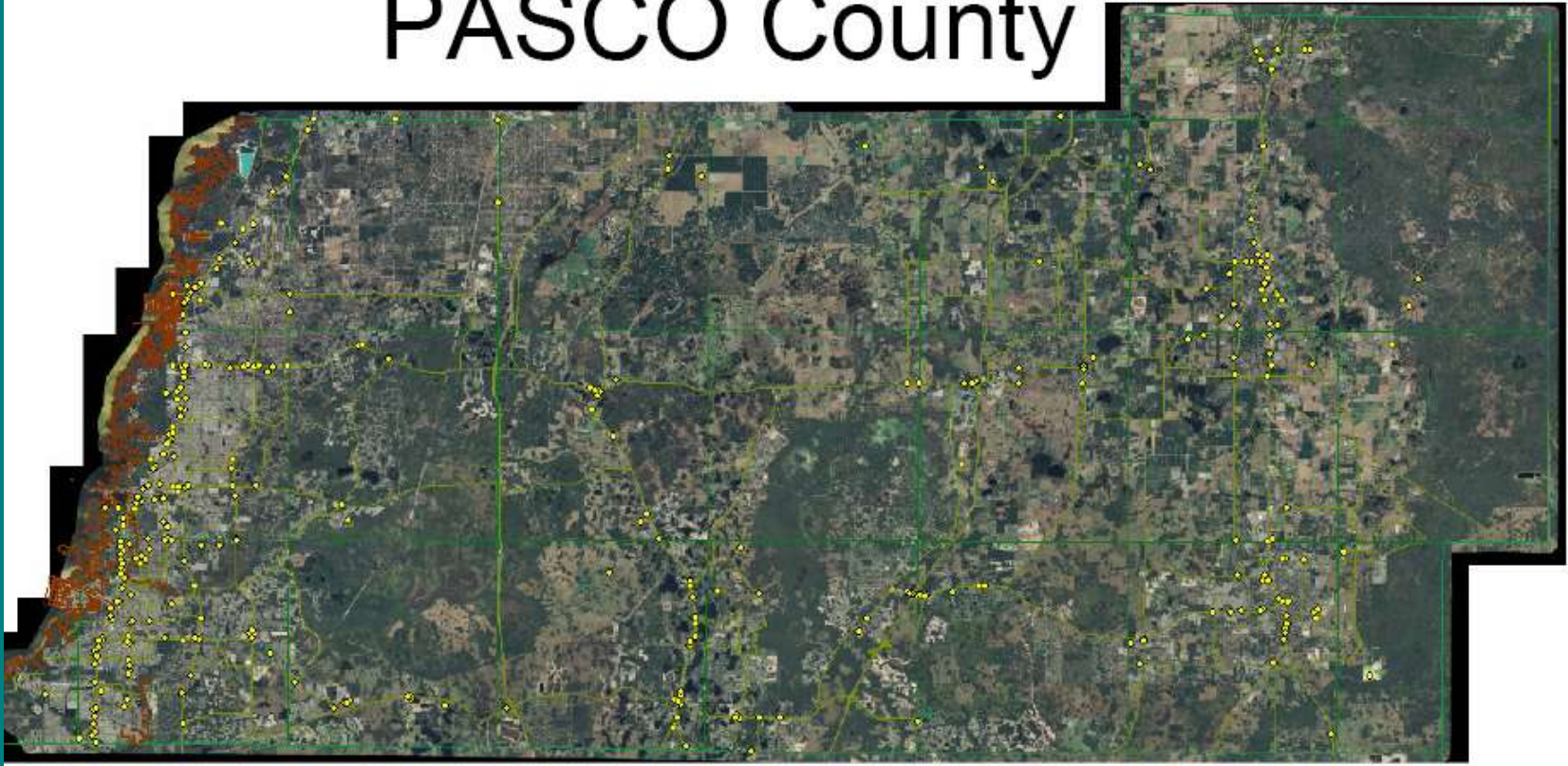


The background image shows a coastal scene. In the foreground, there is a sandy area with tall, dry, yellowish-brown grasses. Beyond the grass is a large body of blue water. In the distance, a small island or peninsula is visible, featuring a crane or construction equipment. The sky is a pale, overcast blue.

**Brownfield Redevelopment
Program
For
Pasco County Florida
Robert J. Tietz
Florida Natural Resource
Management Institute
Practicum
Class of 2006**

Petroleum Spill Locations in PASCO County

R16E R17E R18E R19E R20E R21E R22E



Pasco Brownfield Program Initial Study Area

- **1st mapping will be:**
 - 4 36x36” maps entitled Brown Field Redevelopment Study NW, NE, SW, SE
 - Annotated to STRs shown
 - Sourced to:
 - 2005 Aerial, PA Layer
- **Caveat to: Standard Caveat**
- **Maps will include**
 - 2005 aerials
 - Street Names
 - PA Layer
 - Parcel ID for lots over 5 acres only

| | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 23 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |
| 24 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |
| 25 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |
| 26 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |

Applicable State Rules Governing Brownfields In Florida

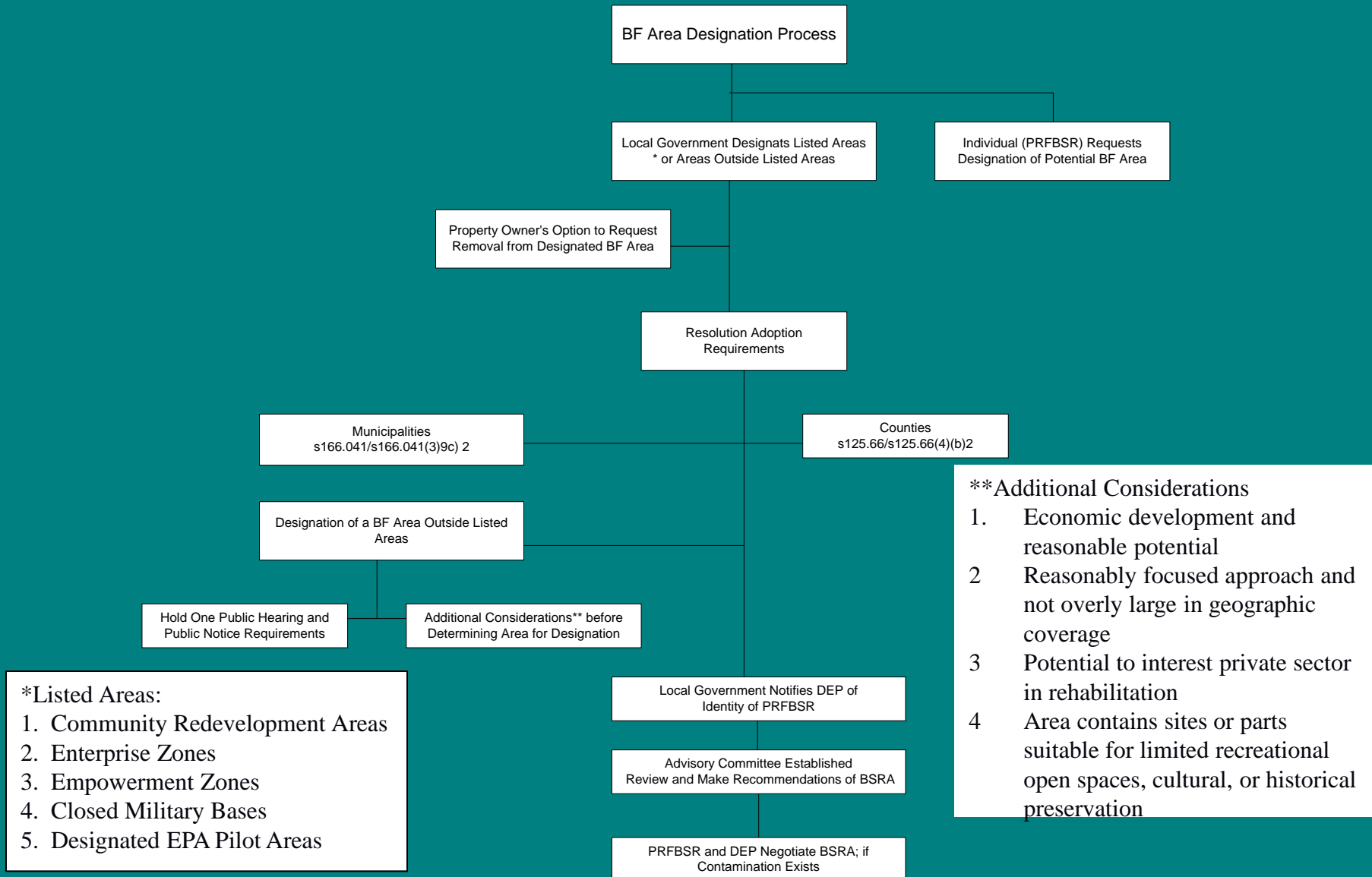
- Chapter 62-785;-Clean-up Criteria Rule
- Chapter 62-770; Petroleum Contamination Clean-up Criteria
- Chapter 62-777; Clean-up Target Levels
- Chapter 62-780; Contaminated Site Clean-up Criteria
- Chapter 62-788; Tax Credit Rule

FDEP Website for Brownfield Information

http://www.dep.state.fl.us/waste/quick_topics/publications/wc/brownfields/gen

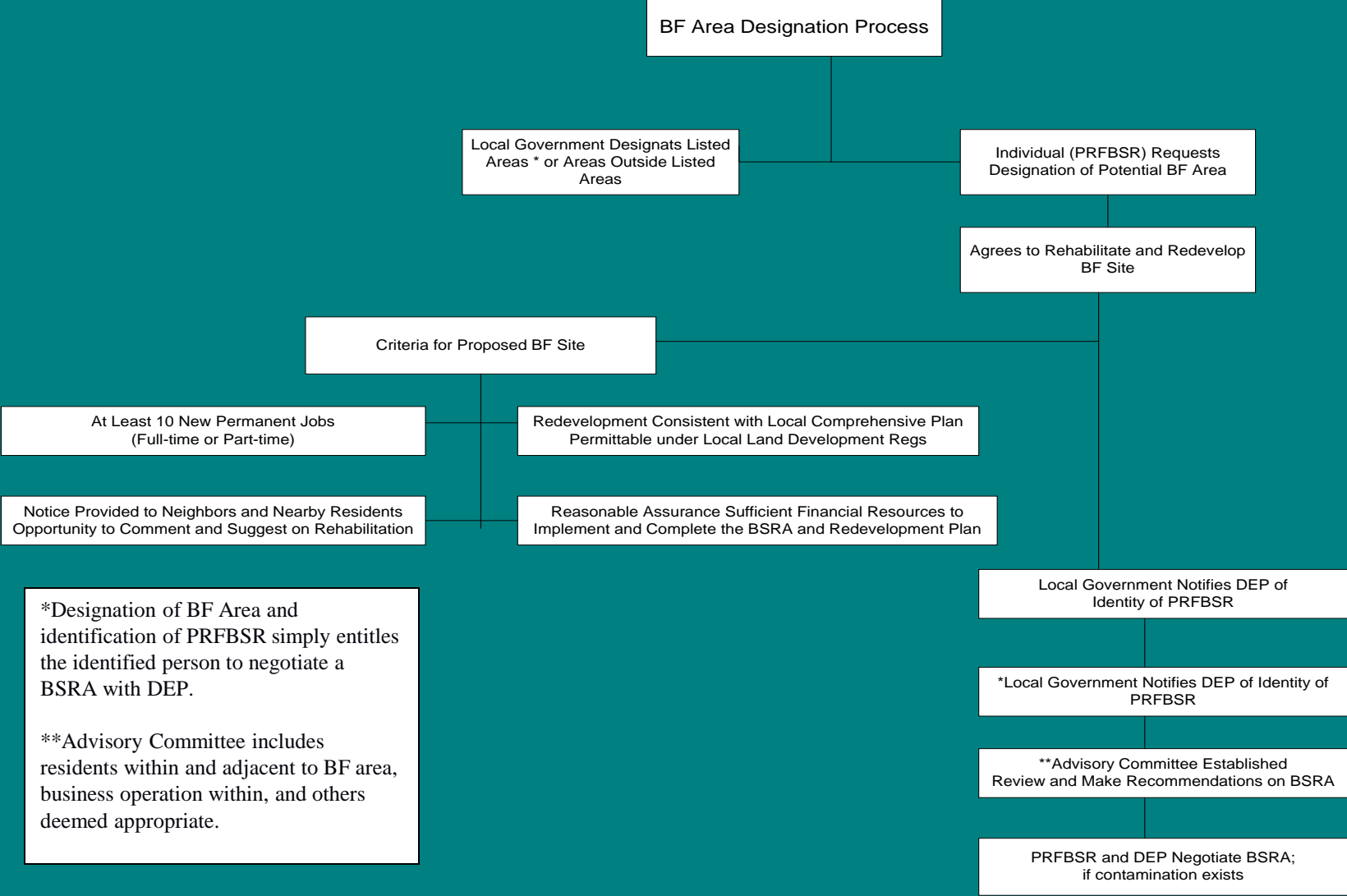
Brownfield Area Designation Process

Local Government



Brownfield Area Designation Process

Individual Requests



The Brownfield Resolution

Resolution No. 06-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA DESIGNATING AN ECONOMIC REDEVELOPMENT ZONE FOR THE PURPOSES OF ECONOMIC REDEVELOPMENT AND ENVIRONMENTAL REHABILITATION, PROVIDING FOR NOTIFICATION OF THE PERSON RESPONSIBLE FOR SITE REHABILITATION; AUTHORIZING THE COUNTY ADMINISTRATOR TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING AN EFFECTIVE DATE

Whereas, pursuant to Sections 376.77-376-85, Florida Statutes (the "Act"), the "Brownfields Redevelopment Act" (the "Act") the State of Florida has provided for the designation of certain contiguous area consisting of one or more Brownfield sites as "Brownfield areas" by resolution and for the corresponding provision of economic development and environmental remediation for such areas, and Pasco County has established an Economic Redevelopment Area pursuant to Resolution No.06-____, and;

Whereas, the County desires to provide for the designation of a Brownfields Area, identification of the person responsible for Brownfields site rehabilitation, and notification of the Florida Department of Environmental Regulation ("FDEP") of its decision to to designate a Brownfields Area pursuant to the Act, and;

Whereas, the County has complied with the notice and public hearing requirements set forth in Section 376.80(1) and (2)(a) and 125.66(4)(2)9b), Florida Statutes, and a public hearing was held on the proposed designation, attended by the potentially affected property owners in the surrounding areas proposed for this designation; and,

Whereas, the County has considered the criteria set forth in the Florida Statutes Section 376.80(2)(a)1-4, Florida Statutes, including whether the proposed Brownfields Area warrants economic development and has a reasonable potential for such activities; whether the proposed area represents a reasonably focused approach and is not overly large in geographic coverage; whether the area has potential to interest the private sector in participating in rehabilitation; and whether the area contains sites or parts of sites suitable for limited open space, cultural or historical purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY FLORIDA AT A DULY ASSEMBLED MEETING HELD ON THIS _____ DAY OF _____, 2006, AS FOLLOWS:

The Brownfield Resolution (cont'd)

Section 1. The area to be designated as a Brownfields Area in accordance with the Act is as shown on Exhibit A attached hereto and incorporated herein by reference is hereby designated as a Brownfields area in accordance with the ACT. Such designation shall not, however, render Pasco County liable for the cost of site rehabilitation or source removal, as those terms are defined in the Act, or for any other costs in excess of those attributable to the County as administrator of the Brownfields Program, or as a property owner within the designated Brownfields area.

Section 2. The County will notify the Florida Department of Environmental Protection when there is a person who has assumed responsibility for Brownfields site rehabilitation within the designated area.

Section 3. The County Administrator or his designee is hereby authorized and directed to notify the FDEP of this designation of a Brownfields Area, and identification of the person responsible for Brownfields site rehabilitation.

Section 4. This designation shall not render Pasco County liable for costs of site rehabilitation or source removal, as those terms are defined in the Act, or for any other costs above and beyond those costs attributable to the County's role as administrator of the Brownfields program within the designated Brownfields Area.

Section 5. This Resolution shall take effect immediately upon its adoption.

**Brownfield Re-Development Program
Pasco County
Situation Assessment Worksheet
Fall 2006**

| Stakeholders | Positions | Interests | Power | Background / Context |
|--|--|--|---|--|
| Pasco County Board of County Commissioners | Responsible for all aspects of development within the County including implementation of the Comprehensive land use plan | Representation of all citizens of the County | Authority to perform a quasi-judicial function regarding land-use policies and decisions within the County | Have identified specific areas of the County for urban in-fill and economic redevelopment |
| Florida Department of Environmental Regulation (FDEP) | State agency charged with implementation of the Brownfield Redevelopment Act (Chapter 376 of the F.A.C.) | Responsible for overseeing actual clean-up, reviewing funding agreements and deeming sites "rehabilitated" | Authority to approve remediation plans for clean-ups, monitor compliance with agreements and authorize reimbursements | Success of the program on a state-wide basis will be evaluated by State Government. Committed to protecting land, soil and waters of the State |
| Brownfield Property Owners | Brownfield property owners benefit from the program | Site rehabilitation, cost sharing with grant program. Enhanced property values | Brownfield Program is strictly voluntary. They can "opt-out" Ability to form mutually beneficial public/private partnerships | May develop on previously non-developable lands. State assistance and corporate tax credits available. Primary program target |
| Adjacent Property Owners | May not wish to have a Brownfield designated site nearby. May benefit from clean-up | Sustained or improved property values. Control of adjacent land uses | Can assist in sense of community in addressing common problems within their neighborhood. Can impact final development conditions through public involvement and political action | Essential to the success of the program. |

Brownfield Redevelopment Program

Why Pasco County?

- Over **380 locations** within Pasco County that are eligible for Brownfield Designation –one of FL's most rapidly growing Counties
- Patterns of development have focused on undeveloped, **virgin lands**
- Brownfield Redevelopment Program offers **economic incentives** for the re-use of land previously developed in ways which impair or limit future use
- Establishment of a Brownfield Redevelopment Program for Pasco County will **assist and encourage** in promoting the redevelopment of previously used lands with positive impacts to the patterns of land use within the County
- Chapter 97-277, Laws of Florida; Florida Statute 376.77, 376.84 and 376.80 enable Florida Counties to designate Brownfield locations for rehabilitation and re-use

Three Candidate Sites

- Sunset Sand Mine and C&D Landfill
- Azzarelli Sand Mine
- Hudson, LLC.

Florida Brownfield Redevelopment Program Incentives

- **Tax Credits-** up to 35% of the costs for voluntary site clean up is available for corporate or individual participants up to \$250,000 per year (F.S. 376.80).
- **Bonus Refund-** applicants eligible for \$2,500 refunds on taxes paid for each new permanent employment position created by the redevelopment activities (F.S. 288.106(2)).
- **Revolving Loan Fund-** provides for low interest loans for the purchase of outstanding or unresolved contractor liens, tax certificates, or other claims on Brownfield designated properties (F.S. 376.875)
- **Florida Enterprise Zone Financial Incentives-** provides for designation of an area as a Florida Enterprise Zone which serves to enhance the financial incentives available to a local program. Enhanced financial incentives include:
 - Sales tax refund for building materials used in the rehabilitation of real property
 - Community Contribution Tax Credit Program
 - Local government incentives can be incorporated into the designated program such as expedited review of development plans and resulting approvals to assist in meeting the requirements of the State program

**COMPREHENSIVE PLAN - 2025
PASCO COUNTY, FLORIDA
Chapter 2- Future Land Use Element**

OBJECTIVE FLU 1.7 REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS

To encourage the redevelopment and renewal of blighted areas to maintain and enhance neighborhood viability, revitalize urban corridors and discourage urban sprawl. Maintain an inventory of areas which, because of age, obsolescence, disuse, or other factors, represent an underutilization of community land, infrastructure, and service resources. Pasco County shall consider the creation of urban infill and redevelopment areas as a land use incentive for enhancement of urban areas.

Policy FLU 1.7.1 Community Development Block Grant Coordination

Pasco County shall continue to implement the Community Development Block Grant program for identifying and addressing areas in need of revitalization.

Policy FLU 1.7.2 Redevelopment Partnerships

Maintain the cooperation of the private sector, State, and Federal officials in developing a program of grants, low-interest loans, and technical assistance to groups and individuals by participating in redevelopment efforts of the Community Development Block Grant program and other available programs.

Policy FLU 1.7.5 Redevelopment of Commercial Corridors

In order to implement the economic objectives of the County, the County shall prepare individual corridor re-development plans for key economic corridors in the following priority order: US 19, from Pinellas County Line to Hernando County Line and US 301 from the north Zephyrhills City limits to Hernando County Line. The planning process shall be based upon a high degree of citizen participation throughout the process and shall provide an opportunity for stakeholders in the designated area to participate. These plans shall include the following components:

Pasco County Brownfield Redevelopment Program

Coordination TimeLine

* **March 15** Brownfield Redevelopment Kick-off Meeting

Attendees: Mary Jane Stanley, Executive Director, Pasco County
Economic Development Council
Anna Long, Esq., Private Attorney representing
Brownfield Redevelopment Interests
John Sego, P.G., FDEP S.W. District Brownfield Coordinator

* **March 21** Brownfield Coordination Meeting

Attendees: John J. Gallagher, County Administrator
Bipin Parikh P.E. Assistant County Administrator for
Development Services
Michele Baker, M.P.A.
Program Administrator for
Development Services

* **June 28** Brownfield Coordination Meeting

Attendees: Barbara Wilhite, Chief Assistant County Attorney
Elizabeth Blair, Assistant County Attorney
Gerald Figurski, Development Attorney
Roger Register, P.G. Tampa Bay Engineering, Inc.



Thanks and **GO GATORS....**