of which may be encumbered by a City lien or liens, and the City Commission desires to provide a means by which title to these properties can be cleared of this sort of encumbrance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the authority to fully or partially release certain code enforcement and other municipal liens is delegated to the City Manager, provided that (1) he consider for release only those liens that encumber property the title to which is vested in the City of Fort Lauderdale, the Northwest Neighborhood Improvement District, or the Community Redevelopment Agency; and (2) he consider the advice provided by the City Attorney regarding whether to fully or partially release each lien; and (3) that he release a lien only upon the written request of the City's Community Development Department or the City's Public Services Department or the City's Community Redevelopment Agency, as appropriate.

SECTION 3. That the office of the City Attorney shall review and approve as to form all documents prior to their execution by City officials.

ADOPTED this the 21st day of September 2004.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
JONDA JOSEPH

L:\COMM2004\RESOS\SEPT21\04-174.WPD

Exhibit 6

Estimated Budget				
Conveyance of Six Commercial Properties from the City of Fort Lauderdale				
Title Work/Closing Services	(see attached)		\$12,216	\$12,216
Disposition Appraisals	\$400 Each	6	\$2,400	\$2,400
Lawn Maintenance				
6 Properties	\$75 each	26	\$11,700	
Fencing	\$10,000		\$10,000	
Trash	\$5,000		\$5,000	
Total			\$26,700	\$26,700
ESTIMATED TOTAL				\$41,316

TITLE SERVICES

COMMERCIAL PARCELS		LEGAL DESCRIPTION	MARKET VALUE	DEED TYPE		VACANT?	AREA	Title Insurance Premium	Settlement Fee (Order Processing, Order Payoffs, Lien Releases, Deed and Courier)	Title Search, Copies, Courthouse Research (if needed) and Prepare Title Commitment	Municipal Lien Search	Escrow Fee (Handle Disbursements)	Survey	Total
1	660 NW 22 ROAD	Lot 6, Block 13, WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 19, Page 22, Public Records of Broward County, Florida	\$ 35,020.00	COT	2019-115871	VACANT LAND	NPF CBA	\$ 201.83	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,021.83
2	761 NW 22 ROAD	Lot 3, Block 9, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida	\$ 49,920.00	TAX DEED	30142/938	PARKING LOT	NPF CBA	\$ 287.50	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,107.50
3	716 NW 22 ROAD	Lots 11, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida	\$ 35,030.00	TAX DEED	30142/950	VACANT LAND	NPF CBA	\$ 201.83	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,021.83
4	712 NW 22 ROAD	Lots 12, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida	\$ 35,030.00	TAX DEED	30142/953	VACANT LAND	NPF CBA	\$ 201.83	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,021.83
5	708 NW 22 ROAD	Lots 13, Block 11, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida	\$ 35,030.00	TAX DEED	30142/956	VACANT LAND	NPF CBA	\$ 201.83	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,021.83
6	744 NW 22 ROAD	Lot 16, Block 10, WASHINGTON PARK, Plat Book 19, Page 22, Broward County, Florida	\$ 35,030.00	TAX DEED	30142/947	VACANT LAND	NPF CBA	\$ 201.83	\$ 675.00	\$ 550.00	\$ 150.00	\$ 95.00	\$ 350.00	\$ 2,021.83
TOTALS								\$ 1,296.65	\$ 4,050.00	\$ 3,300.00	\$ 900.00	\$ 570.00	\$ 2,100.00	\$ 12,216.65