



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#19-0347

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: April 16, 2019

TITLE: Letter of Intent for Redevelopment Project – Broadview Park

Background

The Housing Authority of the City of Fort Lauderdale (HACFL) has submitted a Letter of Intent for Redevelopment (Exhibit 1). The request would acquire City-owned property commonly referred to as the closed connection water utility well fields in the Broadview Park neighborhood. The process of selling public lands and of public property to public bodies is outlined in Section 8.02 of the City Charter (Exhibit 2).

The properties in question are located in the Broadview Park neighborhood, which is in unincorporated Broward County. A project in this neighborhood would be subject to Broward County zoning rules and regulations.

The Letter of Intent dated March 11, 2019 submitted by HACFL, requests the following from the City of Fort Lauderdale;

1. A no-cost transfer of City-owned property to the HACFL;
2. Execute the property transfer prior to submitting an application to Florida Housing Finance for Low Income Housing Tax Credits
3. The City to study the relocation, if needed, of the water well sites.
4. If the land is accepted, the Housing Authority will reimburse the City for the cost of hydrological studies associated with the property.
5. If after five years the project is not started, the Property will revert back to the City of Fort Lauderdale.

Of interest to the Housing Authority of Fort Lauderdale are City-owned properties in Broadview Park that include all or portion of the parcels listed below:

- Former Well Field - 4590 Peters Road (504137011280) – 1,285,632 SF
- Former Well Field and Sludge Pit - SW 21 Street (504137010980) – 714,668 SF
- South Parcel B/W SW 21 and SW 22 St SW 42 Terrace (504137010790) – 188,000 SF
- Two Acres North of Ann Stork Center and Parcel South of SW 18 St. at 1790 SW

- 43 Way (504113220010) – less than 575,092 SF
- 4270 SW 11 Street (504112000220) – 31,787 SF

The Housing Authority has identified approximately 63 acres or 2.7 million square feet of City-owned property for the redevelopment of affordable housing. Parcel information from the Broward County Property Appraiser is attached as Exhibit 3.

The Housing Authority requests the property transfers happen as quickly as possible so that they can meet the application deadline for the October 2020 low-income housing tax credits from the Florida Housing Finance Corporation. If the request is acceptable, City staff will prepare a resolution to dispose of City-owned properties identified by the Housing Authority.

A map of the properties is attached as Exhibit 4. Images of the housing design concepts under consideration are attached as Exhibit 5.

Attachment

- Exhibit 1 – Letter of Intent for Redevelopment
- Exhibit 2 – Public Conveyance Process (Section 8.02 of City Charter)
- Exhibit 3 – BCPA Property Information
- Exhibit 4 – Map of Broadview Park Properties
- Exhibit 5 – Housing Design Concepts

Prepared by: Al Battle Jr., Deputy Director Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development