



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25R-6310

File ID: 25R-6310

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: Community
Redevelopment
Agency Meeting
(CRA)

File Created: 08/14/2025

File Name:

Final Action:

Title: RESOLUTION NO. CRA-25R-08-09: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") AMENDING RESOLUTION NO. CRA-25-07-07 TO FURTHER AUTHORIZE THE CRA DIRECTOR TO NEGOTIATE A CONTRACT FOR SALE AND PURCHASE FOR THE PROPERTY LOCATED AT 1883 NW 38TH AVENUE IN LAUDERHILL, FLORIDA, FOR A PURCHASE PRICE NOT TO EXCEED FOUR MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$4,700,000.00); AUTHORIZING THE CRA DIRECTOR TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY SEAN HENDERSON, CRA DIRECTOR).

Notes:

Sponsors:

Enactment Date:

Attachments: CRA-25R-08-09 Resolution Authorizing CRA Direction to Negotiate a Contract for Property located 1883 NW 38th Avenue-8-18-25, Purchase and Sale Agreement-City of Lauderhill CRA and 1883 Property LLC 7-28-25-Final Clean

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** shenderson@laudershill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25R-6310

RESOLUTION NO. CRA-25R-08-09: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") AMENDING

RESOLUTION NO. CRA-25-07-07 TO FURTHER AUTHORIZE THE CRA DIRECTOR TO NEGOTIATE A CONTRACT FOR SALE AND PURCHASE FOR THE PROPERTY LOCATED AT 1883 NW 38TH AVENUE IN LAUDERHILL, FLORIDA, FOR A PURCHASE PRICE NOT TO EXCEED FOUR MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$4,700,000.00); AUTHORIZING THE CRA DIRECTOR TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY SEAN HENDERSON, CRA DIRECTOR).

Request Action:

Seeking approval of the amended purchase price and terms for 1883 NW 38th Avenue.

Need:

See Below.

Summary Explanation/ Background:

In 2022 the City issued a \$15 million Capital Improvement Revenue Bond, earmarked for property acquisitions and improvements. The funds are allocated to purchase strategic properties that support downtown revitalization, municipal facilities, and redevelopment corridors. This acquisition is part of a broader municipal investment strategy to enhance community access, facility placement, and redevelopment capacity. The use of the 2022 bond funds to acquire 1883 NW 38th Avenue aligns with the State Road 7 CRA's core priorities - improving circulation, enhancing corridor identity, supporting strategic/smart redevelopment, and enabling civic investment. This acquisition not only fulfills the bond's capital objectives but also empowers the City to steer the character and momentum of the SR-7 corridor in accordance with CRA goals.

Attachments:

1. Amended Contract for Sale and Purchase - 1883 NW 38th Avenue
2. Ordinance

Cost Summary/ Fiscal Impact:

\$4,700,000

Estimated Time for Presentation:

N/A

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- ☐ Increase mass transit ridership
- ☐ Reduce City energy consumption
- ☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- ☐ Crime in lower 50% in Broward
- ☐ Residents feel safe in neighborhood
- ☐ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- ☐ Increase participation in youth sports
- ☐ Add new park land and amenities

☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

☐ Increase commercial tax base ☐ Increase employment in Lauderhill businesses

☒ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced

☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

☐ Improves City efficiency ☐ Increase use of Information Technology

☒ Increases residents perception of Lauderhill as an excellent place to live