

RESOLUTION NO. _____

(24-B-56)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, MAKING FINDINGS AND DESIGNATING AS BROWNFIELD AREAS REAL PROPERTIES LOCATED AT 301 AND 315 SOUTH 62ND AVENUE, AND VAN BUREN STREET, IDENTIFIED BY FOLIO NOS. 5141-13-08-0280, 5141-13-18-0270, AND 5141-13-27-0140, PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, TO BE KNOWN AS THE “YASHASIM GREEN REUSE AREA”, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF HOLLYWOOD TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE DESIGNATION.

WHEREAS, the State of Florida has provided in the Brownfield Redevelopment Act cited as Sections 376.77–376.85, Florida Statutes (“Act”), for the designation, by resolution of a municipal governing body, of one or more parcels as a “Brownfield Area,” and for the corresponding provision of environmental remediation, rehabilitation, and economic development; and

WHEREAS, Yashasim, LLC (“Yashasim”) controls the properties located at 301 and 315 South 62nd Avenue, and Van Buren Street, each in the City of Hollywood, and identified by Folio Nos. 5141-13-08-0280, 5141-13-18-0270, and 5141-13-27-0140 (“Properties”), as depicted in the attached Exhibit “A” and more particularly described in the attached Exhibit “B”; and

WHEREAS, on June 11, 2024, Yashasim requested that the City designate the Properties as a Green Reuse Area pursuant to the Act; and

WHEREAS, pursuant to Section 376.80(2)(c), Florida Statutes, a second public hearing for designation of the Properties is required for the adoption of a Resolution; and

WHEREAS, the City Commission reviewed the criteria set forth in Section 376.80(2)(c), Florida Statutes, and has determined that the Properties qualify for designation as a Brownfield Area because the following requirements have been satisfied:

1. Yashasim controls the Properties proposed for designation, and has agreed to rehabilitate and redevelop the area;
2. Rehabilitation and redevelopment of the Properties will result in economic productivity in the area. The rehabilitation and redevelopment will support

approximately 30 temporary construction jobs. Additionally, the proposed development is expected to create up to 200 permanent full-time equivalent jobs;

3. Redevelopment of the Properties is consistent with the City's Comprehensive Plan and is a permissible use under the City's Zoning and Land Development Code;
4. Proper notice of the proposed rehabilitation of the Properties has been provided to neighbors and nearby residents, and Yashasim provided the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. Yashasim provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan; and

WHEREAS, the City desires to notify the Florida Department of Environmental Protection of this Resolution designating the Properties as a "Brownfield Area" to be known as the "Yashasim Green Reuse Area" to further its rehabilitation and redevelopment for purposes of Sections 376.77–376.85, Florida Statutes; and

WHEREAS, the applicable procedures set forth in Sections 376.80 and 166.041, Florida Statutes, have been followed and proper notice has been provided in accordance with Sections 376.80 and 166.041(3)(c)2, Florida Statutes; and

WHEREAS, such designation shall not render the City liable for costs or site remediation, rehabilitation and economic development or source removal, as those terms are defined in Section 376.79, Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the City Commission finds that Yashasim has satisfied the criteria set forth in Section 376.80(2)(c), Florida Statutes.

Section 3: That the City Commission designates the Properties depicted on the attached Exhibit "A" and legally described on the attached Exhibit "B" as a Brownfield Area for purposes of Sections 376.77–376.85, Florida Statutes, which shall hereinafter be referred to as the "Yashasim Green Reuse Area."

Section 4: That the City Manager or designee is authorized to notify the Florida Department of Environmental Protection of the City Commission's Resolution designating the Properties as the "Yashasim Green Reuse Area" for purposes of Sections 376.77–376.85, Florida Statutes.

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Section 5: That the City Commission, pursuant to Section 166.041(3)(c)(2)(a) Florida Statutes, elects, by a majority plus one vote, to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

Section 6: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

Advertised this _____ day of _____, 2024.

PASSED AND ADOPTED this _____ day of _____, 2024.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY