

# RESOLUTION

*of the*  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**  
*regarding*

**DESIGNATING CERTAIN LAND WITHIN  
UNINCORPORATED ORANGE COUNTY CONSISTING OF  
APPROXIMATELY 22.119 ACRES WITHIN PARCEL ID  
06-24-29-0000-00-004 AS THE UNIVERSAL BOULEVARD  
WEST: ROCC (REDEVELOPING ORANGE COUNTY  
COMMUNITIES) AND AS A BROWNFIELD AREA FOR THE  
PURPOSE OF ENVIRONMENTAL REMEDIATION,  
REHABILITATION AND ECONOMIC DEVELOPMENT**

Resolution No. 2016-M-60

WHEREAS, the Brownfields Redevelopment Act (the "Act"), Sections 376.77 - 376.85, Florida Statutes, authorizes and provides for designation by resolution, at the request of the property owner, of certain lands as a "Brownfield Area," and for the corresponding provision of environmental remediation, rehabilitation, and economic development for such areas; and

WHEREAS, Universal City Property Management III, LLC ("UCPM"), the property owner of property parcel ID: 06-24-29-0000-00-004 located on Universal Boulevard west of the intersection of Universal Boulevard and Destination Parkway within unincorporated Orange County, has requested that approximately 22.119 acres within the property located on the east side of Universal Boulevard across from the intersection of Universal Boulevard and Austrian Row be designated as the UNIVERSAL BOULEVARD WEST: ROCC (Redeveloping Orange County Communities), more particularly described in Exhibit "A," attached hereto and incorporated by reference herein, and as a brownfield area; and

WHEREAS, on September 19, 2016 and November 29, 2016, public hearings were held near the area to be designated and at the Orange County Board of County Commissioners (the "Board"), respectively, to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns in accordance with Section 376.80, Florida Statutes; and

WHEREAS, the Board has reviewed the requirements for designation set forth in Section 376.80(2)(c), Florida Statutes, based on the representations of UCPM, and has determined that the proposed area qualifies for designation as a Brownfield Area because the following requirements have been satisfied:

1. The property owner, UCPM, has requested the designation and has agreed to rehabilitate and redevelop the brownfield site;

2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area and will potentially result in the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield area;
3. The redevelopment of the proposed brownfield site is consistent with the Orange County 2010-2030 Comprehensive Policy Plan and is a permissible use under the County's 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 pursuant to Section 376.80(1)(c), Florida Statutes, and UCPM has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation; and
5. UCPM has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site; and

WHEREAS, the Board wishes to notify the Florida Department of Environmental Protection ("FDEP") of its decision to designate a Brownfield Area for remediation, rehabilitation, and economic development for the purposes set forth in the Act; and

WHEREAS, the procedures set forth in Section 376.80(1), Florida Statutes, including the notice and public hearing requirements set forth in Sections 125.66, 125.66(4)(b)1., and 125.66(4)(b)2., Florida Statutes, have been complied with.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

**Section 1.** The recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

**Section 2.** Upon application by UCPM, the property described in Exhibit "A," attached hereto and incorporated herein by reference, which is located within and coincides with the boundaries of that portion located in the unincorporated area of the County, less any real property for which a property owner within the area depicted in Exhibit "A" requests in writing to have his or her property removed from the designation provided for herein, is hereby designated as the "UNIVERSAL BOULEVARD WEST:

ROCC (Redeveloping Orange County Communities)” which shall hereafter be known as the “UNIVERSAL BOULEVARD WEST: ROCC” and as a brownfield area for environmental remediation, rehabilitation, and economic development as set forth in the Act, under the following terms and conditions:

a. Pursuant to Section 376.80(3), Florida Statutes, UCPM shall be the “person responsible for the brownfield site rehabilitation” as that term is defined in Section 376.79(13), Florida Statutes.

b. The designation of the brownfield area by this Resolution does not in any sense render Orange County or its Board responsible for any costs or liabilities associated with site remediation, rehabilitation, economic development, or source removal, as those terms are defined in the Act.

c. Nothing in this Resolution shall be deemed to prohibit, limit, or amend the authority and power of the Board, otherwise legally available, to designate any other property or properties as a brownfield site or brownfield area, or to modify, amend, or withdraw the designation as established herein.

**Section 3.** In accordance with Section 376.80(1), Florida Statutes, the Board hereby directs the Orange County Environmental Protection Division to notify the FDEP of Orange County’s decision to designate this brownfield area for the purposes of remediation, rehabilitation, and economic development.

**Section 4.** This Resolution shall take effect upon the date of its adoption.

ADOPTED THIS \_\_\_\_\_ DAY OF DEC 13 2016, 2016.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Katie Brink*  
Deputy Clerk



**EXHIBIT A  
LEGAL DESCRIPTION**

(UNIVERSAL BOULEVARD WEST: ROCC)  
(22.119 acres of Parcel ID: 06-24-29-0000-00-004)

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 5630, PAGE 3517, ALSO LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST AND BEING A PORTION OF BLOCK "C" PLAZA INTERNATIONAL UNIT EIGHT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 138 AND A PORTION OF BLOCK "B", PLAZA INTERNATIONAL UNIT TEN, PLAT BOOK 17, PAGES 63 & 64 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK "C", PLAZA INTERNATIONAL UNIT EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; SAID POINT LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD AS RECORDED IN PLAT BOOK 17, PAGES 63 AND 64, ALSO SAID POINT LIES ON A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID BLOCK "C" AND SAID CURVE, HAVING A RADIUS OF 2732.50 FEET, A CENTRAL ANGLE OF 02°37'05", AN ARC LENGTH OF 124.86 FEET, A CHORD LENGTH OF 124.85 FEET AND A CHORD BEARING OF NORTH 13°08'24" EAST TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID BLOCK "C" AND SAID CURVE, HAVING A RADIUS OF 3256.07 FEET, A CENTRAL ANGLE OF 00°52'48", AN ARC LENGTH OF 50.01 FEET, A CHORD LENGTH OF 50.01 FEET AND A CHORD BEARING OF NORTH 14°53'21" EAST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WEST LINE, RUN SOUTH 75°31'07" EAST, 16.22 FEET; THENCE RUN NORTH 89°15'15" EAST, 476.18 FEET TO A POINT LYING ON THE WESTERLY LINE OF A WATER DRAINAGE AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 6983, PAGE 2192, OFFICIAL RECORDS BOOK 6159, PAGE 1936 AND OFFICIAL RECORDS BOOK 6160, PAGE 4607 OF SAID PUBLIC RECORDS THENCE RUN SOUTH 00°44'45" EAST, ALONG SAID WESTERLY LINE, 277.89 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 18°25'51", AN ARC LENGTH OF 242.22 FEET, A CHORD LENGTH OF 241.18 FEET AND A CHORD BEARING OF SOUTH 09°57'41" EAST, THENCE DEPARTING SAID WESTERLY LINE AND SAID CURVE RUN SOUTH 90°00'00" WEST, 80.59 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THAT REPLACEMENT RETENTION POND EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6159, PAGE 1936, AND OFFICIAL RECORDS BOOK 6160, PAGE 4607 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES: SOUTH 13°30'19" EAST, 354.09 FEET; THENCE RUN

SOUTH 23°50'30" EAST, 380.56 FEET; THENCE RUN SOUTH 24°00'31" EAST, 50.38 FEET TO A POINT ON A NON-TANGENT CURVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 07°17'08", AN ARC LENGTH OF 82.02 FEET, A CHORD LENGTH OF 81.96 FEET AND A CHORD BEARING OF SOUTH 28°34'45" EAST; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 53°26'13" WEST, 362.08 FEET; THENCE RUN SOUTH 89°29'12" WEST, 480.89 FEET TO THE WEST LINE OF AFORESAID BLOCK "B"; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING 4 COURSES: NORTH 01°32'03" WEST, 94.70 FEET; THENCE RUN SOUTH 88°30'00" WEST, 24.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 3191.80 FEET, A CENTRAL ANGLE OF 06°17'27", AN ARC LENGTH OF 350.45 FEET, A CHORD LENGTH OF 350.27 FEET, AND A CHORD BEARING OF NORTH 04°38'40" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 2732.50 FEET, A CENTRAL ANGLE OF 19°37'15", AN ARC LENGTH OF 935.74 FEET, A CHORD LENGTH OF 931.17 FEET AND A CHORD BEARING OF NORTH 02°01'14" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 22.119 ACRES, MORE OR LESS.

# Proposed Brownfield

