

RESOLUTION NO. 18-100

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 PARCELS OF LAND LOCATED AT 1615 NW 23<sup>RD</sup> AVENUE, FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33311, FOLIO NUMBER 4942-32-19-0010, APPROXIMATELY 8.51 ACRES, 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.

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, Suncrest Court Redevelopment, LLC (“Suncrest Court”), owns the identified properties located at 1615 NW 23<sup>rd</sup> Avenue, Fort Lauderdale, Broward County, Florida 33311, Folio Number 4942-32-19-0010 (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, Suncrest Court 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, the City has reviewed the relevant criteria that apply in designating a “Green Reuse Area,” as specified in § 376.80(2)(c), Florida Statutes, and has determined and finds that the Subject Property qualifies for designation as a “Green Reuse Area” because the following requirements have been satisfied:

1. Suncrest Court controls the Subject Property which is proposed for designation and has agreed to rehabilitate and redevelop it; and

2. The rehabilitation and redevelopment of the Subject Property will result in economic productivity in the area and will also provide affordable housing as defined in § 420.0004, Florida Statutes; and
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; and
4. Proper notice of the proposed rehabilitation of the Subject Property has been provided to neighbors and nearby residents, and Suncrest Court has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. Suncrest Court 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 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;

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

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 Suncrest Court 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 the "Suncrest Court Apartments 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. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this the 5th day of June, 2018.



Mayor  
DEAN J. TRANTALIS

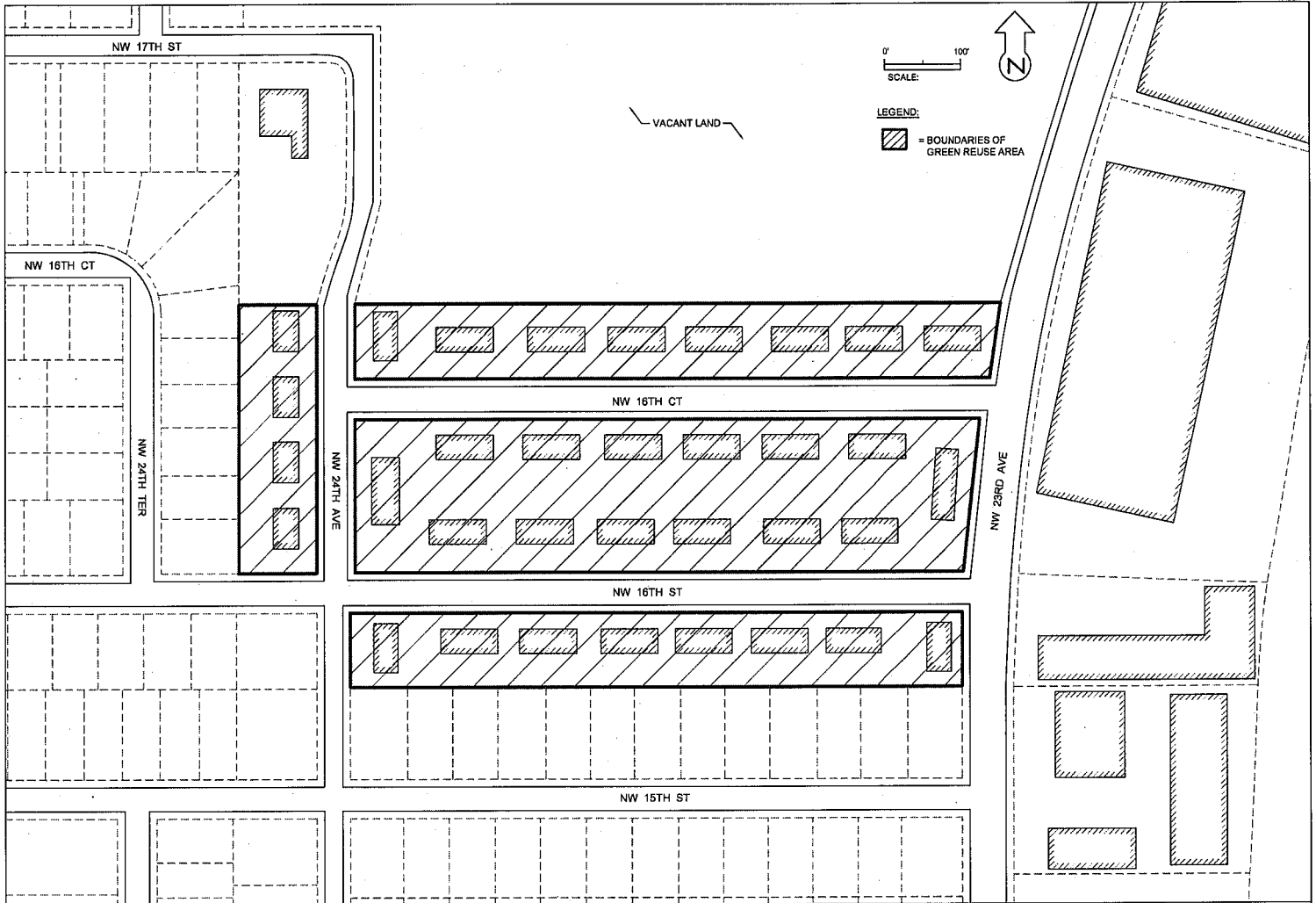
ATTEST:



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City Clerk  
JEFFREY A. MODARELLI

# Exhibit A



ENVIRONMENTAL SERVICES, LLC  
 5751 MIAMI LAKES DRIVE  
 MIAMI LAKES, FLORIDA 33014  
 (305) 374-8300  
 (305) 374-8004 FAX

SUNCREST COURT APARTMENTS GREEN REUSE AREA  
 1615 NW 23RD AVENUE  
 FT LAUDERDALE, FL 33311  
 FOLIO : 4942-32-19-0010

BROWNFIELD AREA MAP

Date: 04/05/2018
Project # 2017-3058
Drawn by: NV
Cad File: A1
Dwg. Scale: As Noted

# Exhibit B

Legal Description

ALL OF BLOCKS 1 THROUGH 4, SUNCREST COURT, A RESUBDIVISION IN PARCEL "A," LAUDERDALE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, ON PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA