



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#24-1114**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** December 3, 2024

**TITLE:** Public Hearing - Resolution Designating Real Property Located at 221 NW 6th Street and 610 NW 3<sup>rd</sup> 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.), and Setting a Second Public Hearing for December 17, 2024, to Meet Florida Statue Requirements - **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution designating the property located at 221 NW 6th Street and 610 NW 3<sup>rd</sup> 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**

The property at 221 NW 6th Street and 610 NW 3<sup>rd</sup> 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 the 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 into a PSA for property located at 221 NW 6<sup>th</sup> 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 public notice and hearing schedule for this designation is:
  - First Public Hearing: December 3, 2024
    - Notice 1: November 21, 2024
    - Notice 2: November 28, 2024
  - Second Public Hearing: December 17, 2024
    - Notice 1: December 5, 2024
    - Notice 2: December 12, 2024
- **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 3<sup>rd</sup> 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.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

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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Charter Officer: Susan Grant, Acting City Manager