

RESOLUTION 2018-_____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139-1819, INCLUDING FOLIO NUMBERS 02-3227-000-0090, 02-3234-007-0050, 02-3234-007-0010, 02-3234-007-0020, 02-3234-007-0040, 02-3234-007-0110, 02-3234-007-0100, 02-3234-007-0090, 02-3234-007-0080, 02-3234-007-0070, 02-3234-007-0060, 02-3234-007-0480, 02-3234-007-0470, 02-3234-007-0460, 02-3234-007-0450, 02-3234-007-0440, 02-3234-007-0430, 02-3234-007-0420, 02-3234-206-0001, 02-3234-226-0001, AND 02-3227-000-0093 AS A BROWNFIELD AREA PURSUANT TO FLORIDA STATUTES SECTION 376.80(2)(B), FOR THE PURPOSE OF REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY MANAGER TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a brownfield site is defined at Florida Statutes § 376.79(4) to mean the real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination; and

WHEREAS, a brownfield area is defined at Florida Statutes § 376.79(3) to mean a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government resolution; and

WHEREAS, the State of Florida has provided, in § 97-277, Laws of Florida, which is codified at Florida Statutes §§ 376.77 – 376.85 for the designation by resolution of certain contiguous areas consisting of one or more brownfield sites as “Brownfield Areas,” for the purpose of encouraging rehabilitation (including remediation), job creation, and economic redevelopment; and

WHEREAS, the City of Miami Beach desires to designate a Brownfield Area within the city limits of the City for purposes of encouraging rehabilitation (including remediation), job creation, and economic redevelopment; and

WHEREAS, the property desired to be designated as a Brownfield Area is described and depicted in Exhibit “A” to this Resolution, including Folio Identification

Numbers 02-3227-000-0090, 02-3234-007-0050, 02-3234-007-0010, 02-3234-007-0020, 02-3234-007-0040, 02-3234-007-0110, 02-3234-007-0100, 02-3234-007-0090, 02-3234-007-0080, 02-3234-007-0070, 02-3234-007-0060, 02-3234-007-0480, 02-3234-007-0470, 02-3234-007-0460, 02-3234-007-0450, 02-3234-007-0440, 02-3234-007-0430, 02-3234-007-0420, 02-3234-206-0001, 02-3234-226-0001, and 02-3227-000-0093 (the "Subject Property") by the Miami-Dade County Property Appraiser; and

WHEREAS, the Subject Property lies within the Miami Beach City Center Community Redevelopment Area; and

WHEREAS, a Community Redevelopment Areas is one of the specified redevelopment areas set forth in Florida Statutes § 376.80(2)(b); and

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

WHEREAS, such designation shall not render the City of Miami Beach liable for costs of site rehabilitation, including remediation, or source removal, as those terms are defined in §§ 376.79(19) and (20), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution; and

WHEREAS, the City of Miami Beach wishes to notify the Florida Department of Environmental Protection of its decision to designate the property identified in Exhibit A as a Brownfield Area for rehabilitation for purposes set forth in Florida Statutes §§ 376.77-376.85.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. That the recitals and findings set forth in the whereas clauses to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

SECTION 2. That the Subject Property identified in attached Exhibit A is comprised of approximately 66.0 acres, and incorporated herein by reference is hereby designated as a Brownfield Area for environmental remediation, rehabilitation, and economic development for the purposes set forth in Florida Statutes §§ 376.77 – § 376.85 and shall hereinafter be referred to as the "Convention Center Green Reuse Area."

SECTION 3. That the City Manager is hereby authorized to notify the Florida Department of Environmental Protection of the City Commission's resolution designating the Subject Property as the Convention Center Green Reuse Area for the purposes of Florida Statutes §§ 376.77-376.85.

SECTION 4. This Resolution shall become effective immediately upon passage.

PASSED and ADOPTED this _____ day of June, 2018.

Dan Gelber, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

Jose A. Louff 4/29/18

City Attorney Date

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST IN THE CITY OF MIAMI BEACH, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF COLLINS CANAL WITH THE WESTERLY RIGHT OF WAY LINE OF MIAMI AVENUE (NOW WASHINGTON AVENUE) ACCORDING TO THE "SUBDIVISION OF LOTS 5 & 8 OCEAN PARK", AS RECORDED IN PLAT BOOK 45, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; THENCE S 01°59'16" E, ALONG THE SOUTHEASTERLY EXTENSION OF SAID WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE , A DISTANCE OF 2479.73 FEET TO A POINT, 15.50 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF LINCOLN LANE ACCORDING TO THE PLAT OF "LINCOLN ROAD SUBDIVISION "A", AS RECORDED IN PLAT BOOK 34, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY , FLORIDA; THENCE S 88°01'53" W, PARALLEL WITH AND 15.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1059.34 FEET; THENCE N 62°00'45" W A DISTANCE OF 117.72 FEET; THENCE N 02°10'23" W, PARALLEL WITH AND 58.85 FEET EAST OF THE EAST LINE OF BRIDAL PATH ACCORDING TO THE "AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY" , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6. PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, ACCORDING TO SAID PLAT, A DISTANCE OF 370.94 FEET; THENCE S 88°01'48" W , ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 276.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET, THE CHORD WHICH BEARS N 46°58'15" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'54" A DISTANCE OF 23.56 FEET; THENCE N 01°49'45" W, ALONG THE EASTERLY RIGHT OF WAY LINE OF MERIDIAN AVENUE ACCORDING TO SAID "AMENDED PLAT" A DISTANCE OF 1208.28 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF COLLINS CANAL; THENCE N 58°20'59" E, ALONG THE SOUTHERLY LINE OF SAID COLLINS CANAL, A DISTANCE OF 1669.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,872,710 SQUARE FEET OR 66.0 ACRES.

