

Environmental Protection Division

**Gene: ROCC
Brownfield Designation**

District 4

December 1, 2015



Presentation Outline

- **Purpose & Background**
- **Property Considered**
- **Site Rehabilitation Objectives**
- **Brownfield Qualifications**
- **Recommended Action**



Presentation Outline

- **Purpose & Background**
- Property Considered
- Site Rehabilitation Objectives
- Brownfield Qualifications
- Recommended Action



Purpose & Background

▪ **Brownfield Site**

- means real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. 376.79(3) F.A.C.

▪ **Brownfield Area**

- means 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 by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. 376.79(4) F.A.C.



Purpose & Background

- **Property owner requesting Brownfield Area designation**

- **Required to get public input**
 - **Size and shape of the proposed brownfield area**

- **2nd of two required public hearings**
 - **First was a community meeting held on November 17, 2015 at the Stone Lakes Elementary School, 15200 Stoneybrook Boulevard, Orlando, FL 32828**



Presentation Outline

- Purpose & Background
- **Property Considered**
- Site Rehabilitation Objectives
- Brownfield Qualifications
- Recommended Action



Property Considered





Property Considered





Property Considered

- **Parcel ID # 12-23-31-0000-00-002**
- **Planned Development zoned with I-1/I-5 uses**
- **Approximately 46 acres**
- **Previously used for:**
 1. **Residential**
 2. **Cattle Pasture**
 3. **Sand Mining**
 4. **C & D Landfill**



Property Considered

- **Previous Environmental Assessments have revealed:**
 - Soils contaminated with arsenic, benzo(a)pyrene, 1,1,2,2-tetrachloroethane, and methylene chloride
 - Groundwater contaminated with arsenic

- **Contamination Cleanup Planned**
 - A Limited Scope Remedial Action Plan was submitted to the Florida Department of Environmental Protection in February 2015



Presentation Outline

- Purpose & Background
- Property Considered
- **Site Rehabilitation Objectives**
- Brownfield Qualifications
- Recommended Action



Site Rehabilitation Objectives

▪ Financial incentives

- Cleanup tax credits
- Job creation bonus refunds
- Apply for federal and state brownfield grants

▪ Encourage

- Promote voluntary cleanup
- Economic development
- Job creation
- Revitalization



Presentation Outline

- Purpose & Background
- Property Considered
- Site Rehabilitation Objectives
- **Brownfield Qualifications**
- Recommended Action



Brownfield Qualifications

- **Request to rehabilitate and redevelop**
- **Economic productivity – >5 new jobs**
- **Consistent with Comp Plan – charter school(s), self storage**
- **Noticed to neighbors**
- **Reasonable assurance of sufficient financial resources**



Presentation Outline

- Purpose & Background
- Property Considered
- Site Rehabilitation Objectives
- Brownfield Qualifications
- **Recommended Action**



Recommended Action

- **Approval of a Resolution of the Orange County Board of County Commissioners regarding designating certain land within unincorporated Orange County parcel ID 12-23-31-0000-00-002 as the Gene: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.**