

Board of County Commissioners

**Durham Place Green Reuse Area ROCC:
Redeveloping Orange County Communities (ROCC)
Applicant: Durham Place, Ltd.**

District 3

August 27, 2024



Presentation Outline

- **Durham Place Project Overview**
- **Brownfield Program Purpose and Background**
- **Brownfield Designation Qualifications**
- **Proposed Brownfield Area**
- **Summary**
- **Action Requested**



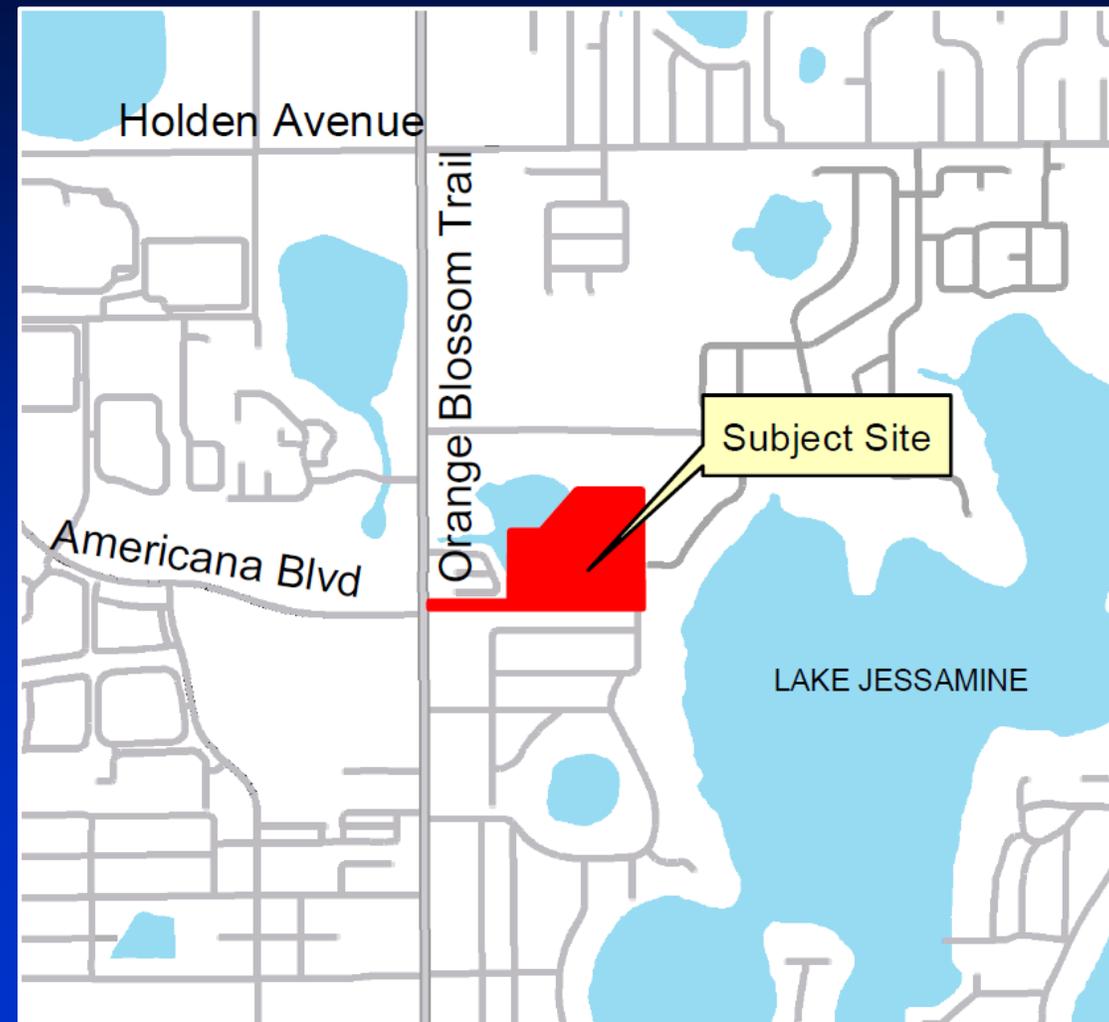
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Proposed Brownfield Area

- **Owner/Applicant: Durham Place, Ltd.**
- **Parcel Identification Number:
15-23-29-0000-00-020**
- **5215 South Orange Blossom Trail**
- **20.81 acres**
- **Zoned R - 3**
- **Seeking liability protections and sales tax credits for building materials (approximately \$300,000 in rebates)**





Durham Place Project Overview

- BCC approved development for 102 affordable housing units
- Conservation Area Determination (CAD) completed
- Conservation Area Impact (CAI) permit approved
- Development is complete, residences are occupied
- Current operation provides amenities and services for residents





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Purpose and Background of Brownfields

Brownfields provide economic benefit and invigorate communities.

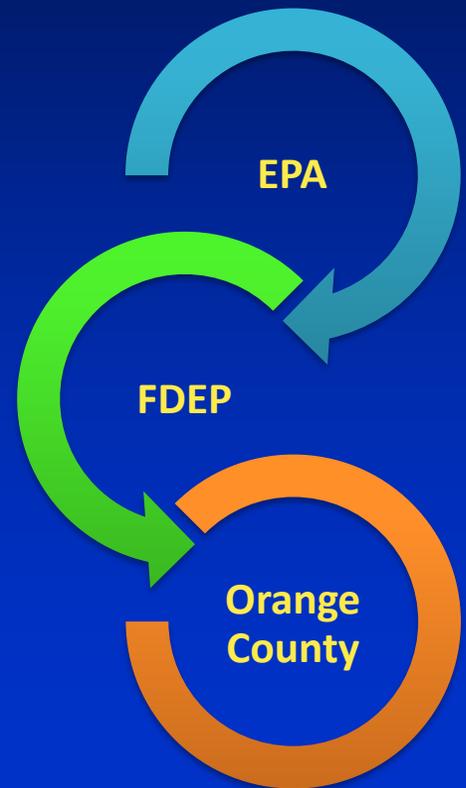
U.S. EPA's Brownfields program:

- Incentivizes redevelopment of economically challenged areas
- Removes liability for purchases of sites that may be contaminated
- Helps return contaminated sites to beneficial use

Florida Brownfields Redevelopment Act -- Florida Statutes 376.77-85

F.S. 376.80 directs local governments to adopt resolutions for applicants who successfully demonstrate that they meet the Florida Brownfield criteria

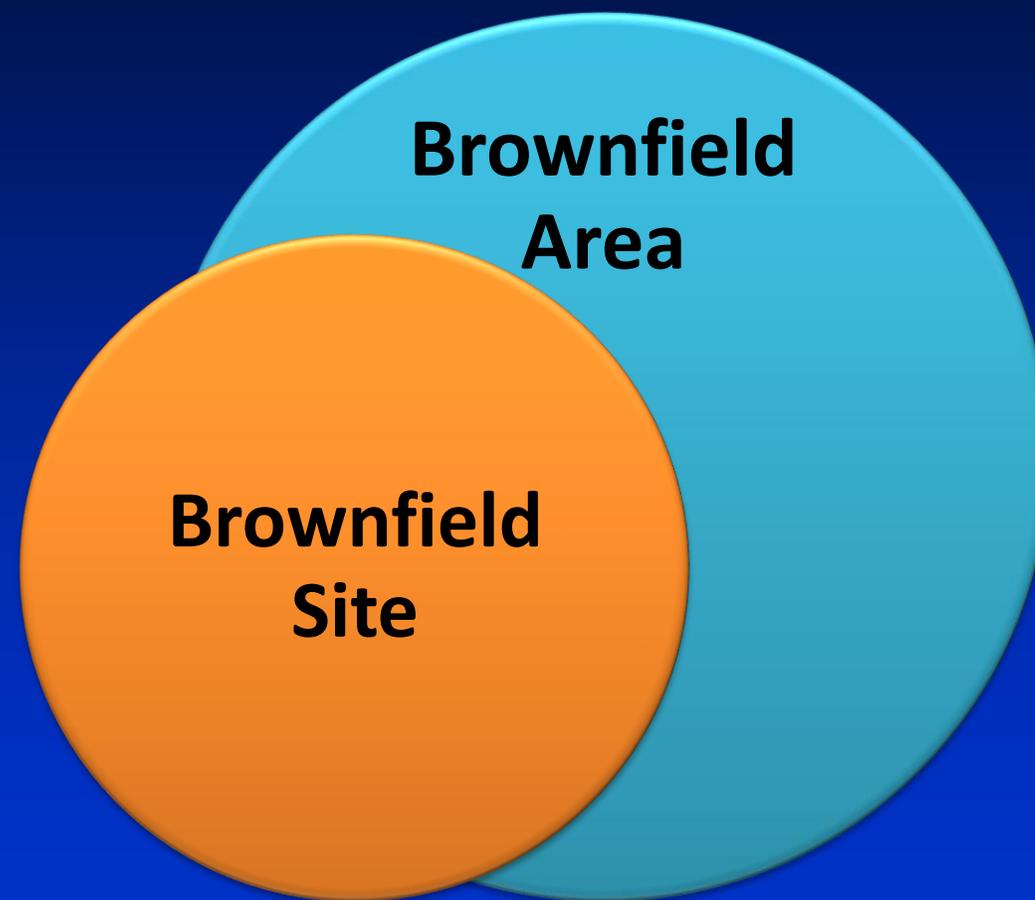
EPD administers the Brownfields program for Orange County – “ROCCs”





Purpose & Background of Brownfields

- **Defined in Florida Statute 376.79**
- **Brownfield Site**
 - Real property
 - Actual or perceived environmental contamination
 - Established by FDEP
- **Brownfield Area**
 - Contiguous area of one or more Brownfield sites
 - May or may not be contaminated
 - Designated by local government by resolution





Purpose & Background of Brownfields

■ Some Benefits of Brownfields

- Cleans up contaminated sites
- Incentivizes redevelopment
 - Helps curb urban sprawl
 - Creates affordable housing opportunities, jobs, parks, conserves land, etc.
- Provides some relief from liability if contamination is discovered
- Opens economic incentives in the form of tax credits

■ Contamination can be perceived, and not actual



Brixton Landing Green Reuse Area: ROCC



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Brownfield Designation Qualifications

Florida Statute 376.80(2)(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

- 1. Person agrees to rehabilitate and redevelop the property**
- 2. Redevelopment will provide economic benefit and 5 permanent, full-time jobs **OR** provide affordable housing **OR** create recreational areas, conservation areas, or parks**
- 3. Redevelopment is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations**
- 4. Neighbors and nearby residents are noticed per Florida Statutes requirements and provided opportunities to comment**
- 5. Applicant provides reasonable assurance of sufficient financial resources**



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Proposed Brownfield Area

- **Northeast portion: former citrus grove**
 - Farmed 1950s through 1990s
 - Citrus farms used pesticides, herbicides, and fertilizers
 - Property undeveloped until 2022
 - Limited soil assessment revealed no contamination at levels exceeding state remediation requirements per 62-777, F.A.C.
 - Historic activities make the site eligible for Brownfields (perceived contamination)
- **Remainder of parcel: undeveloped**



— PROPERTY BOUNDARY

AERIAL PHOTO SOURCE: UNIVERSITY OF FLORIDA DIGITAL COLLECTIONS



UNIVERSAL
ENGINEERING SCIENCES

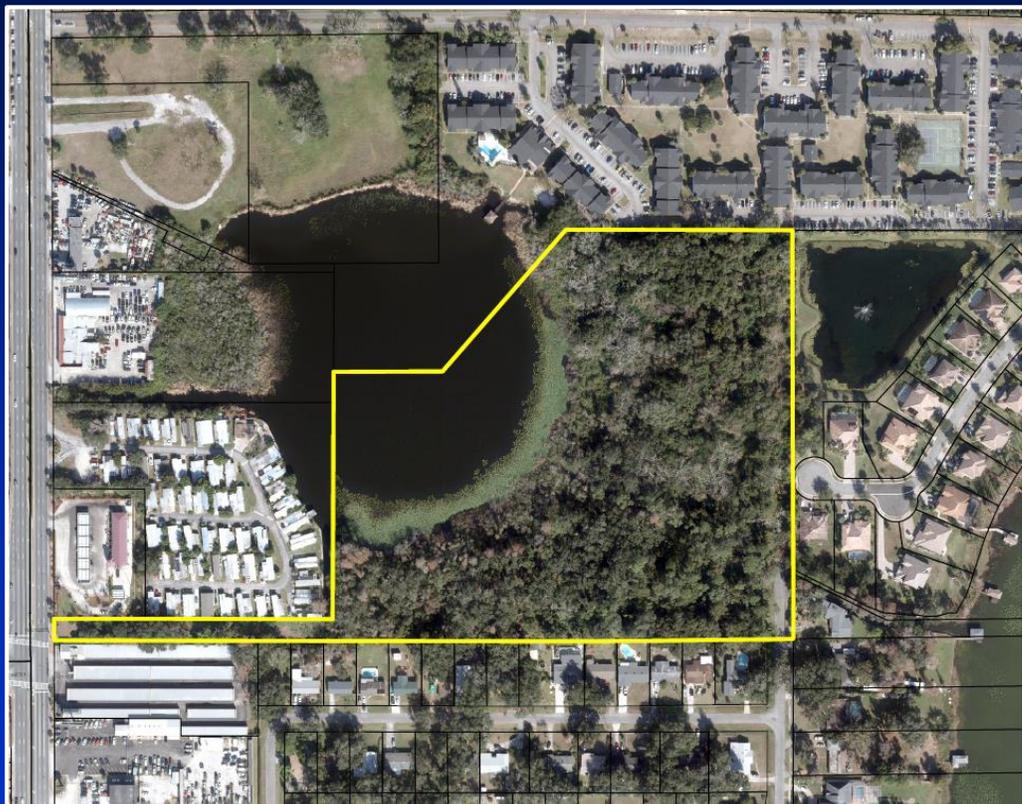
PHASE I ESA
DURHAM PLACE
LAKE JESSAMINE DRIVE & HALL DRIVE
ORLANDO, ORANGE COUNTY, FLORIDA

AERIAL PHOTOGRAPH (1954)

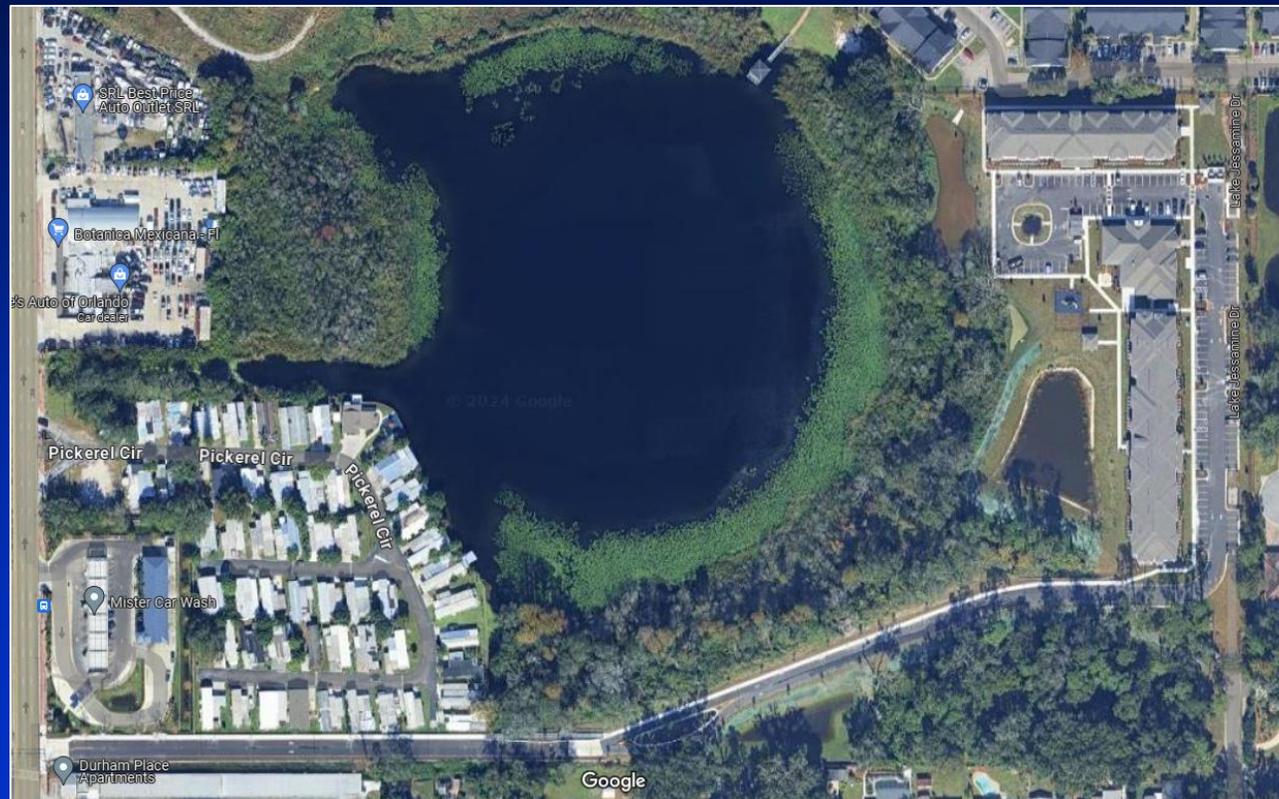
DRAWN BY: A.M.	DATE: 08-4-2020	CHECKED BY: M.G.	DATE: 08-10-2020
SCALE: NOT TO SCALE	PROJECT NO: 0140.2000281.0000	REPORT NO: 1791304	PAGE NO: F-1



Proposed Brownfield Area



2021



2024



Proposed Brownfield Area





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- **Application and project meets the following five Brownfield criteria:**
 - ✓ **Applicant redeveloped the property**
 - ✓ **Redevelopment provides affordable housing**
 - ✓ **Development meets Orange County comprehensive plan and is a permissible use**
 - ✓ **Project was properly noticed in accordance with F.S. 376 and F.S. 125.66, and public hearings were conducted in the area of the project**
 - **Public Hearing 1: May 18, 2022 – Holden Heights Community Center**
 - **Public Hearing 1: June 6, 2024 – Holden Heights Community Center**
 - **Public Hearing 2: July 30, 2024 – Board of County Commissioners**
 - **Community Meeting: August 21, 2024 – Holden Heights Community Center**
 - ✓ **Applicant has demonstrated financial resources to complete the redevelopment**



Proposed Brownfield Area

Property Assessed Value and Tax Details

Year	Assessed Value	Annual Gross Tax
2024	\$6,695,428	\$118,148
2023	\$1,530,858	\$26,200
2022	\$1,959,768	\$33,590
2021	\$ 940,131	\$16,902





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Action Requested

Approval of a Resolution of the Orange County Board of County Commissioners regarding designating certain land within unincorporated Orange County Parcel ID 15-23-29-0000-00-020, as Durham Place Green Reuse Area: ROCC (Redeveloping Orange County Communities) and as a brownfield area for the purpose of environmental remediation, rehabilitation and economic development. District 3.