
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution designating property owned by the Seminole County School Board located at 2290 East State Road 46 in Sanford, Seminole County, Florida, in the parcel northwest of East State Road 46 and Brisson Avenue, a Brownfield Area

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord **CONTACT:** John Metsopoulos **EXT:** 7133

MOTION/RECOMMENDATION:

1. Adopt a resolution designating property owned by the Seminole County School Board as a Brownfield Area for the purpose of environmental rehabilitation and job creation; or
2. Deny a resolution designating property owned by the Seminole County School Board as a Brownfield Area; or
3. Continue the item to a time and date certain.

District 5 Brenda Carey

John Metsopoulos

BACKGROUND:

Brownfield Area designations are governed by the criteria within Florida Statutes (F.S.) Section 376.80. In accordance with F.S. 376.80, a person who owns or controls a potential Brownfield Area site may request a Brownfield Area Designation from the local government with jurisdiction over the site. State Law provides further criteria that the local government must consider in its decision to designate a Brownfield Area. These criteria are addressed below for each separate application, as well as in the attached resolutions.

In accordance with Florida Statutes 376.80 (2) (a) two hearings (one of which can be a community information meeting) are required for the Seminole County School Board site because it is not within a predesignated redevelopment area.

A Brownfield designation provides the owner access to numerous opportunities for financial assistance from the State's Brownfield Redevelopment Program to rehabilitate the site.

1. The Brownfield Area depicted in Exhibit A is determined to warrant economic development and has a reasonable potential for such activities through rehabilitation and job creation.
2. The Brownfield Area depicted in Exhibit A is focused to a limited geographic area.
3. The designation of the Brownfield Area depicted in Exhibit A will provide for the remediation of a contaminated site for a future educational facility.
4. The Seminole County School Board, as property owner of the Brownfield Area, has

agreed to remediate and redevelop the Brownfield Area depicted in Exhibit A.

5. The rehabilitation and redevelopment of the Brownfield Area will result in economic production in the area and the creation of at least five (5) new permanent jobs at the Brownfield Area, which are full-time equivalent positions not associated with implementation of the rehabilitation agreement, or with the demolition or construction associated with the redevelopment agreement.
6. The redevelopment of the proposed Brownfield Area is consistent with the Seminole County Comprehensive Plan and is a permissible use under the County's land development code.
7. Proper notice of the proposed rehabilitation of the Brownfield Area has been provided to neighbors and nearby residents and published in the newspaper, and the Seminole County School Board has provided those receiving notice the opportunity to provide comments and suggestions about rehabilitation.
8. The Seminole County School Board has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelop the site.

Upon designation by the County, the Property Owner will enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection (FDEP) and will conduct the remediation and complete the redevelopment and reuse under the direction of the FDEP.

The County would have no financial obligation as a result of an approval of this Brownfield Area designation.

The Seminole County School Board Midway School Site-Description

The Midway School Site property (Subject Property) is located at 2290 East State Road 46 in Sanford, Seminole County, Florida, in the parcel northwest of East State Road 46 and Brisson Avenue. The area includes parcels #32-19-31-300-024A-0000, #32-19-31-504-0G00-0010, #32-19-31-504-0G00-0190, #32-19-31-504-0G00-0200, #32-19-31-504-0G00-0210, #32-19-31-504-0G00-0100, and #32-19-31-504-0G00-0050. The Subject Property consists of approximately 72 acres of undeveloped land and wetlands. The property is currently used as pastureland for horses and cattle.

Site History A Phase I Environmental Site Assessment (ESA) report dated November 2006 was prepared by MACTEC Engineering and Consulting, Inc. (MACTEC). A total of 14,150 tons of arsenic-impacted soils was estimated to be present.

The laboratory analytical report for the groundwater sample collected from MW-3 did not indicate a concentration of arsenic above the laboratory minimum detection limit.

STAFF RECOMMENDATION:

Staff recommends that the Board adopt a resolution designating property owned by the Seminole County School Board as a Brownfield Area for the purpose of environmental rehabilitation and job creation.

ATTACHMENTS:

1. Resolution
2. Location Map
3. Minutes

Additionally Reviewed By:

County Attorney Review (Ann Colby)

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, MAKING FINDINGS; DESIGNATING THE PLI PUBLIC LANDS AND INSTITUTIONS ZONING AREA OF PARCELS 32-19-31-300-024A-0000, 32-19-31-504-0G00-0010, 32-19-31-504-0G00-0190, 32-19-31-504-0G00-0200, 32-19-31-504-0G00-0210, 32-19-31-504-0H00-0010, 32-19-31-504-0H00-0050 AS A BROWNFIELD AREA WITHIN UNINCORPORATED SEMINOLE COUNTY FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida has provided in Sections 376.77 - 376.85, Florida Statutes for the designation by resolution, at the request of the property owner, of one or more parcels as a "Brownfield Area", and for the corresponding provision of environmental rehabilitation and economic development; and

WHEREAS, The Seminole County School Board, has requested designation as a Brownfield Area the PLI zoned portion of parcels **32-19-31-300-024A-0000, 32-19-31-504-0G00-0010, 32-19-31-504-0G00-0190, 32-19-31-504-0G00-0200, 32-19-31-504-0G00-0210, 32-19-31-504-0H00-0010, 32-19-31-504-0H00-0050** , depicted in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the Board of County Commissioners of Seminole County has reviewed the requirements for Brownfield Area designation, as specified in Florida Statutes Sections 376.80(2)(a) and 376.80(2)(b), and has determined that the proposed area qualifies for designation as a Brownfield Area

because the following requirements of Florida Statutes Sections 376.80(2)(a) and 376.80(2)(b) have been met:

1. The Brownfield Area depicted in Exhibit A is determined to warrant economic development and has a reasonable potential for such activities through rehabilitation and job creation.
2. The Brownfield Area depicted in Exhibit A is focused to a limited geographic area.
3. The rehabilitation of the Brownfield Area depicted in Exhibit A will provide for the remediation of a contaminated site that is to be utilized by the Seminole County School Board.
4. The Seminole County School Board, as property owner of the Brownfield Area, has agreed to remediate and redevelop the Brownfield Area depicted in Exhibit A.
5. The rehabilitation and redevelopment of the Brownfield Area will result in economic production in the area and the creation of at least five (5) new permanent jobs at the Brownfield Area, which are full-time equivalent positions not associated with implementation of the rehabilitation agreement, or with the demolition or construction associated with the redevelopment agreement.
6. The redevelopment of the proposed Brownfield Area is consistent with the Seminole County Comprehensive Plan and is a permissible use under the County's land development code.

7. Proper notice of the proposed rehabilitation of the Brownfield Area has been provided to neighbors and nearby residents and published in the newspaper, and The Seminole County School Board has provided those receiving notice the opportunity to provide comments and suggestions about rehabilitation.

8. The Seminole County School Board has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelop the site; and

WHEREAS, Seminole County wishes to notify the Florida Department of Environmental Protection of this designation of Brownfield Area to facilitate environmental rehabilitation and economic development of such area consistent with Florida Statutes Sections 376.77-376.85; and

WHEREAS, the procedures set forth in Subsections 376.80(1) and 376.80(2)(a), Florida Statutes, have been followed, and proper notice has been provided in accord with Section 376.80 and Subsection 125.66(4)(b)(2), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The area depicted on Exhibit A, attached hereto and incorporated herein by reference, is hereby designated as a Brownfield Area for environmental rehabilitation and redevelopment purposes per Sections 376.77 through 376.85, Florida Statutes.

Section 2. The County shall notify the Florida Department of Environmental Protection, pursuant to Section 376.80, Florida Statutes, of this Brownfield Area designation.

Section 3. The site described in Exhibit "A", attached hereto and incorporated herein by reference, is hereby designated as a Brownfield Area for environmental remediation, rehabilitation and economic development in accordance with the intent of the Brownfield Redevelopment Act. However, such designation shall not render Seminole County liable for costs of site rehabilitation or source removal, as those terms are defined in Section 376.79(17) and 276.79(18), Florida Statutes, or for any other costs, above and beyond those costs attributable to the County's role as administrator of a Brownfield site rehabilitation program.

Section 4. This Resolution shall become effective immediately upon adoption.

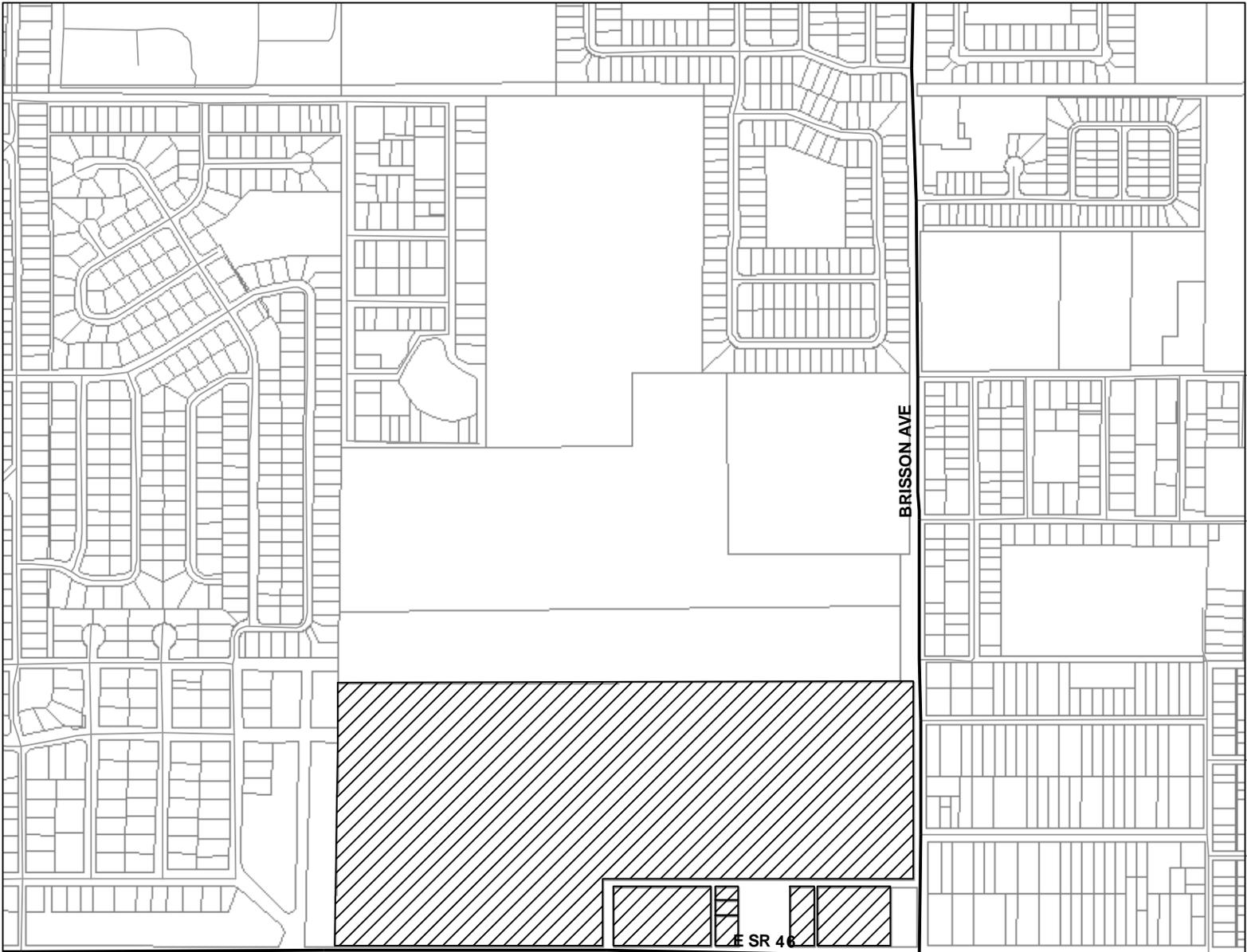
ADOPTED this _____ day of _____ 2008.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

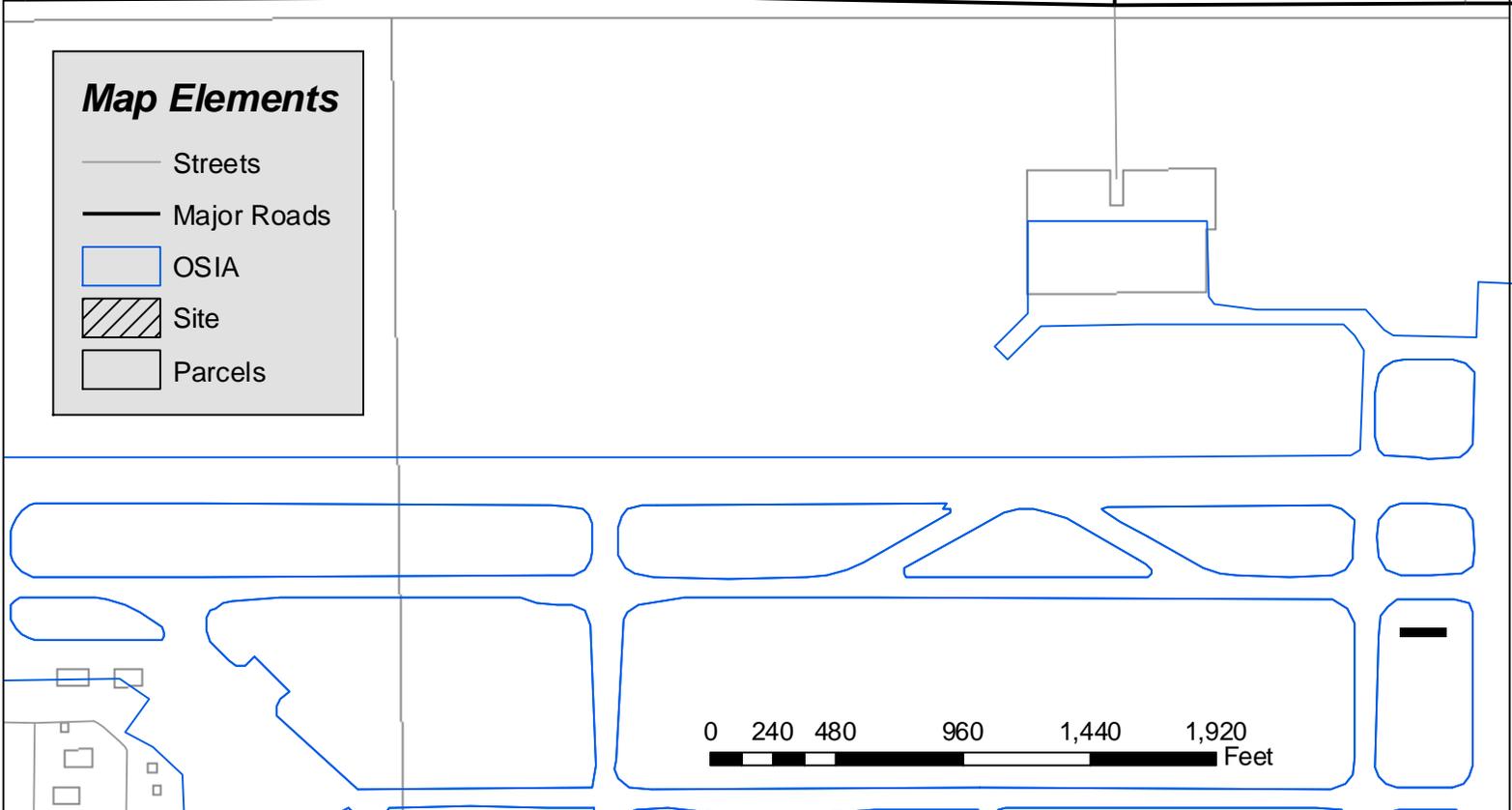
MARYANNE MORSE
Clerk to the Board of
the County Commissioners
of Seminole County, Florida

By: _____
BRENDA CAREY
CHAIRMAN



Map Elements

- Streets
- Major Roads
- OSIA
- ▨ Site
- Parcels



May 13, 2008 School Board Meeting Synopsis

All items on the 5/13/08 *consent* agenda were approved. Agenda items placed under “Unfinished Business” or “New Business” are not included in the “Consent Agenda.” Such agenda items may be described below.

NOTICE: Seminole County Public Schools' Board Meetings are broadcast on Seminole Government Television (SGTV). The schedule for broadcasting is the week of each Board Meeting --- Thursday at 7:00 p.m. and Friday at 1:30 p.m. SGTV is offered to Bright House subscribers on Channel 199.

If additional information is needed regarding any portions of the School Board Meeting please contact Karen Ponder at 407/320-0241 for referral to the appropriate department. The Board Meeting is **highlighted** below:

- **WELLNESS PROGRAM:** Employees are encouraged to complete the wellness survey. There are many personal benefits of completing the survey. Additionally, if employees do not complete the survey the district's health insurance renewal will increase by \$300,000. Employees have an opportunity to help keep rising health insurance costs down. For additional information, please contact Debbie Lewis at 407-320-0519.
- **PRESENTATIONS:** The Board received the following presentations –
 - Dr. Vogel announced that Seminole County Public Schools has been designated by the Florida Department of Education as one of only 10 **Academically High Performing School Districts**.
 - You Make Us Proud – Various students and teacher were recognized for athletics, arts and academic achievements at the state/national level.
 - Dr. Vogel announced that the *Chalkboard Report to the Community* and the *Let's Read, Seminole!* programs won first place SUNSPRA Sunshine Medallion Awards.
 - Sabal Point Elementary School Video Presentation highlighted the construction project.
- **STUDENT MUSEUM:** The Board took action to reduce the hours of operation and staff allocation of the Student Museum (savings included in the budget reduction plan).
- **ENVIRONMENTAL STUDIES CENTER:** The Board took action to reduce the hours of operation and staff allocation of the Environmental Studies Center (savings included in the budget reduction plan).
- **POLICIES:**
 - The Board adopted revised Policy 5.30, School Student Attendance Zones, Revision of Student Attendance Zones, and Inter-Zone Transfer.
 - The Board adopted new Policy 4.38, Management of Textbooks and Equipment.
 - The Board granted preliminary approval and permission to advertise proposed revisions to Policy 2.20, Participation in Organizational Activities, and Policy 7.57, Authorized Travel Expenses.
- **SCHOOL SAFETY & SECURITY:** The Board approved the 2007/2008 Self-Assessment of School Safety and Security Best Practices.
- **SUPERINTENDENT'S REPORT:** The Board received exciting information regarding...
 - Commissioner's Business Recognition Awards
 - Perfect Attendance Report
 - Division Highlights
- **WORK SESSIONS:**
 - 8/12/08, 1:30 p.m., Work Session – Strategic Plan Update
 - 9/9/08, 2:00 p.m., Work Session – Open Discussion Between School Board Members
 - 9/23/08, 4:15 p.m., Joint Work Session with the Teacher Advisory Board and Principals' Forum
 - 11/18/08, 1:30 p.m., Work Session – Strategic Plan Update

The next regular School Board Meeting is scheduled for May 27, 2008 at 5:30 p.m.

Note: The information provided above does not constitute the official minutes of the School Board Meeting. Meeting minutes are prepared and presented to the School Board for review and approval at its next regularly scheduled School Board Meeting.