

Environmental Protection Division

**Universal Boulevard: ROCC
Brownfield Designation**

District 6

October 18, 2016



Presentation Outline

- **Purpose & Background**
- **Property Considered – Original Proposal**
- **Concerns from Adjoining Property Owner**
- **Property Considered – Revised Proposal**
- **Site Rehabilitation Objectives**
- **Brownfield Qualifications**
- **Actions Requested**



Presentation Outline

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Purpose & Background

▪ **Brownfield Site**

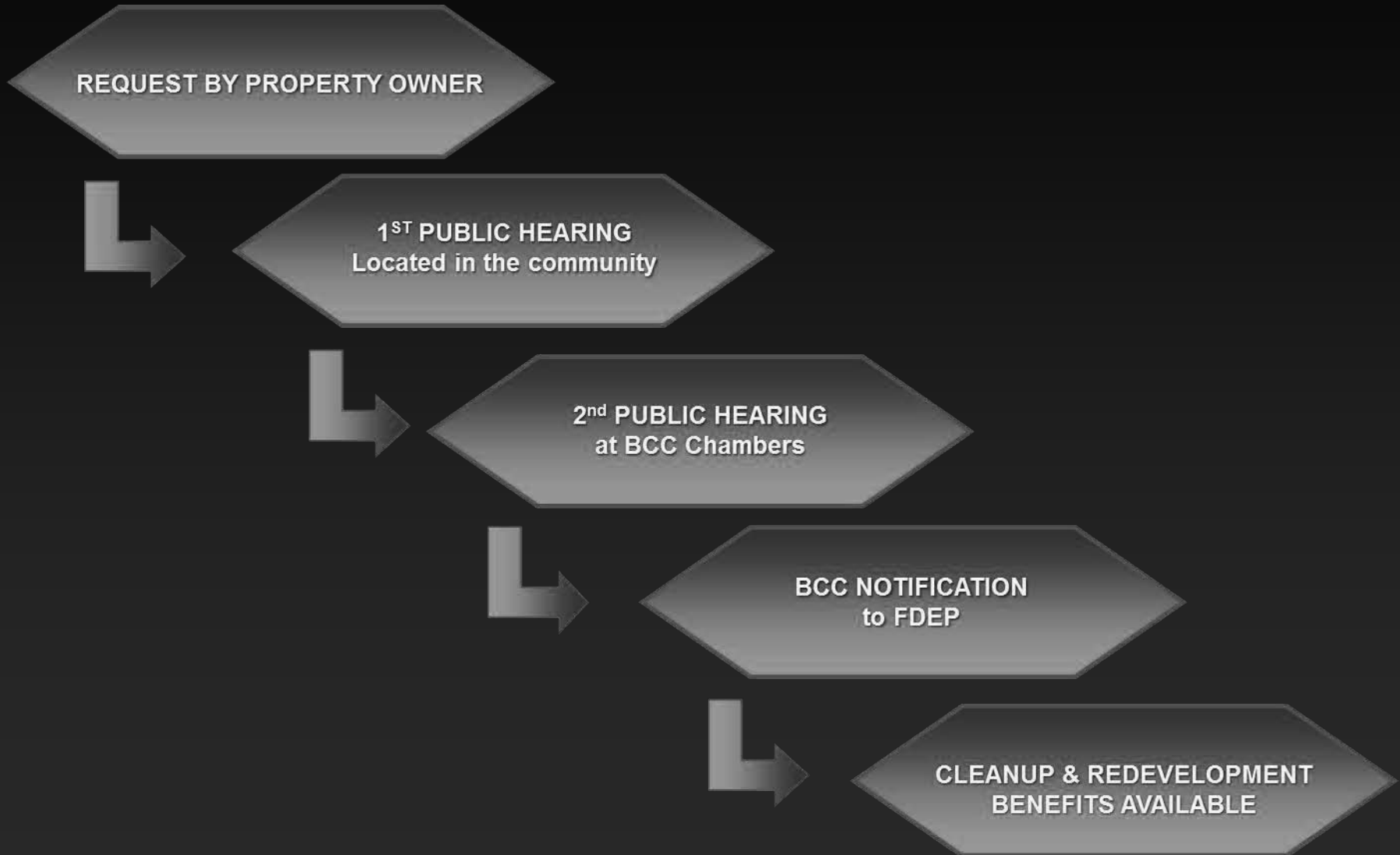
- means real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. 376.79(3) F.A.C.

▪ **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





Purpose & Background

- **Redevelopment tool**
- **Supports economic development and job creation**
- **Encourages community revitalization**
- **Promotes voluntary cleanup of sites**
- **Reduces public health and environmental hazards**
- **Promotes effective use of community resources**
- **Reduces development pressures on greenspaces**



Purpose & Background

- **Property owners requesting Brownfield Area designation**
- **Required to get public input**
 - Size and shape of the proposed brownfield area
 - Objectives of rehabilitation
 - Job opportunities and economic developments anticipated
 - Neighborhood residents' considerations and local concerns
- **2nd of two required public hearings**
 - First was a community meeting held on September 19, 2016 at the Orange County Convention Center District Office, 6014 Destination Parkway, Orlando, FL 32819



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Property Considered – Original Proposal

- **Approximately 173.6 acres total**

- **Parcel Identification Number: 06-24-29-0000-00-004**

- **161.44 acres**

- **Owner: Universal City Property Management III, LLC (UCPM)**

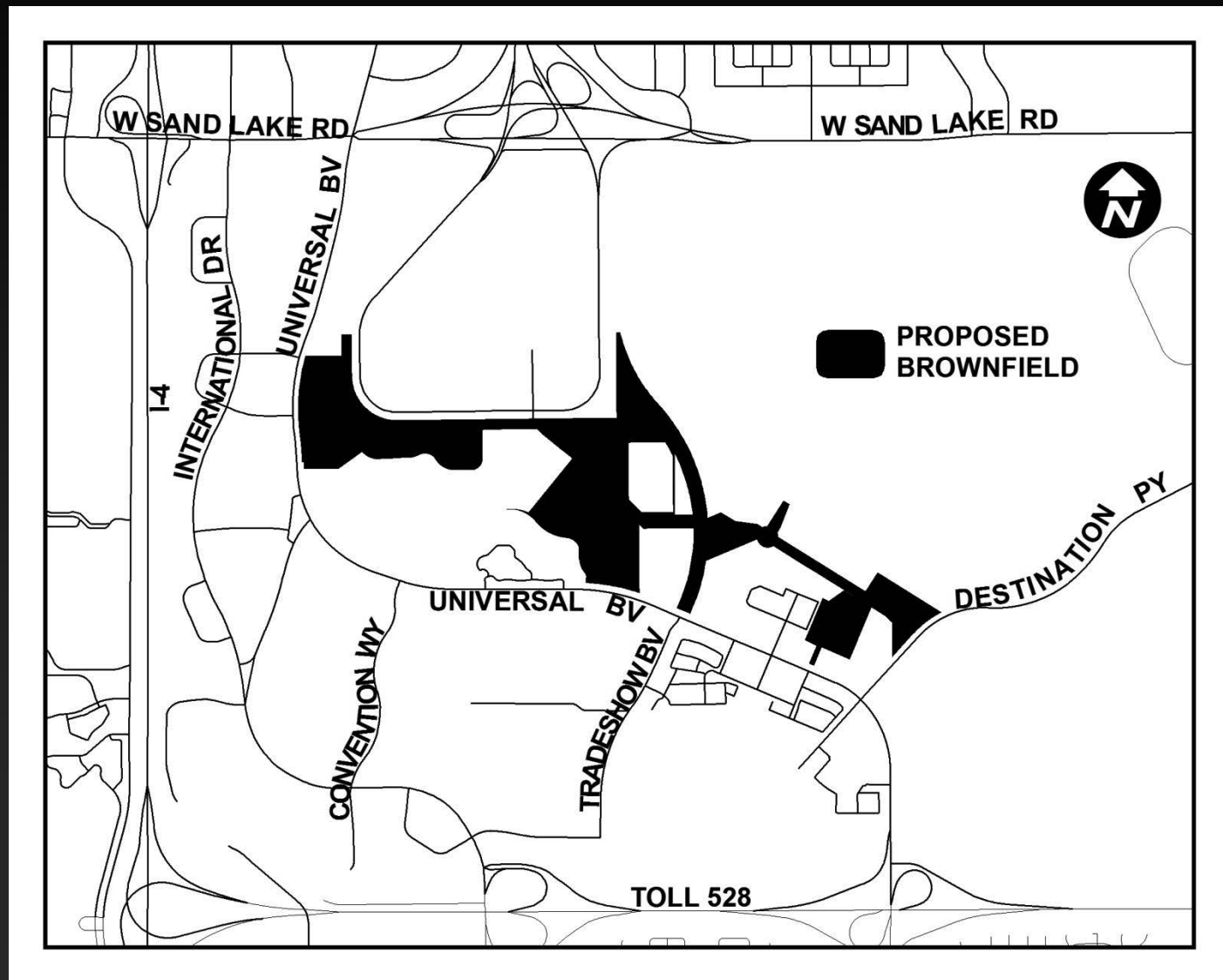
- **Parcel Identification Number: 06-24-29-6101-01-000**

- **12.16 acres**

- **Owner: Orlando Equity Partners, LLC (OEP)**



Property Considered – Original Proposal





Property Considered – Original Proposal





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Concerns from Adjoining Property Owner

- **Parcels include master stormwater management system for Universal Boulevard Planned Development**
- **Specificity regarding job creation**
- **Financial assurance**
- **All sites in RCRA corrective action permit will not be included in BSRA**



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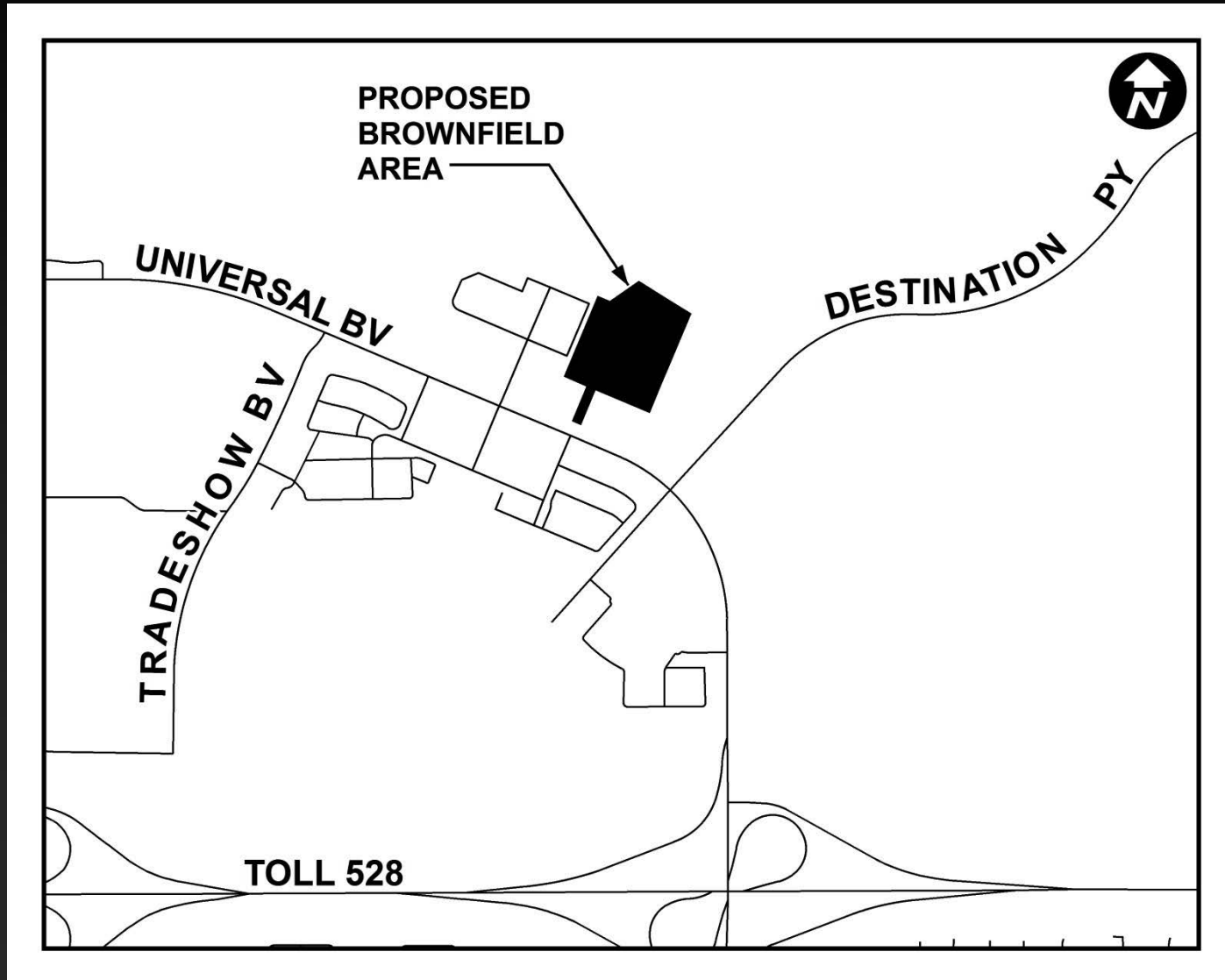


Property Considered – Revised Proposal





Property Considered – OEP Universal Boulevard





Property Considered – OEP Universal Boulevard





Property Considered – OEP Universal Boulevard





Property Considered





Property Considered





Property Considered

- **Planned Development zoned for:**
 - Hotel
 - Timeshare
 - Commercial
 - Apartments*
 - Retail Uses



Property Considered

- **Previously used for:**
 1. **Electronics and weapons assembly & testing**
 2. **Munitions storage**
 3. **Waste disposal**



Property Considered

- **Environmental Assessments revealed soils and groundwater contaminated with chlorinated solvents**
- **Contaminated soils and landfill material have been excavated**
- **Contaminated groundwater remains and is currently being remediated**



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Site Rehabilitation Objectives

- **FDEP has advised that site soils are clean.**
- **An aggressive two-phase groundwater treatment program will be implemented following the Brownfield area designation and BSRA negotiation and over the next year to treat the remaining groundwater impacts under the site.**
- **Post-active remediation monitoring will be performed to assess effectiveness of treatment.**
- **The expectation is that the site can be closed in accordance with applicable requirements.**



Site Rehabilitation Objectives

▪ Financial incentives

- Cleanup tax credits*
- Sales tax credit on building materials
- Job creation bonus refunds
- Loan guarantees for primary lenders
- Eligibility to apply for federal and state brownfield grants

▪ Encourage

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



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Brownfield Qualifications

“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: [5 criteria as indicated on next slide]”

376.80(2)(c), Florida Statutes



Brownfield Qualifications

- **Request to rehabilitate and redevelop**
- **Economic productivity – >5 new jobs**
- **Consistent with Comp Plan – multi-family residential**
- **Noticed to neighbors**
- **Reasonable assurance of sufficient financial resources**



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Action Requested #1

- **Approval of a Resolution of the Orange County Board of County Commissioners regarding designating certain land within unincorporated Orange County Parcel ID 06-24-29-6101-01-000 as the OEP Universal Boulevard: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.**



Action Requested #2

- **Continue the hearing until 2:00 p.m. on November 29, 2016, on a Resolution regarding designating certain land within unincorporated Orange County consisting of two portions of Parcel ID 06-24-29-0000-00-004 as the Universal Boulevard East: ROCC and the Universal Boulevard West: ROCC and as Brownfield Areas for the purpose of environmental remediation, rehabilitation, and economic development.**