Agenda Item #: **5D-3**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	April 18, 2023	[] Consent [] Ordinance	[X] Regular [] Public Hearing
Department:	Housing and Econo	mic Development	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motions to approve:

A) a waiver of the statutory requirement, by a majority vote plus one, that one of the two public hearings to be held on June 13, 2023 and July 11,2023, be held after 5:00 p.m., to consider the designation of a parcel located at 8760 Atlantic Avenue, in unincorporated Palm Beach County, Florida, further identified by Parcel Control Number 00-42-46-20-01-000-0130 (the "Subject Property"), as a Brownfield Area pursuant to Section 376.80(2)(c), Florida Statutes; and,

(B) the advertising of public hearings on Tuesday, June 13, 2023 at 9:30 a.m. and Tuesday, July 11, 2023 at 9:30 a.m. to consider the designation of the Subject Property as a Brownfield Area pursuant to Section 376.80(2)(c), Florida Statutes, which shall hereafter be known as the Former Southern Crop Services Green Reuse Area.

Summary: On February 2, 2023, the owners of the property, PEBB Atlantic II and Socro, LLC, submitted a revised application to the Department of Housing and Economic Development to designate the Subject Property as a Brownfield Area. This designation requires two public hearings, one of which must be held after 5:00 p.m. per Section 125.66, Florida Statutes (crossreferenced in Section §376.80, Florida Statutes), unless the Board of County Commissioners, by a majority plus one vote, elects to conduct that hearing at another time of day. The Subject Property was formerly operated as an airport for crop-dusting operations from the late 1940's until 1992, and is impacted by discharges of contaminants in soil including Dieldrin, Toxaphhene, and Copper and in groundwater by alpha-BHC, beta-BHC, and Dieldrin. PEBB Atlantic II, LLC and Socro, LLC plans to develop the Subject Property as a commercial development. The rezoning of the 9.89 acre site was approved by the Board of County Commissioners at the November 28, 2022 BCC Zoning Hearing via Resolution 2022-1420, concurrent with a future land use amendment, to allow for the development of 107,800 square feet of commercial uses including retail, car wash and a self-storage facility. The approved Preliminary Site Plan indicates; four one-story buildings comprised of one retail building, two self-storage buildings, and a car wash facility. Prior to redevelopment, PEBB Atlantic II and Socro, LLC is seeking a "Brownfield Area" designation under Florida's Brownfields Redevelopment Act. The applicant indicates that the proposed development will create no fewer than 30 permanent, full-time equivalent jobs when fully developed, which exceeds the minimum job creation threshold of five jobs. No County funds for implementation are required. This item requires a supermajority vote (5 votes). District 5 (DB)

Background and Policy Issues: The Florida Brownfields Redevelopment Act (Act), Sections §376.77-376.86, *Florida Statutes*, were adopted by the Florida Legislature in 1997 to provide incentives for local governments and individuals to voluntarily clean up and redevelop Brownfield Areas. Participation in the program results in environmental cleanup, protection of public health, reuse of infrastructure and job creation. Local governments play a key role in the Brownfields redevelopment program. **Continued on Page 3.**

Attachment:		
1. Location Map	\	
Recommended By:	Sonathan Brown	3 22 2023
_	Department Director	Date /
Approved By:	Room A. Mith	3/30/2022
	Assistant County Administrator	Øate

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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Fi	scal Years	2023	2024	2025	2026	2027
C	apital Expenditures					
0	perating Costs					
E>	xternal Revenues					
Pi	rogram Income					
In	-Kind Match (County)					
N	ET FISCAL IMPACT	-0-				
				r		
	ADDITIONAL FTE OSITIONS (Cumulative)					
	em Included In Current get Account No.:	Budget?	Yes No	0		
Fund	d Dept Ur	iit O	bject Pro	gram Code/	Period	
В.	Recommended Sou	rces of Fur	nds/Summary of	f Fiscal Imp	act:	
	No fiscal impact ass	ociated wi	th designating t	he property	y as a Brow	nfield Area
C.	Departmental Fiscal	Review:		Division Di	rector II	

Valerie Alleyhe, Division Director II Finance and Administrative Services, DHED

III. REVIEW COMMENTS

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

Development/and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Background and Policy Issues: Continued from Page 1

Financial and regulatory incentives become available when a local government designates a Brownfield Area by resolution. These financial and regulatory incentives enable local governments and state agencies to partner with the private sector to rehabilitate contaminated properties, create jobs and promote sustainable reuse of properties within designated Brownfield Areas. A "Brownfield Area" is defined by statute as "...a contiguous area of one of more Brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution." A "Brownfield site" is defined by statute as "...real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination."

Agenda Item #:

Attachment 1 – Location Map

