

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 5, 2012

Consent ☒]

Regular ☐]

Public Hearing ☐]

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and title: Staff recommends motion to approve: the advertising of public hearings on Tuesday, June 19, 2012 at 9:30 a.m and Tuesday, July 10, 2012 at 9:30 a.m. considering the designation of a parcel located at 4220 Charleston Street within unincorporated Palm Beach County as a Brownfield Area.

Summary: On April 5, 2011, the Palm Beach County Board of County Commissioners approved an Interlocal Subgrant Agreement with Treasure Coast Regional Planning Council (TCRPC) to facilitate Brownfields cleanup and redevelopment of the former Pike Utilities property owned by the County. Staff recommends designating the property as a Brownfield Area pursuant to the Brownfields Redevelopment Act set forth in Sections 376.77-376.85, Florida Statutes. Per Section 376.80(2)(a), Florida Statutes, two (2) public hearings are required in order to designate the property as a Brownfield Area. Designation of the property as a Brownfield Area will allow for its development into an open space, passive park, provide more favorable cleanup standards, and obtain site closure with FDEP. District 2 (MJ)

Background and Justification: Pike Utilities operated a water and wastewater treatment facility during the 1970s, which ceased in early 1980s when the facility was decommissioned. Palm Beach County acquired the property in 1979. In 2000, contamination was discovered during a preliminary soil investigation, which led to a Phase 1 and limited Phase 2 Environmental Site Assessment (ESA), and removal of contaminated soil in 2001. In 2011, TCRPC allocated the County a federal grant in the amount of \$200,000 toward site cleanup activities. These cleanup activities addressed soil and groundwater contamination on the property, which led to removal of contaminated soil in August 2011. Florida Department of Environmental Protection (FDEP) requires site cleanup actions be taken to reach FDEP cleanup standards.

A Brownfield Area designation provides benefits to the area, due to cleanup efforts and redevelopment activities. No cost to the County is incurred with the designation. The Brownfield site designation allows the County to utilize State Brownfield Program incentives for environmental remediation, rehabilitation, and economic development.

Attachments:

1. Exhibit A (map of property at 4220 Charleston Street)


Recommended By: _____


Department Director

5/10/12

Date

Approved By: _____


Assistant County Administrator

5/17/12
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund 0 Agency 0 Org. 0 Object 0

Is Item Included in Current Budget? Yes ____ No ____

Reporting Category **N/A**


B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact

C. Department Fiscal Review: Debra M. West


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:



 OFMB

5/14/12
 5/14/12



 Contract and Development Control

5-15-12 B. Wheeler

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

4220 Charleston Street

Brownfield Area

EXHIBIT A

