



**Hallandale Beach**  
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## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	
<b>6/10/2026</b>	<b>26-229</b>	<input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Other</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
<b>N/A</b>	<b>N/A</b>		<b>N/A</b>	<b>N/A</b>	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Jeremy Earle, City Manager</b>	<b>City Manager's Office</b>	
Strategic Plan Focus Areas:					
<input type="checkbox"/> <b>Fiscal Stability</b>	<input type="checkbox"/> <b>Resident Services</b>	<input checked="" type="checkbox"/> <b>Public Safety</b>	<input type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input checked="" type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
Implementation Timeline:					
Estimated Start Date: 6/23/2026			Estimated End Date: N/A		

**SHORT TITLE:**

**A RESOLUTION OF 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, PARCEL ID NUMBERS 5142-28-00-0020, 5142-28-00-0012, 5142-21-01-0220, 5142-21-01-0210, 5142-21-01-0200, 5142-21-01-0180, AND 5142-21-01-0182, AS THE CHAVES LAKES GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(B), FLORIDA STATUTES, FOR THE PURPOSE OF REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.**

## STAFF SUMMARY:

### **Summary:**

This agenda item seeks approval to designate the Chaves Lake site as a Brownfield Area under Florida's Brownfields Redevelopment Act. The designation will allow the City to access financial, regulatory, and technical incentives to support environmental remediation of the site, which contains documented soil and groundwater contamination from historic landfill activities. The action advances the City's long-term vision of transforming the currently underutilized property into a resilient, nature-oriented public park featuring restored wetlands, recreational amenities, educational opportunities, and enhanced stormwater resilience, while promoting environmental restoration and community revitalization.

### **Background:**

As a part of the efforts of the City of Hallandale Beach ("City") to spark environmental rehabilitation and increase resilient, sustainable redevelopment premised on green construction principles, City Administration, at the direction of the City Commission, has been pursuing rehabilitation and redevelopment strategies for Chaves Lake and the surrounding upland areas (hereinafter referred to as "the Site" or the "Subject Property"). The Chaves Lake site, encompasses approximately 32.35 acres comprised of approximately 4.85 acres of exposed land and approximately 27.5 submerged acres in the vicinity of NW 8th Avenue and NW 7th Street.

The Site is owned by the City, and the City is seeking designation of the Site as a Brownfield Area pursuant to Section 376.80(2)(b), Florida Statutes, of Florida's Brownfields Redevelopment Act. If approved, the designation will enable the City to manage the environmental complexities associated with the Subject Property and facilitate reuse of a former construction and demolition landfill/borrow pit/quarry to a nature-oriented public park and ecological recreation destination that combines environmental restoration, wetland restoration, stormwater resilience, and community recreation amenities and educational opportunities. The City intends to transform the currently underutilized and environmentally impacted site into a publicly accessible open-space featuring restored wetlands, lake-accessible boardwalks with floating habitats, passive and active green space, walking paths, habitat enhancement, educational and environmental elements, and potentially, water-oriented recreational opportunities, subject to environmental clearance and permitting. The vision is to preserve the site as a long-term recreational and educational open-space asset and resource for the community.

Accordingly, City staff recommends that the City Commission consider and approve designation of the Chaves Lake Site as a Brownfield Area.

### **Current Situation:**

The purpose of approving a request for designation under Section 376.80(2)(b), Florida Statutes, of Florida's Brownfields Redevelopment Act, is to promote environmental restoration, economic redevelopment, and more sustainable growth patterns, among other purposes. Environmental restoration of vacant or underutilized property has been

historically proven to remove stigma, reduce blight, improve air and storm water quality, eliminate environmental health hazards, and in turn, spur redevelopment and revitalization. By statutory definition, brownfields encompass real property where expansion, redevelopment, or reuse of which has been or may be complicated by actual or perceived environmental contamination.

Since 1997, the Florida Brownfields Program (“FBP”) has made a wide array of financial, regulatory, and technical incentives available to local governments, businesses, and communities to catalyze environmental cleanup and economic redevelopment of marginalized or otherwise underutilized properties. In doing so, the FBP has encouraged confidence in neighborhood revitalization and investment of private capital in land reuse and job creation in hundreds of communities throughout Florida. According to figures provided by the State of Florida Department of Environmental Protection (“FDEP”), as of August 1, 2025, 627 areas covering approximately 296,133 acres have been designated as brownfields, generating over \$2.8 billion in private capital investment. Brownfield areas have enjoyed a wide range of redevelopment uses, including affordable housing, community health clinics, retail and commercial, renewable energy, transportation facilities, and conservation and recreation.

The FBP provides a very meaningful option, through economic and regulatory incentives, to overcome environmental complications and allow the property owners and future project developers to continue to move forward. If approved, this designation would allow the City to negotiate and enter into a Brownfield Site Rehabilitation Agreement (“BSRA”) with Broward County that governs the cleanup process and activates incentives, including but not limited to the following:

- A Florida Corporate Income Tax Credit of Fifty Percent (50%) of eligible contamination response costs incurred annually up to \$1 million, which have historically been sold for 90 cents on the dollar. This program is governed by § 376.30781, F.S. and is known as the Voluntary Cleanup Tax Credit (VCTC) Program. VCTC applications may be submitted for every year that eligible cleanup costs are incurred.
- A Bonus Florida Corporate Income Tax Credit of Twenty-Five (25%) of all costs incurred from project start to completion, up to \$2 million, following Broward County’s issuance of a Conditional or unconditional Site Rehabilitation Completion Order.
- Liability protection for the property owner, the project developer, and any project lender against third party claims for property damage, injunctive relief, and cost recovery. The statutory basis for this protection can be found at §§ 376.82(2)(a), 376.82(2)(h) and 376.82(4), F.S., as applicable.

The facts here evidence that the Site falls within the definition of the term “brownfield” in that arsenic contamination has been documented in both soil and groundwater, which has significantly complicated redevelopment and reuse by (i) making it materially more expensive and time consuming to move forward with the project; (ii) imposing a host of design and construction changes on the project that would not be required but for the presence of actual contamination; and (iii) increasing the City’s exposure to environmental and regulatory liability with respect to the project. Specifically, historical activities on the Subject Property, including use of the site as an unauthorized landfill for construction and demolition materials, have resulted in the documented environmental

contamination that must be addressed. To date, the City has coordinated with Broward County's Resilient Environment Department to fully assess the contamination and develop a comprehensive remediation plan. Through the FBP, this work will continue in a more efficient and cost-effective way with the assistance of the FBP incentives provided following BSRA execution.

### **The Designation Process and Analysis**

Brownfield area designations are governed by the provisions of § 376.80, Fla. Stat. As a brownfield area designation initiated by the City as the local government, the following process applicable to designations under §376.80(2)(b), Fla. Stat., is required:

#### **Adopt a Resolution pursuant to § 376.80(1)(c)2, Fla. Stat.**

§ 376.80(1)(c)2 of the Act incorporates certain notification and procedural criteria at § 166.041(3)(c)2, Fla. Stat., for adoption of the designation resolution. The designation requires two (2) advertised public hearings, one of which must be held after 5 p.m. on a weekday unless the local governing body by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least 7 days after notice is provided and the second hearing shall be held at least 10 days after the first hearing and shall be noticed at least 5 days prior to the public hearing. Notice may be provided either through publication in a newspaper of general circulation or by mailing notice to each person owning real property within the proposed brownfield area. Additional requirements would apply to a local -government proposed designation for property located outside a CRA however, those additional requirements do not apply here.

To satisfy this requirement, two public hearings will be held on June 3, 2026, at 5:30 p.m. and June 22, 2026, at 5:30 p.m. Notice of the June 3, 2026, public hearing was posted at the Subject Property and published in the *SunSentinel* newspaper on May 27, 2026. Notice of the June 22, 2026, public hearing will be published at least 5 days prior.

#### **Why Action is Necessary:**

This action is necessary to allow the City to overcome the significant environmental, regulatory, engineering, legal, and financial challenges associated with soil contamination that remains at the site from the past improper disposal of waste in the landfill. Approval of the requested action will also enable the City to negotiate and execute a BSRA with Broward County that will result in a quicker and more complete remediation of the contamination that remains at the site, which will improve public health protection, restore natural resources, and encourage increased investment in the City.

#### **Cost Benefit:**

By obtaining the designation, the City becomes eligible for state brownfield incentives, including tax credits for eligible cleanup costs, potential reimbursement opportunities, liability protections, and technical assistance that can substantially offset future remediation expenses associated with the site.

**PROPOSED ACTION:**

Staff recommends the approval of the attached Resolution, thereby designating the subject property a Brownfield Area pursuant to §376.80(2)(b), Florida Statutes.

**ATTACHMENT(S):**

Exhibit 1 – Resolution  
Exhibit 2 – Request for Brownfield Area Designation

Prepared By:

*Jeremy Earle*

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Jeremy Earle  
City Manager