



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-1191

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

FROM: Rickelle Williams, City Manager

DATE: December 16, 2025

TITLE: Second Public Hearing - Resolution Finalizing the Designation of Real
Property Located at 3100 NE 32 Avenue 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 3100 NE 32 Avenue (Parcel Number 494330031320) (the "Property"), as a Brownfield Area pursuant to §376.80(2)(c), Florida Statutes, to facilitate environmental rehabilitation, and encourage redevelopment of the site.

Background

On December 2, 2025, the City Commission held the first public hearing regarding the designation of the real property located at 3100 NE 32 Avenue as a brownfield area to facilitate environmental rehabilitation, promote redevelopment, and authorize notification to the Florida Department of Environmental Protection. During the public hearing, the City Commission expressed concerns regarding the public outreach plan and the lack of neighborhood participation. City staff requested that the applicant conduct additional outreach with the Central Beach Alliance prior to the second public hearing.

In August 2025, Pakman Intracoastal, LLC ("Pakman") submitted a request to the City of Fort Lauderdale for a Brownfield Area designation for the Property. The Property is planned for redevelopment including commercial space, restaurant uses, and structured parking.

The previously completed environmental investigation confirms the presence of contamination associated with historical marine operations on the site, necessitating environmental rehabilitation. Under §376.80(2)(c), Florida Statutes, municipalities may designate Brownfield Areas for privately owned sites outside a CRA to support environmental remediation and redevelopment.

Pakman certified it did not cause or contribute to the contamination and expressed willingness to enter into a Brownfield Site Rehabilitation Agreement (BSRA) following designation.

Broward County Environmental Protection confirmed the applicant may submit its draft BSRA immediately and that the County intends to process the BSRA upon City designation. The property owner also provided reasonable assurance of financial capacity to perform environmental cleanup as required under Florida law.

In accordance with §376.80(2)(c), Florida Statutes, the City must follow specific procedures to designate the property as a Brownfield Area. The required steps and corresponding actions for this designation are as follows:

- Compliance with Public Notice and Hearing Requirements – The designation process requires two (2) public hearings with specific notice sequences. The first hearing was on December 2, 2025, with its first notice published on November 20, 2025 (12 days prior) and a second notice published on November 27, 2025 (7 days after the first). The second hearing is scheduled for December 16, 2025, with a notice published on December 5, 2025 (12 days prior) and a second notice published on December 12, 2025 (7 days after the first notice).
- Adoption of a Resolution - After completion of both public hearings, the City Commission must adopt a resolution formally designating the property located at 3100 NE 32nd Avenue as a Brownfield Area.
- Notification to the Florida Department of Environmental Protection (FDEP) - Following adoption, the City must transmit the signed resolution and required documentation to FDEP within thirty (30) days, formally notifying the State of the designation.
- Impact and Strategic Alignment - Designating the Property as a Brownfield Area will facilitate remediation of documented contamination associated with historic marine activity and support private redevelopment of the waterfront property. The designation enables the project to pursue state brownfield incentives and establishes a pathway for a Brownfield Site Rehabilitation Agreement (BSRA) with Broward County Environmental Protection and Regulatory Services.

Resource Impact

There is no fiscal impact associated with this item.

Attachments

Exhibit 1 – Community Meeting Minutes

Exhibit 2 – Applicant's Request for Designation

Exhibit 3 – Location Map

Exhibit 4 – Resolution

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Charter Officer: Rickelle Williams, City Manager