



Broward County

Legislation Text

File #: 22-1813, Version: 1

Broward County Commission Regular Meeting

Director's Name: Monica Cepero

Department: County Administration

Information

Requested Action

MOTION TO ADOPT Resolution authorizing the conveyance of a portion of real property at 1700 Blount Road, Pompano Beach, Florida ("Property"), known as North Homeless Assistance Center ("North HAC") to Broward Partnership for the Homeless, Inc. ("BPHI"), pursuant to Section 125.38, Florida Statutes, for the development of a 138 housing unit development for rental housing for individuals earning up to 80% of the area median income with a portion set aside for permanent supportive housing for persons who are formerly homeless or may be considered at risk of becoming homeless, on the terms and conditions stated in the Resolution; and authorizing the County Administrator to execute the Quit Claim Deed and other documents related to the conveyance of the Property. **(Commission District 8)**

Why Action is Necessary

Board of County Commissioners' approval is required to convey real property pursuant to Broward County Administrative Code, Section 6.23 and to enter into agreements with third parties.

What Action Accomplishes

Authorizes the conveyance of a portion of County-owned real property to Broward Partnership for the Homeless, Inc. subject to certain easements in favor of the County and a Declaration of Covenants and Restrictions limiting the use of the property for rental housing for individuals earning up to 80% of the area median income with a portion set aside for permanent supportive housing for persons who are formerly homeless or may be considered at risk of becoming homeless.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

Broward County is the owner of certain real property located at 1700 Blount Road, Pompano Beach, Florida, folio number 4842-28-25-0050, known as the North HAC. The North HAC is currently operated by BPHI. BPHI has requested that the County convey a portion of the North HAC property, which is currently used for drainage for the North HAC, for development of a 138 housing unit project for rental housing for individuals earning up to 80% of the area median income with a portion set aside for permanent supportive housing for persons who are formerly homeless or may be considered at risk of becoming homeless.

In order to develop housing on the conveyed parcel, the County and BPHI will have to coordinate regarding site plan approval, drainage, and access relating to the existing North HAC building, the surrounding property, and the new housing development. The Development Agreement lays out the responsibilities of the parties related to the development. The Development Agreement will be distributed as additional material.

Source of Additional Information

Kevin Kelleher, Assistant County Administrator, County Administration, (954) 357-7320

Lary S. Mahoney, Director, Real Property and Real Estate Development Division, (954) 357-7357

Fiscal Impact

Fiscal Impact/Cost Summary

The County will contribute land that has value, and also incur costs associated with this conveyance.

- Value of the conveyed property (approximately 3 acres) is estimated to be \$1,585,000
- Value of the adjacent County property upon which the replacement retention pond will need to be constructed is estimated to be \$951,000
- Cost to prepare the property for development by filling the existing retention pond and providing a buildable pad is estimated to be approximately \$1,000,000
- Construction cost for the replacement retention pond is estimated to be \$1,400,000

Total value of property and cost of preparation is estimated to be \$4,936,000. This fiscal impact does not include any intangible cost impacts

In addition, annual operating and maintenance costs for the replacement retention pond is estimated at \$35,000 per year.