



06-29-17P12:39 RCVD

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June 23, 2017

TO: Katie Smith, Manager
Comptroller Clerk's Office

THROUGH: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

FROM: Lori Cunniff, CEP, CHMM. Deputy Director
Community, Environmental and Development Services

STAFF PERSON: **Robert Durant, Environmental Program Supervisor**
Environmental Protection Division

PHONE #: **407-836-1425**

SUBJECT: Request for Public Hearing on August 1, 2017, at 2:00 p.m., for Reading and Approval of the Resolution: Designating certain land within unincorporated Orange County as the Pine Castle Urban Center: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development. District 3

Applicant: Orange County

Type of Hearing: Designating area as "Pine Castle Urban Center: ROCC" and as a Brownfield Area.

Hearing required by
Florida Statute # or Code: Section 125.66 and 125.66(4)(b)2 & Section 376.80, Florida Statutes.

Advertising requirements: Publish once in a newspaper of general circulation in Orange County at least five days prior to public hearing. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be placed in a newspaper of general paid circulation in the County and of general interest and readership in the community pursuant to Chapter 50, not one of limited subject matter. It is the legislative intent that, whenever possible, the advertisement shall appear in a newspaper that is published at least 5 days a week unless the only newspaper in the community is published less than 5 days a week. The advertisement shall contain a geographic location map, which clearly indicates the area within the local government covered by the proposed resolution. The map shall include major street names as a means of identification of the general area.

LEGISLATIVE FILE # 17-861

August 1, 2017
@ 2pm

June 23, 2017

Request for Public Hearing—Designating area as “Pine Castle Urban Center: ROCC” and as a Brownfield Area

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Advertising timeframes: Orlando Sentinel, one time only.
Proposed date for advertising July 25, 2017.
At least five (5) days prior to public hearing.

Abutters to be notified: N/A.

Estimated time required
for public hearing: 2 minutes.

Hearing Controversial: No.

Municipality or other
Public Agency to be
notified:

Florida Department of Environmental Protection (FDEP) Central District
Office Brownfield Coordinator, George Houston;
George.Houston@dep.state.fl.us . Orange County EPD Staff will provide a
copy of approved Resolution to FDEP.

District #: 3.

Materials being submitted as backup for public hearing request:

1. Resolution: Designating certain land within unincorporated Orange County as the Pine Castle Urban Center: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.
2. Sample text for advertisement.
3. Map of geographic location (Exhibit “A”).

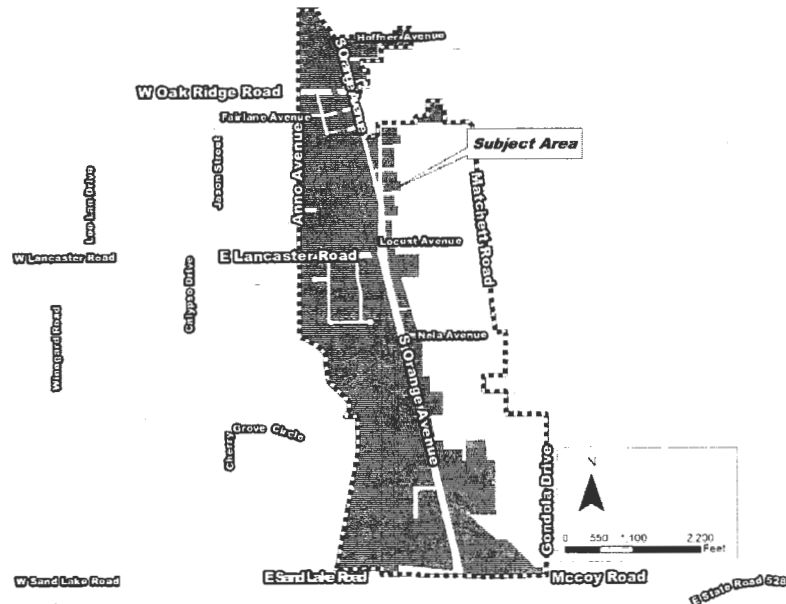
Special Instructions to Clerk:

1. Please arrange to publish the advertisement in the Orlando Sentinel, one time only. Proposed date for advertising July 25, 2017, in order to allow time to review the advertisement, make correction if necessary, and publish a corrected advertisement.
2. Please see the sample text for the advertisement.
3. Reading of the resolution: Designating certain land within unincorporated Orange County as the Pine Castle Urban Center: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.
4. Allow for public comments regarding the resolution.
5. Request for BCC to approve resolution.
6. Return two original signed copies of resolution to the Environmental Protection Division, Attn: Michelle Gonzalez.

RJD/LC: mg

Attachments

c: Chris Testerman, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental and Development Services
Joel D. Prinsell, Deputy County Attorney
Alberto Vargas, Manager, Planning Division



The proposed resolution may be examined at the office of the Comptroller Clerk of the Board of County Commissioners; 210 South Rosalind Avenue, Fourth Floor; Orlando, Florida; between 8 a.m. and 5 p.m., Monday through Friday. Interested parties may appear at the meeting to be heard in respect to the proposed resolution.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the American with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

RESOLUTION

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

regarding
**DESIGNATING CERTAIN LAND WITHIN
UNINCORPORATED ORANGE COUNTY AS THE
PINE CASTLE URBAN CENTER: ROCC
(REDEVELOPING ORANGE COUNTY
COMMUNITIES) AND AS A BROWNFIELD AREA
FOR THE PURPOSE OF ENVIRONMENTAL
REMEDiation, REHABILITATION, AND ECONOMIC
DEVELOPMENT**

Resolution No. _____

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

WHEREAS, the Orange County Board of County Commissioners (the "Board") wishes to notify the Florida Department of Environmental Protection 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) of the Act, including the notice and public hearing requirements set forth in Sections 125.66 and 125.66(4)(b)(2) and 125.66(4)(b)(3) Florida Statutes, have been complied with.

WHEREAS, on June 28, 2017 and August 1, 2017, public hearings were held near the area to be designated to provide an opportunity for public input on the size of the area, the objective for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns in accordance with Section 376.80(2)(a), Florida Statutes; and

WHEREAS, the Board has considered the criteria set forth in Section 376.80(2)(a), Florida Statutes, namely,

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes, and

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

54 WHEREAS, the procedures set forth in Section 376.80(1), Florida Statutes,
56 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.

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

60 **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
62 this Section.

Section 2. The area described in Exhibit "A" as the Pine Castle Urban Center:
64 ROCC, attached hereto and incorporated herein by reference, located in the
unincorporated area of the County, less any real property for which a property owner
66 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 "Pine
68 Castle Urban Center: ROCC (Redeveloping Orange County Communities)" which shall
hereafter be known as the "Pine Castle Urban Center: ROCC" as a brownfield area for
70 environmental remediation, rehabilitation, and economic development as set forth in the
Act, under the following terms and conditions:

72 a. The designation of the brownfield area by this Resolution does not,
by itself, render Orange County or its Board responsible for the costs and liabilities
74 associated with site remediation, rehabilitation, economic development, or source
removal, as those terms are defined in the Act, unless the Board specifically designates
76 itself as a responsible person pursuant to Section 376.80(3), Florida Statutes, thereof.

b. Nothing in this Resolution shall be deemed to prohibit, limit, or
78 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

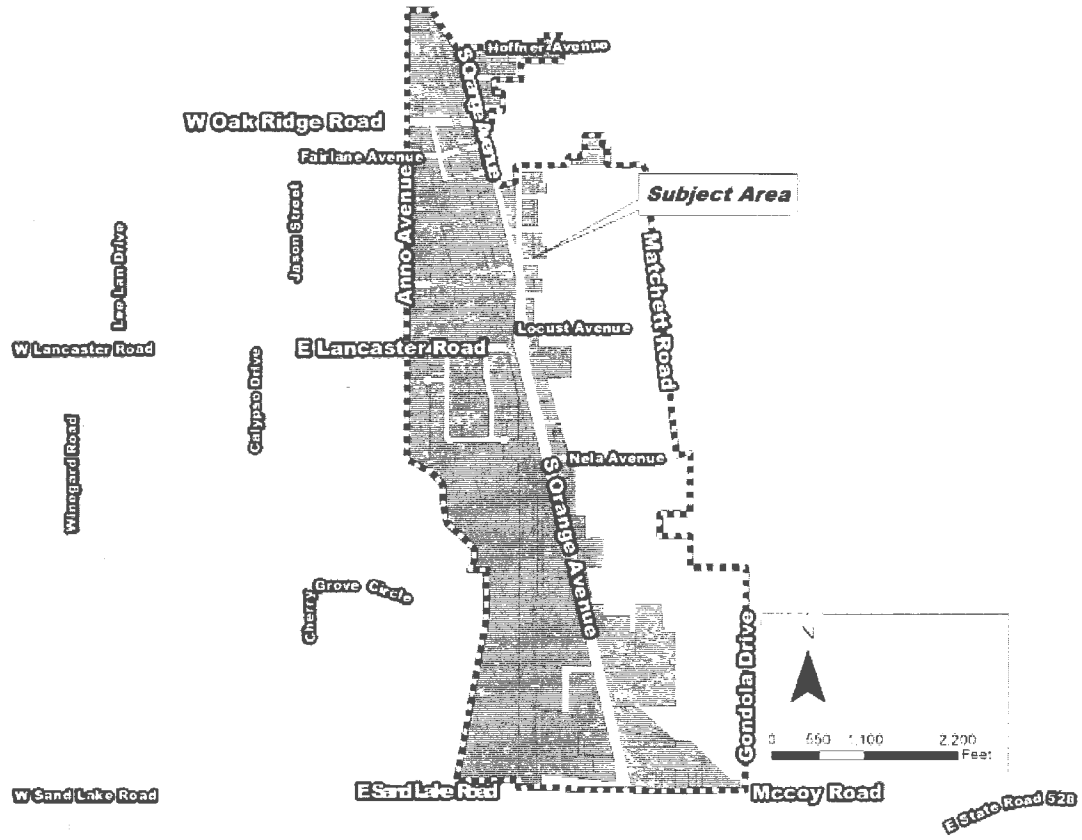
ADOPTED THIS ____ DAY OF _____, 2017.

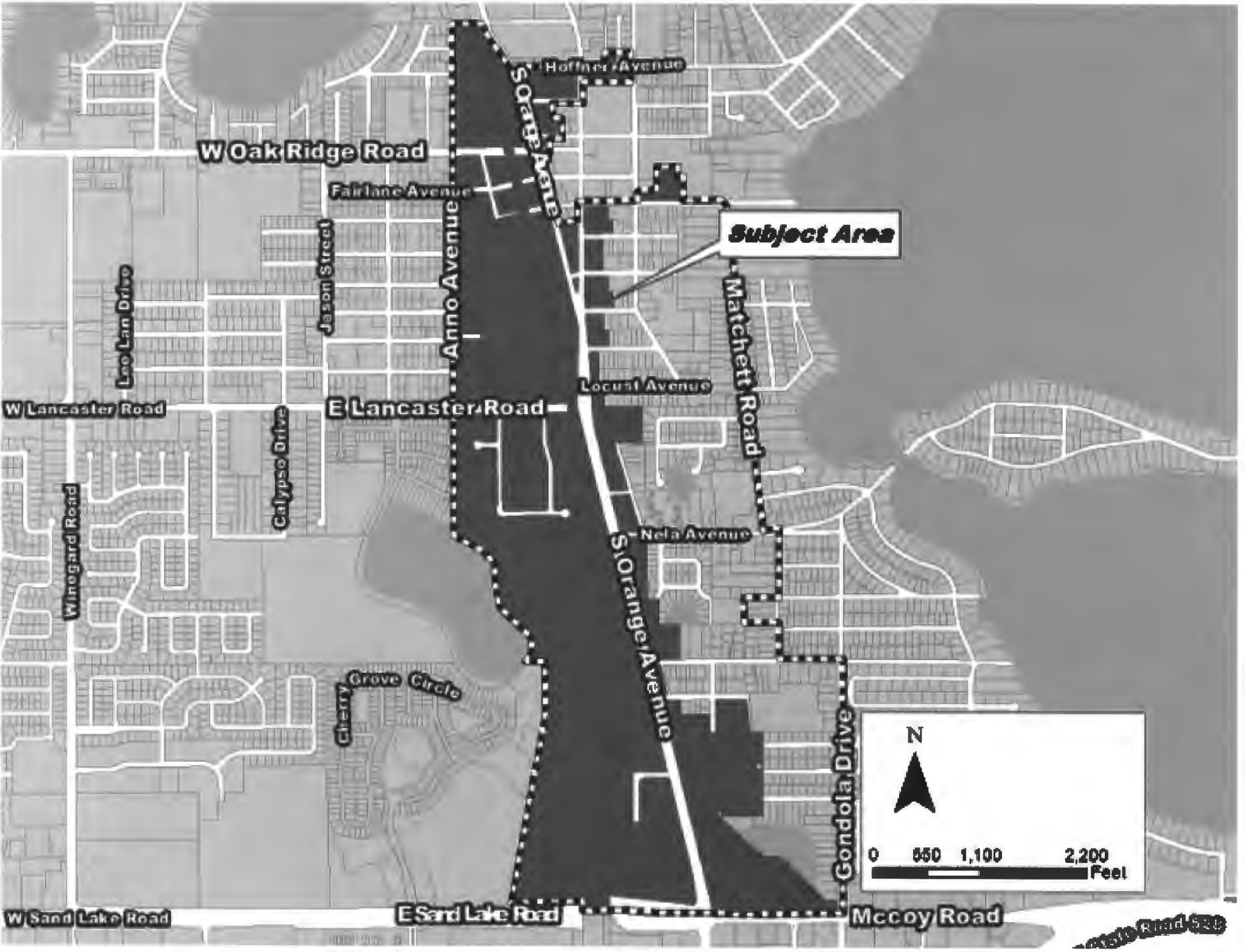
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Teresa Jacobs
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners
By: _____
Deputy Clerk

EXHIBIT A





W Oak Ridge Road

Hoffner Avenue

Fairlane Avenue

Subject Area

S Orange Avenue

Jason Street

Matchett Road

Locust Avenue

E Lancaster Road

W Lancaster Road

Calypso Drive

Winegard Road

Nela Avenue

S Orange Avenue

Cherry Grove Circle

Gondola Drive

W Sand Lake Road

E Sand Lake Road

McCoy Road

McCoy Road 530



0 550 1,100 2,200 Feet