



Legislation Details (With Text)

File #: R-2023-157 **Version:** 1 **Name:** Pinnacle 441 Brownfield Second Reading
Type: Resolution **Status:** Passed
File created: 5/9/2023 **In control:** Department of Development Services
On agenda: 6/7/2023 **Final action:** 6/7/2023

Title: 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Reso & Exhibits A & B -Pinnacle 441.pdf, 2. Green Reuse Area Designation Request for Pinnacle 441 (00045746-2xC4D3E).pdf

Date	Ver.	Action By	Action	Result
6/7/2023	1	Regular City Commission Meeting	adopt	Pass

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.

Economic Vitality

Staff Recommends: Approval of the attached Resolution.

Explanation:

Pinnacle 441 LLC. and Pinnacle 441 Phase 2 LLC. (“Pinnacle”) own the property generally located at the southwest corner of Johnson Street and State Road 7; 820-890 N State Road 7 and 6028 Johnson Street - Folio Nos. 5141-13-04-0110 and 5141-13-04-0080 (“Property”).

The Property is slated to be a mixed-use development. Phase I is under construction (113 residential units and 8,300 sq. ft. commercial space) and the Phase II Site Plan will be considered by the Planning and Development Board in the upcoming months (100 residential units including live-work space).

Pinnacle has requested the City designate the Property as a Brownfield Area pursuant to

section 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act.

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. Unlike most resolutions, Section 376.80(2)(c), Florida Statutes requires a Second Public Hearing for the Property.

The criteria for designation is set forth in Section 376.80(2)(c), Florida Statutes, and 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.
5. Pinnacle has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan.

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 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.

Pursuant to Section 376.80(2)(c), Florida Statutes, a Second Public Hearing for the Property is required for adoption of a Resolution.

The City Commission, pursuant to Section 166.041(3)(c) F.S., 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.

Fiscal Impact:

Approval of this resolution will not fiscally impact the City as this is a proposal to designate these properties as a "Brownfield Area" which will not render the City of Hollywood liable for costs or 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.

Recommended for inclusion on the agenda by:
Andria Wingett, Deputy Director, Development Services
Shiv Newaldass, Director, Development Services
Gus Zambrano, Assistant City Manager for Sustainable Development