

Staff Report – September 13, 2023

Brownfield Area Designation – 7893 Hogan Settlement Road

Novu Residential Group, LLC and Novu Normandy Residences, LLC are requesting that one parcel located at 7893 Hogan Settlement Road be designated as a Brownfield Area under the process authorized by §376.80, Florida Statutes (F.S.). The site has historic use as an unauthorized/unpermitted dump site with associated buried solid waste and debris. The applicant, who is the contract purchaser of the property plans on conducting further assessment and remediation activities to achieve regulatory site closure from the Florida Department of Environmental Protection (FDEP).

The 15.41-acre site consists of one parcel that was previously used as an unauthorized/unpermitted dump site. The applicant plans to redevelop the site for use as a 308-unit multi-family residential development, which will create at least 5 permanent full-time jobs associated with management, leasing, and maintenance of the residential community.

Following enactment of the legislation approving the designation, the applicant will negotiate a Brownfield Site Rehabilitation Agreement (BSRA) with FDEP. The enactment of the BSRA will allow the applicant to pursue Voluntary Cleanup Tax Credits and cleanup liability protection from the State of Florida.

As required by §376.80(2)(c), F.S., the property owner proposing the designation of a new Brownfield Area must establish the following:

1. The owner or entity controlling the brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the site;
2. The rehabilitation and redevelopment of the site will result in five permanent jobs;
3. The redevelopment is consistent with the comprehensive plan and land development regulations;
4. Public notice for the proposal will be provided pursuant to §376.80(1)(c), F.S; and,
5. The owner or entity has provided real assurance of sufficient financial resources to implement and complete the Brownfield Site Rehabilitation Agreement.

Novu Residential Group, LLC and Novu Normandy Residences, LLC have answered in the affirmative for all requirements. The site is currently in the Medium Density Residential (MDR) land use category and is zoned as Planned Unit Development (PUD). The PUD for the site, 2022-434-E, is consistent with the redevelopment plans submitted by the applicant.

The Planning and Development Department recommends **APPROVAL** of the Brownfield Area designation.

Please contact Krista Fogarty, City Planner III, kfogarty@coj.net, 255-7825, for additional information.

7893 HOGAN SETTLEMENT ROAD

