

RESOLUTION NO. 20-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 640 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33311, FOLIO NUMBERS 494234150021 AND 494234076180, AS A GREEN REUSE 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.

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, HTG Village View, LLC, controls the identified property located at 640 North Andrews Avenue, Fort Lauderdale, FL 33311, Folio Numbers 494234150021 and 494234076180 (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, HTG Village View, LLC 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. HTG Village View, LLC 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 HTG Village View, LLC has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. HTG Village View, LLC 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, 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 Poinciana 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 the "Village View" 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 as 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.

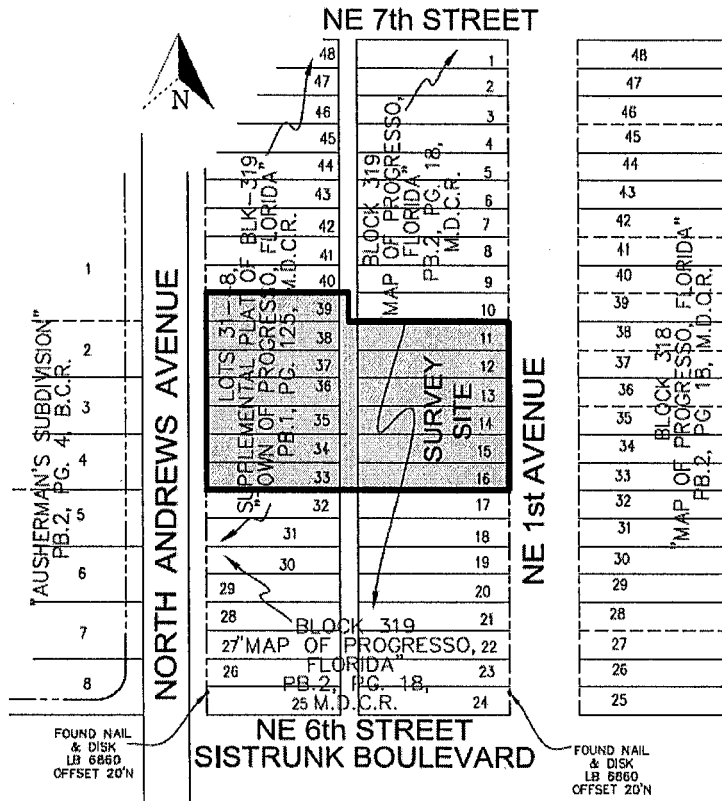
ADOPTED this the _____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

Exhibit 1 – Site Map for the Subject Property



Village View
Legal Description

PARCEL 1:

Lots 33 and 34, Block 319, of Supplemental Plat of Block - 319, Town of Progresso, according to the Plat thereof, as recorded in Plat Book 1, Page 125, of the Public Records of Miami-Dade County, Florida, together with vacated road as contained in Ordinance as recorded in Official Records Book 42548, Page 1752.

LESS the West 15 feet thereof for right-of-way.

Said lands situate, lying and being in Broward County, Florida.

PARCEL 2

Lots 11, 12, 13, 14, 15 and 16, Block 319, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida; and Lots 35, 36, 37, 38 and 39, LESS the West 15 feet thereof, Block 319, SUPPLEMENTAL PLAT OF BLK-319, TOWN OF PROGRESSO DADE CO. FLA., according to the plat thereof, as recorded in Plat Book 1, Page 125, of the Public Records of Miami - Dade County, Florida.

All lands lying and situate in Broward County, Florida.

PARCEL 3

TOGETHER WITH the East 7.5 feet of that vacated alley lying West of and abutting Lots 11, 12, 13 and 14 and the West 7.5 feet of that vacated alley lying East of and abutting lots 35, 36, 37, 38 and 39, pursuant to City of Fort Lauderdale Ordinance No. C-97-15, recorded in Official Records Book 26690, Page 282, as affected by Certificate recorded in Official Records Book 30503, Page 560, of the Public Records of Broward County, Florida.

PARCEL 4

ALSO TOGETHER WITH the East 7.5 feet of that vacated alley lying West of and abutting lots 15 and 16, pursuant to City of Fort Lauderdale Ordinance No. C-06-17, recorded in Official Records Book 42548, Page 1752, of the Public Records of Broward County, Florida.

All lands lying and situate in Broward County, Florida.