

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 610 NW 3RD AVENUE AND 221 NW 6TH STREET, FORT LAUDERDALE, FL 33311, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(B), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF FORT LAUDERDALE TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the State of Florida has provided, at § 376.77 – § 376.85, Florida Statutes, for designation of certain properties located within a Community Redevelopment Area (“CRA”) as “brownfield areas” by Resolution to provide for their environmental remediation and redevelopment and promote economic development and revitalization generally; and

WHEREAS, the City of Fort Lauderdale has proposed designation of two parcels of land with environmental impacts located within the Northwest-Progresso-Flagler Heights CRA at 610 NW 3<sup>rd</sup> Avenue and 221 NW 6<sup>th</sup> Street, Fort Lauderdale, FL 33311, Parcel Numbers 494234076610 and 494234076600 (the “Subject Property”) as depicted and legally described in Exhibit A, as a “brownfield area” to be called “The Pantry Lofts Green Reuse Area” pursuant to § 376.80(2)(b), Florida Statutes; and

WHEREAS, § 376.80(2)(b), Florida Statutes, allows the City to designate real property located within a CRA as a “brownfield area” by Resolution following compliance with the public hearing and public notice requirements at § 376.80(1)(c), Florida Statutes; and

WHEREAS, the City has complied with the requirements of § 376.80(1)(c), Florida Statutes, including the public notice and public hearing requirements under §166.041(3)(c)2., Florida Statutes; and

WHEREAS, the City owns the property located at 221 NW 6<sup>th</sup> Street (“City Property”) and 610 LLC owns the property located at 610 NW 3<sup>rd</sup> Avenue; and

WHEREAS, the City has entered into a Deposit Receipt and Contract for Sale and Purchase, as amended, of the City Property with Green Mills Holdings, LLC as assigned to The Pantry Lofts, Ltd (the “Purchaser”) ; and

WHEREAS, as an accommodation to the Purchaser, the City has agreed to designate the City Property as a “brownfield area”; and

WHEREAS, the Purchaser, or its successor and/or assigns, will undertake and assume responsibility for rehabilitation of the Property, job creation, economic development or revitalization; and

WHEREAS, the City reserves the right to rescind this Resolution if Purchaser fails to close on transfer of title and ownership to the City Property; and

WHEREAS, 610 LLC provided a letter of consent agreeing with the City’s proposal to designate the Subject Property as The Pantry Lofts Green Reuse Area; and

WHEREAS, the City desires to notify the Florida Department of Environmental Protection of its resolution designating the Subject Property as The Pantry Lofts Green Reuse Area to further its rehabilitation and redevelopment for purposes of §376.77 – § 376.85, Florida Statutes; and

WHEREAS, such designation shall not render the City liable for costs or site rehabilitation or source removal, as those terms are defined in Section 376.79(19) and (20), Florida Statutes, or for any other costs, other than the costs of staff time attributed to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, THAT:

SECTION 1. The recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

SECTION 2. The City Commission of the City of Fort Lauderdale, Florida finds that requirements set forth in § 376.80(2)(b), Florida Statutes, have been satisfied.

SECTION 3. The City Commission of the City of Fort Lauderdale, Florida designates the Subject Property, as “The Pantry Lofts Green Reuse Area” for purposes of § 376.77 – § 376.85, Florida Statutes.

SECTION 4. The City Clerk is hereby authorized to notify the Florida Department of Environmental Protection of the City Commission’s Resolution designating the Subject Property as “The Pantry Lofts Green Reuse Area” for purposes of § 376.77 – § 376.85, Florida Statutes.

SECTION 5. This Resolution shall become effective immediately upon adoption.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM AND  
CORRECTNESS:

\_\_\_\_\_  
Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_

EXHIBIT A



**PROPERTY ADDRESS:**

610 NW 3RD AVENUE, FORT LAUDERDALE, FL. 33311  
221 NW 6TH STREET, FORT LAUDERDALE, FL. 33311

**LEGAL DESCRIPTION:**

LOTS 25, 26, 27 AND 28, IN BLOCK 321 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18 OF TILE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 25, DESCRIBED AS FOLLOWS:

BEGIN AT THAT SOUTHWEST CORNER OF SAID LOT 25; THENCE GO WESTERLY 135.0 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTHERLY ALONG THE WEST LINE THEREOF 22.64 FEET TO THE TANGENT POINT OF A CIRCULAR ARC HAVING A RADIUS OF 10 FEET AND BEING CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY TO EASTERLY ALONG SAID ARC 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00 TO THE END OF SAID ARC; THENCE EASTERLY AND TAGENT TO SAID ARC ALONG A LINE BEING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE N 1/2 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, 125.0 FEET TO THE EAST LINE OF SAID LOT 25; THENCE SOUTHERLY 12.69 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 29, 30, 31, 32, 33 AND 34, BLOCK 321 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.