

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, MAKING FINDINGS AND DESIGNATING AS A BROWNFIELD AREA THE REAL PROPERTY LOCATED AT 820 - 890 N. STATE ROAD 7 AND 6028 JOHNSON STREET, HOLLYWOOD, FL 33020, 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 376.77–376.86, Florida Statutes (the “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, Pinnacle 441 LLC and Pinnacle 441 Phase 2 LLC (collectively, "Pinnacle"), control the property located at 820 - 890 N. State Road 7 and 6028 Johnson Street, Hollywood, FL 33020, and identified by Folio Nos. 5141-13-04-0110 and 5141-13-04-0080 (“Property”), as depicted in Exhibit “A” and more particularly described in Exhibit “B”; and

WHEREAS, on September 7, 2022, Pinnacle requested that the City designate the Property as a Brownfield Area pursuant to the Act; and

WHEREAS, pursuant to Section 376.80(2)(c), Florida Statutes, a Second Public Hearing for the Property is required for adoption of a Resolution; and

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

1. Pinnacle controls the Property proposed for designation, and has agreed to rehabilitate and redevelop it;
2. The rehabilitation and redevelopment of the Property will result in economic productivity in the area, and will also provide affordable housing as defined in Section 420.0004, Florida Statutes;

3. The redevelopment of the Property 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 Property has been provided to neighbors and nearby residents, and Pinnacle has provided the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. Pinnacle has 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 its Resolution designating the Property a Brownfield Area to further its rehabilitation and redevelopment for purposes of Sections 376.77–376.86, 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(1) and 166.041(4)(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 Sections 376.79 (17) and (18), 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 Pinnacle has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

Section 3: That the City Commission designates the Property depicted on the attached Exhibit “A” and described on the attached Exhibit “B” as a Brownfield Area for purposes of Sections 376.77–376.86, Florida Statutes, and shall hereinafter be referred to as the “Pinnacle at State Road 7 Brownfield 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 Property as a Brownfield Area for purposes of Sections 376.77– 376.86, Florida Statutes, and referring to it as the “Pinnacle at State Road 7 Brownfield Area.”

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Section 5: That the City Commission, pursuant to Section 166.041(3)(c) F.S., elected, 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 _____, 2023.

PASSED AND ADOPTED this _____ day of _____, 2023.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DOUGLAS R. GONZALES
CITY ATTORNEY

Exhibit A

Map of Brownfield Area

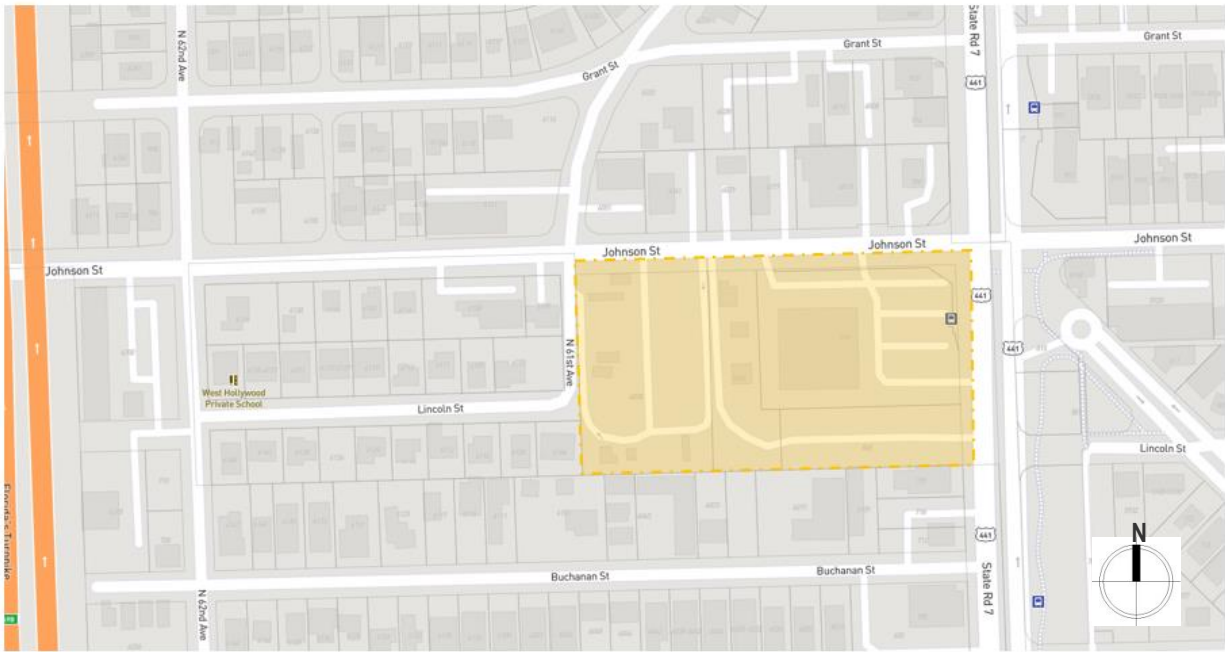


Exhibit B
Legal Description of Brownfield Area

820 - 890 N STATE ROAD 7
FOLIO NOS. 5141-13-04-0110

Lot 12, less the South 100 feet, in Block 2, PINE RIDGE ESTATES, according to the Plat thereof, recorded in Plat Book 24, Page 10, of the Public Records of Broward County, Florida; and also the East 30 feet of Lot 11, less the South 100 feet in Block 2, PINE RIDGE ESTATES, according to the Plat thereof recorded in Plat Book 24, Page 10, of the Public Records of Broward County, Florida.

The South 100 feet of Lot 12, in Block 2 of PINE RIDGE ESTATES, according to the Plat thereof, recorded in Plat Book 24, Page 10, of the Public Records of Broward County, Florida.

Lot 11, less the West 220 feet and less the North 230 feet of the East 30 feet in Block 2 of PINE RIDGE ESTATES, according to the Plat thereof, recorded in Plat Book 24, Page 10 of the Public Records of Broward County, Florida.

Containing 171,540 Square feet or 3.9 acres more or less

6028 JOHNSON STREET
FOLIO NOS. 5141-13-04-0080

The West 220 Feet Of Lot 11, Block 2, Pine Ridge Estates, According To The Plat Thereof As Recorded In Plat Book 24, Page 10 Of The Public Records Of Broward County, Florida.

Containing 72,596 Square Feet or 1.6 acres more or less