

**Florida City CRA
Acquisition and
Demolition Program**

Acquisition Plans

- The CRA has adopted four area specific acquisition plans, one for the Snake Pit, one for the NW 9th Place Area, one for NW 8th Avenue, and one for the NW 6th Avenue Area.
- The CRA has also acquired several other scattered site parcels when it made sense to do so.

Acquisition Plans

- The area plans detail appraisal standards and what properties would be acquired.
- All acquisition plans as well as acquisitions have been approved by the CRA Board.

Acquisition Plans

- All four area acquisition plans call for assembling a reasonable size plot that can later be used for redevelopment. No properties are being acquired for the purpose of land banking.

Demolition

- All structures that are demolished are either owned by the CRA or they have been taken through the County Unsafe Structures Board process. Before demolition, all are inspected for the presence of asbestos.

Demolition

- Thru September 30, 2011, the CRA has demolished eleven structures through the County Unsafe Structures Board process and has demolished fourteen structures after first acquiring them.

Relocation

- To date, it has not been necessary to pay displacement or relocation expenses. A few structures had squatters in them, but none had legal tenants or owners.



Unsafe Structure Board Process

1514 NW 7th Avenue



Unsafe Structure Board Process

1520 NW 7th Avenue



**CRA Acquisition and
Demolition Process**
530-532 NW 15th Street



**CRA Acquisition and
Demolition Process
1434 NW 7th Ct**



**CRA Acquisition and
Demolition Process
1505 NW 7th Avenue**



**CRA Acquisition and
Demolition Process**
1506 NW 7th Avenue



**CRA Acquisition and
Demolition Process**
1502 NW 7th Avenue



**CRA Acquisition and
Demolition Process
1508 NW 7th Avenue**



**CRA Acquisition and
Demolition Process**
639 Lucy Street



**CRA Acquisition and
Demolition Process
717 Lucy Street**



CRA Acquisition and Demolition Process

1509 NW 7th Ct

Demolition

- The CRA just completed a contract for the demolition of 11 structures on 9 parcels. The demolitions were bid out and the winning bidder was US Wrecking and Clearance, Inc. Three of the structures are owned by the CRA and 8 of the structures are being demolished based on an order from the County Unsafe Structures Board.



Unsafe Structure Board Process

1226 NW 6th Avenue



Unsafe Structure Board Process

1332 NW 6th Avenue



Unsafe Structure Board Process

925 NW 15th St



Unsafe Structure Board Process

943 NW 15th St



Unsafe Structure Board Process

873 NW 9th Ave



Unsafe Structure Board Process

1332 NW 9th Place



**CRA Acquisition and
Demolition Process
1511 NW 7th Avenue**



**CRA Acquisition and
Demolition Process
1511 NW 7th Court**



CRA Acquisition and Demolition Process

1507 NW 7 Court



**CRA Acquisition and
Demolition Process**
875 NW 12th Street

Demolition

- The CRA is preparing to take additional structures to the County Unsafe Structures Board in before the end of 2011.



Unsafe Structure Board Process

998 NW 12th St



Unsafe Structure Board Process

Rear of 1226 NW 6th Ave



Unsafe Structure Board Process

Rear of 1332 NW 6th Ave



Unsafe Structure Board Process

1515 NW 7th Ct

Demolition

- There are other structures in the CR Area that also need to be demolished. They will be taken to the County Unsafe Structures Board over the next 12 months.



Unsafe Structure Board Process



Unsafe Structure Board Process



Unsafe Structure Board Process



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Unsafe Structure Board Process

NW 9th Street Clearance Project

The NW 9th Street area was the worst drug infested, blighted part of the City in 2007. The City stepped up Code Enforcement action against the slum lords, and they finally yelled “UNCLE.”

The City approved a greater density allowance of 20 units per acre and a developer bought out the slum lord owners and demolished all the structures. The City abandoned the NW 9th Street right-of-way to the Developer.



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10/30/2007



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10/30/2007



10/30/2007



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10/30/2007



720-726 NW 9th Street

10/19/2007



10/29/2007



735 NW 9th Street

10/19/2007



704-706 NW 9th Street

10/19/2007



745 NW 9th Street

10/19/2007







All Gone



All Gone



All Gone

And what replaced the dilapidated
slum housing on NW 9th Street?

Pinnacle Housing Group just
completed a tax credit 80
unit multi-family project
there named “Orchid
Grove”.

The New Orchid Grove



06/08/2011



06/08/2015



06/08/2011