

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, MAKING FINDINGS AND DESIGNATING AS A BROWNFIELD AREA WITHIN THE CITY OF HOLLYWOOD, REAL PROPERTY LOCATED AT 2118 ADAMS STREET, HOLLYWOOD, FL 33020, AND IDENTIFIED BY FOLIO NO. 514216210070, PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, 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 SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida has provided in the Brownfield Redevelopment Act (the "Act") cited as Sections 376.77 – 376.86, Florida Statutes, 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 at Peacefield, Ltd. ("Pinnacle"), controls the property located at 2118 Adams Street, Hollywood, FL 33020, and identified by Folio No. 514216210070, (the "Property"), as depicted in Exhibit "A" and more particularly described in Exhibit "B," and

WHEREAS, Pinnacle is requesting that the City Commission of the City of Hollywood, Florida (the "City") designate the Property as a "Brownfield Area" pursuant to Section 376.80(2)(c), Florida Statutes, on November 6, 2019; and

WHEREAS, pursuant to Section 376.80(2)(c), Florida Statutes, a 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 which is 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 those receiving notice 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 § 376.80(1) and § 166.041(4)(c)2, Florida Statutes; and

WHEREAS, such designation shall not render the City of Hollywood liable for costs of site remediation, rehabilitation and economic development or source removal, as those terms are defined in §§ 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 recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

Section 3: That the City Commission finds that Pinnacle has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

Section 4: That the City Commission designates the Property depicted on Exhibit "A" and described on Exhibit "B" attached hereto and incorporated herein by reference as a "brownfield area" for purposes of § 376.77 – § 376.86, Florida Statutes, and shall hereinafter be referred to as the "Pinnacle at Peacefield Brownfield Area."

Section 5: That the City Manager, or his designee, is hereby 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 § 376.77 – § 376.86, Florida Statutes, and referring to it as the “Pinnacle at Peacefield Brownfield Area.”

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

Advertised on _____, 2019.

PASSED AND ADOPTED this _____ day of _____, 2019.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida, only

DOUGLAS R. GONZALES
CITY ATTORNEY

Exhibit A
Map of Brownfield Area



Exhibit B
Legal Description of Brownfield Area

W B SYMMES RESUB LOTS 6 & 7 BLK M HOLLYWOOD LITTLE RANCHES 7-7 B ALL LOTS 9 THRU 19 AND HOLLYWOOD LITTLE RANCHES AMEND PLAT 1-26 B THE WEST 330 OF LOTS 4 AND 5, BLK M

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 77,555.00 SQUARE FEET (1.78 ACRES) MORE OR LESS.