

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA, MAKING CERTAIN FINDINGS; DESIGNATING APPROXIMATELY 13.8 ACRES OF LAND LOCATED AT 8650 NW 87 STREET, 8500 AND 8360 BISCAYNE BOULEVARD, AS FURTHER IDENTIFIED IN EXHIBIT "A," AS A BROWNFIELD AREA PURSUANT TO FLORIDA STATUTE SECTION 376.80, FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND GENERALLY FURTHERING ECONOMIC DEVELOPMENT IN THE VILLAGE; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Sections 376.77-376.85 of the Florida Statutes, as amended from time to time (the "Brownfields Redevelopment Act"), authorizes local governments to designate by resolution, at the request of the property owner, certain lands as a "Brownfield Area" to provide for the environmental remediation and rehabilitation of the property and to promote economic development and revitalization of such areas; and

**WHEREAS**, Wealthy Delight, LLC, a Florida limited liability company, has requested that the Village Council of the Village of El Portal, Florida, designate as a Brownfield Area the four contiguous real estate parcels that it owns and controls, which have Folio Numbers 18-3207-020-0120, 18-3207-020-0270, 18-3207-020-0260, and 18-3207-020-0280, and which are depicted on Exhibit "A" with a detailed legal description of each in Exhibit "B" both attached and incorporated by reference to this Resolution (hereinafter referred to as the "Site"); and

**WHEREAS**, pursuant to Section 376.90(2)(a) of the Brownfields Redevelopment Act, the local governing body shall evaluate the statute criteria as the basis for approving a designation, and notify the Florida Department of Environmental Protection, and the Miami-Dade Department of Regulatory and Economic Resources of the designation of the site; and

**WHEREAS**, pursuant to Section 376.80(2)(b)(1-5), the local governing body shall designate a brownfield area under the provisions of the Brownfields Redevelopment Act if the following conditions are met:

- (1) a person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the site;
- (2) the rehabilitation and redevelopment of the proposed brownfield site will create at least five (5) new permanent jobs;
- (3) the redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations;
- (4) notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person

- proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation, and the notice is in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area (occurred on June , 2015); and
- (5) the person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site; and

**WHEREAS**, the Village Council has reviewed the requirement for designation set forth in the Brownfields Redevelopment Act and has determined that the Site qualifies for designation as a Brownfield Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA:**

**Section 1.** The recitals of the Preamble are herein incorporated by reference.

**Section 2.** The Village Council of the Village of El Portal approves the designation of the Site as a "Brownfield Area."

**Section 3.** The Village Council of the Village of El Portal designates the Site as a "Brownfield Area" for purposes of the Brownfields Redevelopment Act.

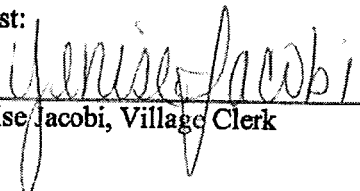
**Section 4.** The Village Manager is hereby directed to transmit a copy of this Resolution to the Florida Department of Environmental Protection and the Miami-Dade Department of Regulatory and Economic Resources, and to undertake any other necessary related procedures, notices, and requirements for said designation.

**PASSED AND ADOPTED on**

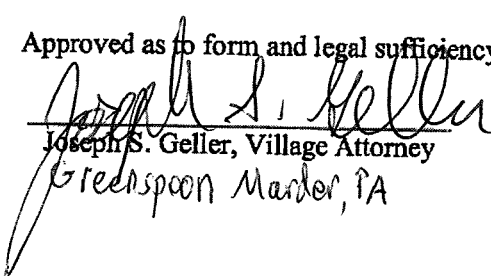
Reading this 23 day of May, 2017.

  
Mayor Claudia V. Cubillos

Attest:

  
Yenise Jacobi, Village Clerk

Approved as to form and legal sufficiency

  
Joseph S. Geller, Village Attorney

Greenspoon Marder, PA

**Regular Council Meeting Minutes  
May 23, 2017  
Meeting Agenda**

**I2. RESOLUTION NO. 2017-14 BROWNFIELD DESIGNATION**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA, MAKING CERTAIN FINDINGS; DESIGNATING APPROXIMATELY 13.8 ACRES OF LAND LOCATED AT 8650 NW 87 STREET, 8500 AND 8360 BISCAYNE BOULEVARD, AS FURTHER IDENTIFIED IN EXHIBIT "A," AS A BROWNFIELD AREA PURSUANT TO FLORIDA STATUTE SECTION 376.80, FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND GENERALLY FURTHERING ECONOMIC DEVELOPMENT IN THE VILLAGE; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES; AND PROVIDING AN EFFECTIVE DATE.**

**Motion:** A motion to pass Ordinance 2017-14. **Action:** Passed **Moved** by Councilperson Mathis, Jr.  
**Seconded** by Councilperson Roman

**Vote: (Summary: Yes=4, No = 0).**  
Councilperson Dreher            Yes  
Councilperson Roman            Yes  
Councilperson Mathis, Jr.        Yes  
Councilperson Nickerson        Not present  
Mayor Cubillos                    Yes

Mayor Cubillos opens it for public discussion:

None Noted.

**I3. RESOLUTION NO. 2017-15 POLICE VEHICILE PURCHASE**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF EL PORTAL, FLORIDA AUTHORIZING THE VILLAGE MANAGE TO PIGGYBACK ON THE FLORIDA SHERIFES ASSOCIATION CONTRACT NUMBER FSSA16-VEL24.0 FOR THE PURCHASE OF FIVE950 POLICE VEHICLES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**

Note: Read into the record by attorney Joseph Geller

Mayor Cubillos opens it for public discussion:  
None noted