



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-1140

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: December 17, 2024

TITLE: Public Hearing - Resolution Finalizing the Designating of Real Property
Located at 221 NW 6th Street and 610 NW 3rd Avenue, Fort Lauderdale, FL
33311, as a Brownfield Area for Rehabilitation and Redevelopment
Pursuant to Florida's Brownfields Redevelopment Act (Section 376.80,
F.S.) - **(Commission District 2)**

Recommendation

Staff recommends that the City Commission adopt a resolution finalizing the designation of property located at 221 NW 6th Street and 610 NW 3rd Avenue, Fort Lauderdale, FL 33311, Parcel Number 494234076600 and 494234076610, as a "Brownfield Site" pursuant to §376.80(2)(b), Florida Statutes, to facilitate environmental rehabilitation and encourage redevelopment within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA).

Background

On December 3, 2024, the City Commission held the first public hearing regarding the designation of the real property located at 221 NW 6th Street and 610 NW 3rd Avenue as a brownfield area named "The Pantry Lofts Green Reuse Area" to facilitate environmental rehabilitation, promote redevelopment, and authorize notification to the Florida Department of Environmental Protection.

The property at 221 NW 6th Street and 610 NW 3rd Avenue is part of a redevelopment project spearheaded by The Pantry Lofts, Ltd. The proposed development, known as The Pantry Lofts, includes the construction of 90 residential units for seniors aged 55 and older, a retail grocery store, and the headquarters for The Pantry of Broward. The project's redevelopment scope has been significantly impacted by the presence of environmental contaminants, including petroleum-based chemicals in soil and groundwater. This contamination is likely attributed to the site's historic use as a fueling station.

Overview of the Purchase and Sale Agreement (PSA) and Amendments. The City entered a PSA for property located at 221 NW 6th Street with Green Mills Holdings, LLC

on October 20, 2020, which was later assigned to The Pantry Lofts, Ltd. through an amendment on August 26, 2021. The PSA was subsequently amended twice, extending the application period for Federal Low-Income Housing Tax Credits, and providing for a reduction in the purchase price of up to \$108,100 to offset environmental cleanup expenses associated with the property.

Designation Process. In accordance with §376.80(2)(b), Florida Statutes, the City must use the following steps for designating the site as a Brownfield:

- **Compliance with Public Notice and Hearing Requirements:** The designation process requires two public hearings with specific notice sequences. The first hearing was on December 3, 2024, with its first notice published on November 21 (12 days prior) and a second notice published on November 28 (7 days after the first). The second hearing is scheduled for December 17, 2024, with a notice published on December 5 (12 days prior) and a second notice published on December 12 (7 days after the first notice).
- **Adoption of a Resolution:** Following the public hearings, the City Commission must adopt a resolution to formally designate the property as a Brownfield Site.
- **Notification to the Florida Department of Environmental Protection (FDEP):** The City must notify the FDEP of the designation, submitting the adopted resolution within 30 days of adoption.

Impact and Strategic Alignment. Designating 221 NW 6th Street and 610 NW 3rd Avenue as a Brownfield Site will support environmental cleanup efforts. This designation will enable the project to access state incentives for redevelopment and improved environmental quality within the CRA.

This initiative aligns with the City's strategic objectives to revitalize underutilized areas and provide affordable housing options.

Resource Impact

There is no fiscal impact associated with this item.

Strategic Connections

This item is a 2024 Commission Priority, advancing the Housing Accessibility initiative, specifically advancing:

- Increase the availability of affordable housing.

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.

- Objective: Ensure a range of affordable housing options.

This item advances the *Fast-Forward Fort Lauderdale Vision Plan 2035: We are Community*

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Request for Designation

Exhibit 3 – Resolution

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