

RESOLUTION NO. 16-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MAKING FINDINGS; DESIGNATING AS A GREEN REUSE AREA WITHIN THE CITY OF FORT LAUDERDALE, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT, TWO CONTIGUOUS PARCELS OF LAND LOCATED AT 615 NORTH ANDREWS AVENUE, FORT LAUDERDALE, BROWARD COUNTY, FL 33311, FOLIO NUMBERS 504203-09-0060 AND 504203-09-0070, APPROXIMATELY 0.77 ACRES, PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION AND REDEVELOPMENT, PROMOTING ECONOMIC PRODUCTIVITY; AUTHORIZING THE CITY OF FORT LAUDERDALE TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida has provided, in §97-277, Laws of Florida, which is codified at §376.77 – §376.86, 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, Wisdom Village Crossing LP ("Wisdom Village Crossing"), owns the properties located at 615 North Andrews Avenue, Fort Lauderdale, Broward County, FL 33311, Folio Numbers 504203-09-0060 and 504203-09-0070 (the "Subject Property"), as depicted in Exhibit A and more particularly described in Exhibit B and is developing it as an affordable housing community; and

WHEREAS, Wisdom Village Crossing LP has requested that the City Commission of the City of Fort Lauderdale, Florida designate the Subject Property as a "Green Reuse Area" pursuant to §376.80(2)(c), Florida Statutes; and

WHEREAS, Wisdom Village Crossing LP has represented to the City that the subject area meets the relevant criteria as specified in §376.80(2)(c), Florida Statutes, and without independent verification, the City has determined and finds that the Subject Property qualifies for designation as a "Green Reuse Area"; and

WHEREAS, the City desires to notify the Florida Department of Environmental Protection of its resolution designating the Subject Property a "Green Reuse Area" to further its rehabilitation and redevelopment for purposes of §376.77 – §376.86, Florida Statutes; and

WHEREAS, the applicable procedures set forth in §376.80 and §166.041, Florida Statutes, have been followed and proper notice has been provided in accordance with §376.80(1) and §166.041(3)(c)2, Florida Statutes; and

WHEREAS, such designation shall not render the City liable for costs or site remediation, rehabilitation and economic development or source removal, as those terms are defined in Section 376.79 (17) and (18), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution; and

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

SECTION 1. That 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.

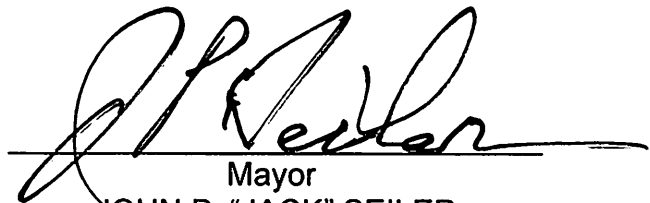
SECTION 2. The City Commission of the City of Fort Lauderdale, Florida finds that Wisdom Village Crossing has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

SECTION 3. The City Commission of the City of Fort Lauderdale, Florida designates the area depicted on Exhibit A and described on Exhibit B, attached hereto and incorporated herein by reference, as a "Green Reuse Area" for purposes of §376.77 – §376.86, 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 a "Green Reuse Area" for purposes of §376.77 – §376.86, Florida Statutes.

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


Adopted this the 16th day of February, 2016.

  
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Mayor  
JOHN P. "JACK" SEILER


ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI




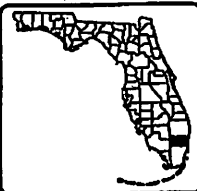
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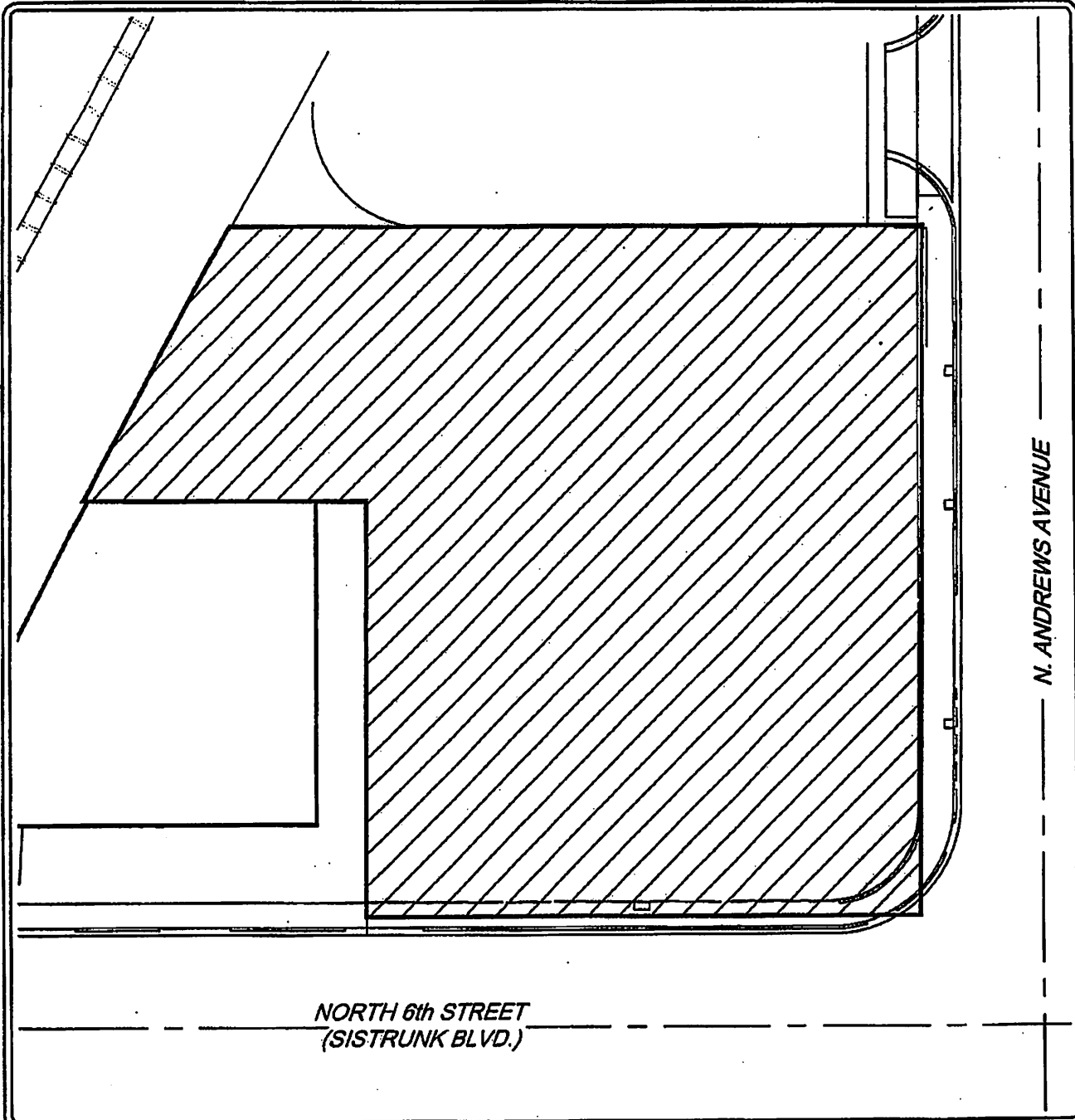


**NORTH**

LEGEND

 **SITE** (FOLIO 504203-09-0060 & 504203-09-0070)





<p><b>DRAWING TITLE:</b></p> <p style="text-align: center;"><b>SITE MAP</b></p>	<p><b>DRAWN BY:</b> Eco Advisors, LLC  <b>DATE:</b> 11-18-2016  <b>DWG:</b> 1</p>
<p><b>WISDOM VILLAGE CROSSING GREEN REUSE AREA</b>  <b>615 N. ANDREWS AVENUE.</b>  <b>FT. LAUDERDALE, FLORIDA 33311</b>  <b>FOLIO NOS. 504203-09-0060 AND 504203-09-0070</b></p>	
<p><b>APPROX SCALE</b></p> <p>0 ————— 40'</p> <p style="text-align: center;">FEET</p>	
<p><b>FIGURE:</b></p>	

Exhibit "A"

# Exhibit "B"

## EXHIBIT "A" TO DEED

### LEGAL DESCRIPTION OF PROPERTY

Lots 5, 6, 7 and 8, AUSERMAN'S SUBDIVISION of an un-numbered triangular block marked "Factory" on the map of Progresso, lying East of the F.R.C. Railway, and North of Avenue "A", according to the plat thereof recorded at Plat Book 2, Page 4, in the Public Records of Broward County, Florida.

Also, those parts of Lots 9, 10 & 11 of same Plat Book and Block according to said Plat which lies North of the South line of said Lot 6 extended Westward to the Westerly boundary line of said Lot 11; Except for that portion of Lots 9, 10 and 11 described as follows:

Commencing at the Southeast corner of said Lot 9; thence due West, assumed bearing, along the South line of said Lot 9, a distance of 29.52 feet, thence North a distance of 13.50 feet to the Point of Beginning; Thence North 90°00'00" West a distance of 137.80 feet to a point on the East Right of Way Line of the Florida East Coast Railroad and a point on a curve; thence Northeasterly along the said East Right of Way Line and along a curve to the right, whose radius point bears South 64°37'56" East, having a radius of 2814.93 feet and central angle of 02°32'29", an arc distance of 124.86 feet to a point; thence South 89°51'42" East, a distance of 81.83 feet; thence South 00°00'00" East, a distance of 111.40 feet to the Point of Beginning.

#### ALL LESS THE FOLLOWING:

The South 13.50 feet of said Lots 8 and 9; AND ALSO the East 15.00 feet of said Lots 5, 6, 7 and 8; AND ALSO the external portion of a 25.00 foot radius that is tangent on the South to a line 13.50 feet North of and parallel with the South line of said Lot 8 and 15.00 West of and parallel to the East line of said Lot 8.

#### ALSO DESCRIBED AS

A portion of Lots 5, 6, 7, 8, 9, 10 and 11, AUSERMAN'S SUBDIVISION of an un-numbered triangular block marked "Factory" on the map of Progresso, lying East of the F.R.C. Railway, and North of Avenue "A", according to the plat thereof as recorded in Plat Book 2, Page 4, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Lot 9; thence North 90°00'00" West, on the South line of said Lot 9, a distance of 29.52 feet; thence North 00°00'00" East, a distance of 13.50 feet to the Point of Beginning; thence North 90°00'00" East, on a line 35.00 feet North of and parallel with the East-West quarter Section line of Section 3, Township 50 South, Range 42 East, being the North right-of-way line of N.W. 6th Street, a distance of 129.52 feet to a point of curve; thence Easterly and Northerly on said curve to the left, with a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet to a point of tangency; thence North 00°00'00" East, on a line 15.00 feet West of and parallel with the East line of said Lots 8, 7, 6 and 5, being the West right-of-way line of North Andrews Avenue, a distance of 161.50 feet; thence North 90°00'00" West, on the North line of said Lots 5, 9 and 10, a distance of 195.21 feet to a point on the West line of said Lot 10 and a point on a curve; thence Southerly on the West line of said Lots 10 and 11, being the East right-of-way line of the Florida East Coast Railroad and on said curve to the left, whose radius point bears South 60°21'05" East, with a radius of 2,814.93, a central angle of 01°44'23", an arc distance of 85.47 feet; thence South 89°51'42" East, a distance of 81.83 feet; thence South 00°00'00" East, a distance of 111.40 feet to the Point of Beginning.