



**CITY OF FORT LAUDERDALE**  
**Commission Agenda Memo**  
**REGULAR MEETING**

**#20-0254**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** March 3, 2020

**TITLE:** Resolution Designating Real Property Located at 640 North Andrews  
Avenue, Fort Lauderdale, FL 33311 as a Green Reuse Area Pursuant to  
Florida's Brownfields Redevelopment Act – **(Commission District 2)**

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**Recommendation**

It is recommended that the City Commission adopt a resolution designating an approximately 0.95 acres of land owned by the HTG Village View, LLC ("Village View") and Building Better Communities, Inc. ("Building Better"), located at 640 North Andrews Avenue Fort Lauderdale, Broward County, FL 33311, Folio Numbers 494234150021 and 494234076180 ("Subject Property") (Exhibit 1), as a "Green Reuse Area" pursuant to §376.80(2)(c), Florida Statutes. For the purpose of developing affordable residential rental community for seniors.

**Background**

As a part of the efforts of the City of Fort Lauderdale ("City") to spark environmental rehabilitation, encourage affordable housing, and increase redevelopment, staff recommends City Commission approval of designating the Subject Property, approximately 0.95 acres in size, controlled by Village View as a "Green Reuse Area" pursuant to Section 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act. If granted, the designation will enable Village View to manage the environmental complexities associated with the Subject Property and facilitate redevelopment for affordable housing designed to emphasize health, wellness, safety, and economic opportunity. When fully constructed, Village View will have invested approximately \$35 million into the Subject Property and have constructed 100 units in a one building with an array of community amenities including a community and business center, a fitness center, an open-air terrace, and a resort-style swimming pool. Accordingly, City staff recommends the City Commission approve designation of the Subject Property as a Green Reuse Area.

**Overview**

The purpose of approving a request for designation under Section 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act, is to promote environmental restoration, economic redevelopment, and more sustainable growth patterns, among

other purposes. Environmental restoration of vacant or underutilized property has been historically proven to remove stigma, reduce blight, improve air and storm water quality, eliminate environmental health hazards, and in turn, spur redevelopment and revitalization. By statutory definition, brownfields encompass real property where expansion, redevelopment, or reuse of which has been or may be complicated by actual or perceived environmental contamination.

The Subject Property falls within the definition of the term “brownfield site” there is a perception of contamination that stems from the history of commercial and light-industrial use of both the Subject Property and its surrounding areas. The presence of actual contamination on the Subject Property has significantly complicated redevelopment and reuse by (i) making it materially more expensive and time consuming to move forward with the Development; (ii) imposing a host of design and construction changes on the Development that would not be required but for the presence of actual contamination; and (iii) increasing Village View’s exposure to environmental and regulatory liability with respect to the Development.

#### The Designation Process and Analysis

Pursuant to Florida Statutes, to initiate the designation process, a person that owns the real estate parcel must follow the applicable procedures specified in Section 376.80, Florida Statutes, including: 1) have the local jurisdiction where the proposed brownfield area is located pass the resolution attached hereto as (Exhibit 3), 2) have the local jurisdiction notify the FDEP of its decision to adopt the designation resolution, and 3) provide notice to the public in accordance with Sections 376.80(1)(c) and 166.041(3)(c)2, Florida Statutes. Additionally, the local jurisdiction must determine that the following five criteria have been met:

1. The applicant owns or controls the proposed brownfield area and has agreed to rehabilitate and redevelop the brownfield area;
2. The rehabilitation and redevelopment of the proposed brownfield area will result in economic productivity of the area, along with the creation of at least five new permanent jobs at the brownfield area;
3. The proposed brownfield area is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations;
4. The applicant has provided neighbors and nearby residents of the proposed area an opportunity to provide comments and suggestions about rehabilitation; and
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield area.

Staff has considered the factors in making this recommendation that the proposed designation of the Subject Property as the Village View Green Reuse Area is appropriate and concludes as follows:

1. Village View controls the proposed Green Reuse Area and has agreed to

rehabilitate and redevelop. Village View has provided sufficient documentation to the City in its Green Reuse Area Designation Request that it controls the Subject Property (Folio 494234076180) by virtue of a Special Warranty Deed and provided a Purchase and Sale Agreement with Building Better, the owner of the Subject Property (Folio 494234150021), to evidence same. Further, Village View has agreed that it will redevelop and rehabilitate the Subject Property.

2. Designation of the Subject Property will result in economic productivity for the City. Village View has presented to the City that its capital budget for this project is approximately \$35 million, with a significant portion of that amount being spent on local labor, contractors, consultants, construction and building materials, infrastructure improvements, and impact fees. The direct and indirect financial ripple effects of the project are expected to result in major economic productivity for the area. Specifically, the project will draw in local income, taxes and other revenue for the City. Accordingly, City concludes that the project will result in significant economic productivity for the City. In addition, Village View has also demonstrated that the project will “provide affordable housing as defined in Flat. Stat. § 420.0004,” which exempts it from the job creation requirement.

3. Redevelopment and reuse of the Subject Property as proposed is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations. Village View has provided sufficient documentation to the City in its Green Reuse Area Designation Request that its proposed construction of an affordable housing development at the Subject Property is consistent with the current zoning of the property and the City’s Comprehensive Plan.

4. Village View has provided neighbors and nearby residents of the proposed area an opportunity to provide comments and suggestions about rehabilitation. Specifically, Village View satisfies this fourth criterion in that it posted notice at the Subject Property and published notice in the Sun-Sentinel Newspaper. All the aforementioned notices were published in accordance with the applicable statutory requirements found in Section 376.80, Florida Statutes. In addition, Village View held a community meeting on October 30, 2019, at the Hampton Inn Fort Lauderdale Downtown at 250 N Andrews Avenue, Fort Lauderdale, FL 33301.

5. Village View has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the Subject Property. Village View satisfies this fifth criterion in that it has the necessary capital to fund the budget for and then construct the project. The total capital budget of approximately \$35 million is funded through a combination of equity and debt. Specifically, the Development will be funded by a \$9.1 million permanent loan, \$25,351,365 million in Raymond James Tax Credit Funds, and a \$1.3 million deferred developer fee. The financial gap would be provided by Village View’s affiliate, Housing Trust Group, a credentialed developer of housing communities.

### **Resource Impact**

There is no resource impact associated with this action.

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024* Plan, specifically advancing:

- The Neighborhood Enhancement Area
- Goal 3: Build a Thriving and Inclusive Community of Neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Here.

**Attachments**

Exhibit 1 – Site Map for the Subject Property

Exhibit 2 – Applicant's Request for Designation

Exhibit 3 – Resolution

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