

RESOLUTION NO. 20-85

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 900 NORTHWEST 7TH AVENUE, FORT LAUDERDALE, FL 33311, FOLIO NUMBER 494234059750, 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, Broward Partnership for the Homeless, Inc., controls the identified property located at 900 Northwest 7th Avenue, Fort Lauderdale, FL 33311, Folio Number 494234059750 (the “Subject Property”), more particularly described in Exhibit “A”, and further depicted in Exhibit “B”, and is developing it as an affordable housing community; and

WHEREAS, Broward Partnership for the Homeless, Inc. 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. Broward Partnership for the Homeless, Inc. 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 Broward Partnership for the Homeless, Inc. has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. Broward Partnership for the Homeless, Inc. 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 Broward Partnership For the Homeless, Inc. 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 described on Exhibit A and depicted on Exhibit B, attached hereto and incorporated herein by reference, as “Seven on Seventh” 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 _____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

LEGAL DESCRIPTION OF PROPERTY

ALL OF LOTS 19 THROUGH 23, OF BLOCK 204, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 26 THROUGH 30, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:

LOT 24, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET THEREOF;

TOGETHER WITH:

LOT 25, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET AND THE WEST 15 FEET THEREOF;

TOGETHER WITH:

THE SOUTH 15 FEET OF LOT 18, OF SAID BLOCK 204, OF PROGRESSO;

TOGETHER WITH:

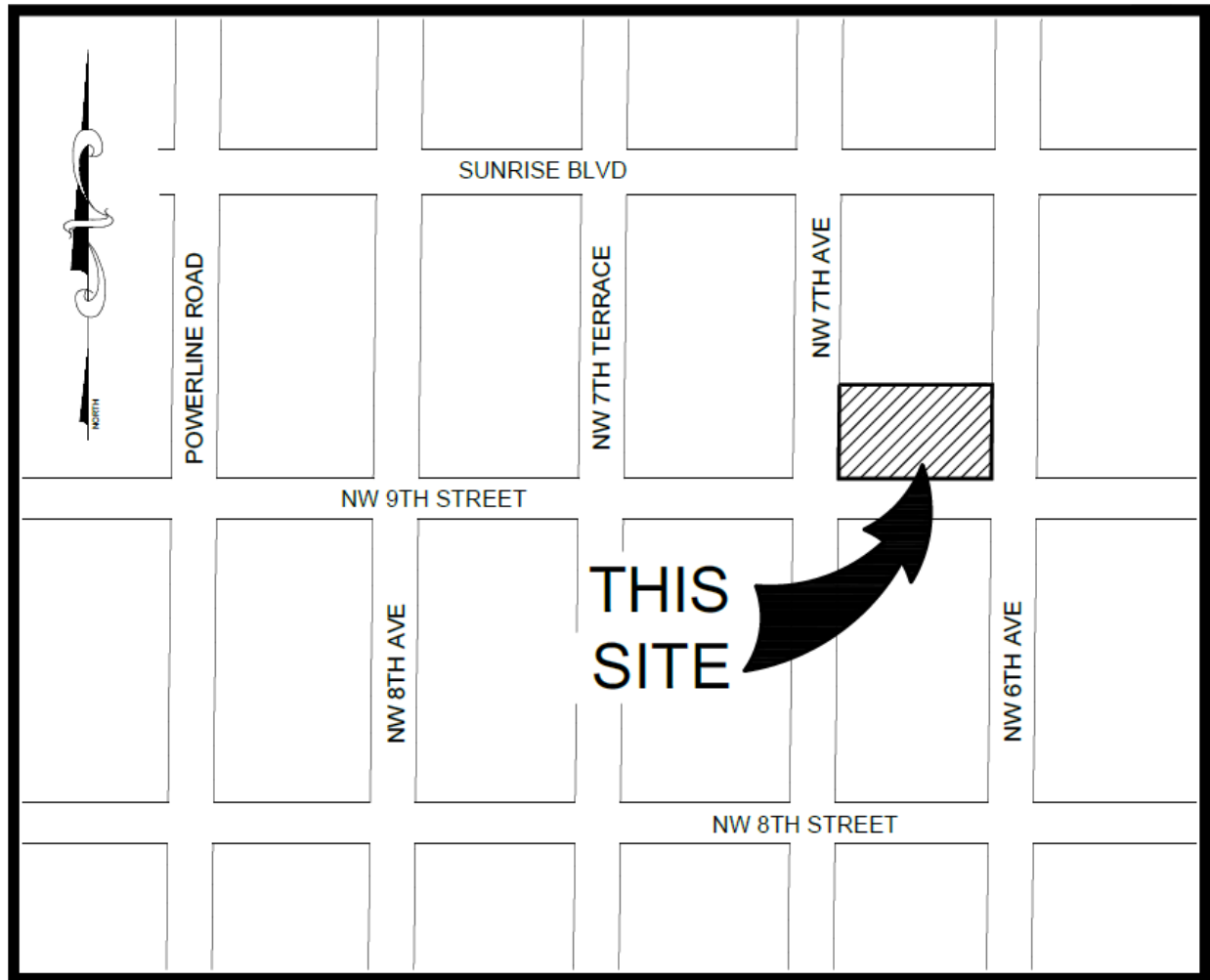
THE SOUTH 15 FEET OF LOT 31, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:

THE 7.5 FOOT PLAT RESERVATION ALONG THE REAR OF ALL OF SAID LOTS FOR ALLEY PURPOSES, AS VACATED BY CITY OF FORT LAUDERDALE ORDINANCE NUMBER C-18-44.

LESS THAT PORTION OF ADDITIONAL RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 28819, PAGE 1096 THROUGH 1098, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40,488 SQUARE FEET (0.929 ACRES), MORE OR LESS.



LOCATION SKETCH (NOT TO SCALE)