

**INITIAL SITE INVENTORY REPORT
CITY OF ORLANDO BROWNFIELD
ASSESSMENT GRANT**

Prepared for:



**City of Orlando
City Hall, 400 S. Orange Avenue
Orlando, Florida 32801
EPA Brownfield Cooperative Agreement BF-95498212**

Prepared by:



***Environmental Consulting & Technology, Inc.
3660 Maguire Boulevard, Suite 107
Orlando, Florida 32803***

**ECT No. 130591
October 2013**

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1.0	INTRODUCTION	1
2.0	DEVELOPING THE INVENTORY	4
3.0	ECONOMIC BENEFITS IN THE PARRAMORE COMMUNITY	6
4.0	UPDATING THE INVENTORY	7

LIST OF FIGURES

<u>Figure</u>	
1	PARRAMORE STUDY AREA

LIST OF TABLES

<u>Table</u>	
1	PRIVATE PARCELS
2	CITY OF ORLANDO PARCELS

LIST OF APPENDICES

<u>Appendix</u>	
A	PARRAMORE MASTER PLAN
B	BACKGROUND INFORMATION
C	PARCEL INFORMATION FOR FIRST SIX SITES
D	ECONOMIC INCENTIVE MAPS

1.0 INTRODUCTION

Environmental Consulting & Technology, Inc. (ECT) was retained by the City of Orlando to complete a Brownfield Site Inventory for the Parramore Community Study Area in accordance with Brownfield Grant Cooperative Agreement BF-95498212. A Brownfield Site Inventory is a valuable planning tool for communities looking to identify and prioritize areas for redevelopment. Environmental Consulting & Technology, Inc. (ECT) has developed this Brownfields Site Inventory in an effort to identify and rank Brownfield sites in the Parramore Community study area (**Figures**) with the greatest potential for redevelopment and put the community in an advantageous position to obtain future funding for assessment and streamlined remediation activities. ECT's approach to developing a Brownfields Site Inventory considers the objectives of the U.S. Environmental Protection Agency (EPA) Integrated Approach for Brownfields Redevelopment Study. These include:

- Create investment opportunities in urban areas that ultimately provide increased tax revenues and jobs;
- Reduce human health effects and environmental risk;
- Provide benefits to low income and minority populations by revitalizing their neighborhoods.

ECT's inventory approach and reproducible methodology can serve as a reference to substantiate requests for assistance from the many federal and state Brownfield programs that are readily available. The following is a brief summary of the inventory process.

Step 1 – Target Individual Sites

A practical method to site selection is to focus attention on sites that are eligible for various grants that provide funds to assess and remediate brownfields sites. Therefore,

sites eligible for these grants would have potential funding for redevelopment in the future. Using the EPA Brownfields Assessment and Cleanup Grant guideline, private property owners liable or affiliated with contamination that are designated on certain regulatory records are ineligible for grant funding. Consequently, these listed sites and those that have owner liability issues are less desirable for redevelopment.

Step 2 – Target Geographic Areas

An approach to identify brownfields sites with a potential for successful redevelopment is to focus on sites located in commercial/industrial neighborhood business areas and mixed-use geographic areas. According to the EPA's Integrated Approach for Brownfield Redevelopment Study, brownfields redevelopment located within these types of geographic areas is most likely to be successful. In addition, characteristics of these geographic areas may assist in achieving objectives for brownfields redevelopment projects. For example, redevelopment in a mixed-use area could address environmental justice issues related to low income and minority populations by providing economic and social benefits through the revitalization of the neighborhood. Redevelopment in commercial/industrial/neighborhood business areas can create economic benefits associated with increased tax revenues and jobs creation.

Step 3 – Characterize Marketability of Target Sites

To assess the marketability of potential brownfields sites, the site's business incentives and economic characteristics, along with any geological or geographic conditions that can be readily obtained, are evaluated.

Step 4 – Use of Local Knowledge in Site Prioritization

It is extremely useful to take into account any local knowledge that exists within the community when prioritizing brownfields redevelopment sites. Understanding the goals of local officials as well as residents and other stakeholders will provide opportunities to add or remove sites from the priority list. For example, a city or town may have an existing Master Plan or a Downtown Development Plan where specific geographic areas are identified in which the city or town would like to focus future economic development. ECT will utilize various authorities (to be determined at a later date to assist with ranking and prioritization of sites.

ECT utilized the Downtown Orlando Community Venues Master Plan dated November 13, 2006, along with other sources of information, to assist with prioritization and site selection. A copy of the Master Plan is provided in **Appendix A**.

2.0 DEVELOPING THE INVENTORY

The following data collection techniques were implemented to assist with determining the design and content of the Site Inventory:

- Partner Queries
- Windshield surveys
- Review of public databases including:
 - Contamination Locator Map (CLM)
 - Florida Department of Environmental Regulation OCULUS website
 - Environmental Data Resources, Inc. (EDR)
 - Orange County Property Appraisers website
 - Department of Health EH Water website
 - Aerial photographs
 - Sanborn maps

Information gathered from the above referenced sources is provided in **Appendix B**. The Initial Property Inventory List is presented as **Tables 1** and **2**. The first six sites listed on **Table 2** were evaluated and ranked. Location maps from the Orange County Property Appraisers website for the first six sites are provided in **Appendix C**. An initial evaluation for the first six sites is outlined in the following text:

1. Tennis & Recreation Center and two adjoining vacant parcels. These parcels are scheduled for redevelopment and have received a Brownfield Cleanup Cooperative Agreement from the Environmental Protection Agency (EPA). It was decided to perform a Phase I Environmental Site Assessment (ESA) in accordance with applicable American Society for Testing & Materials (ASTM) standards, and a Phase II ESA, to better delineate the cleanup area.
2. Ossie Street parcels. The Ossie Street parcels represent five adjoining vacant parcels. These parcels are currently targeted for residential and not

commercial purposes. However, a potential purchaser may consider the proximity of all parcels advantageous to building a residential structure(s). It was decided to perform a Phase I ESA in accordance with applicable ASTM standards.

3. Parramore Avenue parcels. The Parramore Avenue parcels represent two adjoining parcels, which are currently vacant. One of the two parcels is currently targeted for commercial purposes; the other parcel is targeted towards residential purposes.
4. Bentley Street parcels. The Bentley Street parcels represent two adjoining parcels, which are currently vacant. These parcels are currently targeted for residential purposes.
5. Livingston Street parcels. The Livingston Street parcels represent two adjoining parcels, which are currently vacant. These parcels are currently targeted for residential purposes.
6. Westmoreland Drive parcels. The Westmoreland Drive parcels represent two adjoining parcels, which are currently vacant. These parcels are currently targeted for residential purposes.

3.0 ECONOMIC BENEFITS IN THE PARRAMORE COMMUNITY

Various economic incentives exist within the Parramore Community study area. **Appendix D** contains various maps depicting specific economic incentives available to development within Parramore. These include:

- Enterprise Zone (EZ4801)
- Main Street Program
- Orlando Downtown Economic Enhancement District (DEED)
- Orlando Community Redevelopment Area
- Downtown Community Redevelopment Area
- Urban Job Tax Credit Program Area
- Neighborhood Stabilization Program (NSP)
- Minority/Woman Entrepreneur Business Assistance (MEBA)

The economic benefits of each program can be obtained at the following websites:

Enterprise Zone:

<http://www.orangecountyfl.net/EconomicDevelopment/EnterpriseZones.aspx>

Orlando Downtown Economic Enhancement District Brownfield Area:

http://www.dep.state.fl.us/waste/categories/brownfields/pages/economic_incentives.htm

Metro Orlando Economic Development Commission:

<http://www.orlandoedc.com/>

City of Orlando Economic Development

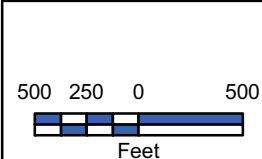
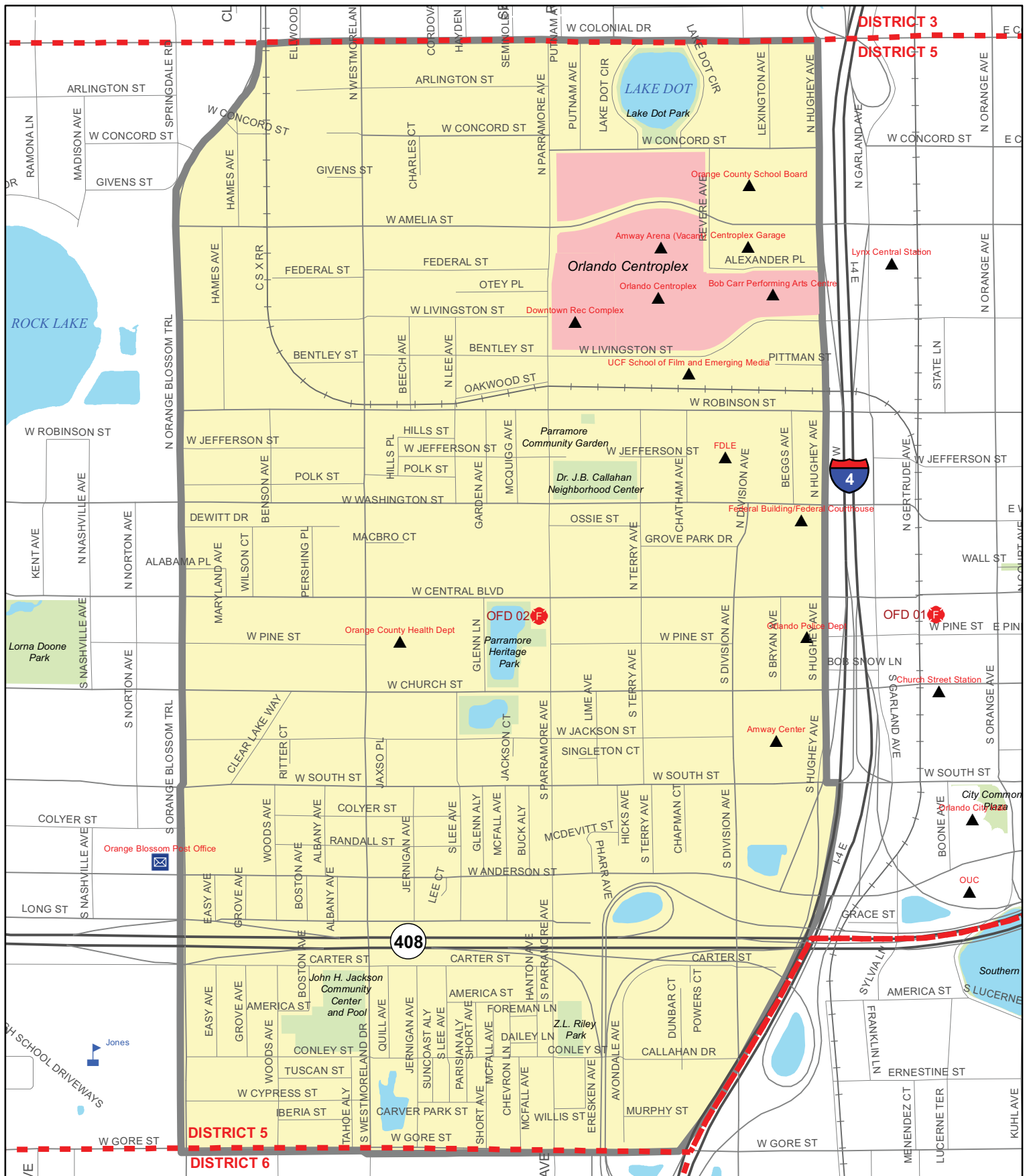
http://www.cityoforlando.net/economic/edv_initiatives.htm

4.0 UPDATING THE INVENTORY

Approximately 6 months after the original inventory is generated; an update to the Property Inventory List will be completed. Appropriate data evaluation techniques will be used for this updated inventory, including:

- Site visits
- Windshield surveys
- Input from public meetings/community members
- Review of public databases including:
 - Contamination Locator Map (CLM)
 - Florida Department of Environmental Regulation OCCULUS website
 - Environmental Data Resources, Inc. (EDR)
 - Orange County Property Appraisers website
 - Florida Department of Health EH Water website
 - Aerial photographs
 - Sanborn maps

FIGURES



City of Orlando
Commissioner District 5
PARRAMORE HERITAGE
AREA





TABLES

TABLE 1

PRIVATE SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
1	26-22-29-0284-00-230	7-ELEVEN	938 W COLONIAL DR	32804	5	5	0	0	0	0	0	10
2	27-22-29-2984-02-002	FKA CENTRAL LEARNING COMMUNITY	1200 W COLONIAL DR	32804	5	5	0	0	0	0	0	10
3	27-22-29-4952-03-010	AMERISCAPES LANDSCAPE MANAGEMENT INC	532 HAMES AVE	32805	5	5	0	0	0	0	0	10
4	27-22-29-4952-02-010	AMERISCAPES LANDSCAPE MANAGEMENT INC	539 HAMES AVE	32805	5	5	0	0	0	0	0	10
5	26-22-29-0864-00-040	GARY'S SEAFOOD STORAGE WAREHOUSE	714 W AMELIA ST	32805	5	5	0	0	0	0	0	10
6	26-22-29-1606-05-011	LEADERSHIP CNTR-ORLANDO VOCATNL-TECH CENTER	445 W AMELIA ST	32801	5	5	0	0	0	0	0	10
7	27-22-29-5188-00-331	COMPRESSED GAS SOLUTION	1020 W AMELIA ST	32805	5	5	0	0	0	0	0	10
8	27-22-29-5188-00-270	SPRINT PRINTING-COMMUNITY LEGAL SERVICES-L&B	1040 W AMELIA ST	32805	5	5	0	0	0	0	0	10
9	27-22-29-2096-01-110	KIRBY RENTAL SERVICES	411 HAMES AVE	32805	5	5	0	0	0	0	0	10
10	27-22-29-5744-01-160	JUNIOR POSTERS-METRO BENCH	1050 W ROBINSON ST	32805	5	5	0	0	0	0	0	10
11	26-22-29-8692-00-370	TECO	539 W ROBINSON ST	32801	5	5	0	0	0	0	0	10
12	26-22-29-1338-00-010	CHURCH ST EXCHANGE	101 S GARLAND ST	32801	5	5	0	0	0	0	0	10
13	26-22-29-3108-00-181	FAIRWINDS-AKA CENTURY PLAZA	135 W CENTRAL BLVD	32801	5	5	0	0	0	0	0	10
14	27-22-29-7344-01-010	HAMMOND EMS CO ELECTRONICS	1230 W CENTRAL BLVD	32805	5	5	0	0	0	0	0	10
15	27-22-29-1584-01-110	1311 WEST PINE ST	1311 W PINE ST	32805	5	5	0	0	0	0	0	10
16	27-22-29-0000-00-097	NY INT'L BREAD CO	1414 W CHURCH ST	32805	5	5	0	0	0	0	0	10
17	27-22-29-0000-00-103	YOUNG ROOFING	216 S NORTON AVE	32805	5	5	0	0	0	0	0	10
18	27-22-29-1584-03-010	EDGAR QUINTIN ROOFING	1341 W CHURCH ST	32805	5	5	0	0	0	0	0	10
19	27-22-29-8092-02-192	1121 WEST CHURCH ST	1121 W CHURCH ST	32805	5	5	0	0	0	0	0	10
20	27-22-29-0000-00-032	HIGHWAY EQUIPMENT & SUPPLY	1016 W CHURCH ST	32805	5	5	0	0	0	0	0	10
21	26-22-29-0000-00-108	FEE PROPERTIES LLC-HIGHWAY MART	700 W CHURCH ST	32805	5	5	0	0	0	0	0	10
22	34-22-29-5776-14-230	PRIORITY EXPRESS PARCEL SERVICE	435 S NASHVILLE AVE	32805	5	5	0	0	0	0	0	10
23	35-22-29-2028-01-050	718 SOUTH HUGHEY AVE	718 S HUGHEY AVE	32801	5	5	0	0	0	0	0	10
24	35-22-29-8120-00-030	PANAMA JACK'S	230 ERNESTINE ST	32801	5	5	0	0	0	0	0	10
25	35-22-29-2951-01-000	850 SOUTH HUGHEY AVE	850 S HUGHEY AVE	32801	5	5	0	0	0	0	0	10
26	35-22-29-8172-00-290	SUPERIOR DESIGN COMPANY	820 W GORE ST	32805	5	5	0	0	0	0	0	10
27	35-22-29-8120-00-001	CLARINGTON COMMONS	207 W GORE ST	32806	5	5	0	0	0	0	0	10
28	35-22-29-8172-00-100	CENTER FOR DRUG-FREE LIVING	712 W GORE ST	32805	5	5	0	0	0	0	0	10



TABLE 1

PRIVATE SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
29	35-22-29-5276-03-110	SOLO GAS STATION & MINI MART	626 W GORE ST	32805	5	5	0	0	0	0	0	10
30	35-22-29-8120-00-010	THOMAS LUMBER	231 W GORE ST	32806	5	5	0	0	0	0	0	10
31	35-22-29-7784-01-010	MEARS	324 W GORE ST	32806	5	5	0	0	0	0	0	10
32	35-22-29-7784-01-080	MEARS TRANSPORTION GROUP	426 W GORE ST	32806	5	5	0	0	0	0	0	10



TABLE 2

PUBLIC SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
1	29-22-26-0000-00-007	ORL REC CTR/NAP FORD (CREATIVE VILLAGE)	649 BENTLEY ST	32801	5	5	10	0	5	3	10	38
1	26-22-29-0758-00-010	ORLANDO ARENA (CREATIVE VILLAGE)	630 W AMELIA ST	32801	5	5	10	0	5	3	10	38
1	26-22-29-0000-00-007	BOB CARR PERF ARTS CTR (CREATIVE VILLAGE)	401 W LIVINGSTON ST	32801	5	5	10	0	5	3	10	38
2	29-22-26-0000-00-155	VACANT COMMERCIAL (MUNICIPAL)	641 OSSIE ST	32801	5	5	3	0	0	0	10	23
2	29-22-26-0000-00-157	VACANT COMMERCIAL (MUNICIPAL)	633 OSSIE ST	32801	5	5	3	0	0	0	10	23
2	29-22-26-0000-00-156	VACANT COMMERCIAL (MUNICIPAL)	637 OSSIE ST	32801	5	5	3	0	0	0	10	23
2	29-22-26-0000-00-030	VACANT MUNICIPAL	640 W WASHINGTON ST	32801	5	5	3	0	0	0	10	23
2	29-22-26-0000-00-031	VACANT COMMERCIAL (MUNICIPAL)	647 OSSIE ST	32801	5	5	3	0	0	0	10	23
3	29-22-26-0618-00-030	CITY OF ORLANDO	332 N PARRAMORE AVE	32801	5	5	3	0	0	0	10	23
3	29-22-26-0618-00-020		336 N PARRAMORE AVE	32801	5	5	3	0	0	0	10	23
4	29-22-26-8444-03-051	VACANT COMMERCIAL (MUNICIPAL)	916 BENTLEY ST	32801	5	5	3	0	0	0	10	23
4	29-22-26-8444-03-061		317 N WESTMORELAND DR	32801	5	5	3	0	0	0	10	23
5	29-22-26-5184-00-260	VACANT COMMERCIAL (MUNICIPAL)	712 W LIVINGSTON ST	32801	5	5	3	0	0	0	10	23
5	29-22-26-5184-00-270		716 W LIVINGSTON ST	32801	5	5	3	0	0	0	10	23
6	29-22-27-5740-001-50	VACANT COMMERCIAL (MUNICIPAL)	404 N WESTMORELAND DR	32801	5	5	3	0	0	0	10	23
7	29-22-35-6740-03-001		524 W SOUTH ST	32801	5	5	0	0	0	0	10	20
8	29-22-35-6740-01-011		626 W SOUTH ST	32801	5	5	0	0	0	0	10	20
9	29-22-35-6740-02-011		407 S TERRY AVE	32801	5	5	0	0	0	0	10	20
10	29-22-35-6740-02-022		608 W SOUTH ST	32801	5	5	0	0	0	0	10	20
11	29-22-35-6740-03-008	VACANT COMMERCIAL (MUNICIPAL)	415 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
12	29-22-35-3092-02-070		922 W SOUTH ST	32801	5	5	0	0	0	0	10	20
13	29-22-35-5604-01-050		414 S DIVISION AVE	32801	5	5	0	0	0	0	10	20
14	29-22-23-1600-00-001		587 W CONCORD ST	32801	5	5	0	0	0	0	10	20
15	29-22-27-5744-05-070		132 BENSON AVE	32801	5	5	0	0	0	0	10	20
16	29-22-23-1600-11-080	VACANT COMMERCIAL	607 LAKE DOT CIR	32801	5	5	0	0	0	0	10	20
17	29-22-27-5192-000-12		226 BENSON AVE	32801	5	5	0	0	0	0	10	20
18	29-22-27-5744-05-060		1201 POLK ST	32801	5	5	0	0	0	0	10	20



TABLE 2

PUBLIC SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
19	29-22-35-6740-02-044		421 S TERRY AVE	32801	5	5	0	0	0	0	10	20
20	29-22-35-6740-03-005		423 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
21	29-22-35-6740-02-043		428 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
22	29-22-35-5348-00-191		434 MCFALL AVE	32801	5	5	0	0	0	0	10	20
23	29-22-35-1916-00-130		441 S TERRY AVE	32801	5	5	0	0	0	0	10	20
24	29-22-35-6740-02-041		424 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
25	29-22-35-2812-00-050		430 S TERRY AVE	32801	5	5	0	0	0	0	10	20
26	29-22-35-1916-00-090		617 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
27	29-22-35-1916-00-081		436 HICKS AVE	32801	5	5	0	0	0	0	10	20
28	29-22-35-1916-00-113		442 S TERRY AVE	32801	5	5	0	0	0	0	10	20
29	29-22-35-1916-00-200		448 S DIVISION AVE	32801	5	5	0	0	0	0	10	20
30	29-22-35-1916-00-083		619 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
31	29-22-35-1916-00-151		529 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
32	29-22-27-5744-05-090		1208 W JEFFERSON ST	32801	5	5	0	0	0	0	10	20
33	29-22-35-9192-05-060		729 S LEE AVE	32801	5	5	0	0	0	0	10	20
34	29-22-35-9999-01-000	Z L RILEY PARK	S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
35	29-22-35-1916-00-084		434 HICKS AVE	32801	5	5	0	0	0	0	10	20
36	29-22-35-1916-00-071		625 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
37	29-22-35-1916-00-082		621 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
38	29-22-27-0000-00-040		1218 W JACKSON ST	32802	5	5	0	0	0	0	10	20
39	29-22-35-8268-01-050		713 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
40	29-22-26-6326-00-010	ORLANDO ARENA (CREATIVE VILLAGE)	630 W AMELIA ST	32801	5	5	10	0	5	3	10	38
41	29-22-26-1024-10-012	VACANT SAK COMEDY CLUB	380 W AMELIA ST	32801	5	5	0	0	0	0	10	20
42	29-22-26-5184-00-360		741 BENTLEY ST	32801	5	5	0	0	0	0	10	20
43	29-22-26-8460-01-090		201 N LEE AVE	32801	5	5	0	0	0	0	10	20
44	29-22-26-3612-00-062	VACANT COMMERCIAL (MUNICIPAL)	204 N LEE AVE	32801	5	5	0	0	0	0	10	20
45	29-22-26-8460-06-079		716 W JEFFERSON ST	32801	5	5	0	0	0	0	10	20



TABLE 2

PUBLIC SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
46	29-22-26-9140-00-005		DEWITT DR	32801	5	5	0	0	0	0	10	20
47	29-22-26-9140-00-004		DEWITT DR	32801	5	5	0	0	0	0	10	20
48	29-22-26-9140-00-001	VACANT COMMERCIAL (LANDSCAPE BUFFER)	PERSHING PL	32801	5	5	0	0	0	0	10	20
49	29-22-26-9140-00-007		WILSON CT	32801	5	5	0	0	0	0	10	20
50	29-22-26-3612-00-061	VACANT COMMERCIAL (MUNICIPAL)	801 W JEFFERSON ST	32801	5	5	0	0	0	0	10	20
51	29-22-26-8460-05-010		719 W WASHINGTON ST	32801	5	5	0	0	0	0	10	20
52	29-22-26-9140-00-002	VACANT COMMERCIAL (LANDSCAPE BUFFER)	DEWITT DR	32801	5	5	0	0	0	0	10	20
53	29-22-26-5184-00-132	VACANT COMMERCIAL (MUNICIPAL)	OAKWOOD ST	32801	5	5	0	0	0	0	10	20
54	29-22-26-6720-01-030	CITY OF ORLANDO FIRE STATION #2	700 W CENTRAL BLVD	32801	5	5	0	0	0	0	10	20
55	29-22-26-6720-01-010	PARRAMORE HERITAGE PARK	726 W CENTRAL BLVD	32801	5	5	0	0	0	0	10	20
56	29-22-26-9140-00-006		WILSON CT	32801	5	5	0	0	0	0	10	20
57	29-22-26-9140-00-003		PERSHING PL	32801	5	5	0	0	0	0	10	20
58	29-22-26-6720-02-010	PARRAMORE HERITAGE PARK	732 W CHURCH ST	32801	5	5	0	0	0	0	10	20
59	29-22-26-0000-00-050	VACANT COMMERCIAL (MUNICIPAL)	925 W CHURCH ST	32801	5	5	0	0	0	0	10	20
60	29-22-35-9192-02-250		738 JERNIGAN AVE	32801	5	5	0	0	0	0	10	20
61	29-22-35-8009-00-010		736 SHORT AVE	32801	5	5	0	0	0	0	10	20
62	29-22-35-5344-01-010		704 CONLEY ST	32801	5	5	0	0	0	0	10	20
63	29-22-35-8304-02-020		805 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
64	29-22-26-6732-10-017	CHARLENE DUBOSE D/B/A SIERRA B	429 W CHURCH ST	32801	5	5	0	0	0	0	10	20
65	29-22-26-6732-10-007	SWEET STOP CANDY COMPANY	405 W CHURCH ST	32801	5	5	0	0	0	0	10	20
66	29-22-26-9268-00-035	VACANT COMMERCIAL (MUNICIPAL)	540 W CHURCH ST	32801	5	5	0	0	0	0	10	20
67	29-22-35-5344-01-070		811 MCFALL AVE	32801	5	5	0	0	0	0	10	20
68	29-22-35-8304-02-080		813 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
69	29-22-35-8304-02-120		819 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
70	29-22-35-5344-02-130		820 MCFALL AVE	32801	5	5	0	0	0	0	10	20
71	29-22-26-2660-02-110	VACANT COMMERCIAL (MUNICIPAL)	925 W SOUTH ST	32801	5	5	0	0	0	0	10	20
72	29-22-26-8638-00-010		723 W JACKSON ST	32801	5	5	0	0	0	0	10	20



TABLE 2

PUBLIC SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
73	29-22-35-5344-02-040		804 MCFALL AVE	32801	5	5	0	0	0	0	10	20
74	29-22-35-5344-01-050		806 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
75	29-22-35-5344-02-230	VACANT COMMERCIAL	839 SHORT AVE	32801	5	5	0	0	0	0	10	20
76	29-22-34-9168-15-040		1034 COLYER ST	32801	5	5	0	0	0	0	10	20
77	29-22-34-9168-15-010		1024 COLYER ST	32801	5	5	0	0	0	0	10	20
78	29-22-35-6740-03-006		429 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
79	29-22-35-8304-02-050		811 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
80	29-22-35-8304-02-150		826 ERESKEN AVE	32801	5	5	0	0	0	0	10	20
81	29-22-35-1916-00-143		438 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
82	29-22-35-6740-02-016		417 S TERRY AVE	32801	5	5	0	0	0	0	10	20
83	29-22-35-6740-03-009		425 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
84	29-22-35-9192-02-310		748 JERNIGAN AVE	32801	5	5	0	0	0	0	10	20
85	29-22-35-1916-00-114		460 S TERRY AVE	32801	5	5	0	0	0	0	10	20
86	29-22-26-8639-00-010		608 W WASHINGTON ST	32801	5	5	0	0	0	0	10	20
87	29-22-26-1606-08-011	CITY OF ORLANDO (CREATIVE VILLAGE)	630 W CONCORD ST	32801	5	5	10	0	5	3	10	38
88	29-22-26-3804-01-010		548 W WASHINGTON ST	32801	5	5	0	0	0	0	10	20
89	29-22-35-1916-00-115		605 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
90	29-22-35-8009-00-020		734 SHORT AVE	32801	5	5	0	0	0	0	10	20
91	29-22-35-2812-00-080		425 HICKS AVE	32801	5	5	0	0	0	0	10	20
92	29-22-35-3092-01-030		808 W SOUTH ST	32801	5	5	0	0	0	0	10	20
93	29-22-35-9194-00-010		753 AMERICA ST	32801	5	5	0	0	0	0	10	20
94	29-22-27-5744-05-050		1205 POLK ST	32801	5	5	0	0	0	0	10	20
95	29-22-26-8460-06-080		123 MCQUIGG AVE	32801	5	5	0	0	0	0	10	20
96	29-22-23-1600-09-032	LIFT STATION #454	639 N PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
97	29-22-35-1916-00-121		603 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
98	29-22-35-2812-00-040		424 S TERRY AVE	32801	5	5	0	0	0	0	10	20
99	29-22-35-9192-03-180		725 JERNIGAN AVE	32801	5	5	0	0	0	0	10	20

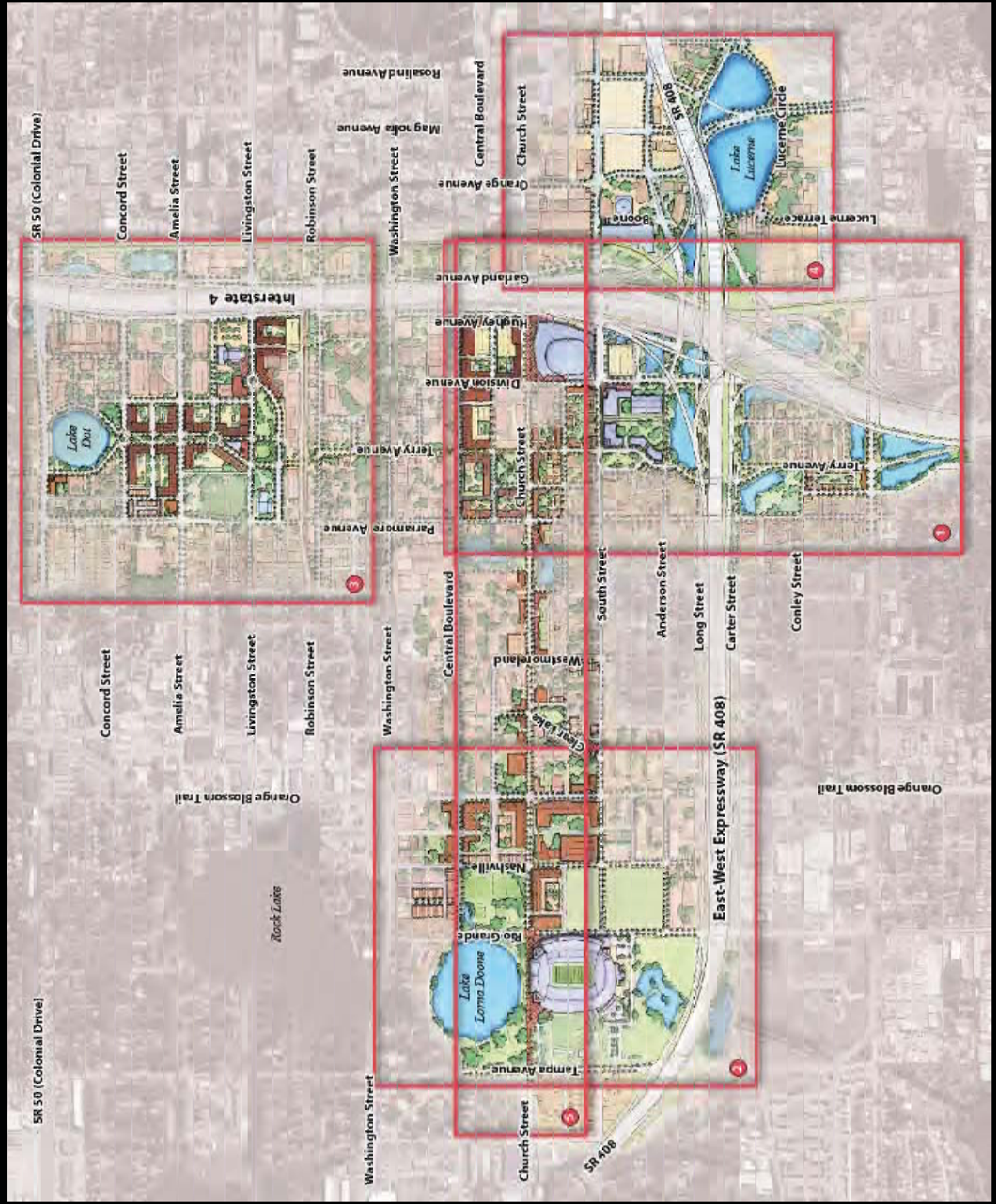


TABLE 2

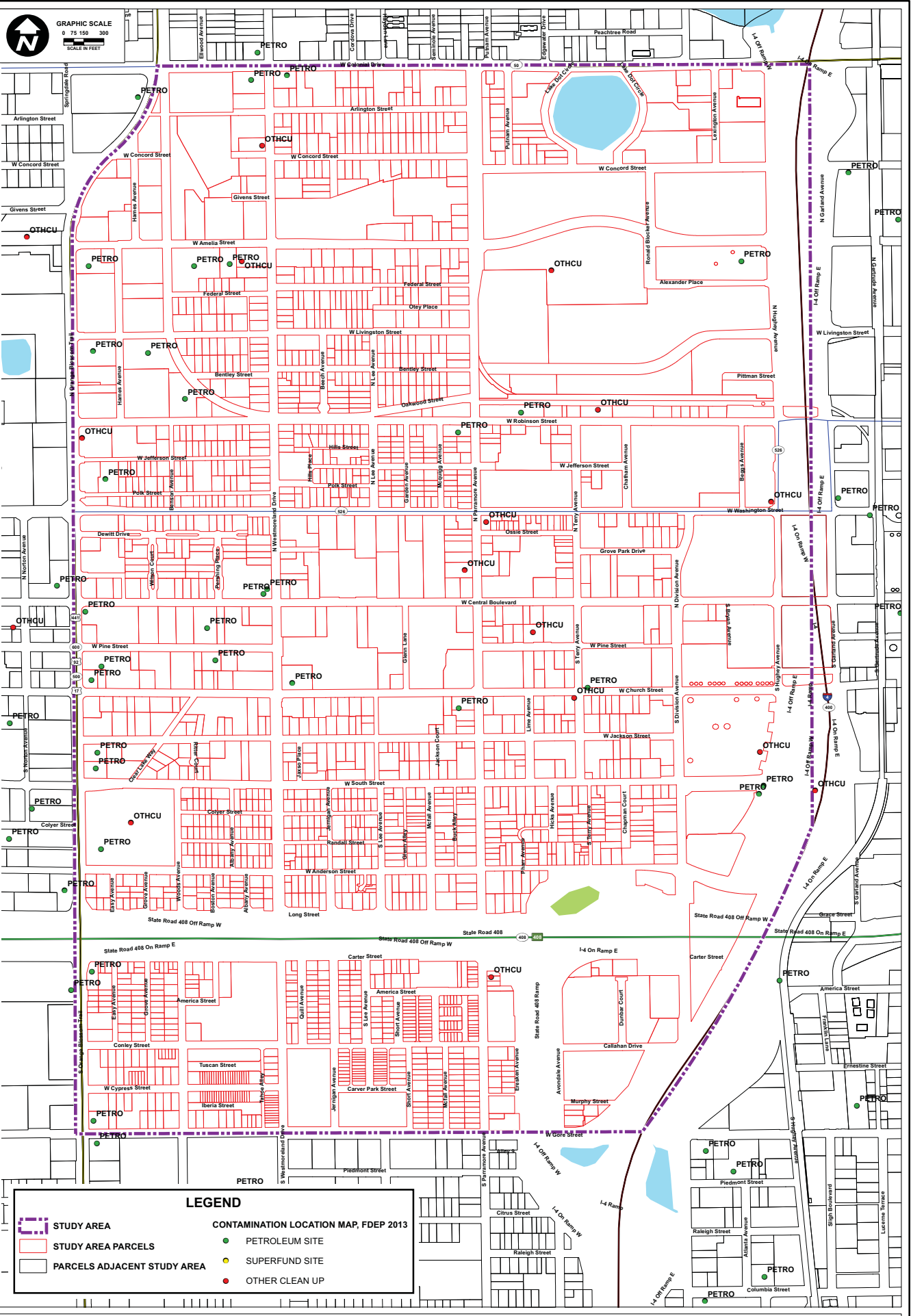
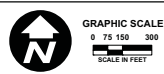
PUBLIC SITE INVENTORY					RANKING CRITERIA							
SITE ID	PARCEL ID	SITE NAME	ADDRESS	ZIP	Within a Designated Brownfield Area (0-5 points)	Within a CRA/EZ (0-5 points)	For sale or proposed redevelopment (0-10 points)	Blight (0-10 points)	Health Issues (0-10 points)	Proposed greenspace (0-5 points)	Access (-10 - 10)	TOTAL
100	29-22-35-6740-03-004		409 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
101	29-22-35-9192-05-100		737 S LEE AVE	32801	5	5	0	0	0	0	10	20
102	29-22-26-3612-00-053	VACANT COMMERCIAL (MUNICIPAL)	807 W JEFFERSON ST	32801	5	5	0	0	0	0	10	20
103	29-22-35-6740-02-018		412 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
104	29-22-35-1916-00-142		535 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
105	29-22-35-8009-00-040		730 SHORT AVE	32801	5	5	0	0	0	0	10	20
106	29-22-35-2812-00-070		429 HICKS AVE	32801	5	5	0	0	0	0	10	20
107	29-22-35-1916-00-311		638 W ANDERSON ST	32801	5	5	0	0	0	0	10	20
108	29-22-35-6740-03-007		431 CHAPMAN CT	32801	5	5	0	0	0	0	10	20
109	29-22-35-9192-03-160	VACANT COMMERCIAL	722 S LEE AVE	32801	5	5	0	0	0	0	10	20
110	29-22-35-3092-02-060		918 W SOUTH ST	32801	5	5	0	0	0	0	10	20
111	29-22-35-9192-02-030		910 CARTER ST	32801	5	5	0	0	0	0	10	20
112	29-22-35-8009-00-030		732 SHORT AVE	32801	5	5	0	0	0	0	10	20
113	29-22-35-8304-02-090		815 S PARRAMORE AVE	32801	5	5	0	0	0	0	10	20
114	29-22-26-8444-02-080		917 BENTLEY ST	32801	5	5	0	0	0	0	10	20
115	29-22-26-1024-00-010		400 W AMELIA ST	32801	5	5	0	0	0	0	10	20





APPENDIX A




APPENDIX B





 STUDY AREA


 STUDY AREA PARCELS

 PARCELS ADJACENT STUDY AREA

CONTAMINATION LOCATION MAP, FDEP 2013

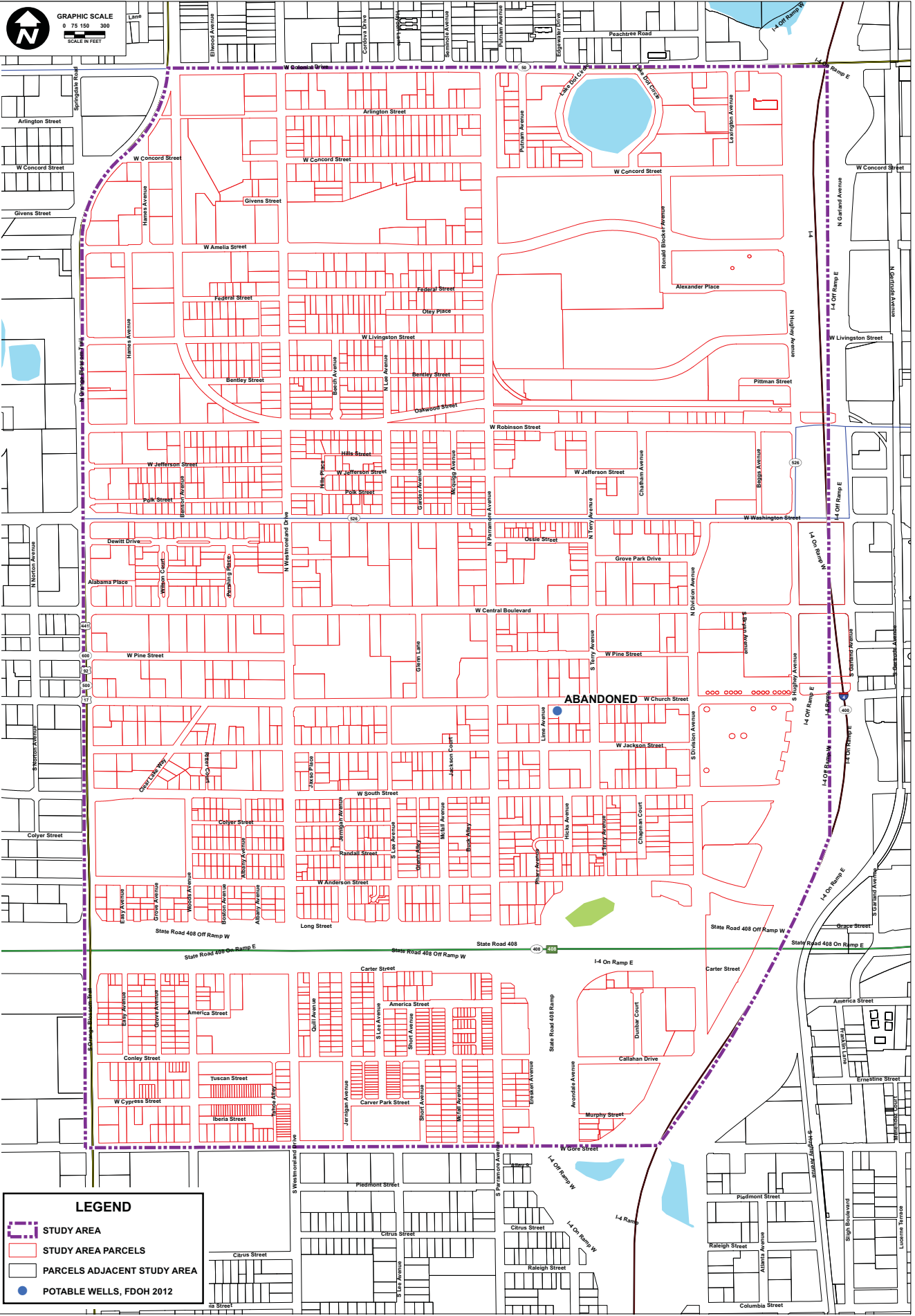
 PETROLEUM SITE

 SUPERFUND SITE

 OTHER CLEAN UP






PARRAMORE NEIGHBORHOOD

Contamination Location Map



PARRAMORE NEIGHBORHOOD

Potable Wells

-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

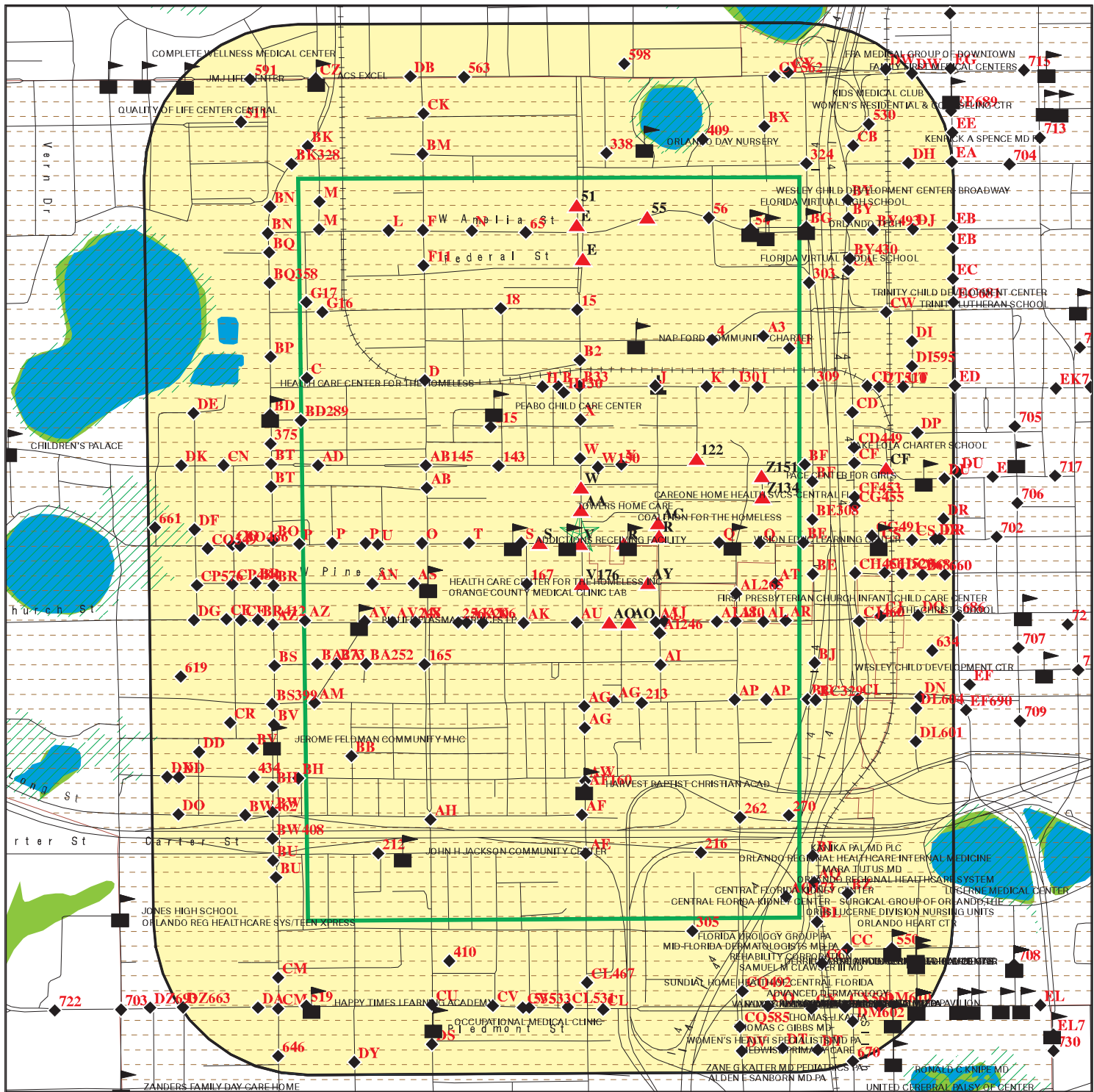
 FL Brownfield

 State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

CLIENT: ECT Env. Consulting & Tech Inc
CONTACT: Jeff Peters
INQUIRY #: 3801567.2s
DATE: December 04, 2013 12:39 pm

DETAIL MAP - 3801567.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: PARRAMORE
ADDRESS: 1-11 N. PARRAMORE AVE
Orlando FL 32805
LAT/LONG: 28.5423 / 81.3891

CLIENT: ECT Env. Consulting & Tech Inc
CONTACT: Jeff Peters
INQUIRY #: 3801567.2s
DATE: December 04, 2013 12:44 pm

APPENDIX C

OCPA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	



OCA Web Map

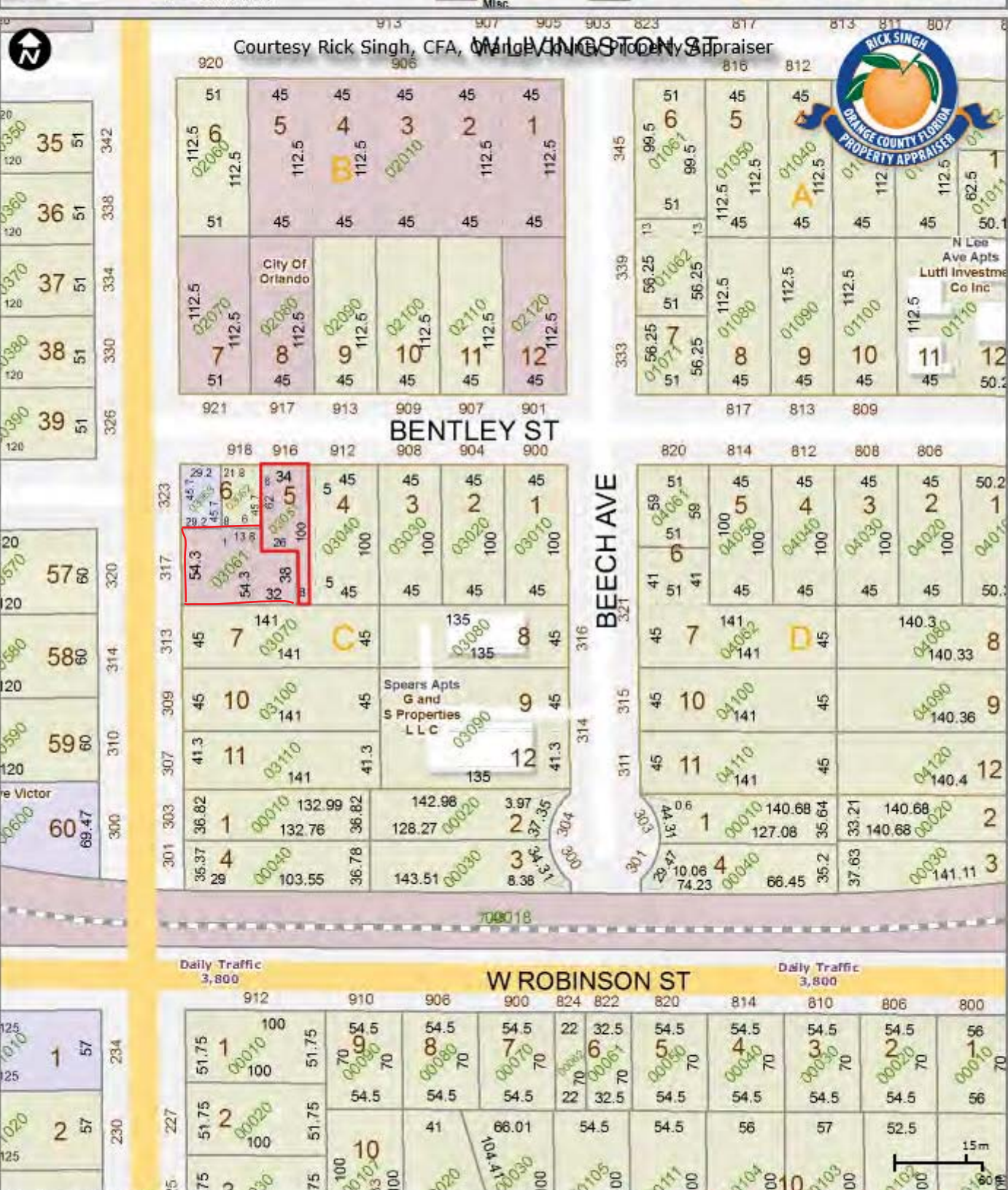
Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital



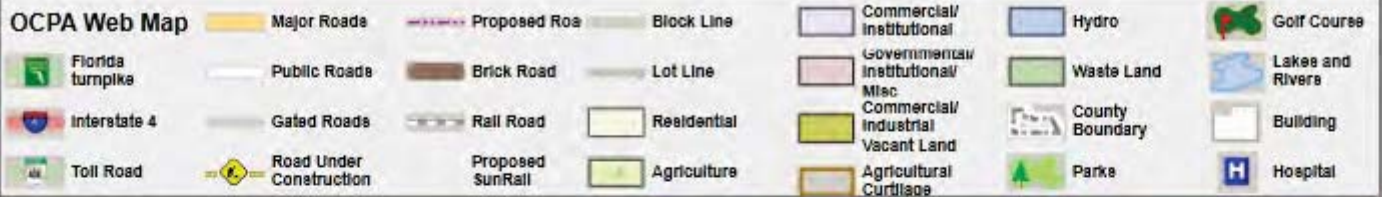
Created: 8/20/2013

This map is for reference only and is not a survey.

OCPA Web Map



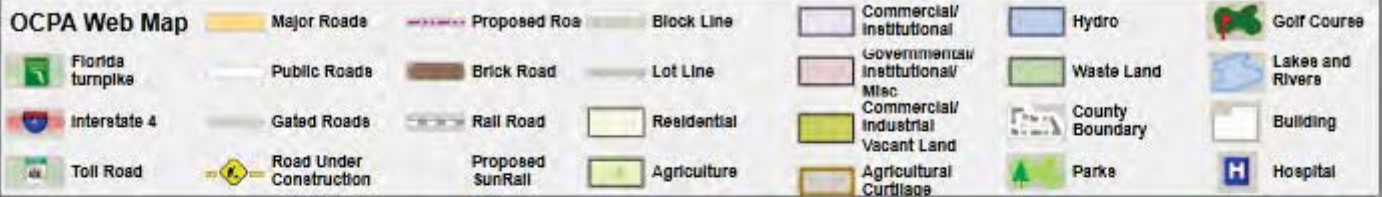
OCPA Web Map



Created: 8/20/2013

This map is for reference only and is not a survey.

OCPA Web Map



Created: 8/20/2013

This map is for reference only and is not a survey.

APPENDIX D

LEGEND

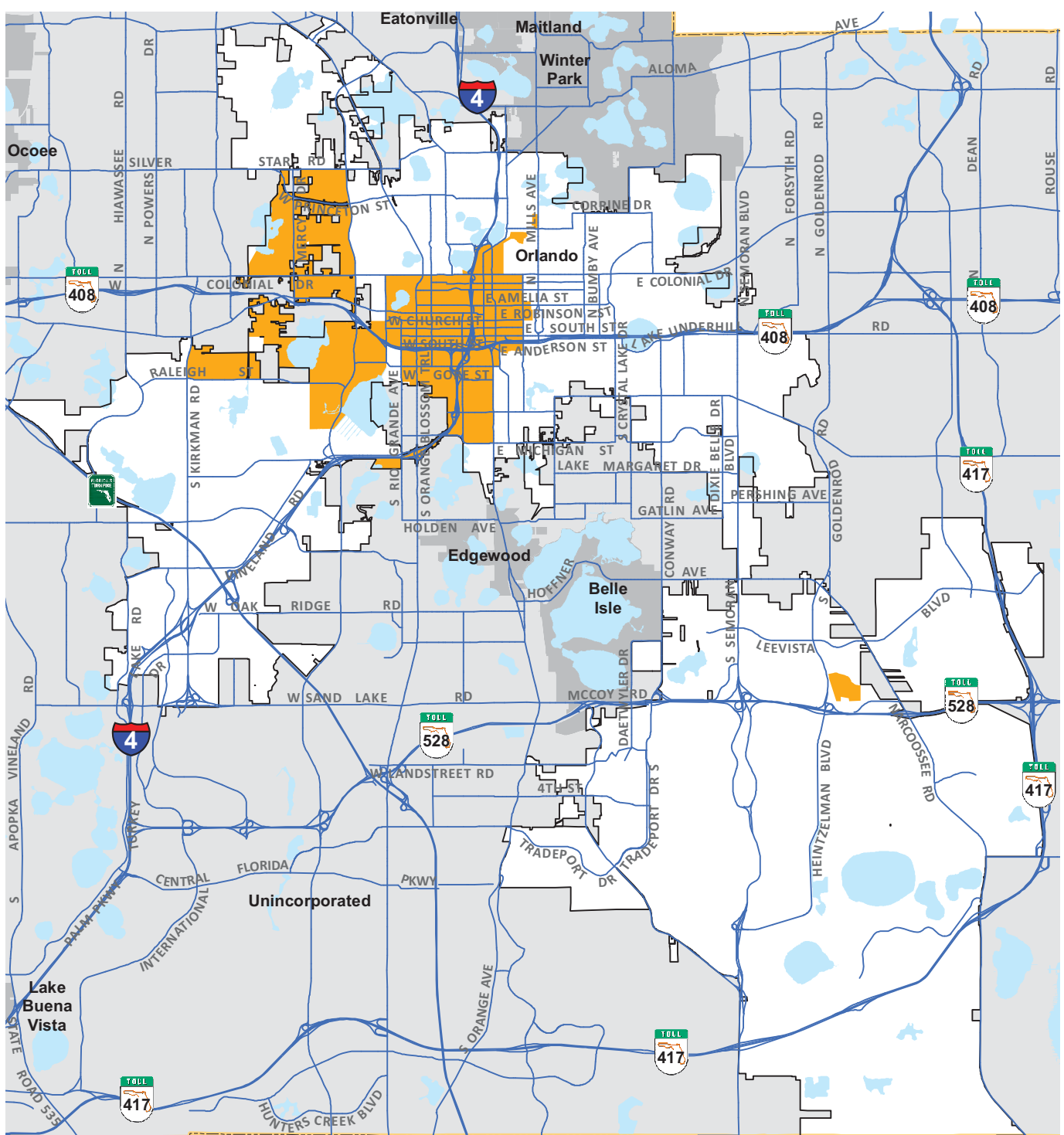
City of Orlando Jurisdiction

Urban Job Tax Credit Program Area

NORTH

O.E.E.D.

Orlando Economic Enhancement District



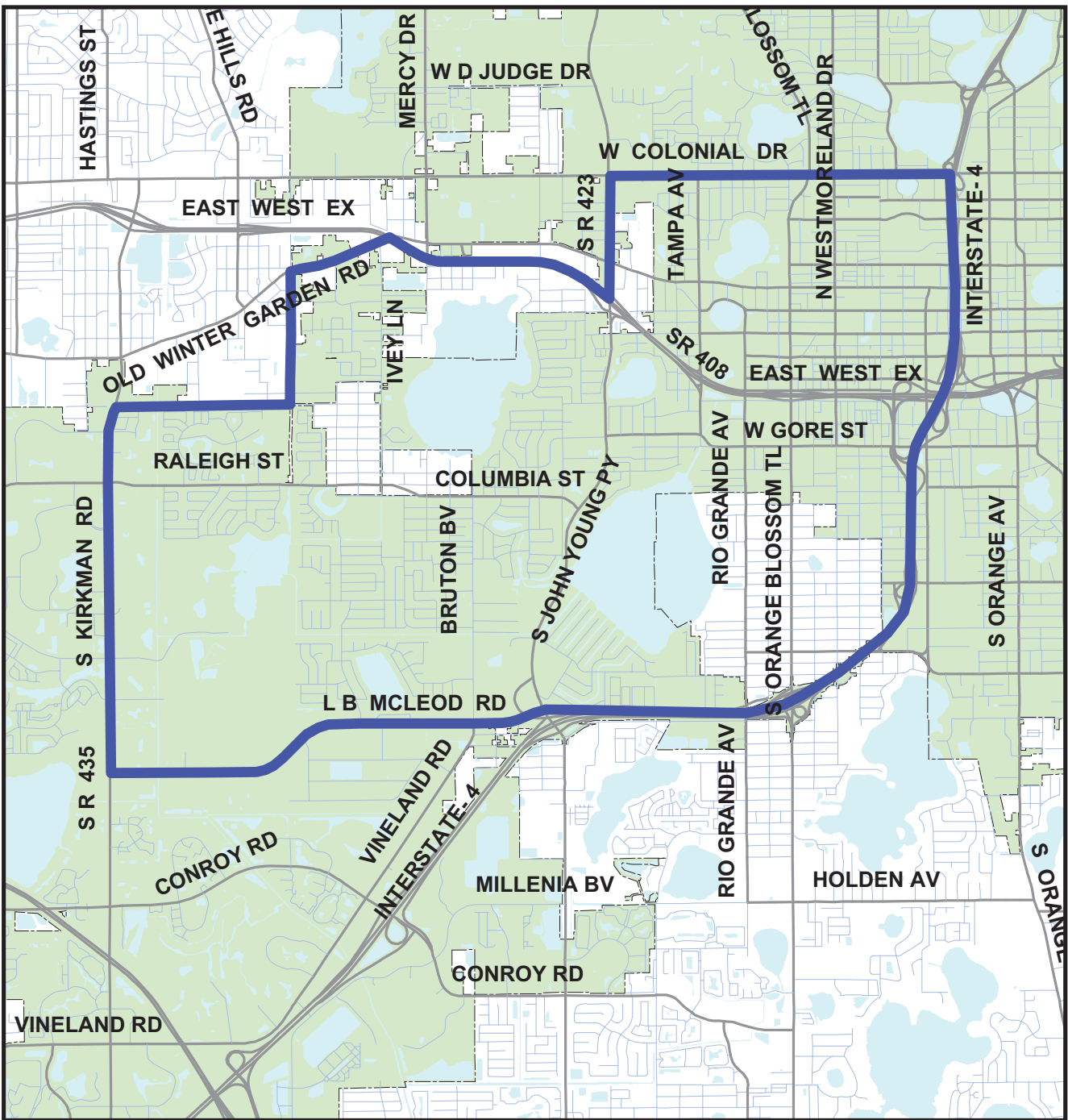
City of Orlando Economic
Enhancement District
(Brownfield Florida Statute 376.80)



City of Orlando
Jurisdiction



Neighborhood Stabilization Target Area 2



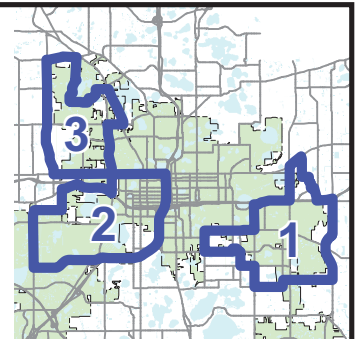
LEGEND



City of Orlando
Jurisdiction



Neighborhood Stabilization
Target Area 2 of 3



October, 2009



MEBA



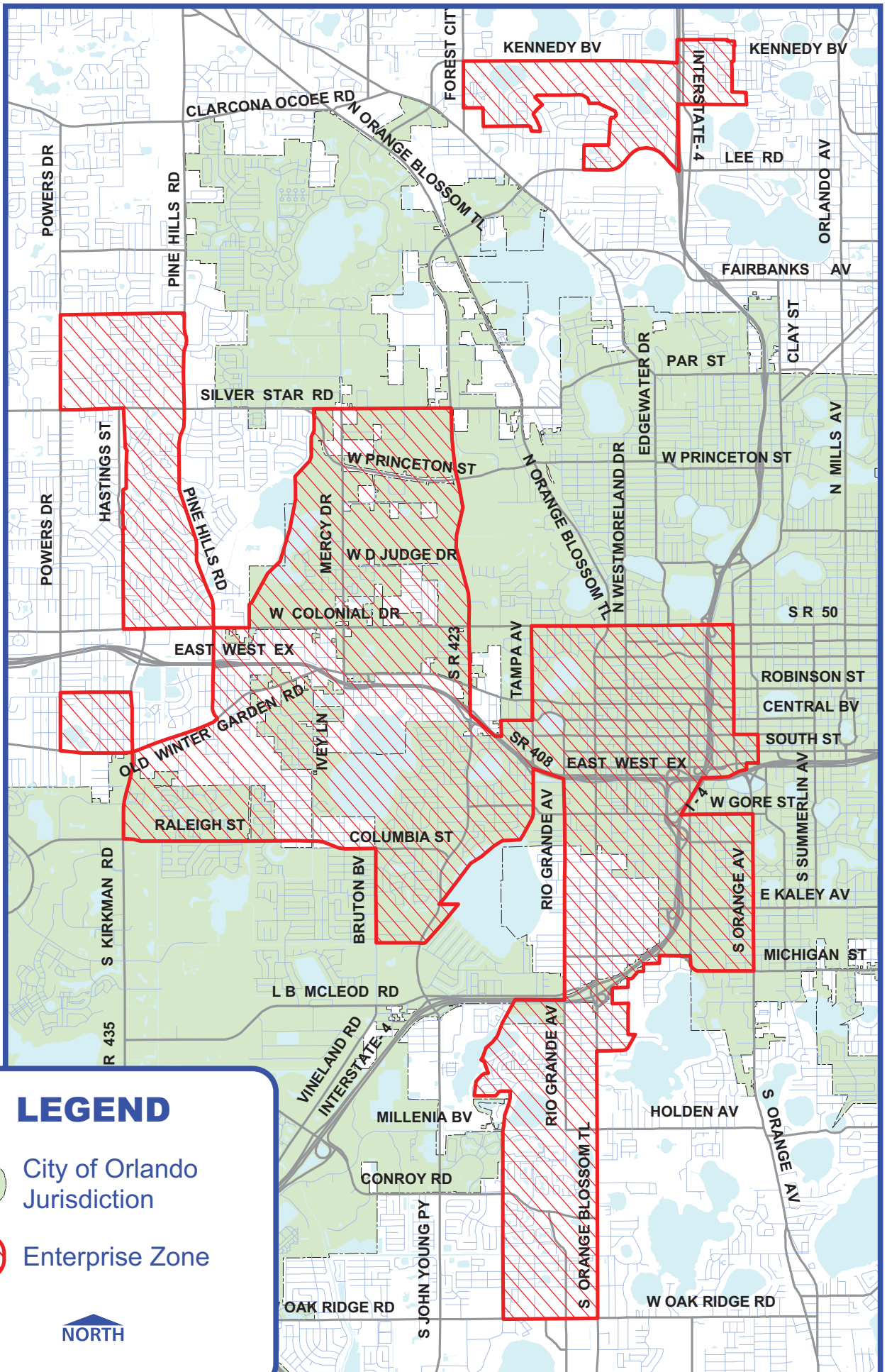
**Minority / Women Entrepreneur
Business Assistance Target Area**

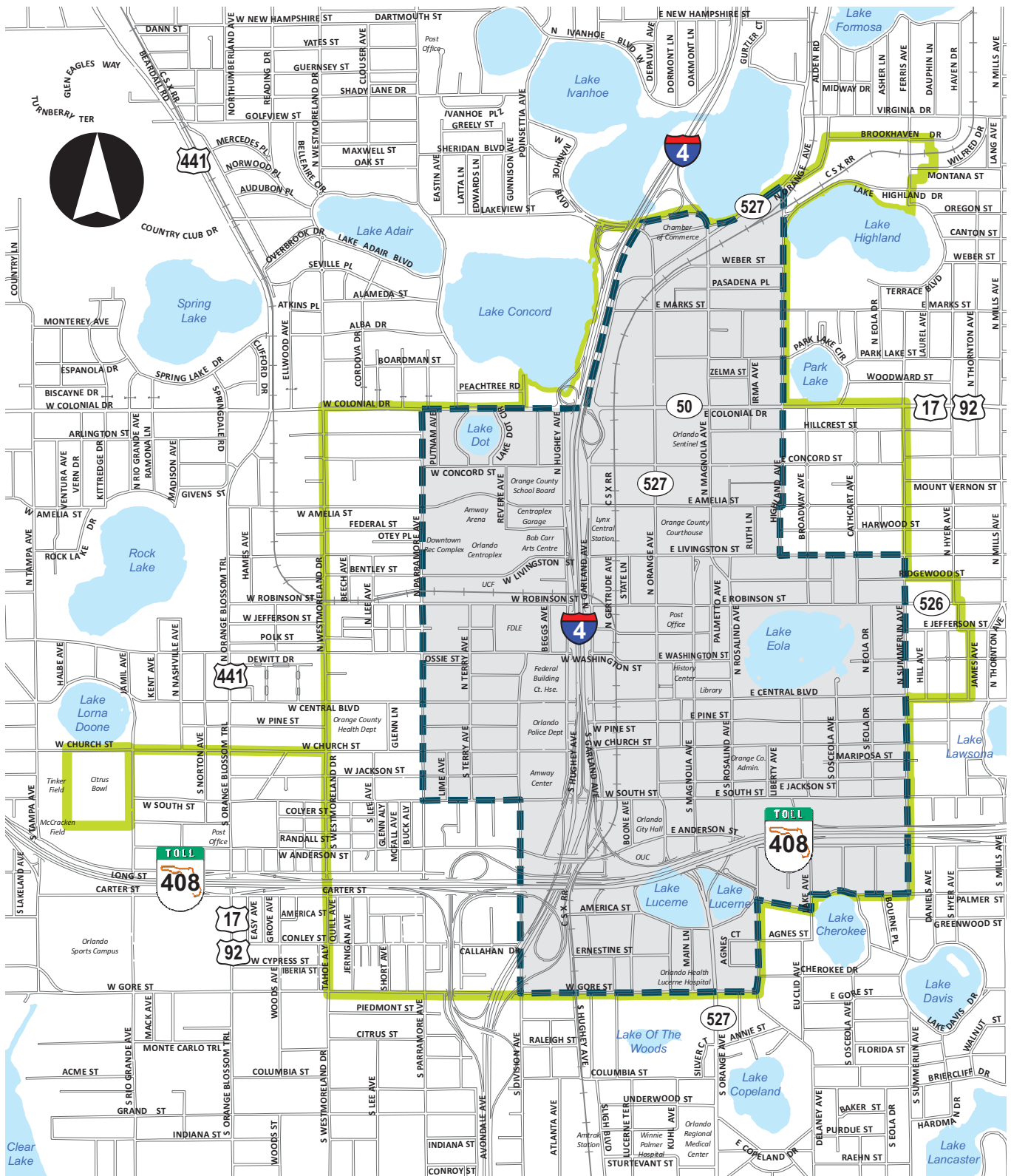


ENTERPRISE ZONE

LEGEND

-  City of Orlando Jurisdiction
-  Enterprise Zone





Downtown Orlando
Community Redevelopment Area

Downtown Development Board Area

