

RESOLUTION NO. 2305-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING CERTAIN LAND WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA OF THE CITY OF WINTER PARK AS AN ECONOMIC ENHANCEMENT DISTRICT (FOR BROWNFIELD DESIGNATION); DESIGNATING THE ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB) AS THE RECOMMENDING BODY TO THE CITY COMMISSION AS THE ECONOMIC ENHANCEMENT DISTRICT BOARD; AUTHORIZING THE CITY OF WINTER PARK NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th of August, 1991, the City Commission of the City of Winter Park approved Resolution 1528, which established the Community Redevelopment Area (CRA); and

WHEREAS, the Brownfields Redevelopment Act, Sections 376.77 - 376.85, of the Florida Statutes, as amended, (the "Brownfields Redevelopment Act" or the "Act") authorizes the City Commission to designate by resolution certain lands as a "Brownfield Area" for purposes of environmental remediation, rehabilitation, and economic development for such areas; and

WHEREAS, for purposes of implementing the Act within the City of Winter Park, the City Commission intends to designate certain non-residential parcels within the CRA as a Brownfield Area under state law, while referring to such designation locally as the "CRA Economic Enhancement District" or as the "Greenfield District"; and

WHEREAS, the City Commission of the City of Winter Park, Florida serves as the governing body of the Winter Park Community Redevelopment Agency which governs the Community Redevelopment Area; and

WHEREAS, the City Commission of the City of Winter Park, Florida has reviewed the requirements for designation set forth in Section 376.80(2)(b), Florida Statutes, and has determined that commercial properties within the Community Redevelopment Area qualify for designation as an Economic Enhancement District/Greenfield District (a Brownfield Area under the Act) because the following requirements have been satisfied:

1. The rehabilitation and redevelopment of the proposed boundary selection will result in economic productivity of the area. The redevelopment of the site will result in the creation of new permanent jobs which are full-time equivalent positions not associated with the implementation of the brownfield area rehabilitation agreement and which are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment agreement;
2. The redevelopment of the proposed Economic Enhancement District is consistent with the City of Winter Park Comprehensive Policy Plan and is a permissible use under the City's land development regulations;

3. Notice of the proposed rehabilitation of the Economic Enhancement District has been provided to stakeholders of the proposed area to be designated, and those receiving notice have the opportunity for comments and suggestions about inclusion in the boundary selection; and

WHEREAS, said CRA qualifies for designation as an Economic Enhancement District/Greenfield District (a Brownfield Area under the Act); and

WHEREAS, such designation will allow for accelerated environmental assessment and if necessary, remediation of commercial properties within the CRA, as well as access to local and state incentives; and

WHEREAS, the City Commission of the City of Winter Park, Florida wishes to notify the Florida Department of Environmental Protection of its decision to designate an Economic Enhancement District/Greenfield District (a Brownfield Area under the Act) for remediation, rehabilitation, and economic development for the purposes set forth in the Act; and

WHEREAS, the procedures set forth in Section 376.80 of the Act, including the notice and public hearing requirements set forth in Sections 125.66 and 125.66(4)(b)(2) Florida Statutes (2010), have been complied with.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA :

Section 1. The recitals and findings set forth in the Preamble to this Resolution are hereby adopted by reference thereto and incorporated herein as fully set forth in this Section.

Section 2. The non-residential parcels within the CRA described in Exhibit “A” attached hereto and incorporated herein by reference, located within the municipal boundaries of the City of Winter Park, is hereby designated as the “CRA Economic Enhancement District” which shall hereafter be known as the “CRA:EED” and as a Brownfield Area for environmental remediation, rehabilitation, and economic development as set forth in the Act, under the following terms and conditions:

a. The designation of the Economic Enhancement District by this Resolution does not, by itself, render the City Commission of the City of Winter Park, Florida responsible for the costs and liabilities associated with site remediation, rehabilitation, economic development, or source removal, as those terms are defined in the Act, unless the City Commission of the City of Winter Park, Florida specifically designates itself responsible.

b. Nothing in this Resolution shall be deemed to prohibit, limit, or amend the authority and power or the City Commission of the City of Winter Park, Florida, otherwise legally available, to designate any other property or properties as a Brownfield area or Brownfield Area, or to modify, amend, or withdraw the designation as established herein.

c. Properties within the boundaries of the City of Orlando or Orange County, Florida shall not be included in the proposed enhancement district.

d. Only non-residential properties as described in Exhibit A

Section 3. The Economic Development Advisory Board is hereby the recommending body to the City Commission as the Economic Enhancement District Board.

Section 4. In accordance with Section 376.80, Florida Statutes, the City Commission of the City of Winter Park, Florida hereby directs the Office of Management & Budget of the City of Winter Park to notify the Florida Department of Environmental Protection of the City of Winter Park, Florida's, decision to designate this Economic Enhancement District/Greenfield District (a Brownfield Area under the Act) for the purposes of remediation, rehabilitation, and economic development.

Section 5. All prior resolutions or parts of resolution in conflict herewith are hereby repealed to the extent of the conflict.

Section 6. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the _____ day of _____, 2025.

_____, Mayor

Attest: _____

Rene Cranis, City Clerk

Exhibit A

