

**Memorandum No.** 16-464

**Date:** October 10, 2016

**To:** Dennis W. Beach, City Manager

**Via:** Phyllis Korab, Assistant City Manager

**From:** Chris Clemens, AICP, Economic Development Manager

**Subject:** Home Dynamics, LLC (Home Dynamics) at 100 NW 33<sup>rd</sup> Avenue, brownfield eligibility application

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The following is a review of the Home Dynamics Vantage, LLC (Home Dynamics) brownfield application you had asked staff to review, specifically the five applicable brownfield area designation criteria set forth in Section 376.80(2)(c), Florida Statutes, as follows:

Agreement to Redevelop the Brownfield Site: Home Dynamics satisfies this criterion in that it owns the Subject Property (4842-32-19-0020), is requesting the property be designated a Brownfield area, and has agreed to redevelop and, as necessary, rehabilitate the Subject Property. The applicant has provided proof of ownership.

Economic Productivity: Home Dynamics satisfies this second criterion in that, when fully developed, the project will provide recreational areas in its development. The statute requires rehabilitation and redevelopment of the site results in economic productivity for the area, along with either (1) the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities or (2) a project site that provides affordable housing or (3) the creation of recreational areas, conservation areas or parks. On the approved site plan there are 3.81 acres of passive park/open space, including a spa, pool, cabana, gazebos, a tot lot, a nature trail and a bike lane. The applicant is proposing 3.81 acres of park space on the site and has provided a signed affidavit that commits a contribution to the City's Local Affordable Housing Trust Fund (at the time of building permit). It is estimated that the total capital cost of the project will cost approximately \$39 million.

Consistency with Local Comprehensive Plan and Permissible Use Under Local Land Development Regulations: The land use and zoning at the Subject Property are Residential dashed-line Medium (16-25 du/ac) and Residential Planned Unit Development (RPUD) respectively. Both districts permit single family residential developments which satisfies the criteria. The applicant has also provided the Development Order (No. 15-12000029) for the project, issued by the Planning & Zoning Board authorizing the development of 150 new single family homes (residential units), a pool, cabana, gazebos, a tot lot, and a bike lane.

Public Notice and Comment: Home Dynamics satisfied this criterion by posting notice at the Subject Property and in the Sun Sentinel and in the Broward County community bulletin section of Craigslist. The applicant provided the City with pictures of the posting on the Subject Property and well as copies of the ads and the dates it ran. Home Dynamics held a sub-contractor outreach meeting on August 17, 2016 at the McNair Community Center and also hosted a public meeting on September 7<sup>th</sup> at the Collier City Library at 2800 NW 9<sup>th</sup> Court in Pompano Beach and have provided us the sign-in sheet from the meeting. There were no attendees.

Reasonable Financial Assurance: The applicant provided the City with a Non-Binding Term Sheet outlining the company's planned financing for the current project. The City's Finance Department reviewed the letter submittal and was satisfied that the provided assurances satisfied the statutory requirement.

Based on a review of the Statute and the provided information, staff finds that the applicant, Home Dynamics, has satisfied each of the Florida Statute requirements for the Brownfield area designation.