

1 EXHIBIT 1

2
3 RESOLUTION NO. 2019 -

4
5 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE
6 CITY OF HALLANDALE BEACH, FLORIDA, MAKING CERTAIN
7 FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED
8 AT 918 SOUTH FEDERAL HIGHWAY, HALLANDALE BEACH,
9 BROWARD COUNTY, FLORIDA 33009, FOLIO NUMBER 5142-27-
10 52-0010, AS A BROWNFIELD AREA PURSUANT TO SECTION
11 376.80(2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF
12 REHABILITATION, JOB CREATION AND PROMOTING
13 ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF
14 HALLANDALE BEACH TO NOTIFY THE FLORIDA DEPARTMENT
15 OF ENVIRONMENTAL PROTECTION OF THE DESIGNATION;
16 PROVIDING AN EFFECTIVE DATE.

17
18 **WHEREAS**, the State of Florida has provided, in § 97-277, Laws of Florida, which is codified
19 at § 376.77 – § 376.85, Florida Statutes, for designation of certain areas by resolution at the request
20 of the person who owns or controls the real estate parcel, to provide for their environmental
21 remediation and redevelopment and promote economic development and revitalization generally;
22 and

23
24 **WHEREAS**, Hallandale First, LLC (“Hallandale First”), owns the identified property located at
25 918 South Federal Highway, Hallandale Beach, Broward County, Florida 33009, Folio Number 5142-
26 27-52-0010 (the “Subject Property”), as depicted in Exhibit A and more particularly described in
27 Exhibit B, and is developing it as a mixed use project consisting of retail, commercial, office, and
28 residential components; and

29
30 **WHEREAS**, Hallandale First has requested that the City Commission of the City of
31 Hallandale Beach, Florida designate the Subject Property as a Brownfield Area pursuant to §
32 376.80(2)(c), Florida Statute, and formally have it referred to as the “Gulfstream Point Green Reuse
33 Area”; and

34
35 **WHEREAS**, the City has reviewed the relevant criteria that apply in designating a Brownfield
36 Area as specified in § 376.80(2)(c), Florida Statutes, and has determined and finds that the Subject
37 Property qualifies for designation as a Brownfield Area because the following requirements have
38 been satisfied:

- 39
40 1. Hallandale First owns the Subject Property which is proposed for designation and
41 has agreed to rehabilitate and redevelop it;
42

- 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;
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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;
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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 **WHEREAS**, the City desires to notify the Florida Department of Environmental Protection of
63 its resolution designating the Subject Property a Brownfield Area to further its rehabilitation and
64 redevelopment for purposes of § 376.77 – § 376.85, Florida Statutes; and
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66 **WHEREAS**, the applicable procedures set forth in § 376.80 and § 166.041, Florida Statutes,
67 have been followed and proper notice has been provided in accordance with § 376.80(1) and §
68 166.041(3)(c)2, Florida Statutes; and
69

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

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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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101
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

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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