



Legislation Details (With Text)

File #: R-2019-309 **Version:** 1 **Name:** Brownfield Designation Second Item
Type: Resolution **Status:** Passed
File created: 9/25/2019 **In control:** Department of Development Services
On agenda: 10/16/2019 **Final action:** 10/16/2019
Title: 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 2210 And 2110 Adams Street, Hollywood, Florida 33020, And Identified By Folio Nos. 514216011380 And 514216011460, 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 The Designation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution Second Reading (V1) & Exhibits A & B.pdf, 2. Brownfield Area Designation Request for Pinnacle at Peacefield, Ltd.pdf, 3. Noticing Information.pdf, 4. BIS 19301.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	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 Within The City Of Hollywood, Real Property Located At 2210 And 2110 Adams Street, Hollywood, Florida 33020, And Identified By Folio Nos. 514216011380 And 514216011460, 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 The Designation.

Staff Recommends: Approval of the Attached Resolution.

Explanation:

Pinnacle at Peacefield (“Pinnacle”) controls the property located at 2210 and 2110 Adams Street, Hollywood, FL 33020, and identified by Folio Nos. 514216011380, and 514216011460, (the “Property”).

Pinnacle, had requested that the City Commission of the City designate the Property as a “Brownfield Area” pursuant to Section 376.80(2)(c), Florida Statutes on October 2nd, 2019 and pursuant to Section 376.80(2)(c), Florida Statutes, a Second Public Hearing for the Property is required even though it is adopted by Resolution.

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.

The criteria 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; and
5. Pinnacle has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan; and

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.

This designation 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, above and beyond those costs attributed to the adoption of the attached Resolution.

ATTACHMENTS

- ATTACHMENT A: Map of Property
ATTACHMENT B: Summary of Brownfield Incentives
ATTACHMENT C: FDEP Brownfield Area Database Report

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