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**EXHIBIT 1**

**RESOLUTION NO. 2019 -**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 918 SOUTH FEDERAL HIGHWAY, HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009, FOLIO NUMBER 5142-27-52-0010, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF HALLANDALE BEACH TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE DESIGNATION; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the State of Florida has provided, in § 97-277, Laws of Florida, which is codified at § 376.77 – § 376.85, Florida Statutes, for designation of certain areas by resolution at the request of the person who owns or controls the real estate parcel, to provide for their environmental remediation and redevelopment and promote economic development and revitalization generally; and

**WHEREAS**, Hallandale First, LLC (“Hallandale First”), owns the identified property located at 918 South Federal Highway, Hallandale Beach, Broward County, Florida 33009, Folio Number 5142-27-52-0010 (the “Subject Property”), as depicted in Exhibit A and more particularly described in Exhibit B, and is developing it as a mixed use project consisting of retail, commercial, office, and residential components; and

**WHEREAS**, Hallandale First has requested that the City Commission of the City of Hallandale Beach, Florida designate the Subject Property as a Brownfield Area pursuant to § 376.80(2)(c), Florida Statute, and formally have it referred to as the “Gulfstream Point Green Reuse Area”; and

**WHEREAS**, the City has reviewed the relevant criteria that apply in designating a Brownfield Area as specified in § 376.80(2)(c), Florida Statutes, and has determined and finds that the Subject Property qualifies for designation as a Brownfield Area because the following requirements have been satisfied:

1. Hallandale First owns the Subject Property which is proposed for designation and has agreed to rehabilitate and redevelop it;

- 43 2. The rehabilitation and redevelopment of the Subject Property will result in  
44 economic productivity in the area, along with the creation of at least 5 new  
45 permanent jobs at the brownfield site that are full-time equivalent positions not  
46 associated with the implementation of the brownfield site rehabilitation agreement  
47 and that are not associated with redevelopment project demolition or construction  
48 activities pursuant to the redevelopment of the proposed brownfield site or area;  
49  
50 3. The redevelopment of the Subject Property is consistent with the City's  
51 Comprehensive Plan and is a permissible use under the City's Code of  
52 Ordinances;  
53  
54 4. Proper notice of the proposed rehabilitation of the Subject Property has been  
55 provided to neighbors and nearby residents, and Hallandale First has provided  
56 those receiving notice the opportunity to provide comments and suggestions  
57 regarding the rehabilitation; and  
58  
59 5. Hallandale First has provided reasonable assurance that it has sufficient financial  
60 resources to implement and complete a rehabilitation agreement and  
61 redevelopment plan; and

62  
63 **WHEREAS**, the City desires to notify the Florida Department of Environmental Protection of  
64 its resolution designating the Subject Property a Brownfield Area to further its rehabilitation and  
65 redevelopment for purposes of § 376.77 – § 376.85, Florida Statutes; and

66  
67 **WHEREAS**, the applicable procedures set forth in § 376.80 and § 166.041, Florida Statutes,  
68 have been followed and proper notice has been provided in accordance with § 376.80(1) and §  
69 166.041(3)(c)2, Florida Statutes; and

70  
71 **WHEREAS**, such designation shall not render the City liable for costs or site remediation,  
72 rehabilitation and economic development or source removal, as those terms are defined in Section  
73 376.79 (17) and (18), Florida Statutes, or for any other costs, above and beyond those costs  
74 attributed to the adoption of this Resolution; and

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78 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF**  
79 **HALLANDALE BEACH, FLORIDA:**

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81 **SECTION 1.** That the recitals and findings set forth in the “Whereas” clauses of this  
82 Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in  
83 this Section.

84  
85 **SECTION 2.** The City Commission of the City of Hallandale Beach, Florida finds  
86 that Hallandale First has satisfied the criteria set forth in § 376.80(2)(c), Florida Statutes.

87  
88 **SECTION 3.** The City Commission of the City of Hallandale Beach, Florida  
89 designates the area depicted on Exhibit A and described on Exhibit B, attached hereto and  
90 incorporated herein by reference, comprised of approximately 0.89 acres, as a Brownfield Area for  
91 purposes of § 376.77 – § 376.85, Florida Statutes and shall hereinafter be referred to as the  
92 “Gulfstream Point Green Reuse Area.”

93  
94 **SECTION 4.** That the City Manager or designee is hereby authorized to notify the  
95 Florida Department of Environmental Protection of the City Commission’s resolution designating the  
96 Subject Property as a “brownfield area” for purposes of § 376.77 – § 376.85, Florida Statutes, and  
97 referring to it as the “Hallandale First Green Reuse Area”.

98  
99 **SECTION 5.** This Resolution shall become effective immediately upon adoption.

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102 ADOPTED AND ADOPTED this \_\_\_ day of November 2019.

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106 \_\_\_\_\_  
107 JOY D. ADAMS  
108 MAYOR

109 SPONSORED BY CITY ADMINISTRATION  
110 ATTEST

111  
112  
113 \_\_\_\_\_  
114 JENORGEN M. GUILLEN, CMC  
115 CITY CLERK

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119 APPROVED AS TO LEGAL SUFFICIENCY AND  
120 FORM

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JENNIFER MERINO  
CITY ATTORNEY