

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, ACCEPTING THE WASHINGTON PARK INDUSTRIAL AREA REDEVELOPMENT PROGRAM RECOMMENDATIONS; PROVIDING POLICY DIRECTION REGARDING PHASED IMPLEMENTATION OF THE RECOMMENDATIONS; PROVIDING FOR CERTAIN LIMITATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (25-RESO-27)

WHEREAS, the City is a Florida municipal corporation possessing home rule powers pursuant to Article VIII, Section 2(b) of the Florida Constitution, Chapter 166, Florida Statutes, and the City Charter, including the power to conduct municipal government, perform municipal functions, render municipal services, and exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, the City has completed the Washington Park Industrial Area Redevelopment Program Recommendations (the "Recommendations"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, which were developed through an existing conditions analysis, public outreach, stakeholder engagement, technical review, and establishes a strategic framework to guide future reinvestment, mobility, infrastructure, parking, urban design, economic development, environmental conditions, and neighborhood compatibility within the Washington Park Industrial Area; and

WHEREAS, the study underlying the Recommendations confirms that the Washington Park Industrial Area functions both as a compact residential neighborhood and as an important service, trades, commercial, and industrial district; and

WHEREAS, the Recommendations are intended to preserve the area's employment and industrial base while improving safety, organization, appearance, mobility, parking, infrastructure, and overall functionality; and

WHEREAS, public outreach played a central role in shaping the Recommendations, and residents, business owners, property owners, and other stakeholders emphasized the importance of maintaining Washington Park's working district identity while improving cleanliness, circulation, green space, infrastructure, and compatibility with surrounding residential areas; and

WHEREAS, based upon this input, the Recommendations position Washington Park as the City's Service and Trades District, recognizing its role as a local economic hub for small businesses, skilled labor, essential services, and accessible employment; and

WHEREAS, the Recommendations are organized into short-, mid-, and long-term actions relating to vision and identity, streets, mobility, infrastructure, parking and enforcement, land use and urban design, branding, economic development, community engagement, and implementation; and

WHEREAS, acceptance of the Recommendations advances the City's Strategic Plan focus area of Quality of Life and Strong Neighborhoods; and

WHEREAS, the City Commission finds that acceptance of the Recommendations and policy direction regarding phased implementation, is in the best interests of the City and its residents, businesses, and property owners.

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: Acceptance of Recommendations. The City Commission hereby accepts the Washington Park Industrial Area Redevelopment Program Recommendations, attached hereto as Exhibit "A," as a strategic framework and planning guide for future public and private reinvestment within the Washington Park Industrial Area.

Section 3: Direction for Implementation. The City Commission hereby provides policy direction to begin the phased implementation of the Recommendations, including:

- (a) coordinating implementation activities among City departments and offices;
- (b) prioritizing near-term actions identified in the Recommendations;
- (c) identifying and pursuing funding opportunities, including grants and partnerships, to support implementation;
- (d) continuing engagement with residents, business owners, property owners, and other stakeholders within the Washington Park Industrial Area; and
- (e) preparing, for future consideration by the City Commission or the appropriate board or body, any policy, program, budget, or code amendments necessary to advance the Recommendations.

Section 4: Limitations. Acceptance of the Recommendations is an expression of the City Commission's strategic planning direction only. Nothing in this Resolution or the Recommendations shall: (a) constitute an amendment to the City's Comprehensive Plan, Zoning and Land Development Regulations, or any other ordinance, regulation, or

adopted plan of the City; (b) constitute a community redevelopment plan, or the adoption or modification of a community redevelopment plan, within the meaning of Part III, Chapter 163, Florida Statutes; (c) appropriate funds or obligate the City to undertake or fund any project or program; (d) create or confer any development right, entitlement, vested right, or claim of equitable estoppel in favor of any person or property; or (e) create any right enforceable by any third party. Any implementation action requiring funding, a budget amendment, a land use or zoning amendment, an interagency agreement, a capital project approval, or other authorization of the City Commission shall be presented to the City Commission as a separate item in accordance with applicable law.

Section 5: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY