Environmental Protection Division

Brownfield Area Applications for Brixton Landing, Ltd. and Wellington Park, Ltd.

District 2

September 19, 2017



Purpose & Background
Properties Considered
Brownfield Benefits
Brownfield Qualifications
Actions Requested



- Purpose & Background
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- 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



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.



REQUEST BY PROPERTY OWNER

1ST PUBLIC HEARING Located in the community

> 2nd PUBLIC HEARING at BCC Chambers

> > BCC NOTIFICATION to FDEP

> > > CLEANUP & REDEVELOPMENT BENEFITS AVAILABLE

Purpose & Background

- Property owners requesting Brownfield Area designation
- 1st public hearing (community meeting)
 - Opportunity for 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
 - Held on August 15, 2017 at the John Bridges Community Center, 445 W 13th Street, Apopka, FL 32703

2nd of two required public hearings (before BCC today)



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Properties Considered (Brixton Landing)

Brixton Landing

- Application received December 9, 2016
- Address: 442 E. 13th Street, Apopka
- Approximately 10.43 acres
- Owner: Brixton Landing, Ltd.
- Former citrus grove (1930s-1980s)
- Phase I Environmental Site Assessment
 - Citrus grove operations include the use of pesticides, herbicides and fertilizers which may contain hazardous materials, including arsenic.
- Redeveloped as affordable senior housing



PIN: 15-21-28-0000-00-015









2017 site photos



Properties Considered (Wellington Park)

Wellington Park

- Application received December 14, 2016
- Address: 1225 Apley Circle, Apopka
- Approximately 14.72 acres
- Owner: Wellington Park, Ltd.
- Former nursey (1969 to 2006)
- Phase I Environmental Site Assessment
 - Nurseries typically store, handle, and use pesticides, herbicides and fertilizers which may contain hazardous materials, including arsenic
- Being redeveloped as affordable housing



PIN: 11-21-28-0000-00-007









2017 site photos





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Financial incentives

- Lender liability protection
- Sales tax credit on building materials for affordable housing
- Brownfield Site Rehabilitation Agreement accessibility
- Cleanup tax credits
- Job creation bonus refunds
- Loan guarantees for primary lenders
- 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



- Applicant agrees to rehabilitate and redevelop the site
 Economic productivity ≥ 5 new jobs*
- Consistent with Comp Plan and Land Development Code
- Noticed to neighbors
- Reasonable assurance of sufficient financial resources

* exemption for affordable housing



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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 consisting of Parcel ID 15-21-28-0000-00-015 as the Brixton Landing Green Reuse Area: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.

District 2

Action Requested #2

Approval of a Resolution of the Orange County Board of County Commissioners regarding designating certain land within unincorporated Orange County consisting of Parcel ID 11-21-28-0000-00-007 as the Wellington Park Green Reuse Area: ROCC (Redeveloping Orange County Communities) and as a Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development.

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