



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

**#21-0689**

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

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

**DATE:** August 17, 2021

**TITLE:** Resolution to Dispose City-Owned Surplus Property Located at 4590 Peters Road, Unincorporated, FL 33317 to the Housing Authority of the City of Fort Lauderdale and Setting a Public Hearing for October 5, 2021, Pursuant to Section 8.02 of the Charter of the City of Fort Lauderdale- **(Unincorporated Broward)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution conveying City-owned property located at 4590 Peters Road, Unincorporated Broward County, FL 33317 (Folio# 504137011280) to the Housing Authority of the City of Fort Lauderdale ("HACFL"), subject to the condition of building affordable housing units, and setting a public hearing for October 5, 2021.

**Background**

The property located at 4590 Peters Road is in unincorporated Broward County, bounded on the West by SW 46<sup>th</sup> Avenue and on the North by Peters Road/W Davie Blvd. (Exhibit 1). The parcel is approximately 37.2 acres and it zoned Vacant Industrial. Autrey Appraisals performed an appraisal of the property and provided an "as-is" value of \$22,580,000.

The HACFL has express interest in acquiring the property to develop an affordable housing project. HACFL plans to develop a multi-family residential community consisting of five hundred (500) to one thousand (1,000) units with related infrastructure and amenities. HACFL agrees to construct a mixed income community development with at least forty percent (40%) of the units be leased to families and/or individuals whose income does not exceed sixty percent (60%) of area median income. The resolution is structured to sell the property for \$1.00 to HACFL. The development project will be divided into multiple phases, and it will be subject to a right of reverter in favor of the City if a building permit is not obtained within five (5) years of acquiring title to the property.

The process of selling public lands and public property to public bodies is outlined in Section 8.02 of the Charter. Pursuant to the Charter, in order to initiate the sale of public lands to public bodies, the City Commission must first adopt a resolution declaring its intention to sell, alienate, give, exchange, grant, or convey certain public property to a

designated public body. The resolution must include the public purpose for which such property will be used by the grantee and designated a day not less than thirty (30) days after the adoption of such resolution, on which a public hearing will be had upon such proposal. Two public notices in local newspapers of general circulation are required not less than ten (10) days before public hearing and the second publication one (1) week after the first publication. At the public hearing, the terms of the proposal and the use of the property shall be explained to the public and opportunity given for citizens and taxpayers to be heard on such proposal. At the public hearing, the City Commission shall pass another resolution either confirming or repealing the resolution previously adopted or confirming the previous resolution with amendments or additions. The confirmed resolution shall direct the proper City officials to execute and deliver deed of conveyance under the terms and conditions set out in the resolution.

### **Resource Impact**

There is no current fiscal impact associated with item.

### **Strategic Connections**

This item is a 2021 Top Commission Priority, advancing the Homelessness and Housing Opportunities initiative.

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: 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 Community.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

### **Attachments**

Exhibit 1 – Property Map

Exhibit 2 – Appraisal

Exhibit 3 – Resolution

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Prepared by: Angela Salmon and Luisa Agathon, City Manager's Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager