

## Property Overview

### Size and Ownership

Orlando Utilities Commission, Lake Highland Preparatory School and private owners own the 26-acre site.

### Existing Site Uses

- Athletic Fields
- City Park and Lake
- Commercial Businesses
- Industrial Warehousing
- Municipal Parking Lots

### Economic Development Programs

- Orlando Economic Enhancement District
- Orlando Community Redevelopment Area

### Surrounding Population

**8,866**

1 MILE

**80,533**

3 MILES

**247,288**

5 MILES

### Potential Reuse Opportunities



## Setting

The Former Spellman Engineering Site is part of the northern gateway to Orlando, Florida's, Central Business District.

### 1969

Spellman Engineering, a former parts cleaning facility, operated at the site until 1969.

### 1992

Groundwater contamination from the Spellman Engineering property was discovered in 1992. The City of Orlando (the City) and the Orlando Utility Commission (OUC) had acquired much of the property prior to discovery of contamination.

### 2008

To facilitate redevelopment of the area, the City and EPA entered into the nation's first Contiguous Property Owner Agreement, in which the City agreed to voluntarily implement the site's estimated \$12.9 million remedy.

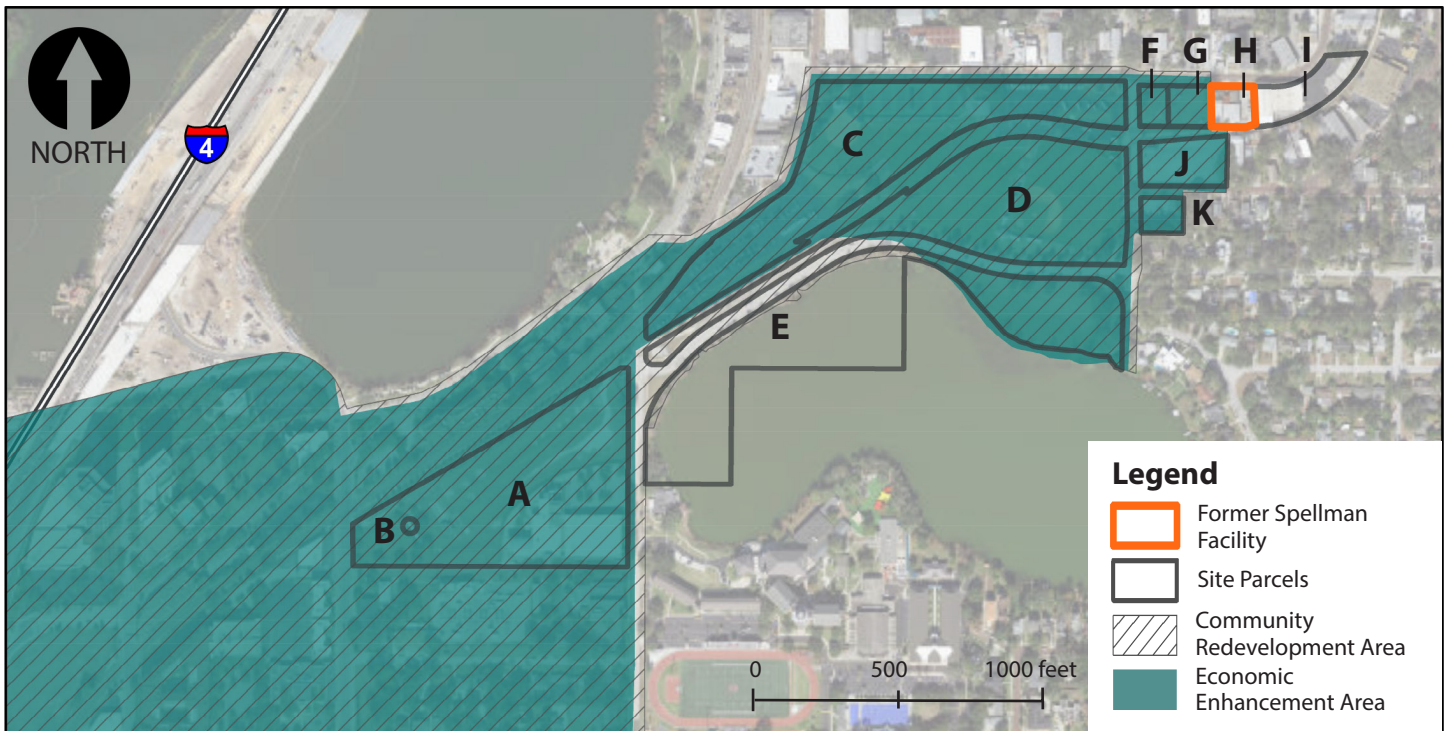
The City sold 18-acres of the site to Lake Highland Preparatory School (LHPS) for development of the Mark O'Meara Family Sports Complex.

### Present

The property sale helped cover cleanup costs, and the site's groundwater cleanup system was buried underground, allowing for remediation to move forward while optimizing the area for reuse.

Site cleanup protects human health and the environment and opens the door for additional community amenities to be developed at the site. Groundwater use is restricted while groundwater cleanup continues. Municipal water is available at site properties. In addition to the LHPS recreation facility, the Dinky Line segment of the Orlando Urban Trail traverses the site. **Remaining properties are available for commercial, recreational and public transit-oriented projects.**

# Site Economic Development Programs

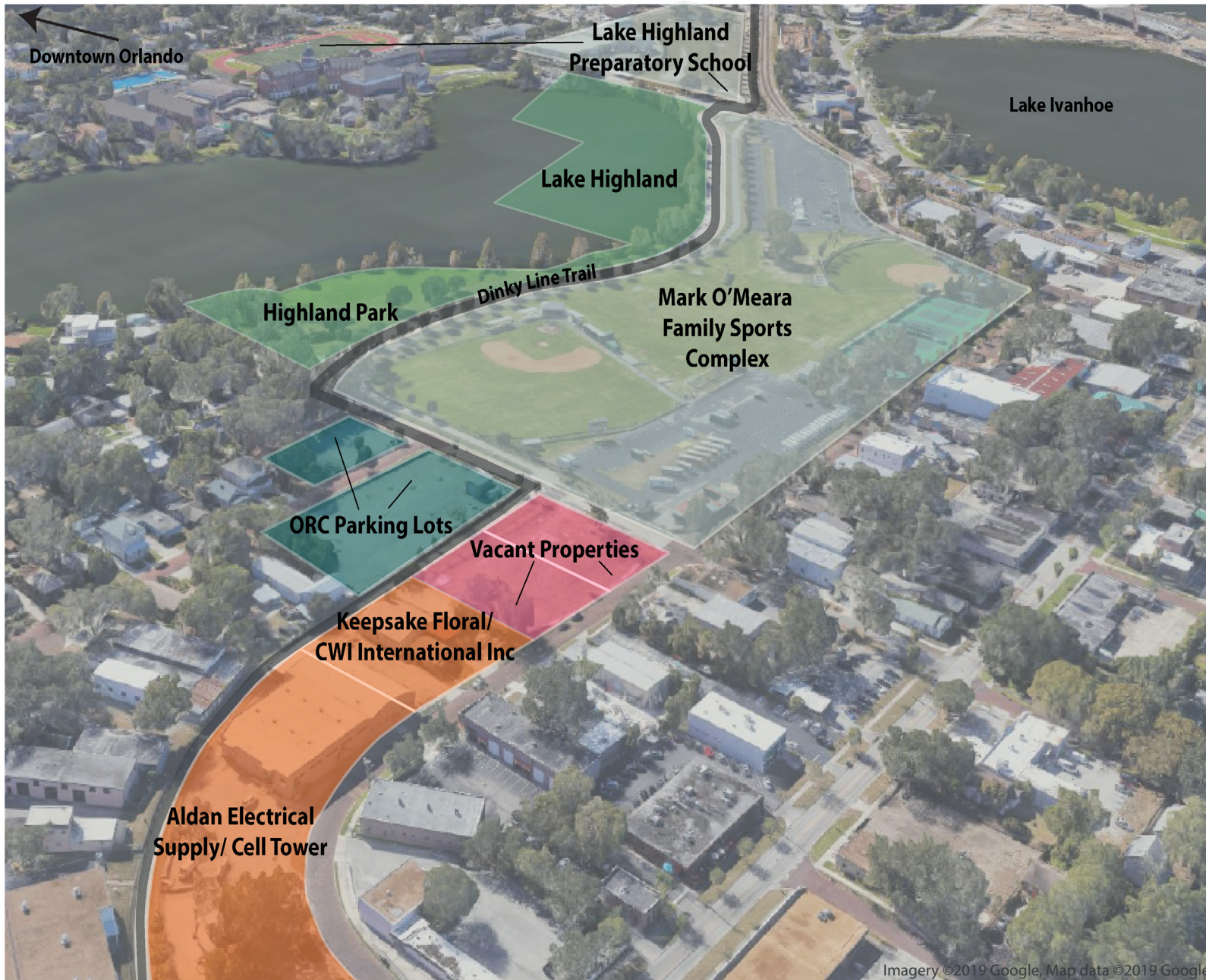


Tract	Parcel ID Number	Acreage	Ownership	Zoning	Current Land Use	Future Land Use
A	292223255200010	9.36	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Lake Highland Preparatory School	Urban Village
B	292223255210001	0.05	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Level 3 Communications (Ground Lease)	Urban Village
C	292224157600010	8.72	Os Complex Inc	Planned Development/ Traditional City/Specially Planned Area	Mark O'Meara Family Sports Complex	Urban Village
D	292224158001000	7.66	Os Complex Inc	Planned Development/ Traditional City/Specially Planned Area	Athletic Fields	Urban Village
E	292224000000001	10.15	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Lake Highland Park/ Lake Highland	Conservation
F	292213092805170	0.33	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Vacant	Urban Village
G	292213092805140	0.49	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Vacant	Urban Village
H	292213092805111	0.49	Private Ownership	General Industrial/ Traditional City/Specially Planned Area	Keepsake Floral/ CWI International Inc	Industrial
I	292213092805050	1.04	Bald Cypress Properties LLC	General Industrial/ Traditional City/Specially Planned Area	Aldan Electrical Supply/ Cell Tower	Industrial
J	292224582002190	1.13	City of Orlando	Planned Development/ Traditional City/Specially Planned Area	Orlando Utilities Commission Parking Lot Remediation Project	Urban Village
K	292224582004440	0.41	City of Orlando, Orlando Utilities Commission	Planned Development/ Traditional City/Specially Planned Area	Orlando Utilities Commission Parking Lot	Urban Village

\*Institutional controls will prevent the use of groundwater for potable or non-potable purposes. Municipal water access is available.



# Existing Site Redevelopment





# Redevelopment Opportunities

## Local Redevelopment Opportunities

The mission of the Community Redevelopment Agency (CRA) is to aggressively pursue redevelopment and revitalization activities within an established redevelopment area, with emphasis on providing more housing and cultural arts opportunities, improving long-term transportation needs and encouraging retail development. Portions of the Former Spellman Engineering Site are included in the Downtown CRA.

The Orlando Economic Enhancement District Program (OEED) is a State of Florida economic development tool encouraging redevelopment of properties by businesses and property owners. OEED is a brownfield designation and includes sites that have the perception of contamination or blight. **Incentives include low-interest loans, grants for cleanup, tax credits and job creation bonuses. Portions of the site are included in the Downtown Economic Enhancement District.**

## Excellence in Site Reuse Award

In 2013, EPA Region 4 selected the City of Orlando and the Lake Highland Preparatory School to receive the Excellence in Site Reuse Award in recognition of their efforts to cleanup and reuse large areas of the Former Spellman Engineering Site. Selected remediation methods, such as the use of below grade groundwater treatment injection points connected to a single delivery line, allow for remediation at the site without disrupting current uses. Because of this innovative partnership, the site continues to be redeveloped in a manner consistent with community priorities as cleanup continues.

## Prospective Purchaser Inquiry Process

EPA Region 4's Prospective Purchaser Inquiry (PPI) Service provides accurate, comprehensive information about Superfund sites – for both removal and long-term remedial sites. The service is free of charge. The information helps prospective purchasers make informed and timely decisions. Through this service, EPA can make sure that people have current and accurate information about a site's cleanup status.

There is no requirement that people contact EPA before purchasing property that is part of a Superfund site. However, discussions with EPA staff can help clarify appropriate land uses, liability issues and protections, and timelines for proposed activities. In turn, informed purchasers can make sure that redevelopment activities are consistent with a site's remedy and coordinate with EPA to ensure the long-term protection of human health and the environment.

## Contacts

For more information about the site, or to request a PPI call about site redevelopment opportunities, please contact:

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