

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

TAKING ACTION ON PROPOSED BROWNFIELD AREA DESIGNATION OF 1980 CAMERON AVENUE, SANFORD, FLORIDA; DESIGNATING UNINCORPORATED LANDS IN SEMINOLE COUNTY AS A BROWNFIELD AREA FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING NOTIFICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION AS REQUIRED BY STATE LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida adopted the Brownfield Redevelopment Act as codified in Sections 376.77 through 376.85, Florida Statutes, for the designation of certain lands as “Brownfield Sites” or “Brownfield Areas” for the corresponding provision of environmental remediation, rehabilitation, and economic development for such areas; and



WHEREAS, a Brownfield Site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination; and

WHEREAS, a Brownfield Area is defined as 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; and

WHEREAS, Michael O. Sznajstajler and Jessica Gow of Cobb Cole, on behalf of JCMJ, LLC the applicant and owner of real property located at 1980 Cameron Avenue, Sanford Florida also identified as three parcels 33-19-31-300-0050-0000 and 33-19-31-300-139B-0000 and 33-19-31-300-015A-0000 (“subject property”) in unincorporated Seminole County requests the

Seminole County Board of County Commissioners to provide for the designation of a Brownfield Area at the subject property depicted in Exhibit A, attached and incorporated by reference; and

WHEREAS, Section 376.80(2)(c), Florida Statutes provides that a local government shall designate a Brownfield Area upon the request of the applicant, if at the public hearing the applicant has established all of the following:

(1) A person who owns or controls a potential Brownfield Site is requesting the designation and has agreed to rehabilitate and redevelop the Brownfield Site;

(2) The rehabilitation and redevelopment of the proposed Brownfield Site will result in at least five (5) new permanent jobs at the Brownfield Site that are full-time equivalent positions not associated with the implementation of the Brownfield Site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities;

(3) The redevelopment of the proposed Brownfield Site is consistent with the local comprehensive plan and is a permitted use under the applicable local land development regulations;

(4) Notice of the proposed rehabilitation of the Brownfield Area has been provided to neighbors and nearby resident of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area;

(5) The person proposing the area for designation has provided reasonable assurance that she or he has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan; and

WHEREAS, Section 376.80(2)(c), Florida Statutes requires two public hearings to designate real property proposed by persons other than a governmental entity as a Brownfield Area for the purpose of environmental rehabilitation and economic development and for the designation by County resolution; and

WHEREAS, the applicant conducted a community meeting on October 20, 2021 after 5:00 p.m. within the required vicinity of the subject property with proper notice in accordance with Section 376.80(1)(b), Florida Statutes, and the Board of County Commissioners held the first public hearing on November 9, 2021; and

WHEREAS, the Board of County Commissioners finds and determines that the applicant through testimony and documentation established the factors outlined above and qualifies for designation as a Brownfield Area at the second public hearing pursuant to Section 376.80(2)(c), Florida Statutes.



NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Incorporation of Recitals. The recitals set forth above are true and correct and are adopted as findings by the Board of County Commissioners of Seminole County and hereby incorporated by reference.

Section 2. The subject property is approximately 14.82 acres located at 1980 Cameron Avenue, Sanford Florida also identified as three parcels 33-19-31-300-0050-0000 and 33-19-31-300-139B-0000 and 33-19-31-300-015A-0000 in unincorporated Seminole County as depicted on Exhibit A, attached and incorporated by reference, is hereby designated as a Brownfield Area for environmental rehabilitation and redevelopment purposes in accordance with the Brownfield Redevelopment Act, Sections 376.77 through 376.85, Florida Statutes.

Section 3. The County shall notify the Florida Department of Environmental Protection of this Brownfield Area designation in accordance with Section 376.80, Florida Statutes. However, such designation shall not render Seminole County liable for costs of site rehabilitation, source removal, or risk reduction as those terms are defined in Section 376.79, Florida Statutes.

Section 4. The applicant shall enter into a Brownfield Rehabilitation Agreement with the Florida Department of Environmental Protection for voluntary environmental rehabilitation and remediation and provide the County with periodic reports in accordance with Section 379.80, Florida Statutes.

Section 5. Nothing in this Resolution shall be deemed to prohibit, limit, or amend the authority and power of the Seminole County Board of County Commissioners, to designate any other property or real properties as a Brownfield Site or Brownfield Area, or to modify, amend, or withdraw the designation as established herein.



Section 6. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this _____ day of _____, 20____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

MMH/sjs
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