



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

**#21-0938**

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

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

**DATE:** October 5, 2021

**TITLE:** Resolution to Award City-Owned Surplus Property Located at 4590 Peters Road, Unincorporated, FL 33317 to the Housing Authority of the City of Fort Lauderdale, 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 awarding 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.

**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 Boulevard (Exhibit 1). On August 17, 2021, the City Commission adopted Resolution 21-159 (Exhibit 2) declaring its intent to dispose 4590 Peters Road to the HACFL. The parcel is approximately 37.2 acres and it’s zoned Vacant Industrial. Autrey Appraisals performed an appraisal of the property and provided an “as-is” value of \$22,580,000 (Exhibit 3).

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 sale 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.

**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 – Resolution 21-159

Exhibit 3 – Appraisal

Exhibit 4 – Resolution

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