

REGIONAL PLANNING COUNCILS AS CATALYSTS FOR BROWNFIELDS REDEVELOPMENT



SOUTHEAST BROWNFIELDS CONFERENCE
OCTOBER 28, 2019



Planning Councils are multi-purpose entities comprised of local governments that solve problems at the regional level and help communities grow.

Local knowledge
Regional solutions
Statewide impact



EXTENSIVE PARTNERSHIPS

State Partners and Organizations

1000 Friends of Florida
American Planning Association, Florida Chapter
Association of Florida Community Developers
Audubon of Florida
Florida Association of Counties
Florida Chamber Foundation
Florida Chamber of Commerce
Florida City and County Management Association
Florida Conflict Resolution Consortium Consensus Center
Florida Economic Development Council
Florida Home Builders Association
Florida Housing Coalition
Florida Land Council
Florida League of Cities
Florida Local Government Coalition
Florida Planning and Zoning Association
Florida Ports Council
Florida Redevelopment Association
Florida School Board Association
Florida Trails Association
Florida Wildlife Federation
Floridians for Better Transportation
Metropolitan Planning Organizations Advisory Council
Sadowski Housing Coalition
Safe Mobility for Life Coalition
Sierra Club of Florida
Small County Coalition
The Nature Conservancy
The Trust for Public Land

State Agencies and Entities

Enterprise Florida, Inc.
Florida Department of Agriculture and Consumer Services
Florida Department of Economic Opportunity
Florida Department of Environmental Protection
Florida Department of Health
Florida Department of Transportation
Florida Division of Emergency Management
Florida Fish and Wildlife Conservation Commission
Florida House of Representatives
Florida Senate
Office of Economic and Demographic Research
Office of Governor Rick Scott
Water Management Districts
Workforce Florida, Inc.

Federal Agencies

U.S. Department of Commerce
U.S. Department of Energy
U.S. Department of Housing and Urban Development
U.S. Department of Transportation
U.S. Economic Development Administration
U.S. Environmental Protection Agency



Economic Development



**Regional
Conveners**

FIVE PRIMARY AREAS OF FOCUS



Transportation



Quality of Life



Emergency Preparedness



WORK TOGETHER

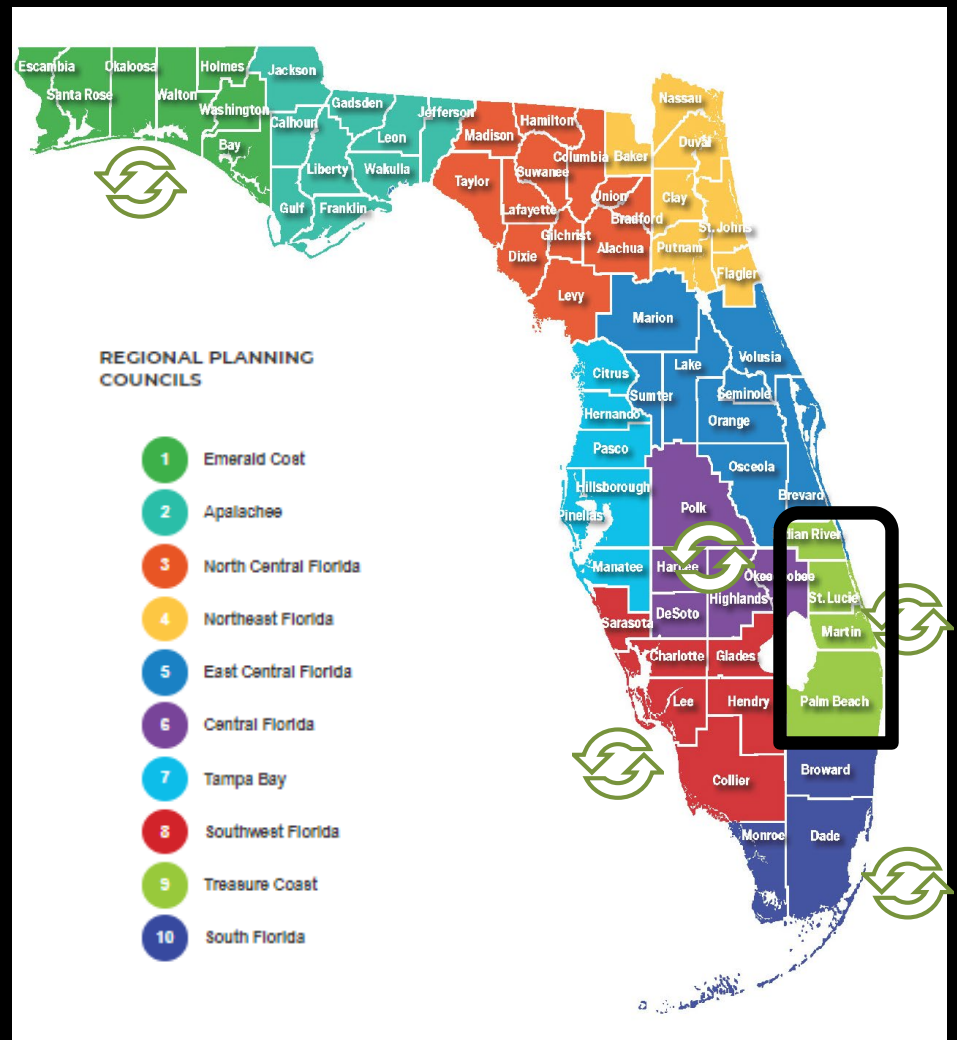
- Statewide Comprehensive Economic Development Strategy (CEDS) Plan
- Statewide Regional Evacuation Study
- Broadband Planning
- Florida Energy Assurance Study
- Coastal Resiliency Modeling and Training
- Sustainable Communities Initiative

TCRPC Brownfields Program Overview

Encompasses Assessment and Cleanup

- 2003: \$200,000 petroleum assessment
- 2005: \$200,000 petroleum assessment
- 2005: \$1,100,000 RLF established
- 2007: \$400,000 petro/hazardous assessment
- 2009: \$450,000 ARRA RLF supplemental
- 2011: \$1,000,000 coalition assessment grant
- 2013: \$300,000 RLF supplemental
- 2014 \$400,000 RLF supplemental
- 2015 \$500,000 coalition assessment grant
- 2019 \$600,000 coalition assessment grant

TOTAL \$5.15 million



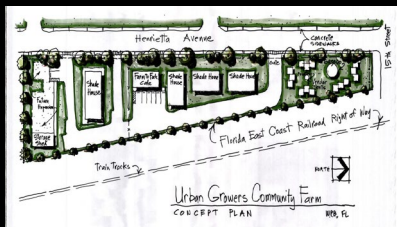
Coalition is Seven-County Region
Includes RPC to South & Miami Waterkeeper



**Unleash
Big Ideas**



**Build
Momentum**



**Transform
Communities**

PLEASE PARTICIPATE IN A PUBLIC DESIGN
WORKSHOP FOR SOUTH DIXIE HIGHWAY



PROVIDE INPUT

SHARE IDEAS

**BUILD UPON
PREVIOUS EFFORTS**

**HELP DEVELOP A PLAN
FOR IMPLEMENTATION**



PUBLIC DESIGN WORKSHOP FOR SOUTH DIXIE HIGHWAY
(OKEECHOBEE BOULEVARD TO ALBEMARLE ROAD)

SATURDAY, MARCH 28, 2015
9:30AM

NORTON MUSEUM OF ART ~ 1451 SOUTH OLIVE AVENUE
REFRESHMENTS AND LUNCH WILL BE SERVED

For more information, please contact:
Dana P. Little, TCRPC (772) 221-4060, dlittle@tcrpc.org

Leverage Resources

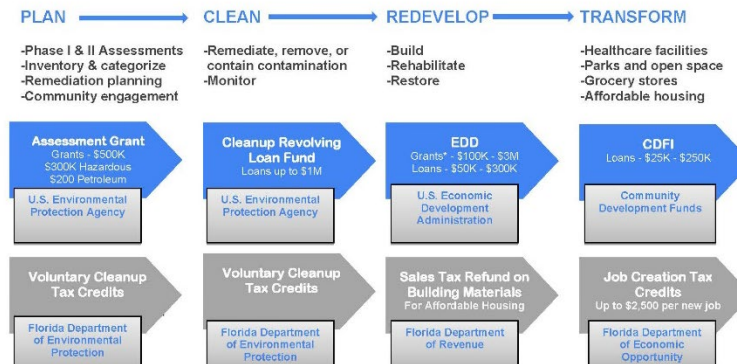
Program Goals and Vision



Engage People



CONTINUUM OF FUNDING FOR BROWNFIELDS REDEVELOPMENT



*EDA Grants include - Public works, local technical assistance, economic adjustment, short-term planning, and small business RLF with 50% match.

Case Study 1: Former H.D. King Power Plant

City of Fort Pierce



- 1912 to 2008 Power Generation Facility
- Demolished in 2009
- 6 acres of land
- Prime RE Downtown/Marina
- Near Historic EJ Community



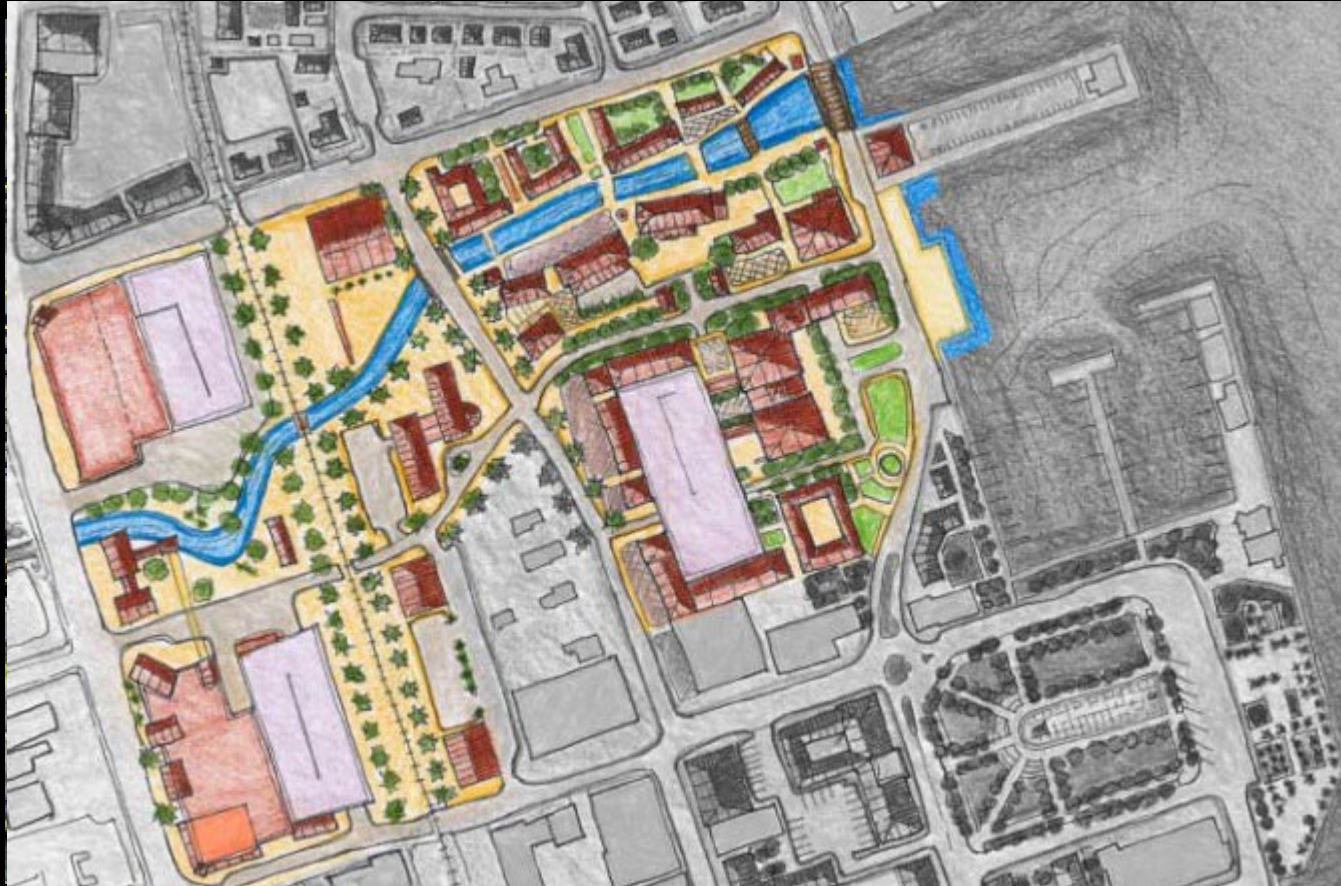
Downtown Waterfront Charrette



The citizens' envision the H.D. King Power Plant as a opportunity to enrich the downtown. Citizens hope for an Entertainment District that will become a new economic engine and attraction for the city.



Downtown Waterfront Charrette



A New Engine Powering the City

A New Destination Within the City

Phased Approach



- 3 Brownfields Site Rehabilitation Agreements
- Incremental Closure
- Additional Grant Funding
- Implementation of Competing Visions

Earned \$ 2,000,000 in Tax Credits



- 2013 Site Rehabilitation Completion Orders for Parcels 2 & 3
- 2017 – No Further Action with Conditions for Parcel 1
- 2nd RFP Issued for Redevelopment
- Make Sure RFP Includes What Community Wants



2019 Port Designation

HD King
Site

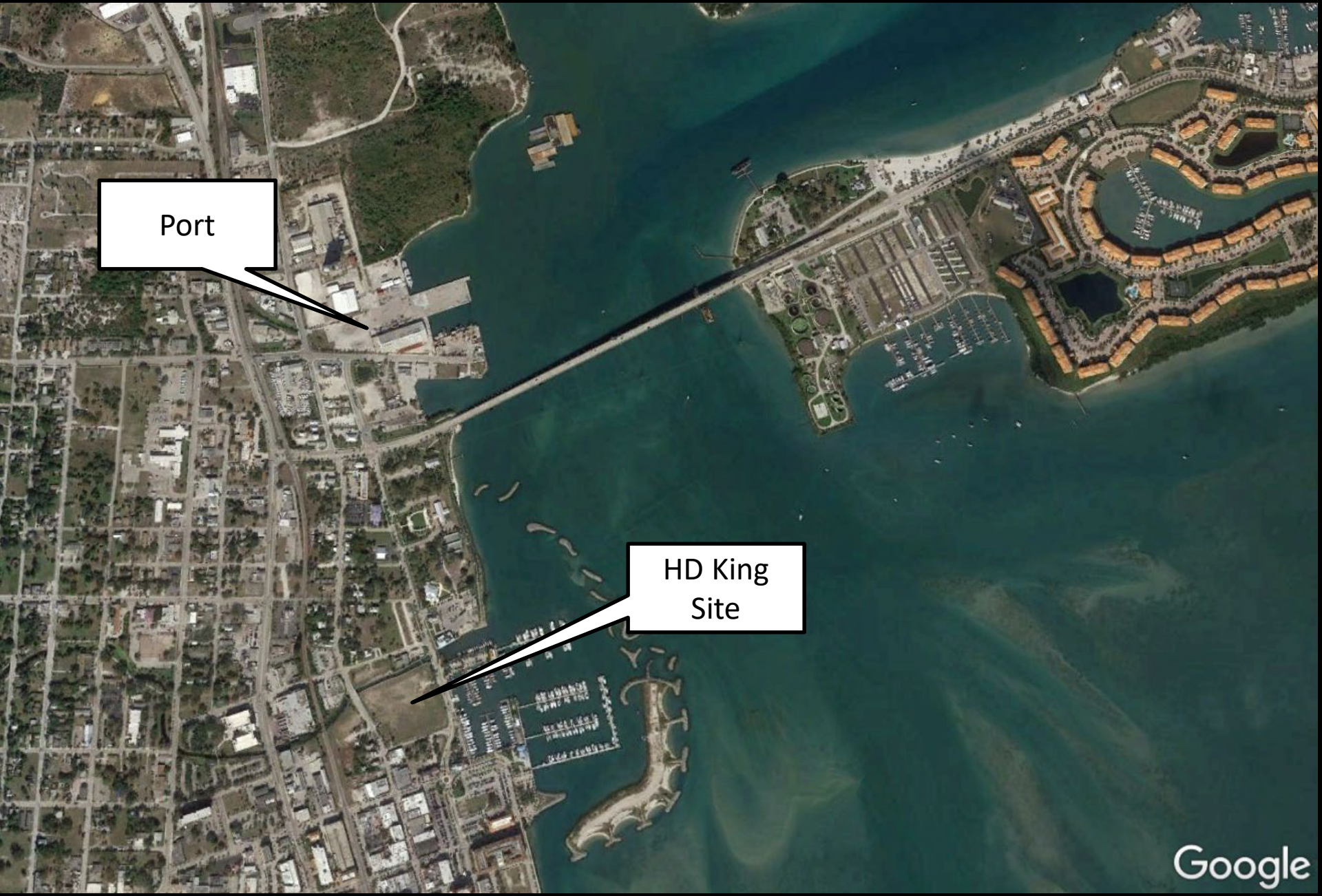


Downtown



Brownfields

2019 Port Designation



Port

HD King
Site

Case Study #2: Former Gifford Road Landfill

Indian River County



Site History

Gifford Neighborhood Plan “Gifford Forever”



1960 - 1978
Active landfill
operations until 1978
Closed and Capped
with Soil

1994 - 2016
Assessment and
source removal
complete, ongoing
GW monitoring

2014-2015
Redevelopment
Assessment
funded through
RPC EPA
Grant and
County.

July 2014
BCC approved
2014 Gifford
Neighborhood
Plan

2016-2018
Community
Workshops and
Final Site
Redevelopment
Planning



Public Participation Process

Public Design Workshop - December 10, 2016
Public Work-In-Progress Meeting - July 24, 2017



Women's Table



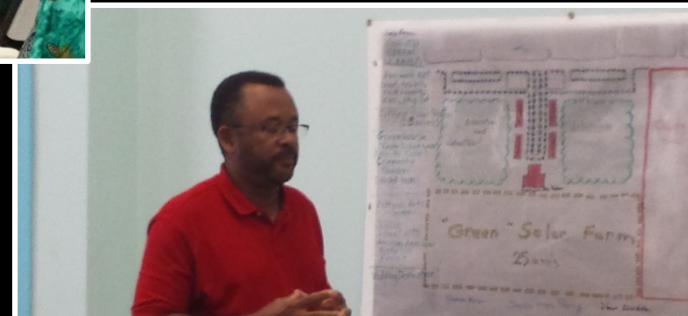
Men's Table



DOH Presented for Women



GYAC Director of Public Relations and Life-long Resident with IRC SWDD Director



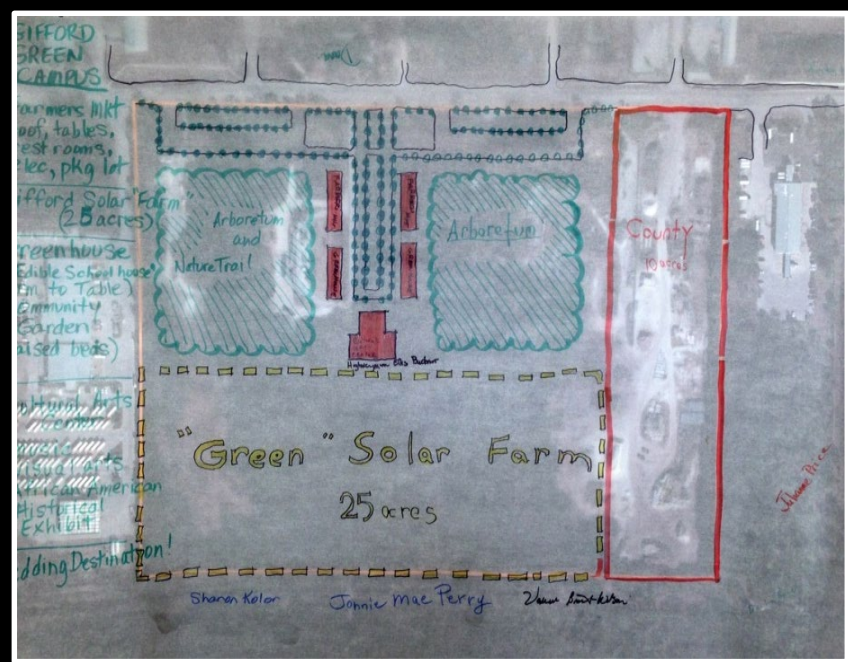
GYAC ED Presenting for the Men

What We Heard...

- Something different – for the entire County
- Change Perception of Area
- Amphitheatre
- Open air pavilions, unity, large enough for a family reunion
- Solar Farm
- Cultural Arts Center
- Greenhouse and Community Garden with raised beds (grow food & sell)
- Place to Relax and Enjoy Nature

STAKEHOLDERS ARE SMART

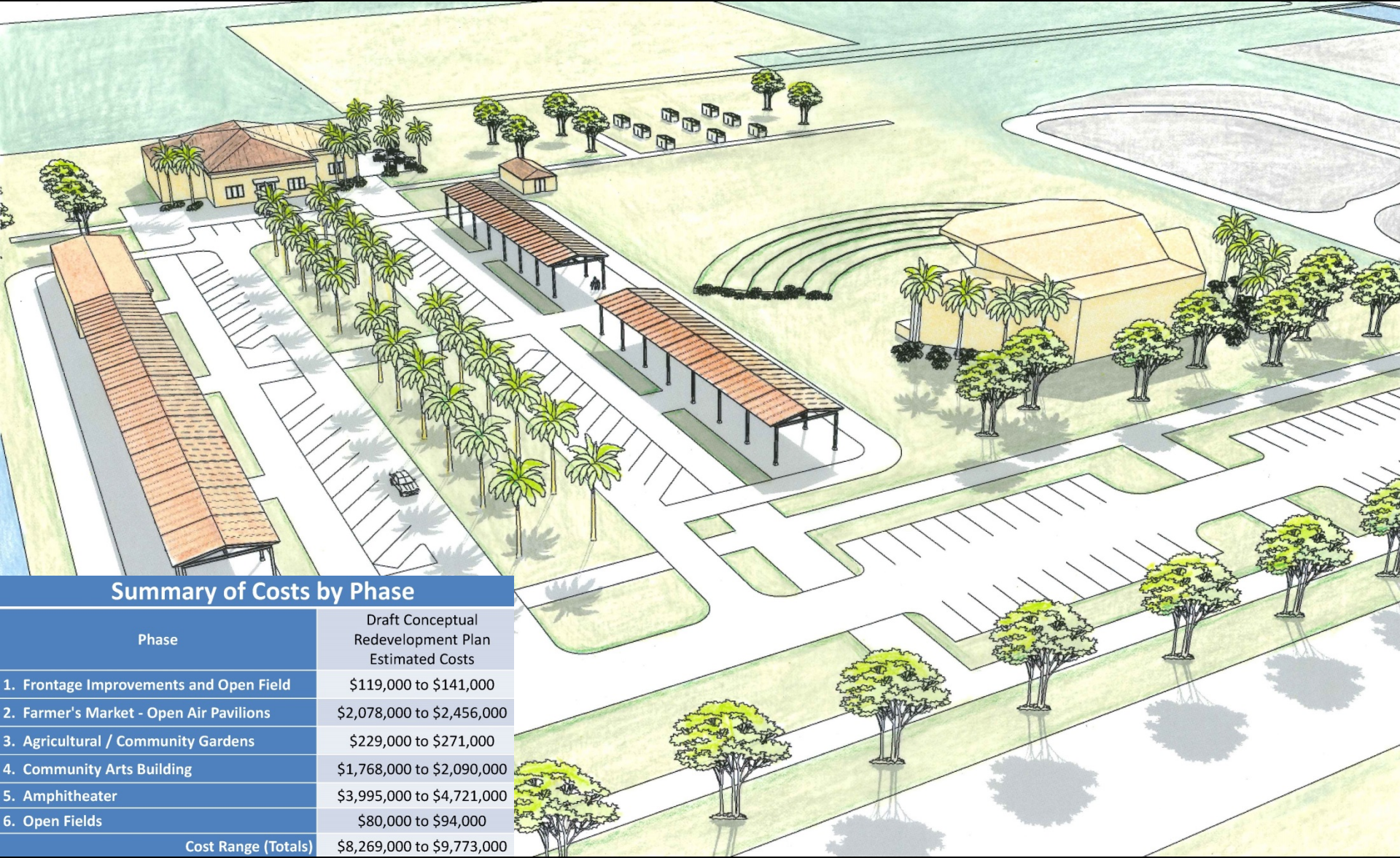
- ❖ Design to Mitigate Potential Gases
- ❖ Keep C & OM Costs Down
- ❖ Identified Funding Opportunities
(Renewable Energy and Food Production Might Help Attract Funding)



Regional Destination for Arts, Nature, and Community Events



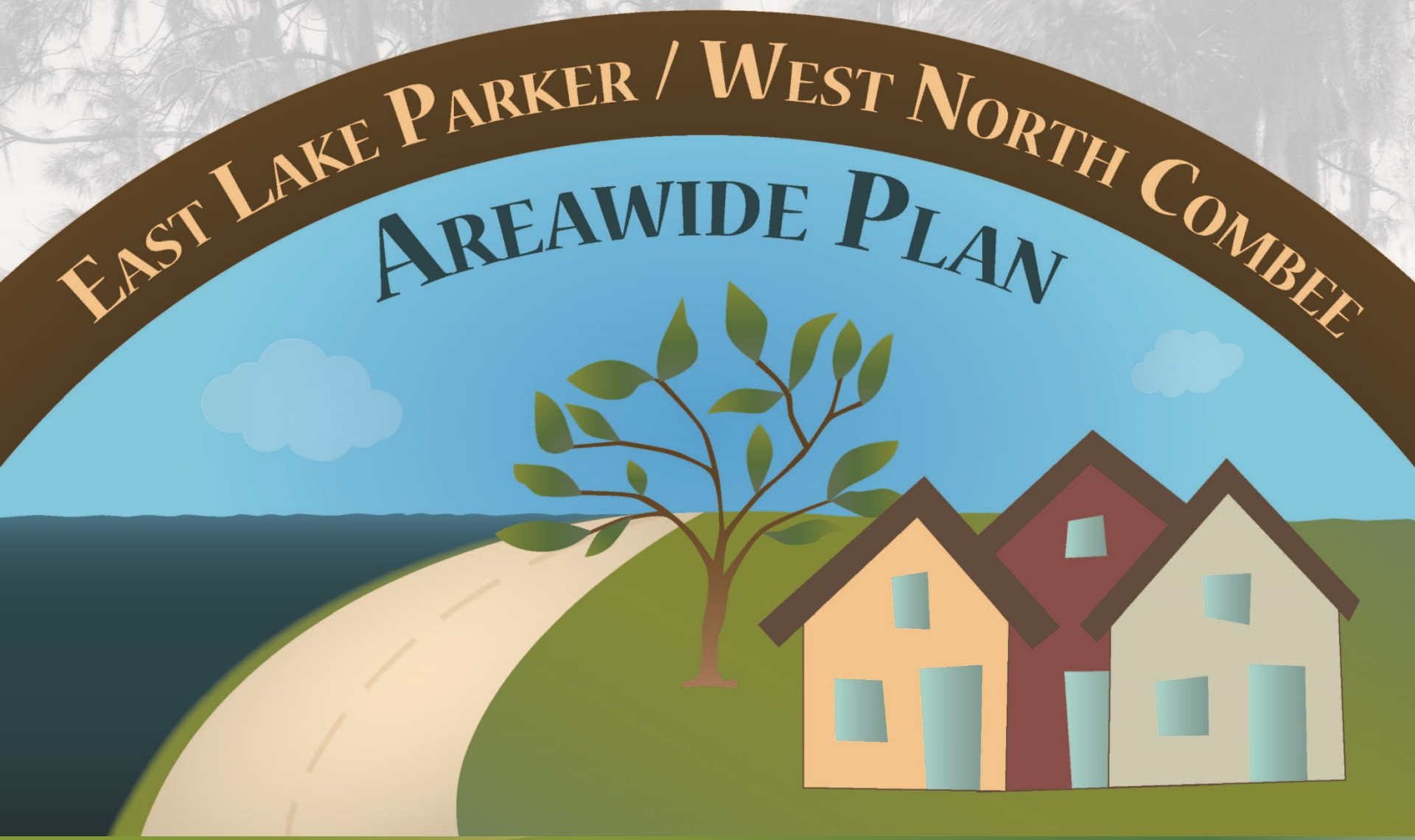
Citizens Conceptual Master Plan for Redevelopment



Summary of Costs by Phase

Phase	Draft Conceptual Redevelopment Plan Estimated Costs
1. Frontage Improvements and Open Field	\$119,000 to \$141,000
2. Farmer's Market - Open Air Pavilions	\$2,078,000 to \$2,456,000
3. Agricultural / Community Gardens	\$229,000 to \$271,000
4. Community Arts Building	\$1,768,000 to \$2,090,000
5. Amphitheater	\$3,995,000 to \$4,721,000
6. Open Fields	\$80,000 to \$94,000
Cost Range (Totals)	\$8,269,000 to \$9,773,000

Roots from Yesterday, Branches for Tomorrow



Project Partners



Community Residents and Business Owners



Combee Area Revitalization Effort (CARE)



Polk County



City of Lakeland



Polk County Sheriff's Office



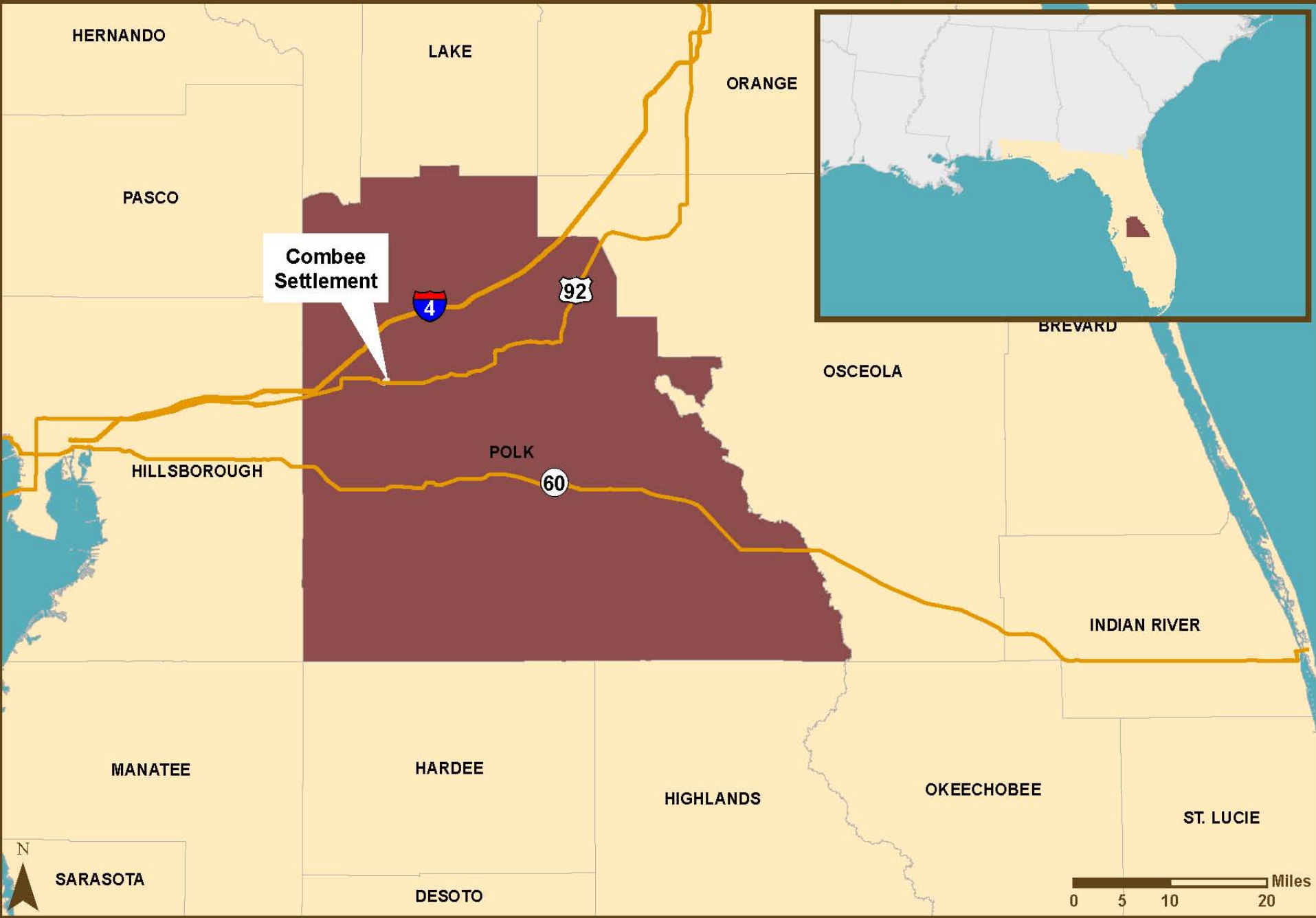
Environmental Protection Agency



Central Florida Regional Planning Council







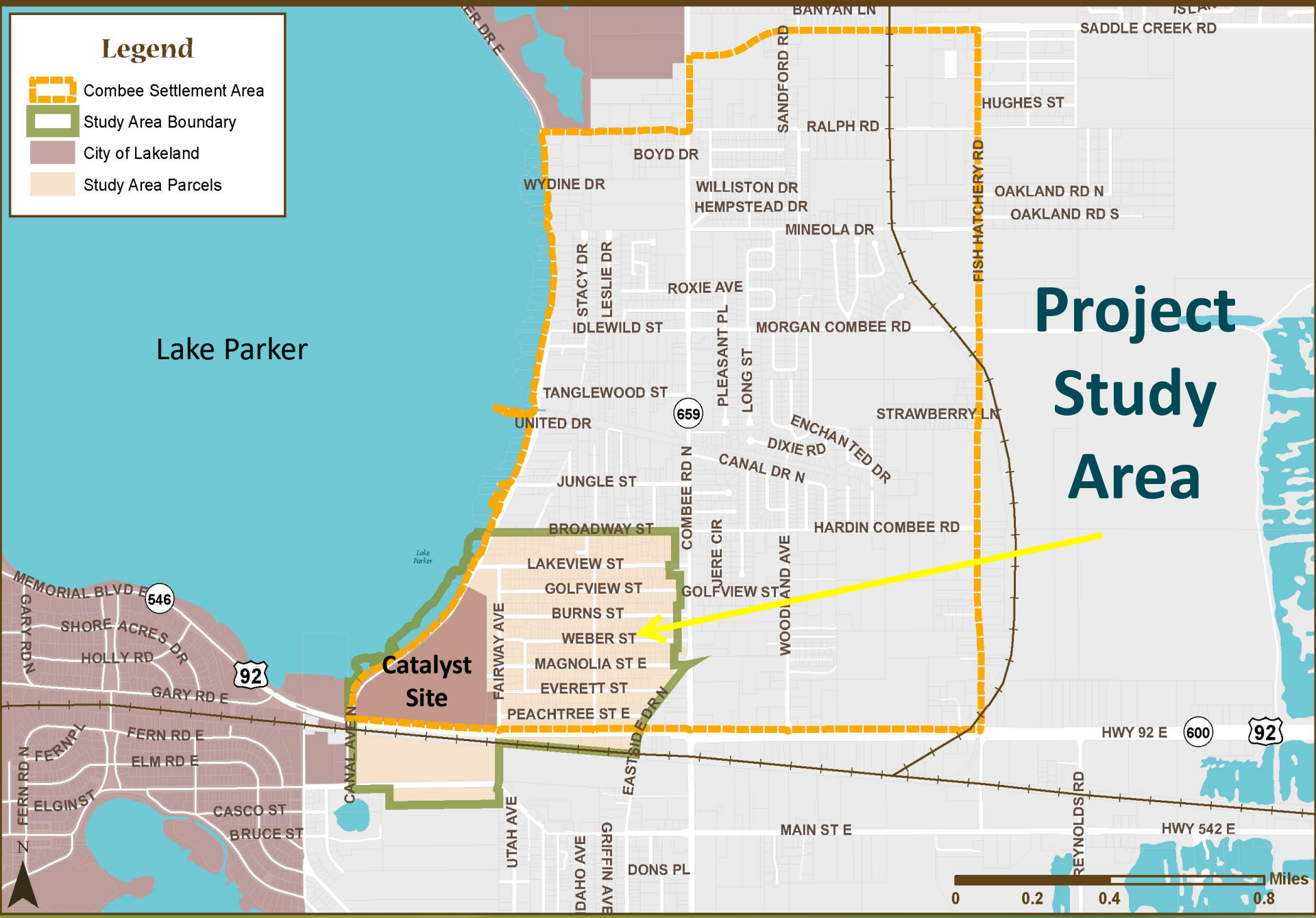
Combee Location Map



Combee Settlement Area

Legend

-  Combee Settlement Area
-  Study Area Boundary
-  City of Lakeland
-  Study Area Parcels



E. Lake Parker / W. North Combee Areawide Plan



E. Lake Parker/W. North Combee Neighborhood

US 92
Corridor

Catalyst Site

Lake Parker

Larsen Power Plant

Photo Credit: Dan Sanborn Photo Collection, Date Unknown

Larsen Power Plant on the south shore of Lake Parker directly west of the Catalyst Site



E. Lake Parker / W. North Combee Areawide Plan



Bar and Lounge adjacent
to residential area



Residential Area

The East Lake Parker/West North Combee Areawide Plan:

- **Provides a vision** by integrating community ideas and priorities, and identifying infrastructure needs.
- **Recognizes development limitations** due partially to properties considered **brownfields** while creating specific strategies to make revitalization a reality.
- **Provides a foundation** for future assessment, cleanup and reuse of brownfields properties to promote **areawide revitalization** and economic development.



E. Lake Parker / W. North Combee Areawide Plan

Crime Prevention & Code Enforcement Neighborhood Meeting



COMBEE AREA NEIGHBORHOOD MEETING

Neighborhood Crime Prevention

Thursday, April 9, 2015 at 7:00pm

**Lakewood Park United Methodist Church
1140 N. Combee Road, Lakeland, Florida**

For more information, contact Jennifer Codo-Salisbury
at 863-534-7130 ext. 178 or
jcodosalisbury@cfrpc.org.

Staff from the Polk County
Sheriff's Office will discuss
crime prevention.

Staff from Polk County
Code Enforcement will
also be in attendance.



E. Lake Parker / W. North Combee Areawide Plan



Polk County Code Enforcement

Report Code Violations Online!

www.polk-county.net/boccsite/Departments/Code-Enforcement

Code Enforcement enforces Polk County's Land Development Code and other land use-related ordinances and codes.

This section provides a comprehensive inspection system to handle nuisances that include inoperable vehicles, rat infestations, trash on lots, high weeds on vacant lands and unsanitary conditions. Code Enforcement also oversees the enforcement of Polk County's sign code.

Code violation cases that are not resolved are scheduled to appear before the special magistrate. Appeals of the special magistrate's decisions are heard before the appellate special magistrate.

Contact the Code Enforcement Department

Autumn Fenton, Administrator

Phone: (863) 534-6054

Toll Free: (800) 780-5346

AutumnFenton@polk-county.net

Street Address

330 W. Church St., Bartow, FL 33830

Mailing Address

P.O. Box 9005, Drawer CS03, Bartow, FL 33831-9005

Office Hours of Operation

Monday through Friday, 8 a.m. to 5 p.m.

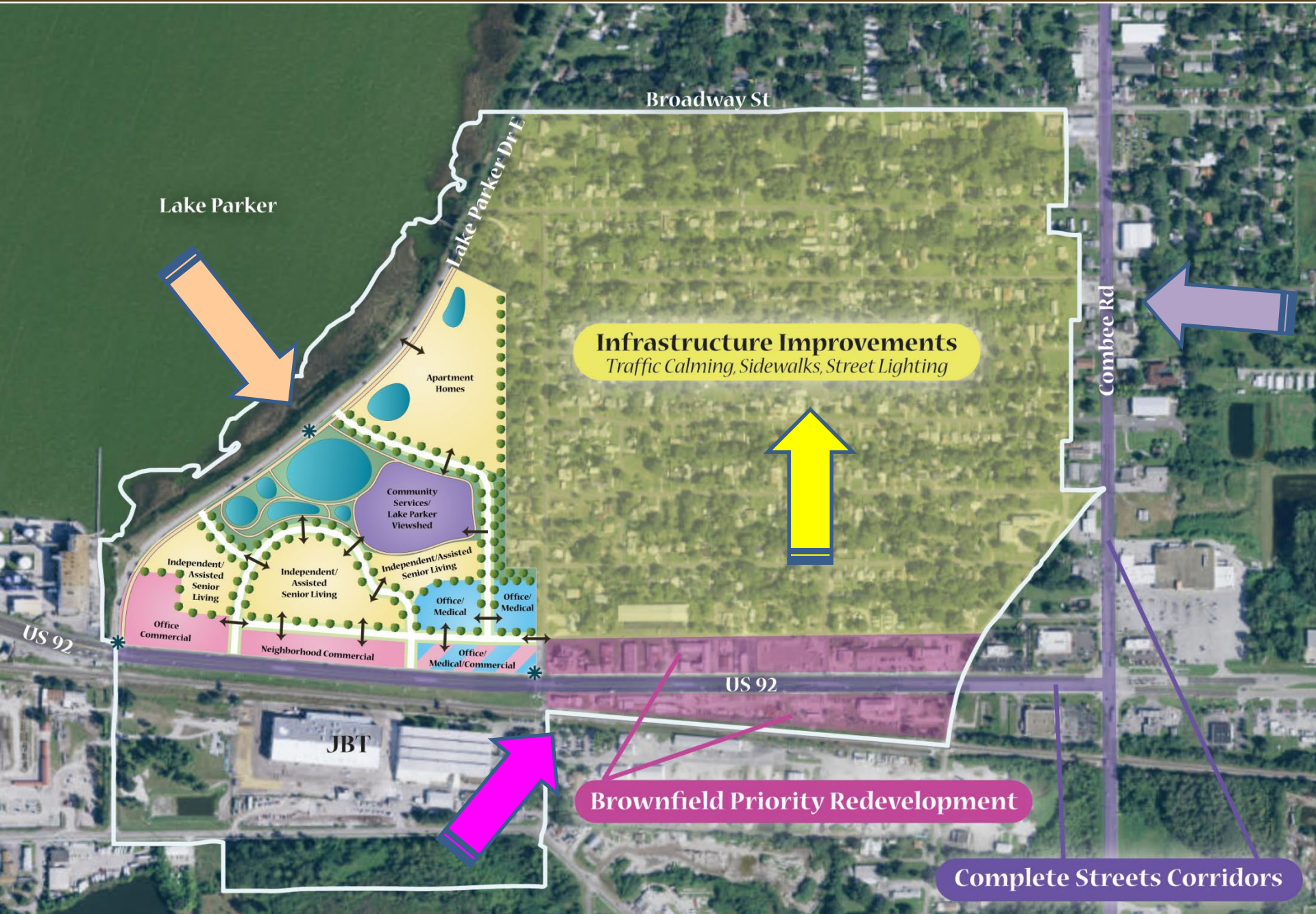


Combee Area Revitalization Effort (C.A.R.E.)

Monthly Meetings
with Project Team Members in Attendance



E. Lake Parker / W. North Combee Areawide Plan



E. Lake Parker / W. North Combee Areawide Plan

Combee Road Today



E. Lake Parker / W. North Combee Areawide Plan

Combee Road Concept



E. Lake Parker / W. North Combee Areawide Plan

Catalyst Site



Catalyst Site Concepts

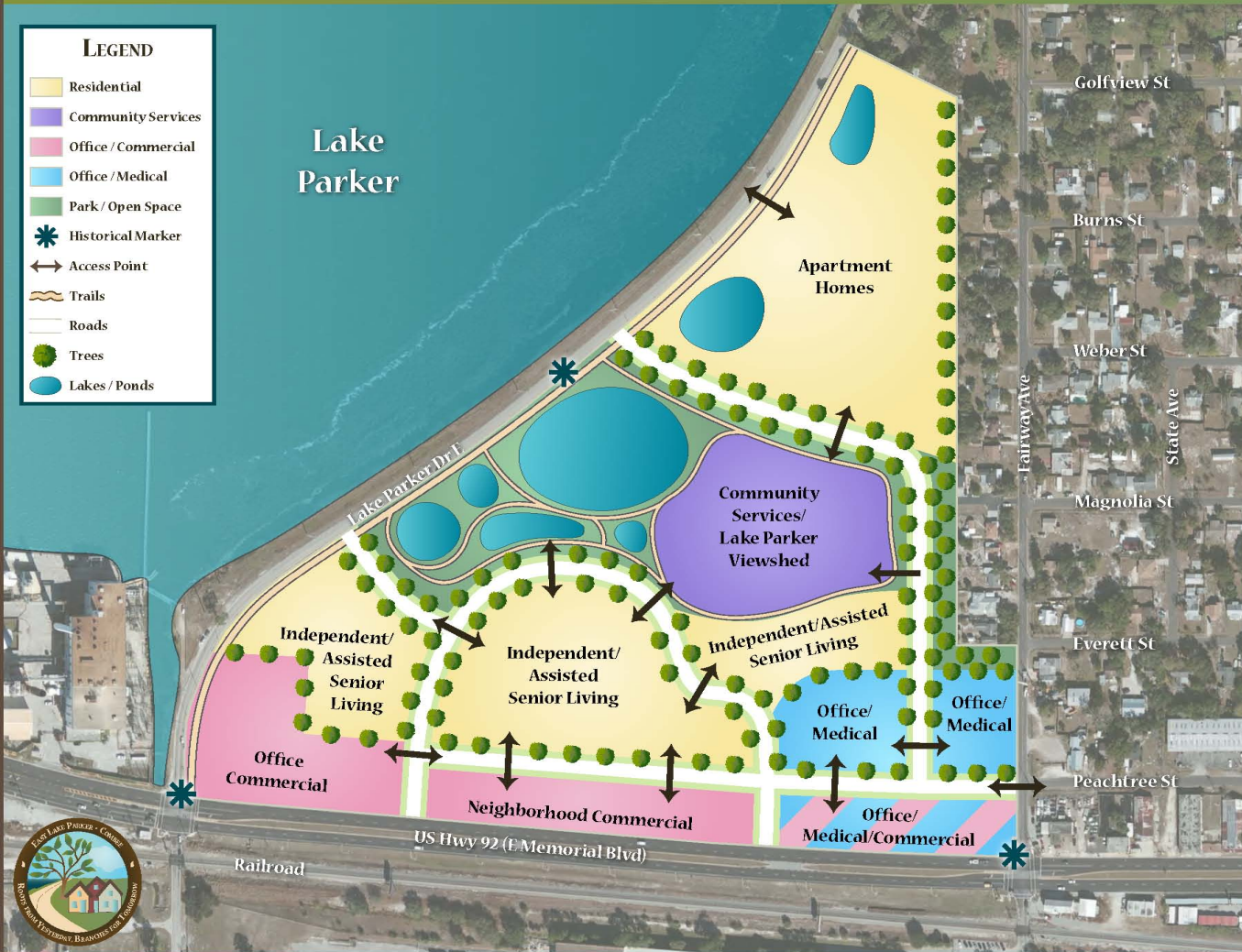
- Neighborhood Commercial
- Neighborhood & Health Services
- Crime Prevention Services
- Community Center, Library
- Community Park
- Walking Trails/Playground)
- Residential



Catalyst ideas

- Community center
YMCA, BOYS N GIRLS CLUB
- Housing (Low income)
Senior housing
Assisted living
- Medical, bank
- Library
- Recreational Affordable (like Kelly Rec)
- ALDIS, Save a Lot, Bravo supermarket
Walmart Home Depot
- Mini downtown - Cafes, shops

E. LAKE PARKER / W. NORTH COMBEE AREA • CATALYST SITE CONCEPTUAL PLAN



CATALYST SITE IDEAS

Neighborhood & Health Services • Crime Prevention Services • Residential • Community Center & Park • Multi-Use Trail • Neighborhood Commercial



E. Lake Parker / W. North Combee Areawide Plan



US 92 Corridor



LEGEND

- Existing Buildings
- Proposed Buildings (new)
- Stormwater Management Facilities
- Parking Stalls with Pavers

- Reduced Front Setback Requirements
- 4 per 1,000 parking ratio / on-site & on-street parking
- Low Impact Development (LID) stormwater options
- Result – larger buildings, better streetscape Peachtree St.



VISION TO REALITY

Implementation

PROPERTY MAINTENANCE

- Education for Owners & Renters
- Reachout to Absentee Owners
- Property Maintenance Code
- Code Enforcement

Clean Sweeps

REDUCTION IN CRIME

- Neighborhood Watch
- Crime Prevention Through Environmental Design (CPTED)
- Community Oriented Policing (COPs)

**Neighborhood Watch
Block Parties, COPs
Program**

PEDESTRIAN SAFETY

- Sidewalks & Crosswalks
- Traffic Calming
- Street Lighting

**Complete Streets
Program**

ROADWAY BEAUTIFICATION

- Polk County & Lakeland
- Keep Polk County Beautiful
- Florida Department of Transportation
- New Developments

**Community Street
Cleanups**

THE FUTURE

- Community Center & Park
- After School Programs
- Adult & Senior Programs
- Small Business Assistance
- Job Training Center & Partnership
- Health Services
- Crime Prevention
- Community Gardens
- Trail

**Multi-Family Rezoning
Liquor Store
Redevelopment**

E. Lake Parker / W. North Combee Areawide Plan



Photo Source: Google Maps 2011



E. Lake Parker / W. North Combee Areawide Plan

Grants

Brownfields

Assessment Grant: Community-wide Hazardous Substances and Petroleum

- Phase I and Phase II
Environmental Site
Assessments

- Revolving Loan Fund (RLF)
- Funds available for clean-up of hazardous materials and petroleum



E. Lake Parker / W. North Combee Areawide Plan



www.cfrpc.org/areawideplanning/

For Brownfield Program Information:

Shannon McPherson
Program Director
CFRPC

smcpherson@cfrpc.org
(863) 534-7130 ext. 132

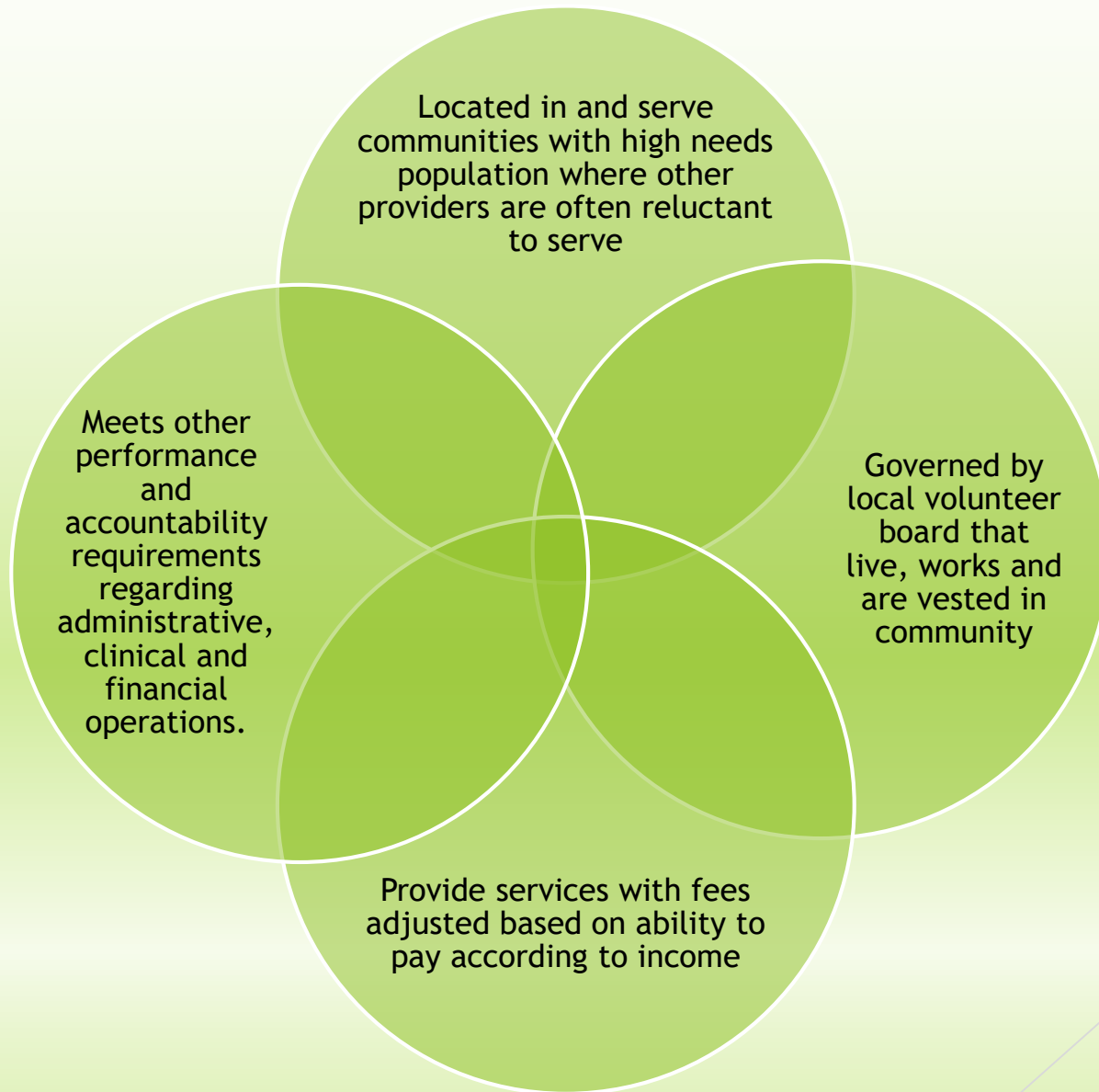
For AWP Information:

Jennifer Codo-Salisbury, MPA, AICP
Planning Director
CFRPC

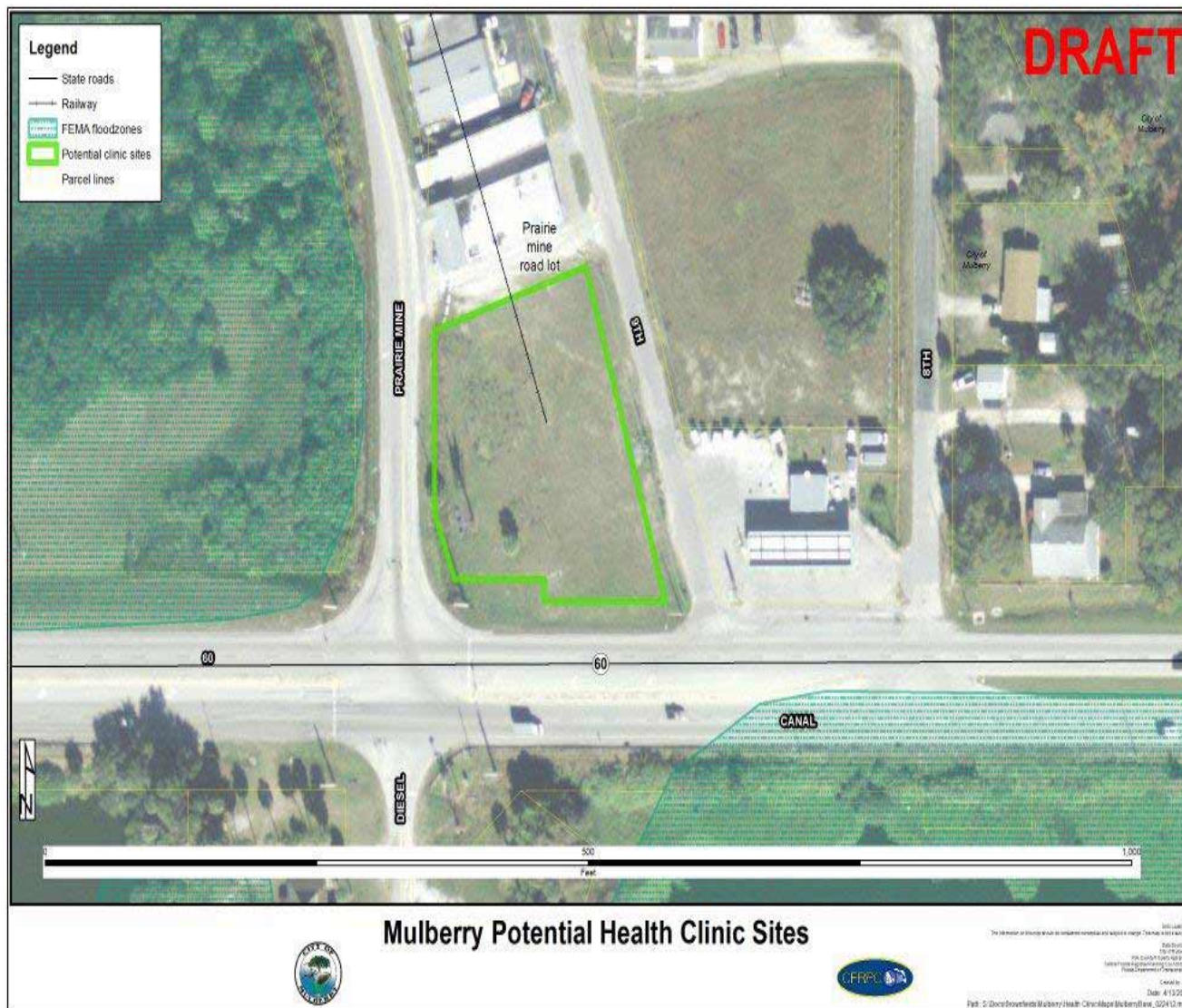
jcodosalisbury@cfrpc.org
(863) 534-7130 ext. 178



What makes Healthfields Different?



Mulberry Health Clinic





Keys to Success



The City of Lake Alfred

- ❖ Two separate sites purchased by the City
- ❖ Former uses: Onsite fruit packing plant and auto sales and repairs
 - ❖ Assessment funding
 - ❖ Phase I and Phase II
 - ❖ Recognized Environmental Conditions identified through Assessments
 - ❖ Revolving Loan fund
 - ❖ Soil contaminant remediation and associated activities



City of Lake Alfred



Holistic approach - ideal use of funding programs

Invest in and
prepare for
redevelopment
activities

Bring
neglected
or vacant
sites to life

Economic benefits
for the community
and the developer

Identify Site

Identify available
Brownfields programs

Conduct Assessments

Remediation through
RLF or other funding
sources

Redevelopment



SWFRPC Brownfield Coalition Assessment Grant



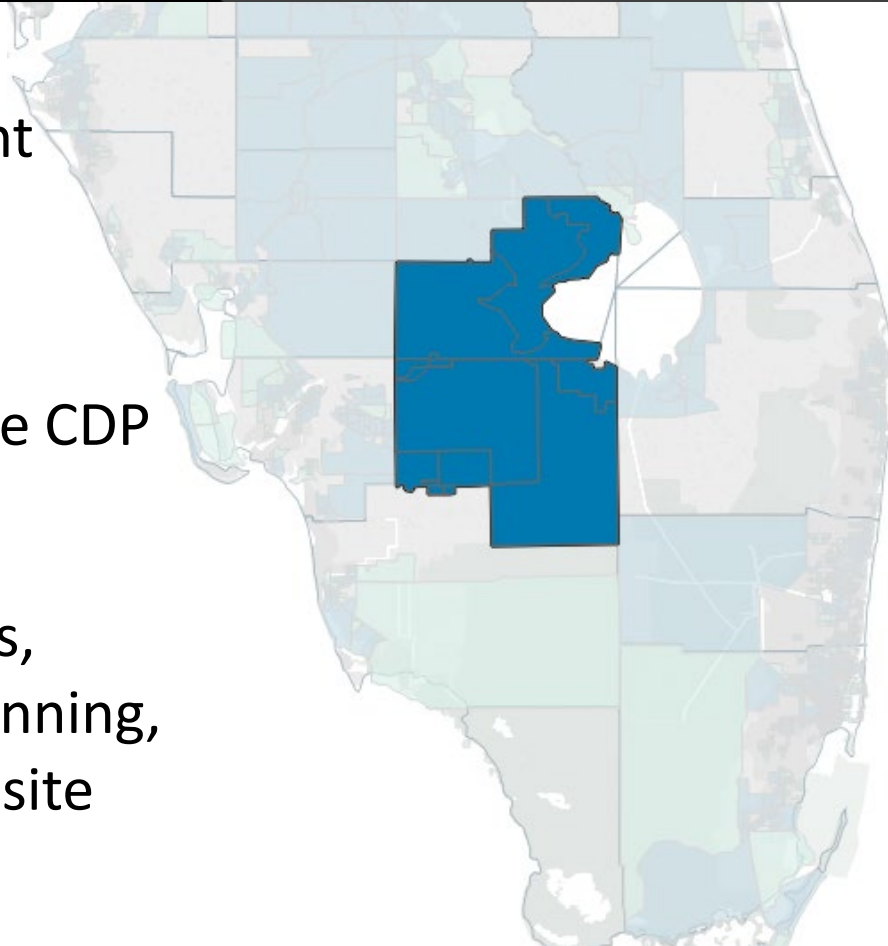


Grant Overview

Three-year, \$600,000
EPA Coalition Assessment
Grant

Glades County, Hendry
County, & the Immokalee CDP
in Collier County

Funding Phase I & II ESAs,
remediation & reuse planning,
community outreach, & site
identification





Glades County

Population: 13,724

Cities: Moore Haven

2nd lowest BEA per capita
personal income threshold
in FL (43.8%)

Key Projects:

Moore Haven Downtown Redevelopment: Undeveloped waterfront property

Glades County Regional Training Center &
America's Gateway Logistics Center





Hendry County

Population: 39,140

Cities: LaBelle & Clewiston

Highest unemployment rate in FL (8.2% in July compared to 3.5% Statewide)

Key Projects:

Airglades International Airport: Perishable cargo hub, anticipates 1,700 jobs by 2022

C-43 Reservoir: 10,700-acre, \$500 million project





Immokalee

Population: 24,154

Community within Collier County

\$11,047 per capita income compared to \$41,239 in the County

Key Projects:

Immokalee Regional Airport: \$39.1 million annual economic impact

iTECH (Immokalee Technical College) & Immokalee Culinary Accelerator





Pre-Award Timeline

- September 9, 2017: Hurricane Irma hits SWFL
- September 18, 2017: RPC returns to work & our grant writer leaves
- November 16, 2017: Grant application submitted
- January 2018: RPC's proposed project manager leaves
- May 7, 2018: Receive award notification from EPA



NOW WHAT!?





Lessons Learned

- People WANT to help you
- You can't do it yourself
- Education is imperative:
Take away the stigma
 - Community
 - Government
 - Site Owners
- Success snowballs






Successes


Nine Phase I ESAs and one Wetland Delineation completed

Public outreach meeting held in each community

One Phase II ESA and one Asbestos Survey awaiting EPA approval

Potential private investment opportunities for the City of Moore Haven

<div>Phase I Environmental Site Assessment</div> <div>Southwest Florida Regional Planning Council Brownfield Assessment Grant Hazardous Substance and Petroleum Sites EPA Cooperative Agreement BF-00071318 EPA ACRES Property ID # 239990</div> <div>City Marina Property 3 Canal Street Moore Haven, Glades County, FL July 17, 2019 Terracon Project No. H4187478-3B-6</div> <div></div> <div>Prepared for: Southwest Florida Regional Planning Council Fort Myers, Florida</div> <div>Prepared by: Terracon Consultants, Inc. Tampa, Florida</div>	<div>Grant 71318 240599 Property Way 27 Florida 0, 2019 78-3B-9</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 39701 Property Drive ty, FL 8, 2019 78-3B-1</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 240392 Property Street ty, FL 8, 2019 78-3B-8</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 39704 Property ay 27 ty, FL 8, 2019 78-3B-2</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>		
terracon.com	Terracon	con	con	con		
Environmental	Facilities	Geotechnical	Materials	Materials	Materials	Materials

<div>Wetland Delineation Report</div> <div>Heron Bay 1630 US Highway 27 Moore Haven, Glades County, Florida</div> <div>Southwest Florida Regional Planning Council Brownfield Assessment Grant Hazardous Substance and Petroleum Sites EPA Cooperative Agreement BF-00071318 EPA ACRES Property ID#239728</div> <div>July 12, 2019 Terracon Project No. H4187478-3B-3.1</div> <div></div> <div>Prepared for: Southwest Florida Regional Planning Council Fort Myers, Florida</div> <div>Prepared by: Terracon Consultants, Inc. Tampa, Florida</div>	<div>Grant 71318 39991 Property ue K ty, FL , 2019 8-3B-5</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 39992 Property ue J ty, FL , 2019 8-3B-4</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 39992 Property ue J ty, FL , 2019 8-3B-4</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>	<div>Grant 71318 39992 Property ue J ty, FL , 2019 8-3B-4</div> <div>ed for: Council Florida</div> <div>ed by: s, Inc. Florida</div>		
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Environmental	Facilities	Geotechnical	Materials	Materials	Materials	Materials

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<http://www.swfrpc.org/programs/brownfields/>

