



Application for Brownfield Area Designation

Seminole County Application for Brownfield Area Designation

**County Manager's Office Department
Economic Development
1101 E 1st St
Sanford, FL 32771
Phone (407) 665-7135**

This application must be completed to request designation from Seminole County as a Brownfield Area. It is important to complete all applicable sections and attach all requested information. Notice of the proposed rehabilitation of the Brownfield Area must be provided to neighbors and nearby residents and must be posted in the affected area (s.376.80) (it will be the applicant's responsibility to pay for all legal and public notice requirements associated with this activity). It is required that the applicant schedule a Brownfields Preapplication Meeting before submitting this package to the County. The applicant is reminded that upon approval of this application, a Brownfield Site Rehabilitation Agreement with the FDEP may be required (s.376.80(5)). If you have any questions concerning the completion of this application package or wish to schedule a preapplication meeting, please call (407) 665-7135.

* Please submit an original, 4 copies, and a PDF electronic copy of the application and supporting documentation.

PROPERTY INFORMATION

Property Name: 1980 Cameron Avenue Brownfield Area

Property Owner(s): UIG Construction-FLA LLC

Address: 1980 Cameron Avenue

City: Sanford

Property Size (acres & square feet): +/- 14.82 acres (645,695 square feet)

Parcel(s) Number(s): 33-19-31-300-0050-0000, 33-19-31-300-139B-0000,
33-19-31-300-015A-0000

Folio Number: N/A

*****Attach property location map and legal description*****



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PROPERTY DESCRIPTION

Briefly describe property (vacant, unoccupied, etc.) Include photo if appropriate:
The property has previously been developed with limited buildings used for transportation operations. Redevelopment of the site is complicated by actual and/or perceived impacts associated with its historic use for railroad transportation. An aerial photo of the property is attached hereto

Zoning: M-1 Industrial
Future Land Use Designation: Industrial

Located within one-half mile of an existing major street?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Public Street Access:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Existing public water (yes) and sewer (no) distribution lines?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Outside flood plain area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there monitoring wells or private water supply well on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, what are their type and use <u> There are groundwater monitoring wells that are present on the property. </u>		
Describe, if any, all outstanding property taxes due on the property: <u> N/A </u>		
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Application for Brownfield Area Designation

APPLICANT INFORMATION

Name: JCMJ, LLC
Address: 1980 Cameron Avenue
City: Sanford
Phone: 386-323-9222 Fax: N/A
Interest in Property: Contract Purchaser

CURRENT PROPERTY OWNER & CO-APPLICANT

Name: UIG Construction-FLA LLC
Address: 1980 Cameron Avenue
City: Sanford
Phone: Fax:
Legal status of current property owner(s):
[] Individual/Sole Proprietorship [] General Partnership State
[X] Limited Liability [] Limited Partnership FL State
[] Florida Local Government
[] Out of State Corporation [] State of Incorporation

ENVIRONMENTAL STATUS

Provide a comprehensive description of the nature and geographical extent of contamination by hazardous substances and/or pollutants, actual or perceived. (Use additional pages if necessary):

The Property is the site of a former railroad line. Historic use of the property for railroad transportation, included the potential use of metal compounds, pesticides, and oil/fuel Byproducts. This historic use appears to have resulted in the presence of contaminants of concern in soil and groundwater within the property boundaries. The Applicant intends to assess and complete any further assessment and cleanup activities upon entering the Florida Brownfields Redevelopment Program and signing a Brownfield Site Rehabilitation Agreement.



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Provide a comprehensive description of any previous or current onsite remedial actions (use additional pages if necessary):

The Applicant has completed preliminary environmental assessment activities within the Property, including due diligence, historic records review, and soil and groundwater sampling. These investigations have revealed the presence of constituents of concern likely resulting from former operation for railroad transportation uses. Following designation of the Property as a Brownfield Area, the Applicant intends to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection to facilitate site rehabilitation and redevelopment.

If remedial action is necessary, will you agree to enter into a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection (FDEP) or authorized designee)?

Yes No

*****Attach any Executive Summaries of Environmental Reports for the Area, if available*****

DEVELOPMENT PLAN

Provide a general description of the proposed redevelopment plans for the site. Include the NAICS code and activities of the business(es) that will occupy the redeveloped site. The County will determine if the proposed development is consistent with the County's comprehensive plan.

The applicant agrees and certifies to the following four (4) key Brownfields Redevelopment points as outlined in State of Florida Brownfields regulations (F.S.376.80(2)(c)):

1. *The owner(s) agree to the site rehabilitation;*
2. *The proposed project for this site will result in at least five (5) new permanent direct jobs, not associated with the redevelopment project;*
3. *The applicant understands that notice will be given to the neighbors, and is willing to participate in the public hearings to receive and address any concerns of the public;*
4. *There are sufficient financial resources in place to rehabilitate and develop/redevelop the site.*

Attach additional sheets as necessary to complete your response.

*****Be sure to attach further illustrative or graphical information, as appropriate*****



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Please see the attached letter, dated August 13, 201, regarding the proposed development plan and certification regarding the applicable criteria for designation of a Brownfield Area. The Applicant is interested in redevelopment the Property for potential industrial, commercial and office development associated with its site development and maintenance services business.

Applicant is reminded that the proposed site development is subject to final approval by County Staff and must be in compliance with all applicable County codes and regulations in effect at the time of permitting.

SERVICES TO BE PROVIDED BY SEMINOLE COUNTY

Have you had a Brownfield Preapplication Meeting? Yes No

Participated in multiple pre-application calls with Dana Carr

(It is required that all applicants have a preapplication meeting with County Staff. Please call (407) 665-7135 to schedule).

To better assist you, please check you are seeking through this Brownfield Area designation (check all that apply).

Type of Assistance Requested:

- Regulatory Assistance (aid for meeting government agency permitting requirements)
- Tax Credits / Exemptions due to Brownfields site designation
- Job Creation Credits due to Brownfields site designation
- Job Training Grants due to Brownfields site designation



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What are your goals with respect to this property (i.e. Sale, redevelopment, business expansion, etc.):

The Applicant intends to acquire and redevelop the site for use with its site development and maintenance services business. The redevelopment will also include office uses associated with its business.

The applicant is reminded that the contents of this application shall be considered a public record of the County.

The undersigned affirms that the information contained in this application is true and accurate.

<Applicant>

Notary section containing signature of James T. Crow Jr, date 31st day of August 2021, and notary signature Brandi L. Welch with commission expiration date May 10, 2023.

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For County use only:

Application received by: _____ Date: _____

County Commission date for designation of site as a Brownfields Area (date of adoption by resolution): _____

Certification by Economic Development.

- 1. Application deemed complete _____
2. Legal Description is correct & complete _____ Approved by _____, Right-of-Way Sec., Date _____
3. Application is correct _____ Requested zoning complies w/Land Use Plan Designation _____

LOCATION MAP



Legal Description of Property

SEC 33 TWP 19S RGE 31E SW 1/4 OF SE 1/4 OF NE 1/4 (LESS RR & E 40 FT FOR RD) and
SEC 33 TWP 19S RGE 31E S 1/2 OF SW 1/4 OF NE 1/4 (LESS W 954 FT & RD & RR RY) and
SEC 33 TWP 19S RGE 31E ABANDONED RR R/W IN S 1/2 OF S 1/2 OF NE 1/4, Seminole
County, Florida.

Environmental Summary

1.0 SUMMARY

The subject property investigated by G&S Good Environmental, Inc. (G&S) as part of this Phase I Environmental Site Assessment (ESA) consists of approximately 14.82 +/- acres of warehouse and vacant land property located at 1980 Cameron Avenue, Sanford, Seminole County, Florida. More specifically, the subject property is described in the Seminole County Tax Parcel Identification 33-19-31-300-139B-0000, 33-19-31-300-0050-0000, and 33-19-31-300-139B-0000. Please refer to the USGS Site Location Map presented in Appendix A-1 and the 2019 Aerial Photograph presented in Appendix A-2 for additional site information.

Based on our field observations, historical research, public records review and interviews conducted in accordance with American Society for Testing and Materials (ASTM) Format E1527-05, the findings of this Phase I ESA are as follows:

1. We found evidence of recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, public records review and interviews.

The subject property was formerly improved with a railroad spur line that was utilized for the transportation of vegetables. Some historic railroad operations involved the use of chemicals that may have resulted in presence today of contamination. The most commonly reported contamination along rail lines includes metals, pesticides (such as lead arsenate), and constituents of oil or fuel (petroleum products). These chemicals have been associated with normal railroad operations and are likely to be found anywhere along the line. It would not be uncommon to find arsenic present in the soil along a right-of-way from old railroad ties dipped in an arsenic solution, arsenic weed-control sprays, and arsenic-laced slag used as railroad bed fill. Lubricating oil and diesel that dripped from the trains are likely sources of the petroleum product found along the lines. Other sources of contaminants associated with historic railroad operation may include coal ash from engines and creosote from ties. G&S reviewed a report completed by Universal Engineering, dated December 24, 2019, that shows elevated arsenic levels in a nearby area. G&S recommends that soil and groundwater sampling occur at the subject property.

G&S observed two (2) monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.

G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well. G&S recommends soil and groundwater testing surrounding the former ASTs.

2. We found evidence of petroleum product or hazardous materials storage or use at the subject property.

G&S observed two aboveground storage tanks located within the barn in the western section of the subject property. The ASTs are located on concrete and undercover. G&S recommends that they are placed in secondary containment. G&S did not observe any obvious staining or discharges. G&S does not recommend any testing at this location at this time.

3. G&S found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, ASTs, polychlorinated biphenyls (PCBs), drums, septic tanks, drinking water wells, seeps, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property with the following exception.

G&S observed two monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.

G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well.

G&S observed two aboveground storage tanks located within the barn in the western section of the subject property. The ASTs are located on concrete and undercover. G&S recommends that they are placed in secondary containment. G&S did not observe any obvious staining or discharges. G&S does not recommend any testing at this location at this time.

4. We found evidence indicating the presence of facilities within the ASTM minimum search distance that contained six (6) leaking underground storage tanks (LUSTs) and no leaking aboveground tanks (LASTs) based on G&S' regulatory agency contact and field observations. (Please refer to Table 3 for a listing of these facilities). Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, none of these facilities are not, in our opinion, RECs.
5. We found evidence indicating the presence of sixteen (16) facilities within the ASTM minimum search distances that formerly or currently generate(d) hazardous waste or use(d) hazardous materials based on our regulatory agency contact and field observations. Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, none of these facilities are not, in our opinion, RECs.

Based on the conclusions of the Phase I ESA conducted at the referenced property, G&S found evidence of recognized environmental conditions (RECs) associated with the subject property. Based on our current findings, it is our opinion that environmental assessment is warranted at this time.

- The subject property was formerly improved with a railroad spur line that was utilized for the transportation of vegetables. Some historic railroad operations involved the use of chemicals that may have resulted in presence today of contamination. The most commonly reported contamination along rail lines includes metals, pesticides (such as lead arsenate), and constituents of oil or fuel (petroleum products). These chemicals have been associated with normal railroad operations and are likely to be found anywhere along the line. It would not be uncommon to find arsenic present in the soil along a right-of-way from old railroad ties dipped in an arsenic solution, arsenic weed-control sprays, and arsenic-laced slag used as railroad bed fill. Lubricating oil and diesel that dripped from

the trains are likely sources of the petroleum product found along the lines. Other sources of contaminants associated with historic railroad operation may include coal ash from engines and creosote from ties. G&S reviewed a report completed by Universal Engineering, dated December 24, 2019, that shows elevated arsenic levels in a nearby area. G&S recommends that soil and groundwater sampling occur at the subject property.

- G&S observed two (2) monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.
- G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well. G&S recommends soil and groundwater testing surrounding the former ASTs.

August 13, 2021 Letter to Seminole County

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Joseph A. Cottingham
Nika K. Hosseini
Sydney V. Cichon



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

OF COUNSEL
Larry D. Marsh

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

August 13, 2021

VIA ELECTRONIC MAIL

Seminole County
Attn: Dana Carr
1101 East First Street,
Sanford, FL 32771

Re: Request for Brownfield Area Designation
1980 Cameron Avenue, Sanford, Florida
Parcel ID No. 33-19-31-300-0050-0000

Dear Ms. Carr:

Cobb Cole has the pleasure of representing JCMJ, LLC ("JCMJ") with respect to the property located at 1980 Cameron Avenue in Sanford, Florida (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as JCMJ's request to have Seminole County (the "County") designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes.

Through its affiliates and partners, JCMJ has almost two decades of experience in site work development/construction and maintenance services throughout the State of Florida. JCMJ is interested in redeveloping the Property for potential industrial and commercial development associated with its site development and maintenance services. However, the redevelopment of the Property is complicated by actual and/or perceived environmental issues associated with historic use of the Property railroad transportation, which included the potential use of metal compounds, pesticides, and oil/fuel byproducts.

Accordingly, JCMJ is interested in completing the redevelopment under the Florida Brownfields Redevelopment Program, including investigating, assessing, and addressing the actual and/or perceived environmental issues associated with the Property. Pursuant to Section 376.80(2)(c), Florida Statutes, a local government designates property as a Brownfield Area, if the applicant can meet the applicable criteria provided for in the statute. A description of said criteria and an analysis of how JCMJ meets the same is provided below:

Section 376.80(2)(c)1, Florida Statutes. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.

JCMJ is the contract purchaser of the Property and will be the owner of the Property prior to hearings on the Brownfield Area designation. Following the Brownfield Area designation, JCMJ intends to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection to facilitate site rehabilitation and redevelopment of the site.

Section 376.80(2)(c)2, Florida Statutes. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 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 pursuant to the redevelopment of the proposed brownfield site or area.

The Property is the site of a former railroad line. The redevelopment of the Property for a commercial/industrial redevelopment will result in increased economic productivity within the County. JCMJ anticipates that the redevelopment of the Property for commercial and industrial uses will result in the creation of more than five (5), new permanent, full-time equivalent jobs that are not associated with redevelopment project demolition or construction at the Property, including sales and service job opportunities, site development positions, office administration and management staff, and other employment opportunities associated with the proposed use of the Property.

Section 376.80(2)(c)3, Florida Statutes. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.

Redevelopment of the Property for commercial and industrial opportunities is consistent with the County's Comprehensive Plan and is a permissible use under the applicable Land Development Code. The Property's Future Land Use designation is Industrial, which is intended to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. In addition, the Property is located in the M-1 "Industrial District" zoning classification, which is designed to permit the normal operation of the majority of industrial uses under such conditions of operations as will protect abutting residential and commercial uses and adjacent industrial uses.

Section 376.80(2)(c)4, Florida Statutes. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), 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.

JCMJ is committed to providing proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment of the Property. JCMJ will assist the County in complying with the required notice provisions for the Brownfield Area, providing the County with any comments and suggestions it receives regarding site rehabilitation, and posting the notice at the proposed Brownfield Area.

Section 376.80(2)(c)5, Florida Statutes. The person proposing the area for designation has provided reasonable assurances that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

JCMJ and its affiliates are experienced corporate citizens with active locations across seven Florida counties. JCMJ has sufficient financial resources to implement and complete site rehabilitation and redevelopment of the Property.

Cobb Cole appreciates the opportunity to bring this request before Seminole County for consideration. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Michael O. Sznajstajler

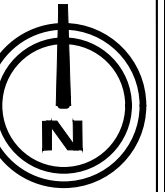
Direct Dial (386) 323-9222
Michael.Sznajstajler@CobbCole.com
Fax (386) 944-7963

Enclosures

cc: JCMJ, LLC
(via e-mail with enclosures)

Exhibit A

Property Location



1980 CAMERON BLVD, SANFORD, FL
AERIAL PHOTOGRAPH

PROJECT #: 6700-001-01
REPORT #: 9924

DRAWN BY: GWG
DATE: 11/18/2020

- REVISIONS:
- 1.
 - 2.
 - 3.
 - 4.
 - 5.

NTS

PAGE
A-3