

1 EXHIBIT 1

2 RESOLUTION NO. 2026-

3 A RESOLUTION OF MAYOR AND CITY COMMISSION OF
4 THE CITY OF HALLANDALE BEACH, FLORIDA, MAKING
5 CERTAIN FINDINGS AND DESIGNATING THE REAL
6 PROPERTY LOCATED AT 918 SOUTH FEDERAL
7 HIGHWAY, HALLANDALE BEACH, BROWARD COUNTY,
8 FLORIDA 33009, PARCEL ID NUMBERS 5142-28-00-0020,
9 5142-28-00-0012, 5142-21-01-0220, 5142-21-01-0210,
10 5142-21-01-0200, 5142-21-01-0180, AND 5142-21-01-0182,
11 AS THE CHAVES LAKES GREEN REUSE AREA
12 PURSUANT TO SECTION 376.80(2)(B), FLORIDA
13 STATUTES, FOR THE PURPOSE OF REHABILITATION,
14 JOB CREATION AND PROMOTING ECONOMIC
15 REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO
16 NOTIFY THE FLORIDA DEPARTMENT OF
17 ENVIRONMENTAL PROTECTION OF SAID
18 DESIGNATION; PROVIDING AN EFFECTIVE DATE.

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21 **WHEREAS**, pursuant to § 376.77 – § 376.85, Florida Statutes, the State of Florida
22 has provided for designation of certain properties located within a Community
23 Redevelopment Area (“CRA”) as “brownfield areas” to allow for their environmental
24 remediation and redevelopment and promote economic development and revitalization
25 generally; and

26 **WHEREAS**, the City of Hallandale Beach, Florida (the “City”), has proposed
27 designation of seven parcels owned by the City and located within the City’s CRA identified
28 by Parcel ID nos. 5142-28-00-0020, 5142-28-00-0012, 5142-21-01-0220, 5142-21-01-0210,
29 5142-21-01-0200, 5142-21-01-0180, and 5142-21-01-0182 (the “Subject Property”), as
30 depicted and legally described in Exhibit A attached hereto, as a “brownfield area” to be called
31 the “Chaves Lakes Green Reuse Area” pursuant to § 376.80(2)(b), Florida Statutes; and

32 **WHEREAS**, § 376.80(2)(b), Florida Statutes, allows the City to designate real property
33 located within a CRA as a “brownfield area” by Resolution following compliance with the
34 public hearing and public notice requirements at § 376.80(1)(c), Florida Statutes; and

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JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY

**EXHIBIT A
LEGAL DESCRIPTION AND MAP**

**OVERALL LEGAL DESCRIPTION - CHAVES LAKE, CITY OF HALLANDALE BEACH OWNERSHIP
FOLIO NO'S: 5142-21-01-0180, 5142-21-01-0182, 5142-21-01-0200, 5142-21-01-0210, 5142-21-01-0220,
5142-21-01-0210, 5142-21-01-0220, 5142-28-00-0012, 5142-28-00-0020**

A parcel of land being a portion of Lots 1, 2, 3 and 4, Block 14, in Section 21, Township 51 South, Range 42 East, according to the Plat of "TOWN OF HALLANDALE", as recorded in Plat Book "B", Page 13, of the Public Records of Dade County, Florida, together with a portion of the North One-Half (1/2) of the Northeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section 28, Township 51 South, Range 42 East, Broward County, Florida, said parcel of land being more particularly described as follows:

BEGIN at the Northeast corner of Tract "A", "CHAVES LAKE APARTMENTS", as recorded in Plat Book 169, Pages 46-47, of the Public Records of Broward County, Florida;

THENCE on an assumed bearing of S 87°42'06" W along the North line of said Tract "A", said line also being 45.00 South of and parallel with the North Line of Lot 1, Block 14, of said "TOWN OF HALLANDALE", a distance of 410.57 feet to the Northwest corner of said Tract "A";

The next fourteen (14) courses are along the West line of said Tract "A", "CHAVES LAKE APARTMENTS";

THENCE S 02°09'09" E a distance of 382.15 feet;

THENCE N 87°49'52" E a distance of 37.89 feet;

THENCE S 41°20'43" E a distance of 180.00 feet;

THENCE S 21°25'24" W a distance of 88.52 feet;

THENCE S 01°09'35" W a distance of 263.44 feet;

THENCE S 18°51'49" W a distance of 80.63 feet;

THENCE S 05°26'43" E a distance of 246.67 feet;

THENCE S 05°43'19" E a distance of 284.29 feet;

THENCE S 88°50'37" E a distance of 48.78 feet;

THENCE S 56°06'44" E a distance of 61.10 feet;

THENCE S 21°36'52" E a distance of 216.85 feet;

THENCE S 00°22'32" E a distance of 159.90 feet;

THENCE S 45°41'34" E a distance of 17.57 feet;

THENCE S 11°30'16" W a distance of 87.12 feet to the Southwest Corner of said Tract "A", said point also being on the South line of the North One-Half (1/2) of the Northeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of said Section 28, Township 51 South, Range 42 East;

THENCE S 87°27'19" W along the South line of the North One-Half (1/2) of the Northeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of said Section 28, a distance of 1004.95 feet to a point on a line 160.00 feet East of and parallel with the West line of North One-Half (1/2) of the Northeast One-Quarter (1/4) of the Northwest One-Quarter (1/4) of said Section 28;

THENCE N 02°04'56" W along said parallel line, a distance of 674.52 feet to a point on the North line of the Northwest One-Quarter (1/4) of said Section 28, said point also being on the South line of Lot 3, Block 14, of said "TOWN OF HALLANDALE" and said point also being on a line 160.00 feet East of and parallel with the West line of said Lot 3, Block 14;

THENCE N 02°11'48" W along said parallel line, a distance of 850.20 feet to a point on a line 160.00 feet South of and parallel with the North line of the South One-Half (1/2) of Lot 2, Block 14, of said "TOWN OF HALLANDALE";

THENCE N 87°38'36" E along said parallel line, a distance of 509.55 feet to a point on the West line of Lot 1, Block 14, of said "TOWN OF HALLANDALE";

THENCE N 02°09'11" W along the West line of said Lot 1, Block 14, a distance of 496.22 feet to the Northwest corner of said Lot 1, Block 14, said point also being on the North line of the Southeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of said Section 21, Township 51 South, Range 42 East;

THENCE N 87°42'06" E along the North Line of said Lot 1, Block 14 and the North line of the Southeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of said Section 21, a distance of 644.92 feet to a point on a line 25.00 feet West of and parallel with the East line of the Southwest One-Quarter (1/4) of said Section 21, said point also being on the West right-of-way line of N.W. 8th Avenue;

THENCE S 02°06'34" E along said parallel line and said West right-of-way line, a distance of 45.00 feet to the POINT OF BEGINNING;

Said lands lying and situate in the City of Hallandale Beach, Broward County, Florida, containing 34.408 Acres, more or less.

**EXHIBIT A
LEGAL DESCRIPTION AND MAP**

