

# CITY COMMISSION

## Brownfield Areas

May 17, 2023



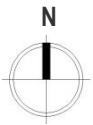
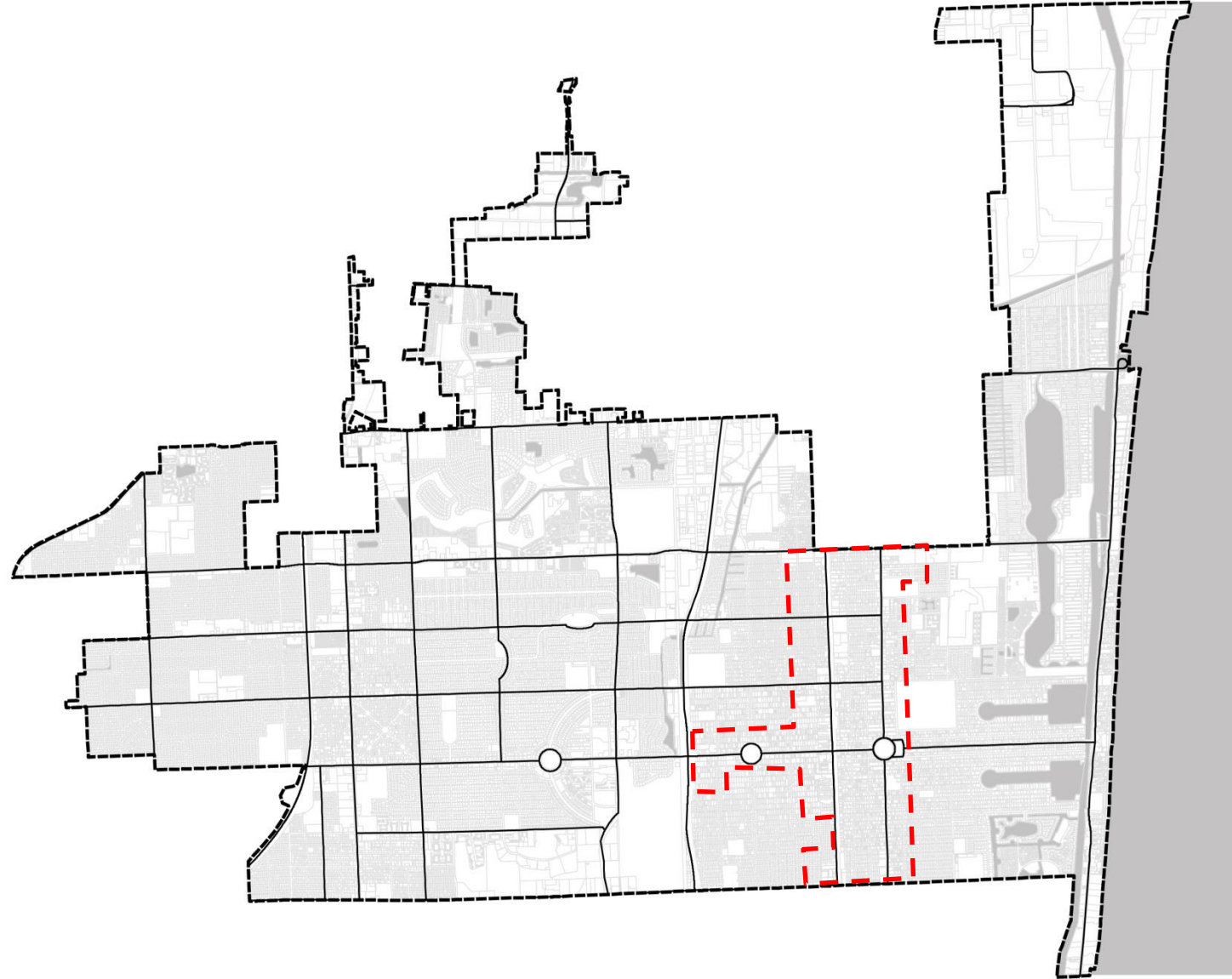
## Definition:

Any real property where the expansion, redevelopment, or reuse is complicated by actual or perceived contamination.

## Why redevelop brownfields?

Cleaning up and reinvesting in Brownfields properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land, as well as both improving and protecting the environment.

# LOCATION



## Brownfield incentives

*Brownfield Redevelopment Act: Florida Statute 370.80(2)(a).*

Regulatory and financial benefits to facilitate the environmental cleanup and reuse of properties that may have environmental challenges

- Incentives: Such as Voluntary Cleanup Tax Credit, environmental liability protection and state tax refund for job creation
- Property owner shall enter into a Brownfield Site Remediation Agreement (BSRA) with agency Broward County Resilient Environmental Department (RED).
- The execution of BSRA triggers a liability incentive, which protects the property owners from claims for environmental cost recovery, property damage and claims for environmental cost recovery or property damage.
- Incentives for private parties come at no cost to the City.

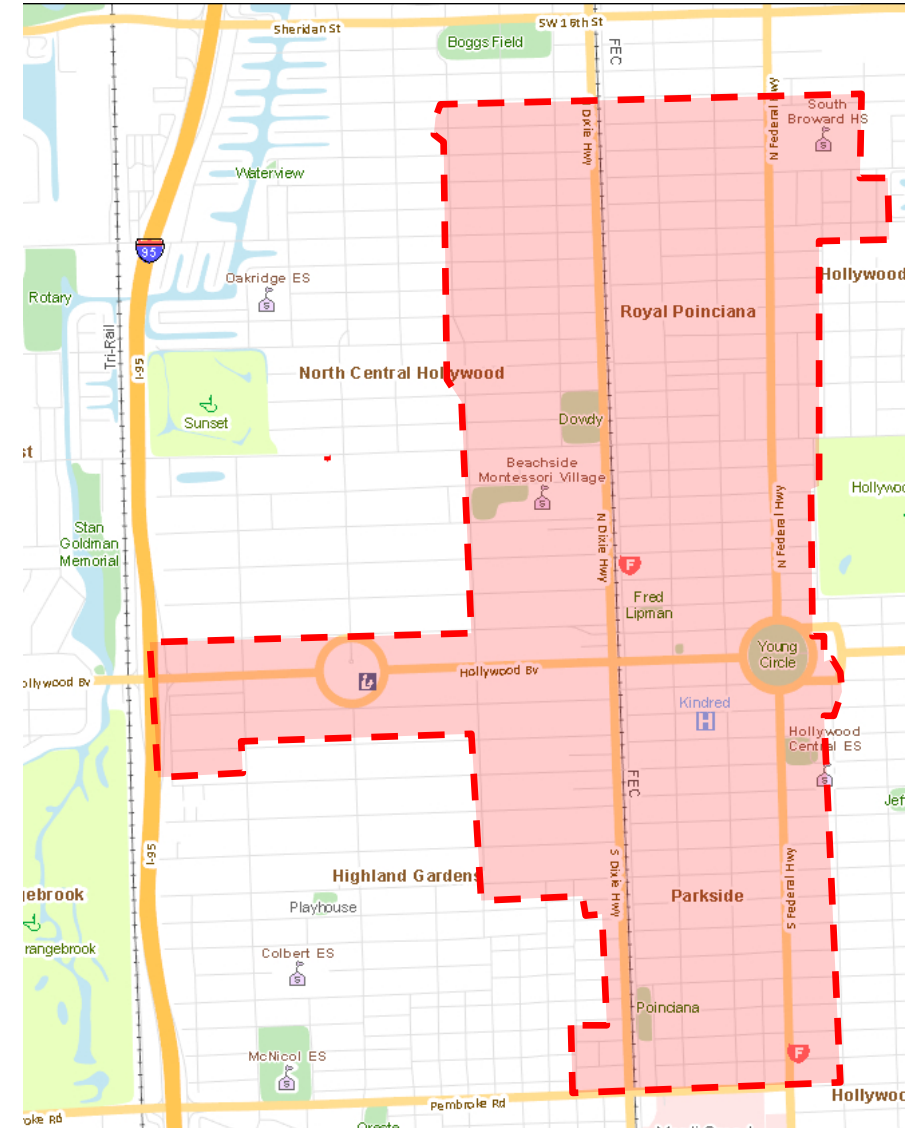
Section 376.84 F.S. encourages local governments to establish their own incentives for redevelopment in brownfield areas.

# Hollywood Regional Activity Center Redevelopment Area

Land Use:  
Regional Activity Center (RAC)

Site Area:  
1,480 acres

**ENVIRONMENTAL REHABILITATION**  
**JOB CREATION**  
**PROMOTE ECONOMIC REDEVELOPMENT**



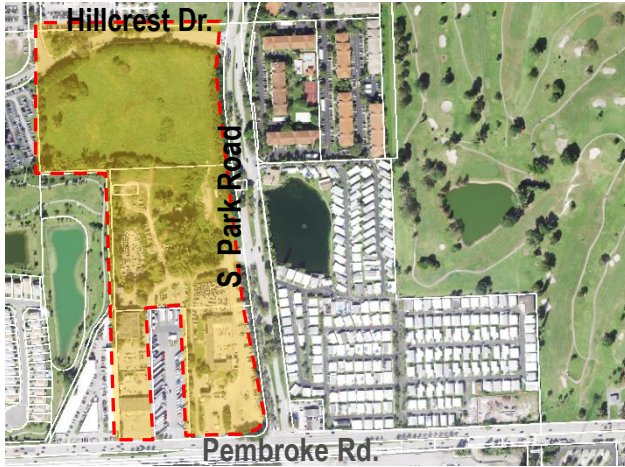
### Section 370.80(2)(a), Florida Statutes, Florida Brownfield Redevelopment Act:

- i. Whether the proposed Brownfield Area warrants economic development and has reasonable potential for such activities.
- ii. Whether the area to be designated represents a reasonably focused approach and is not overly large in geographic coverage.
- iii. Whether the area has potential to interest the private sector in participating in, rehabilitation; and
- iv. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.



# Existing Brownfields in Hollywood

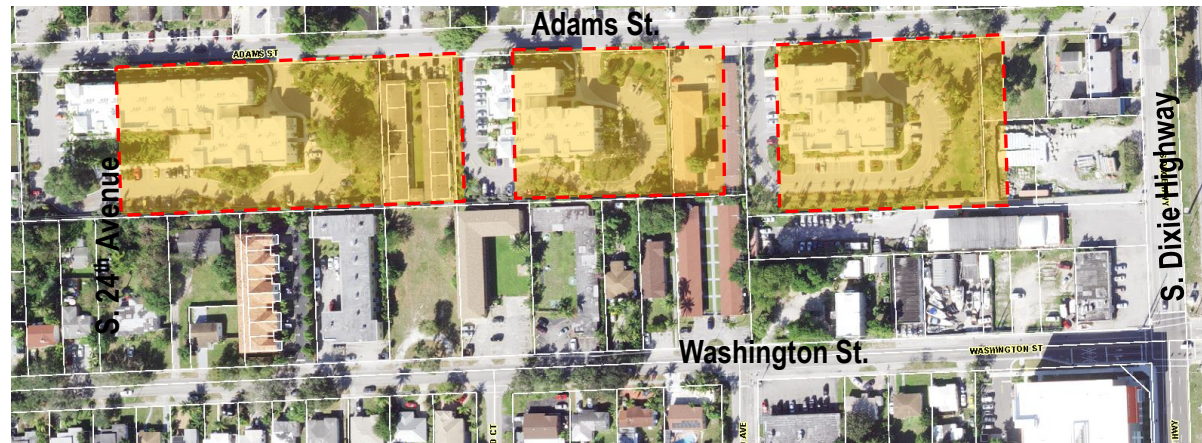
Hollywood Incinerator Ash Dump (30 acres):2011



Liberia/Oakwood Hills (148.3 acres): 2002

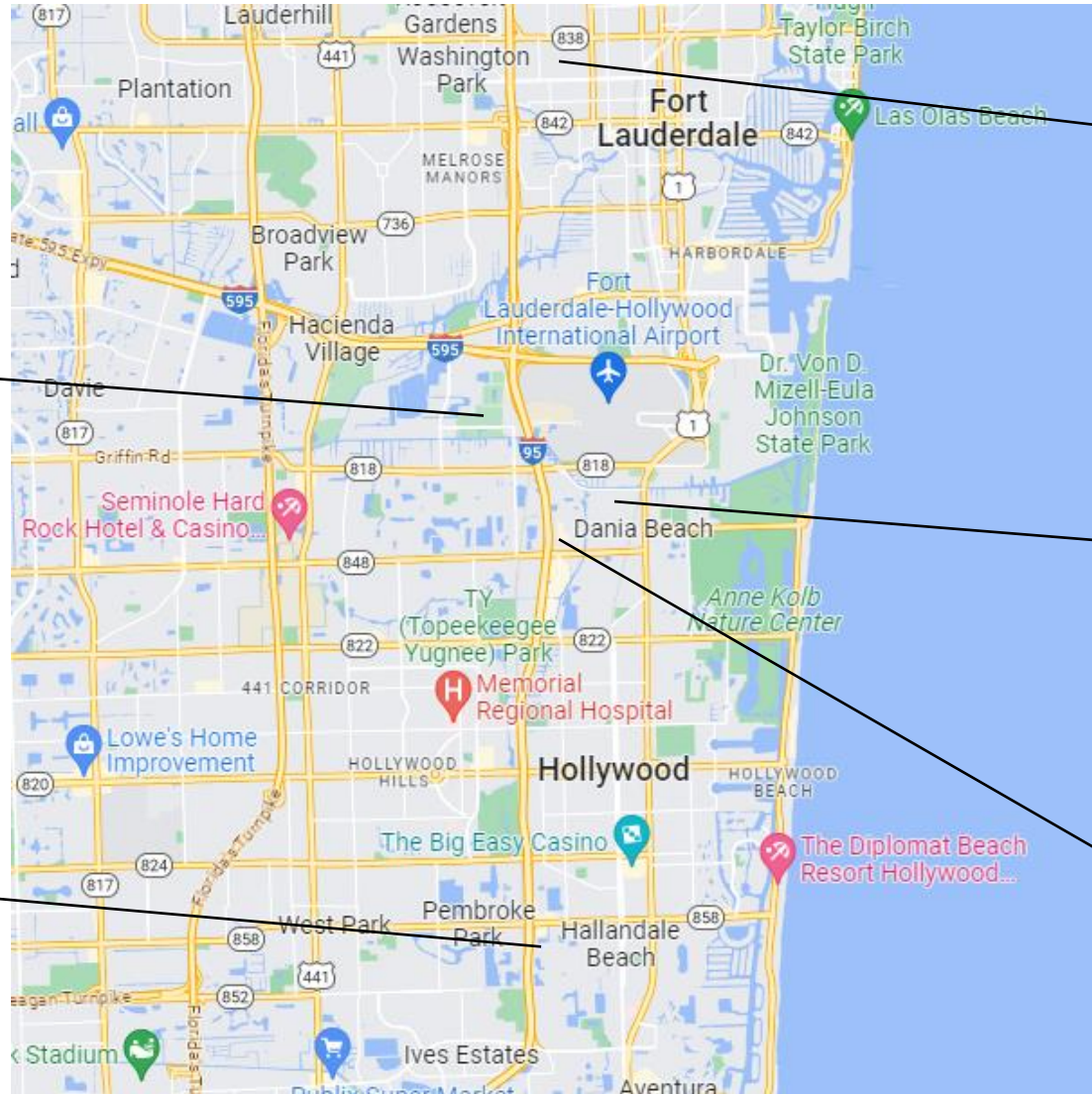


Pinnacle at Peacefield (5.5 acres): 2019





# Existing Brownfield in Surrounding Cities



**Northwest Gardens V – Fort Lauderdale**



**Saratoga Crossings – Dania Beach  
2 acres**



**Dania Pointe – Dania Beach (102 acres)**



**Dania Beach Port 95 Business Center  
12 acres**

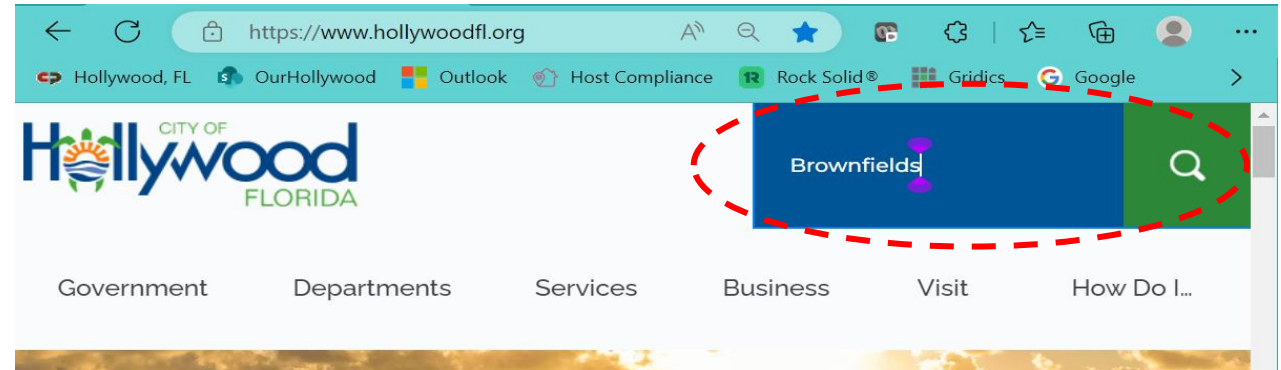


**Harbour Cove Apartments – Hallandale  
7 acres**



# Brownfield – FACTS

For answers to these questions and more visit [www.Hollywoodfl.org](https://www.Hollywoodfl.org) and search Brownfields.



1. Can I decide later to opt in?
2. Is there a timeframe for people to have their property opted out?
3. How will the value of my property be impacted if it is designated?
4. How will the value of my property be impacted if the property next to or around me is designated and mine is not?
5. Will this designation be reflected on BCPA?
6. As a home owner how will this benefit me (i.e. taxes, discount on home improvements, loans, etc.)?
7. As a business owner how will this benefit me (i.e. property taxes, business taxes, loans, etc.)?

## Brownfield – Opt out

Should individual property owners **NOT** want their property designated the property can be removed.

By requesting such, via a letter to the City; the City must grant the request.

Letters can be:

*Section 376.80(1)©(3) Florida Statutes*

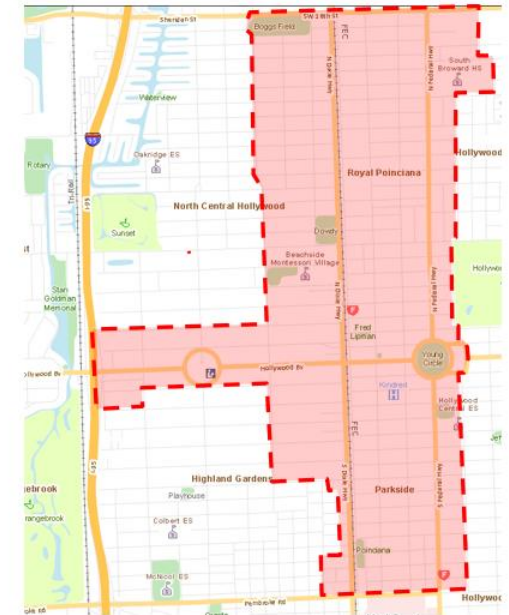
**Mailed to:**

**Planning and Urban Design Division  
Re: Brownfield Designation  
P.O. Box 229045 Rm. 422  
Hollywood, FL. 33022**

**Or**

**Email:**

**[PlanningDivision@hollywoodfl.org](mailto:PlanningDivision@hollywoodfl.org)**



# CITY COMMISSION

## Brownfield Areas

May 17, 2023

