

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 3100 NE 32<sup>ND</sup> AVENUE, FORT LAUDERDALE, FLORIDA 33308, FOLIO NUMBER 494330031320, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), 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, in §97-277, Laws of Florida, which codified at § 376.77 – § 376.85, Florida Statutes, for designation of certain areas by resolution at the request of the person who owns or controls the real estate parcel, to provide for their environmental remediation and redevelopment and promote economic development and revitalization generally; and

WHEREAS, Pakman Intracoastal, LLC (“Pakman”) requested designation of a parcel of land with environmental impacts it owns located 3100 NE 32nd Avenue, Fort Lauderdale, Florida, Parcel ID No. 494330031320 (the “Subject Property”) as depicted and legally described in Exhibit A, as a “brownfield area” to be called “Pakman Intracoastal Green Reuse Area” pursuant to § 376.80(2)(c), Florida Statutes; and

WHEREAS, § 376.80(2)(c), Florida Statutes, allows the City to designate real property at the request of a non-governmental entity 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 has reviewed the relevant criteria that apply in designating a “brownfield area” as specified in § 376.80(2)(c), Florida Statutes, and has determined and finds that the Subject Property qualifies for designation as a “brownfield area” because the following requirements have been satisfied:

1. Pakman owns the Subject Property which is proposed for designation and has agreed to rehabilitate and redevelop it;
2. The rehabilitation and redevelopment of the Subject Property will result in economic productivity in the area and will create at least five new permanent full time equivalent jobs at the Subject Property;
3. The redevelopment of the Subject Property is consistent with the City's Comprehensive Plan and is a permissible use under the City's Code of Ordinances;
4. Proper notice of the proposed rehabilitation of the Subject Property has been provided in accordance with § 376.80(1)(c), Florida Statutes, and Pakman has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. Pakman has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan; and

WHEREAS, the City desires to notify the Florida Department of Environmental Protection ("FDEP") and the Broward County Resilient Environmental Department ("RED") of its resolution designating the Subject Property as Pakman Intracoastal Green Reuse Area and identify Pakman as the person responsible for brownfield site rehabilitation 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(20) and (21), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution.

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

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)(c), Florida Statutes, have been satisfied.

SECTION 3. The City Commission of the City of Fort Lauderdale, Florida designates the area depicted on “ Exhibit A” , the Subject Property, as the “Pakman Intracoastal Green Reuse Area” for purposes of § 376.77 – § 376.85, Florida Statutes.

SECTION 4. The City Clerk is hereby authorized to notify FDEP and RED of the City Commission’s Resolution designating the Subject Property as the “Pakman Intracoastal 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 \_\_\_\_\_, 2025.

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

ATTEST:

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

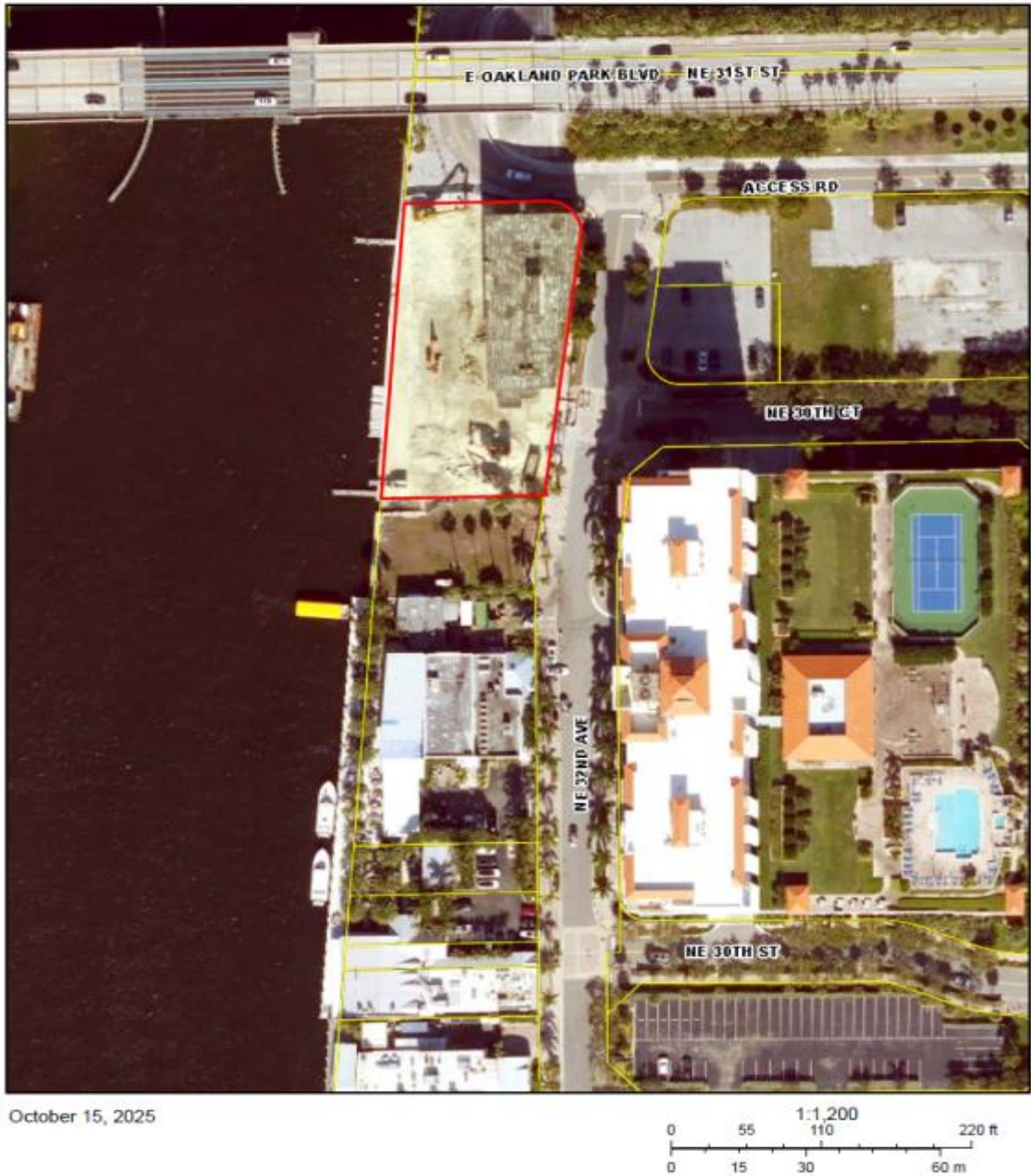
APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
City Attorney  
SHARI MCCARTNEY

Dean J. Trantalis \_\_\_\_\_  
John C. Herbst \_\_\_\_\_  
Steven Glassman \_\_\_\_\_  
Pamela Beasley-Pittman \_\_\_\_\_  
Ben Sorensen \_\_\_\_\_

EXHIBIT A

Property Id: 494330031320



Flight Date : Jan 4, 2025 Broward County Property Appraiser

LEGAL DESCRIPTION

Lots 13, 14, 15, 16 and 17, Block 26, of Lauderdale Beach Extension Unit "B", according to the map or plat thereof as recorded in Plat Book 29, Page 22, Public Records of Broward County, Florida.