

City of Fort Lauderdale

City Commission Agenda Item

12-1060

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: August 21, 2012

TITLE: Public Hearing to consider the adoption of a Resolution expanding the boundaries of the Job Accelerator Zone

Recommendation

It is recommended that the City Commission hold a public hearing and adopt a resolution authorizing the designation of the site specific areas described as Northwest Gardens II, Northwest Gardens III, Northwest Gardens IV and Dr. Kennedy Homes as Brownfield areas and adding them to the Job Accelerator Zone.

Background

A formal request to expand the Job Accelerator Zone has been submitted by Michael Goldstein on behalf of Carlisle Development and the Housing Authority of Fort Lauderdale. Applicants' brownfield area designation eligibility statements are attached as Exhibit 3.

As a point of reference on February 21, 2012, the City designated a site specific brownfield area pursuant to Chapter 97-277, Laws of Florida, which is codified at Chapter 376.77-376.85, Florida Statutes, and also named the area the "Job Accelerator Zone" (hereafter "JAZ"). The developer for Northwest Gardens II, Northwest Gardens III, Northwest Gardens IV and Dr. Kennedy Homes (Carlisle Development and the Fort Lauderdale Housing Authority is requesting the City of Fort Lauderdale adopt a resolution that would expand the JAZ to include the four (4) brownfield sites identified in Exhibit 2. The brownfield area designation provides the projects with access to incentives provided under the state of Florida Brownfield redevelopment plan.

Some available incentives are:

State of Florida:

- a) Brownfield Redevelopment Bonus Refund
- b) Voluntary Clean Up tax Credits (VCTC)
- c) Sales Tax Credit on Building Materials
- d) Loan Guarantee Program
- e) Cleanup Liability Protection
- f) Exemption from Sales Tax for Materials For Construction of Single-Family Homes in Certain Areas

Federal:

- a) Federal Tax Incentive
- b) Brownfield Assessment, Revolving Loan Fund and Cleanup Grant

Brownfield areas may include all or portions of community redevelopment areas, enterprise zones, and empowerment zones, other such designated economically deprived communities and Environmental Protection Agency – designated Brownfield pilot projects. The proposed Fort Lauderdale JAZ areas consist of all the existing CRA districts, the Enterprise Zone and local businesses within the State Road 84 corridor, 17th Street Causeway area and the Executive Airport area around Cypress Creek and Commercial Boulevard.

There are five basic requirements, as outlined by Florida Statutes that must be satisfied in order for the local government to pass the Resolution 1) whether the person requesting the Brownfield designation has agreed to rehabilitate and redevelop the Brownfield site (agree to enter into a Brownfield Site Rehabilitation Agreement if the site is contaminated) 2) whether the rehabilitation and redevelopment of the site will result in economic productivity of the area along with the creation of at least 5 permanent jobs at the Brownfield site (unless it will provide affordable housing, recreation areas, conservation areas of parks) 3) the redevelopment of the site is consistent with the local comprehensive plan and a permitted use under local land development regulations 4) notice has been provided to neighbors and nearby residents to given them an opportunity to comment, and 5) the person requesting the designation has provide reasonable assurance that they have sufficient resources to rehabilitate and redevelop the site.

It is the opinion of staff that the developer has met all of the requirements as outlined above in the pursuit of designating the Northwest Gardens II, Northwest Gardens III, Northwest Gardens IV and Dr. Kennedy Homes properties as part of the JAZ Brownfield area.

The JAZ Program incentive can be offered to property owners who wish to do a site-specific designation to create specific areas within the city that may take advantage of certain state and federal incentives. The JAZ Program will allow developers/investors to access the incentives available under the Brownfield Redevelopment Program as a way to encourage investment and create jobs to benefit the local tax base.

Resource Impact

There is no fiscal impact associated with this action.

Attachments:

Exhibit 1 – Resolution

Exhibit 2 – Brownfield Map

Exhibit 3 – Designation Eligibility Statements

Prepared By: Alfred G. Battle DSD NPF/CRA

Department Director: Greg Brewton, Director, Sustainable Development

Finance Director Certification: N/A