

**ADDITIONAL MATERIAL  
REGULAR MEETING**

**NOVEMBER 12, 2024**

**SUBMITTED AT THE REQUEST OF  
  
REAL PROPERTY AND REAL ESTATE  
DEVELOPMENT DIVISION**




**Lary Mahoney, Director Real Property and Real Estate Development**

115 S. Andrews Avenue, Room 501 • Fort Lauderdale, Florida 33301 • 954-357-7357 • Cell 954-268-8223

## MEMORANDUM

DATE: November 8, 2024

TO: Mayor, Vice-Mayor and Board of County Commissioners

FROM: Lary Mahoney, Director Real Property and Real Estate Development 

SUBJECT: **ADDITIONAL MATERIAL – Agenda Item #65 – November 12, 2024 Commission Meeting.**

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Following the October 22, 2024 Commission Workshop on Homelessness and based on the feedback received during the Workshop, attached please find as Additional Material the properties that were discussed and are available for consideration for locating a Pallet Shelter Village.

Currently, there are four sites, located in Dania Beach, the BMSD, and Fort Lauderdale. Included for each site (see attachments) are the preliminary mitigation and associated costs, and associated timeframes to get each respective site prepared for the Pallet Shelters to be installed.

Attachment: as noted above

cc: Monica Cepero, County Administrator  
Dr. Kimm Campbell, Deputy County Administrator  
Andrew J. Meyers, County Attorney  
Bob Melton, County Auditor

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)



OPTION A : “Shaw” Parcels D + Portion of E



PROPERTY INFORMATION

COMMON NAME:	SHAW PARCEL
ADDRESS:	704 N. FEDERAL HIGHWAY DANIA BEACH, FL 33004
OWNER:	BROWARD COUNTY
GROSS AREA:	99,000 SF 2.3 ACRES
MUNICIPALITY	DANIA BEACH
CURRENT ZONING	I-G (PEDD)
WETLANDS PRESENT?	NO
WETLAND MITIGATION:	N/A
AVG. SITE ELEVATION	12'
REQ. MIN. SITE ELEVATION	8'
DEPTH OF EXCAVATION	1' >> 2'
POTENTIAL FILL DEPTH	0' >> 2'

APPROXIMATE SIZE AND LOCATION OF 100 UNIT VILLAGE

PROJECT COSTS (W/O UNITS)

ZONING & APPROVALS

ZONING DOCUMENTS & CONSULTANTS \$25k>> \$75k

SITE WORK & CONSTRUCTION

COSTS TO PREPARE SITE TO RECEIVE PALLET UNITS:

CLEAR, EXCAVATE, FILL, STONE BASE	\$3.63m>>\$5.45m
WATER, SEWER, ELECTRIC, LIGHTING	\$2.75m>> \$3.25m

TOTAL SITE WORK COST \$6.41m >> \$8.77m

PROJECT TIMELINE

PLANNING & APPROVALS

REPLATTING REQUIRED?	YES
ACQUISITION SURVEY & STUDIES	1 >> 2 MO.
SITE PLANNING & DESIGN	2 >> 4 MO.
COUNTY & CITY	
LAND USE PLAN AMENDMENTS	3 >> 6 MO.
4 PUBLIC HEARINGS	
REZONING - CITY	4 >> 6 MO.
2 PUBLIC HEARINGS	
SITE PLAN APPROVAL	3 >> 6 MO.
* All the above items generally occur simultaneously	
PRE SITE WORK:	4 >> 9 MO.

SITE WORK CONSTRUCTION

ENGINEERING / DESIGN / PERMITTING	6 >> 8 MO.
CONSTRUCTION (TO UNITS HANDOVER)	8 >> 10 MO.
SITE CONSTRUCTION :	14 >> 18 MO.
SITE COMPLETE	18 >> 27 MO.

OTHER RISKS / IMPACTS

- POTENTIAL ENVIRONMENTAL DISCOVERY
- AIRPORT NOISE LEVELS
- REZONING + LUPA PROCESS
- MULTIPLE PUBLIC HEARINGS





OPTION B : “Shaw” Parcel A



PROPERTY INFORMATION

COMMON NAME:	SHAW PARCEL
ADDRESS:	TAYLOR RD DANIA BEACH, FL 33004
OWNER:	BROWARD COUNTY
GROSS AREA:	197,721 SF    4.5 ACRES
MUNICIPALITY	DANIA BEACH
CURRENT ZONING	I-G
WETLANDS PRESENT?	YES
WETLAND MITIGATION:	\$300-600k - PER ACRE
AVG. SITE ELEVATION	0-1'
REQ. MIN. SITE ELEVATION	8'
DEPTH OF DE-MUCKING	1' >> 7'
POTENTIAL FILL DEPTH	9' >> 15'

APPROXIMATE SIZE AND LOCATION OF 100 UNIT VILLAGE

PROJECT COSTS (W/O UNITS)

ZONING & APPROVALS

ZONING DOCUMENTS & CONSULTANTS    \$25k >> \$75k

SITE WORK & CONSTRUCTION

COSTS TO PREPARE SITE TO RECEIVE PALLET UNITS:

DE-MUCK, FILL, STONE BASE	\$7.08m >> \$10.62m
WATER, SEWER, ELECTRIC, LIGHTING	\$2.75m >> \$3.25m
WETLAND MITIGATION	<u>\$1.35m &gt;&gt; \$2.70m</u>

TOTAL SITE WORK COST    **\$11.21m >> \$16.65m**

PROJECT TIMELINE

PLANNING & APPROVALS

REPLATTING REQUIRED?	NO
ACQUISITION SURVEY & STUDIES	2 >> 4 MO.
SITE PLANNING & DESIGN	2 >> 4 MO.
COUNTY & CITY	
LAND USE PLAN AMENDMENTS	4 >> 6 MO.
	4 PUBLIC HEARINGS
REZONING - CITY	6 >> 9 MO.
	2 PUBLIC HEARINGS
SITE PLAN APPROVAL	6 >> 9 MO.

\* All the above items generally occur simultaneously

PRE SITE WORK:    **6 >> 9 MO.**

SITE WORK CONSTRUCTION

ENGINEERING / DESIGN / PERMITTING	9 >> 12 MO.
CONSTRUCTION (TO UNITS HANDOVER)	9 >> 12 MO.

SITE CONSTRUCTION :    **18 >> 24 MO.**

SITE COMPLETE    **24 >> 33 MO.**

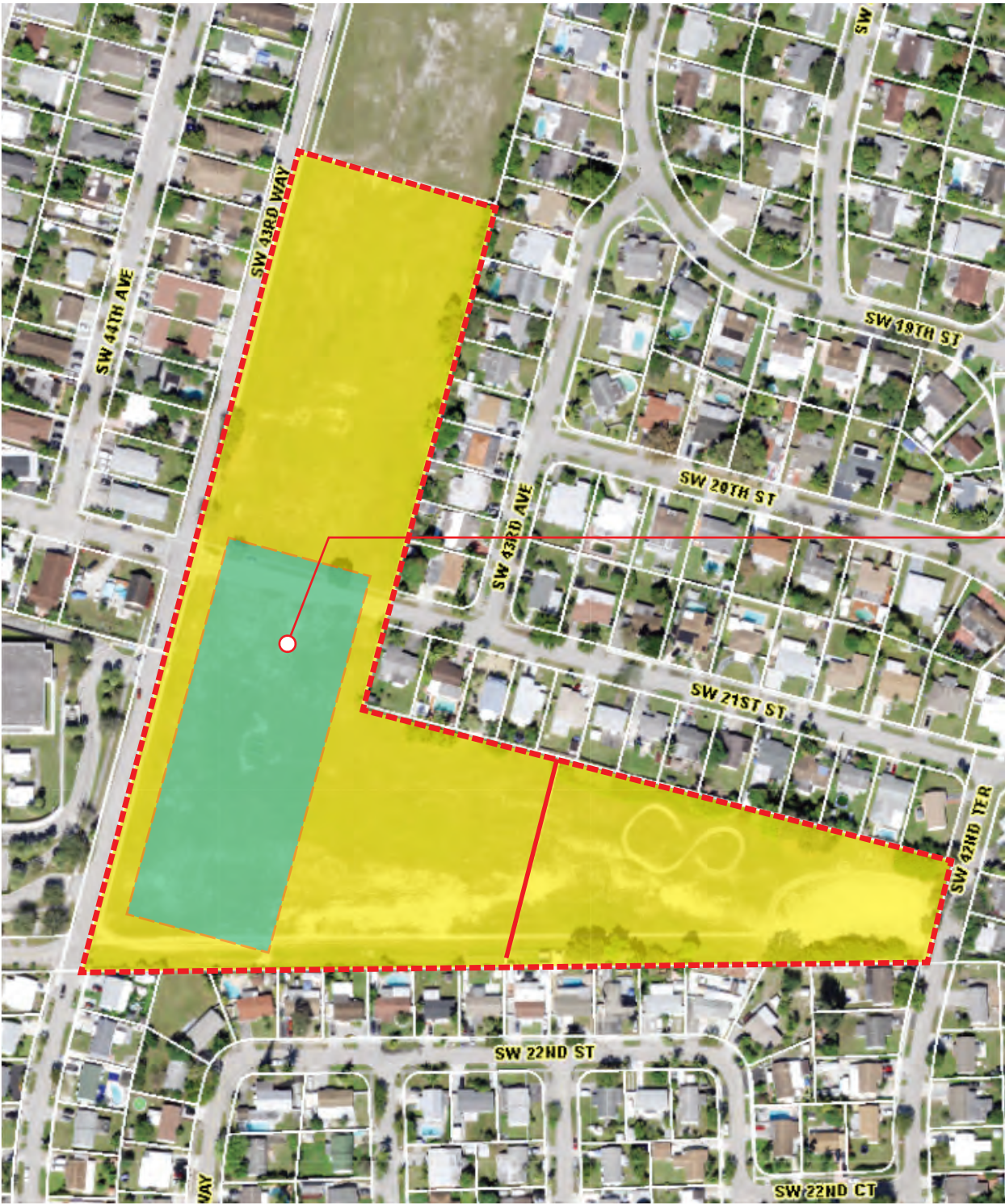
OTHER RISKS / IMPACTS

- POTENTIAL ENVIRONMENTAL DISCOVERY
- AIRPORT NOISE LEVELS
- REZONING + LUPA PROCESS
- MULTIPLE PUBLIC HEARINGS





OPTION C : Broadview



PROPERTY INFORMATION

COMMON NAME:	BROADVIEW
ADDRESS:	NE CORNER SW 21st MANOR / SW 44th Street UNINCORPORATED, 33317
OWNER:	BROWARD COUNTY
GROSS AREA:	570,883 SF 13.1 ACRES
MUNICIPALITY	BROWARD COUNTY
CURRENT ZONING	A-3
WETLANDS PRESENT?	NO
WETLAND MITIGATION:	N/A
AVG. SITE ELEVATION	11'
REQ. MIN. SITE ELEVATION	8'
DEPTH OF EXCAVATION	1' >> 2'
POTENTIAL FILL DEPTH	0' >> 2'

APPROXIMATE SIZE AND LOCATION OF 100 UNIT VILLAGE

PROJECT COSTS (W/O UNITS)

ZONING & APPROVALS

ZONING DOCUMENTS & CONSULTANTS    \$25k >> \$75k

SITE WORK & CONSTRUCTION

COSTS TO PREPARE SITE TO RECEIVE PALLET UNITS:

CLEAR, EXCAVATE, FILL, STONE BASE	\$3.41m >> \$5.11m
WATER, SEWER, ELECTRIC, LIGHTING	\$2.75m >> \$3.25m

TOTAL SITE WORK COST    \$6.18m >> \$8.43m

PROJECT TIMELINE

PLANNING & APPROVALS

REPLATTING REQUIRED?	NO
ACQUISITION SURVEY & STUDIES	1 >> 2 MO.
SITE PLANNING & DESIGN	2 >> 4 MO.
COUNTY LAND USE PLAN AMENDMENT <i>4 PUBLIC HEARINGS</i>	3 >> 6 MO.
SITE PLAN APPROVAL	3 >> 6 MO.

*\* All the above items generally occur simultaneously*

PRE START :    3 >> 6 MO.

SITE WORK CONSTRUCTION

ENGINEERING / DESIGN / PERMITTING	6 >> 8 MO.
CONSTRUCTION (TO UNITS HANDOVER)	8 >> 10 MO.

SITE CONSTRUCTION :    14 >> 18 MO.

SITE COMPLETE    17 >> 24MO.

OTHER RISKS / IMPACTS

- POTENTIAL ENVIRONMENTAL DISCOVERY
- REZONING + LUPA PROCESS
- MULTIPLE PUBLIC HEARINGS



OPTION D : Prospect Road



PROPERTY INFORMATION

COMMON NAME:	PROSPECT
ADDRESS:	5920 N. STATE RD. FORT LAUDERDALE, 33309
OWNER:	CITY OF FORT LAUDERDALE
GROSS AREA:	915,250 SF 21 ACRES
MUNICIPALITY	CITY OF FORT LAUDERDALE
CURRENT ZONING	P & B-3
WETLANDS PRESENT?	NO
WETLAND MITIGATION:	N/A
AVG. SITE ELEVATION	15'
REQ. MIN. SITE ELEVATION	8'
DEPTH OF EXCAVATION	1' >> 2'
POTENTIAL FILL DEPTH	0' >> 2'

APPROXIMATE SIZE AND LOCATION OF 100 UNIT VILLAGE

PROJECT COSTS (W/O UNITS)

ZONING & APPROVALS

ZONING DOCUMENTS & CONSULTANTS \$25k >> \$75k

SITE WORK & CONSTRUCTION

COSTS TO PREPARE SITE TO RECEIVE PALLET UNITS:

CLEAR, EXCAVATE, FILL, STONE BASE \$3.30m >> \$4.95m

WATER, SEWER, ELECTRIC, LIGHTING \$2.75m >> \$3.25m

TOTAL SITE WORK COST \$6.07m >> \$8.27m

PROJECT TIMELINE

PLANNING & APPROVALS

REPLATTING REQUIRED?	YES
ACQUISITION SURVEY & STUDIES	2 >> 4 MO.
SITE PLANNING & DESIGN	3 >> 6 MO.
COUNTY & CITY LAND USE PLAN AMENDMENTS 4 PUBLIC HEARINGS	6 >> 9 MO.
REZONING - CITY 2 PUBLIC HEARINGS	6 >> 9 MO.
SITE PLAN APPROVAL	6 >> 9 MO.

\* All the above items generally occur simultaneously

PRE START : 6 >> 9 MO.

SITE WORK CONSTRUCTION

ENGINEERING / DESIGN / PERMITTING	9 >> 12 MO.
CONSTRUCTION (TO UNITS HANDOVER)	9 >> 12 MO.

SITE CONSTRUCTION : 18 >> 24 MO.

SITE WORK COMPLETE 24 >> 33 MO.

OTHER RISKS / IMPACTS

POTENTIAL ENVIRONMENTAL DISCOVERY

REZONING + LUPA PROCESS

MULTIPLE PUBLIC HEARINGS