

# Doing Things!

**Pinellas County  
Real Property Division  
Teri Hasbrouck**

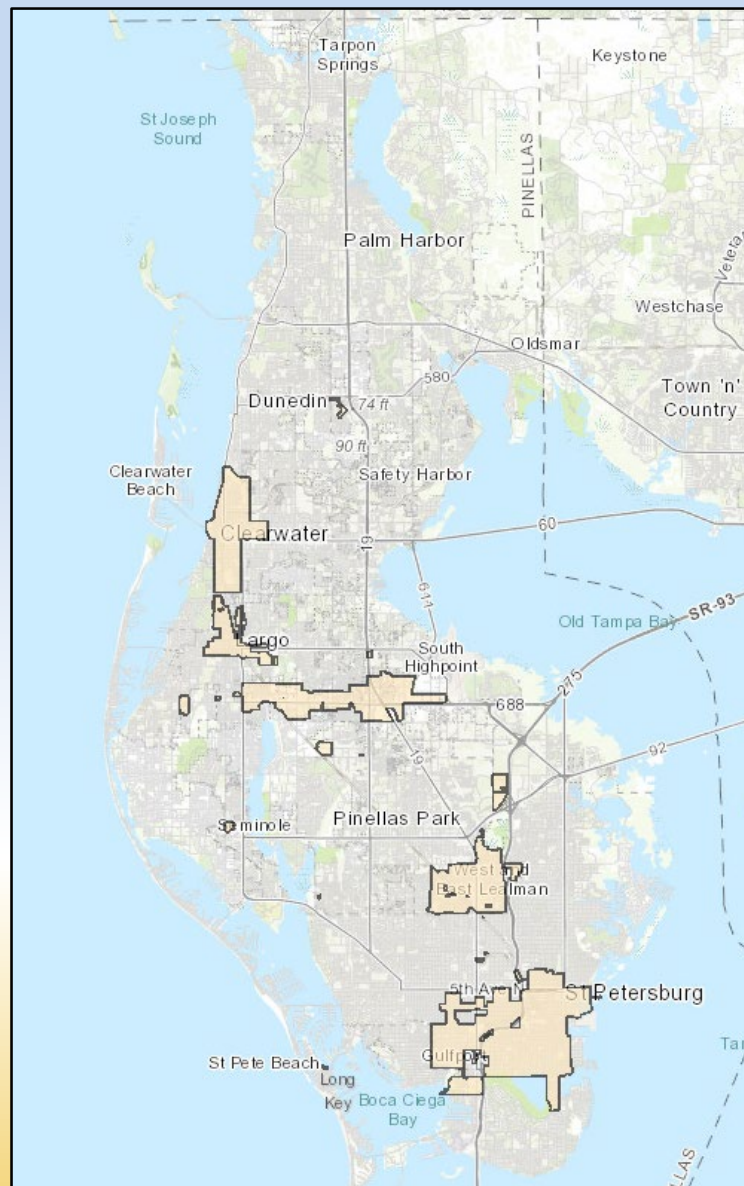
**Florida Brownfield Conference  
October 29, 2019**



# Pinellas County Brownfield Program

- Pinellas received \$3,058,095 in funding for Brownfield activities
  - \$1,298,095 in Voluntary Cleanup Tax Credits
  - \$1,138,000 EPA Brownfield Grants
  - \$259,000 Florida State Response Program-Brownfields
  - \$200,000 EPA TBA Funding
  - **\$163,000** Sales Tax Refund to Affordable Housing Partner
  - **\$3,058,095 Total**

# Pinellas County Brownfields



# Brownfield Incentives

- USEPA Assessment Grant
- USEPA One Cleanup/Land Revitalization Grant
- USEPA Cleanup Grants
- Florida Brownfield Voluntary Cleanup Tax Credits
- Florida Building Materials Sales Tax Refund
- FDEP State Response Program
- USEPA Targeted Brownfield Funding



# First Assessment Grant - \$400,000

- Completed:
  - 10 Phase I Environmental Site Assessments
  - 11 Phase II ESAs
  - 4 Limited ESAs
  - Gateway & Lealman vacant site inventories
  - 61 lead-based paint assessments for income-qualified citizens – Health Department
  - 5 asbestos surveys

# Second Assessment Grant - \$300,000

- Lealman Brownfield Area Work Plan
  - Public outreach and education
  - Updated Lealman Site Inventory
  - 12 Phase I Environmental Site Assessments
  - 8 Phase II ESAs
  - 4 Remediation/Reuse Plans

**LEALMAN AREA-WIDE BROWNFIELD  
FUTURE LAND USE MAP  
AUGUST 2005**

**LEGEND:**

- RESIDENTIAL**
  - RD: RESIDENTIAL, RURAL
  - RM: RESIDENTIAL, MEDIUM DENSITY
  - RL: RESIDENTIAL, LOW DENSITY
  - RS: RESIDENTIAL, SUBURBAN
  - RM: RESIDENTIAL, MEDIUM DENSITY
  - RL: RESIDENTIAL, LOW DENSITY
  - RS: RESIDENTIAL, SUBURBAN
- COMMERCIAL**
  - CD: COMMERCIAL, DENSE
  - CM: COMMERCIAL, MEDIUM DENSITY
  - CL: COMMERCIAL, LOW DENSITY
  - CS: COMMERCIAL, SUBURBAN
  - CD: COMMERCIAL, DENSE
  - CM: COMMERCIAL, MEDIUM DENSITY
  - CL: COMMERCIAL, LOW DENSITY
  - CS: COMMERCIAL, SUBURBAN
- MIXED USE**
  - MU: MIXED USE, OFFICE/RETAIL
  - MU: MIXED USE, OFFICE/RETAIL
  - MU: MIXED USE, OFFICE/RETAIL
  - MU: MIXED USE, OFFICE/RETAIL
- INDUSTRIAL**
  - IC: INDUSTRIAL, COMMERCIAL
  - IC: INDUSTRIAL, COMMERCIAL
  - IC: INDUSTRIAL, COMMERCIAL
  - IC: INDUSTRIAL, COMMERCIAL
- URBAN SUPPORT**
  - US: URBAN SUPPORT, PRESERVATION
  - US: URBAN SUPPORT, PRESERVATION
  - US: URBAN SUPPORT, PRESERVATION
  - US: URBAN SUPPORT, PRESERVATION

**WELLINGTON SCHOOL (OPTING OUT OF DESIGNATION)**

**Map Labels:** 34TH ST N, 30TH AVE N, 28TH AVE N, 1-275

**Pinellas County PLANNING**

# Building Materials Sales Tax Refund



Lakeview Villas - \$163,000



# Cleanup Grants- 3 x \$200,000

- Three Historic Neighborhood Landfills in Dansville
  - North Landfill
  - South Landfill
  - Central Landfill



# Cleanup Grants-Lessons Learned

- Three Historic Neighborhood Landfills in Dansville
  - North Landfill (\$876,094 eligible costs)
    - \$345,004 + \$93,043 + \$172,502 + **\$172,502** = \$783,051 VCTCs
    - VCTCs plus grant revenue = \$983,051
  - South Landfill (\$402,461 eligible costs)
    - \$172,601 + \$28,629 + \$86,300 = \$287,531 VCTCs
    - VCTCs plus grant revenue = \$487,530
  - Central Landfill (returned EPA grant funding)
    - **NOW NEW EPA TAB FUNDING!**

# Cleanup Grant Results



6 Habitat for Humanity Homes



# Voluntary Cleanup Tax Credit Incentive

<b>Tax Credit Type</b>	<b>Application Frequency</b>	<b>Maximum Credit for Costs Incurred and Paid from 07/01/1998 to 06/30/2006</b>	<b>Maximum Credit for Costs Incurred and Paid after 06/30/2006</b>	<b>Maximum Credit for Costs Incurred and Paid after 12/31/2007</b>
Site Rehabilitation	Annually	35%; \$250,000	50%; \$500,000	50%; \$500,000
Site Rehabilitation Completion Order (NFA) Bonus	Once	10%; \$50,000	25%; \$500,000	25%; \$500,000
Affordable Housing Bonus	Once	N/A	25%; \$500,000	25%; \$500,000
Health Care Bonus	Once	N/A	N/A	25%; \$500,000
Solid Waste	Once	N/A	50%; \$500,000	50%; \$500,000

# VCTCs for Dansville Projects

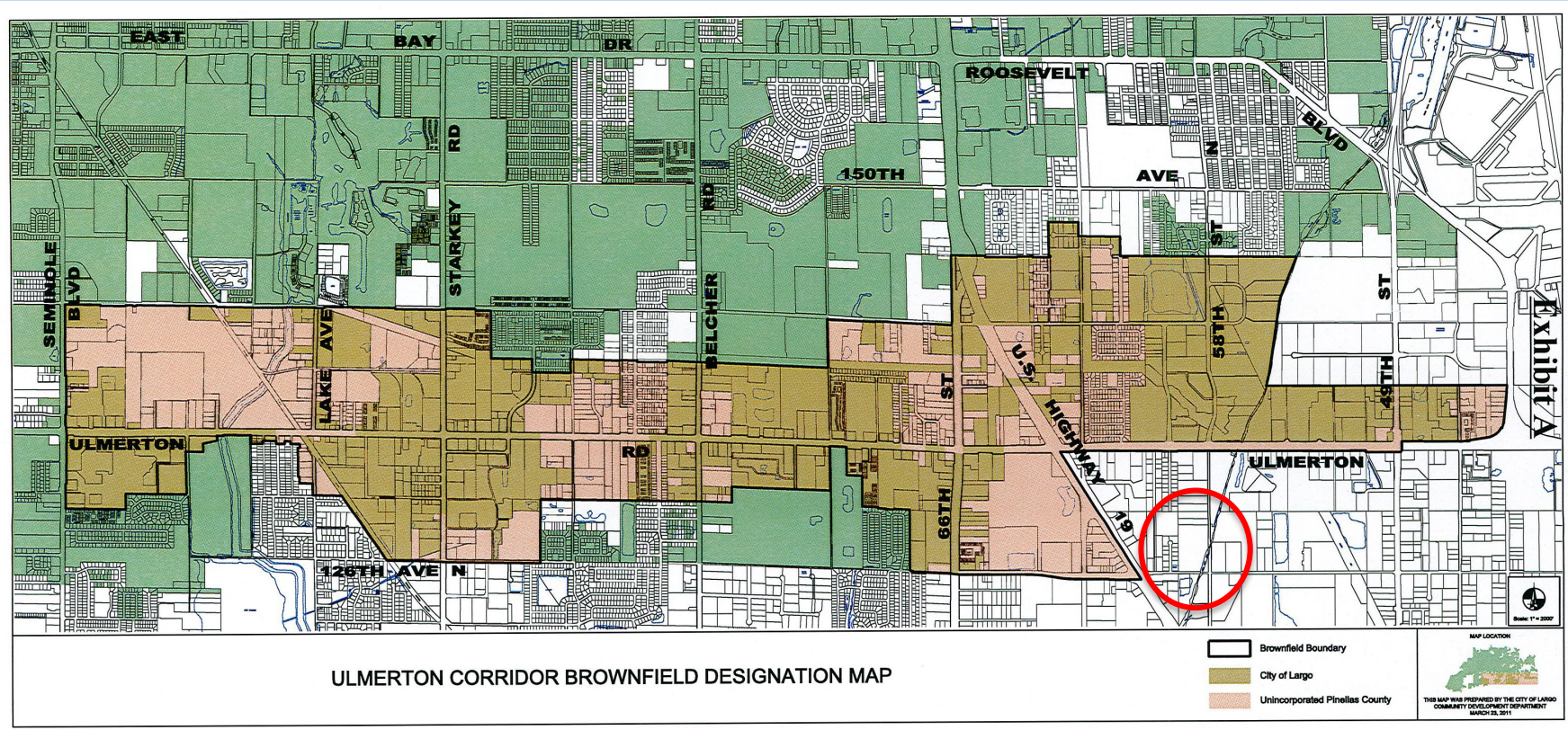
Location	Solid Waste Removal	Site Rehabilitation	SRCO	Affordable Housing
North Landfill	\$93,043	\$345,004	\$172,502	\$172,502
South Landfill	\$28,629	\$172,601	\$86,300	Future

# 126<sup>th</sup> Avenue Landfill

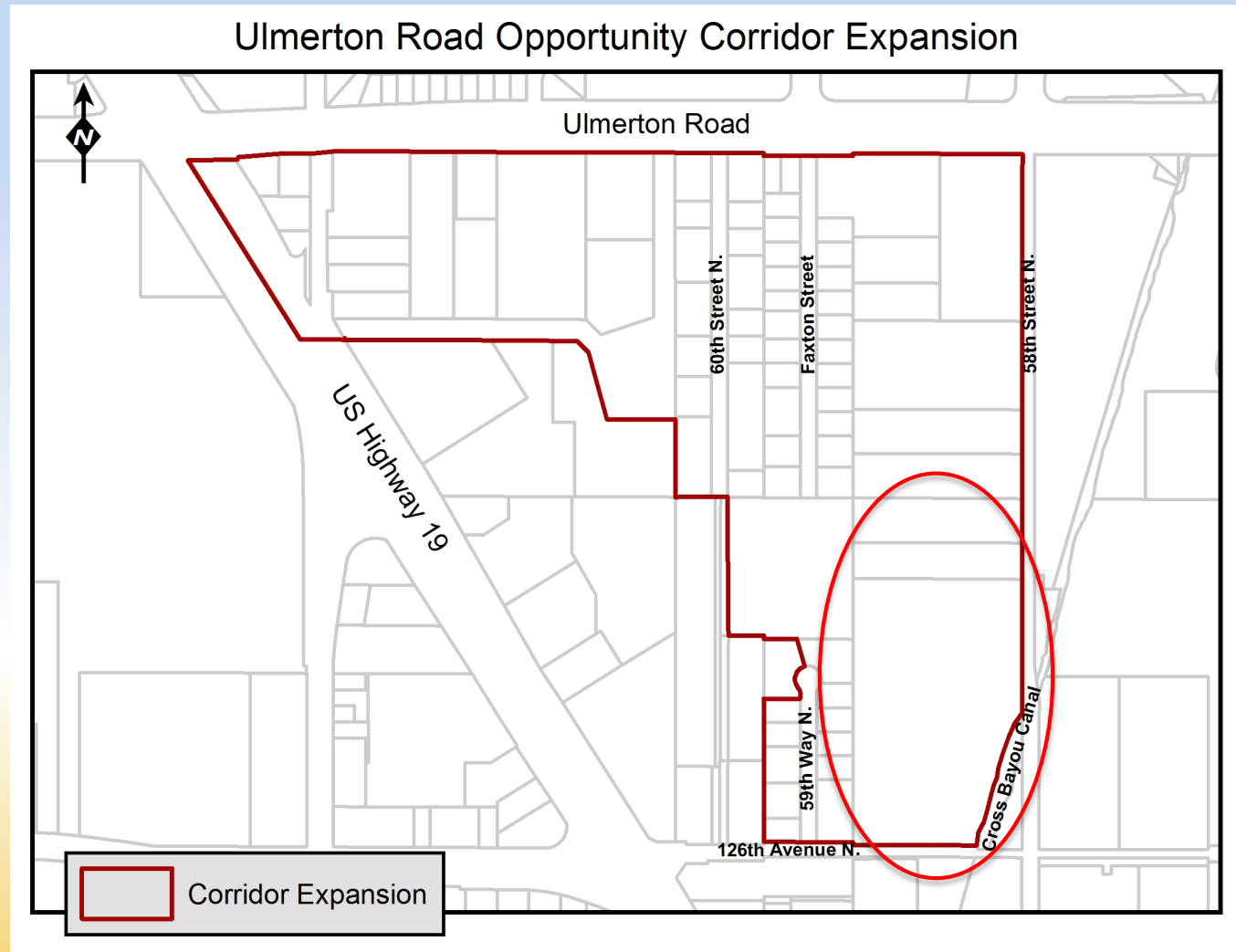




# Ulmerton Redevelopment Opportunity Corridor



# UROC Expansion



# FDEP State Response Program

- \$259,000 grant – direct contract from FDEP
- Surface Debris Removal
  - 37 tons metal
  - 163 tons PVC Pipe, building materials, and other debris
  - 18 tons tires
  - 540 tons vegetation/compost
- 200 tons of material was recycled
- Removed
  - 5 semi-tractor trailers, 2 dilapidated office trailers, auto parts, brick weigh house, small boat, small RV trailer



# Surface Debris Removal





# Surface Debris Removal



# Surface Debris Removal



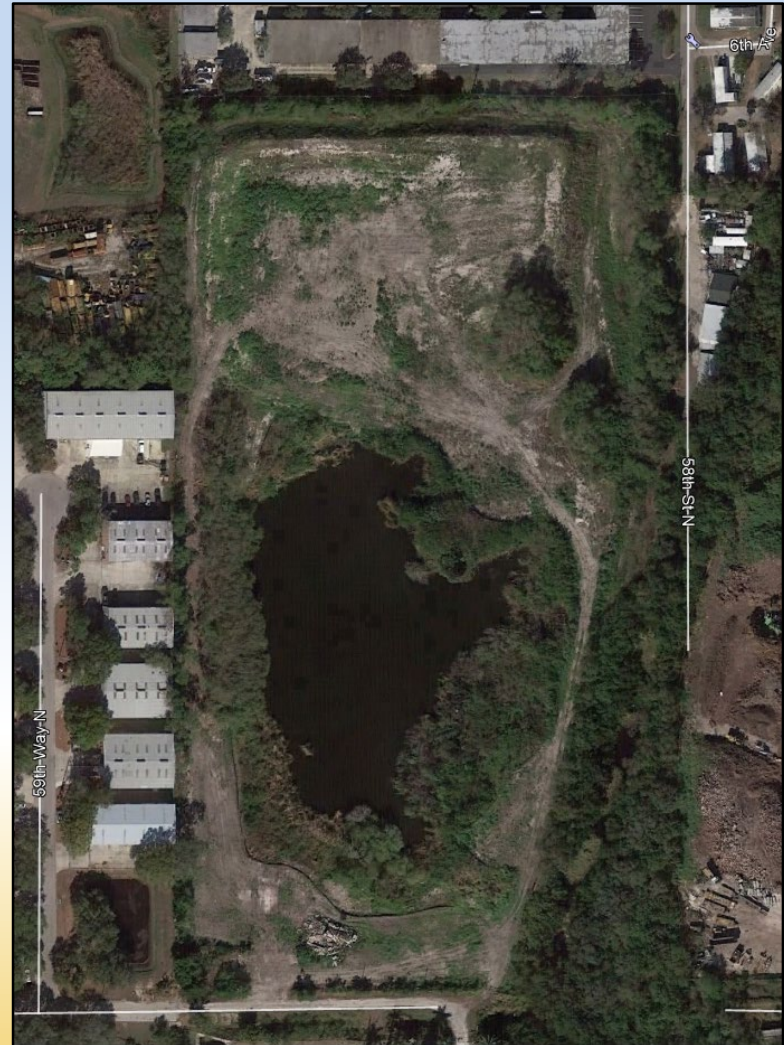


# Bees and Bathymetric





# From Dump to Diamond



# Site Readiness for Redevelopment

- ✓ Site Rehabilitation Completion Order/NFA
  - ✓ Buyer will apply for and receive \$32,000 in VCTC
- ✓ Environmental Resource Permit
  - ✓ Buyer will pay ~\$100,000 for wetland impacts
- ✓ On site soil volumetric survey
- ✓ Bathymetric survey
- ✓ Proposed conceptual development plan
- ✓ Test pit results to determine landfill depth and contents
- ✓ Rezoned to M-1 (Light Manufacturing & Industry)
- ✓ Brownfield incentives are available
  - ✓ Job creation bonus
  - ✓ Ad valorem tax exemption up to 10 years

20' FUTURE R.O.W. DEDICATION

50' WIDE DRIVEWAY ACCESS 0.80 ACRES

COMMERCIAL OUTPARCEL 1.04 ACRES

300'

151'

LAKE AREA 4.28 ACRES (T.O.B. = 8.5')

INDUSTRIAL DEVELOPMENT PAD 4.16 ACRES

359'

505'

CROSS BAYOU CANAL

NOTE: ACRES 7 100PS = 8.16' CROSS BAYOU WATERSHED MANAGEMENT PLAN, NOVEMBER 2003

PINELLAS COUNTY  
REAL ESTATE  
MANAGEMENT  
126TH AVE LANDFILL  
PROJECT CITY, PROJECT COUNTY, PROJECT

PROJECT MILESTONE  
PINELLAS COUNTY 126TH  
AVE LANDFILL  
PROJECT CITY, PROJECT COUNTY, PROJECT

MATT ANDERSON  
LICENSED  
No. 93549  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

PROJECT NUMBER  
448417043  
DRAWING NUMBER  
C5.0  
DRAWING NAME  
LAYOUT PLAN



# FDOT Gateway Expressway

126<sup>th</sup> Avenue  
N Landfill

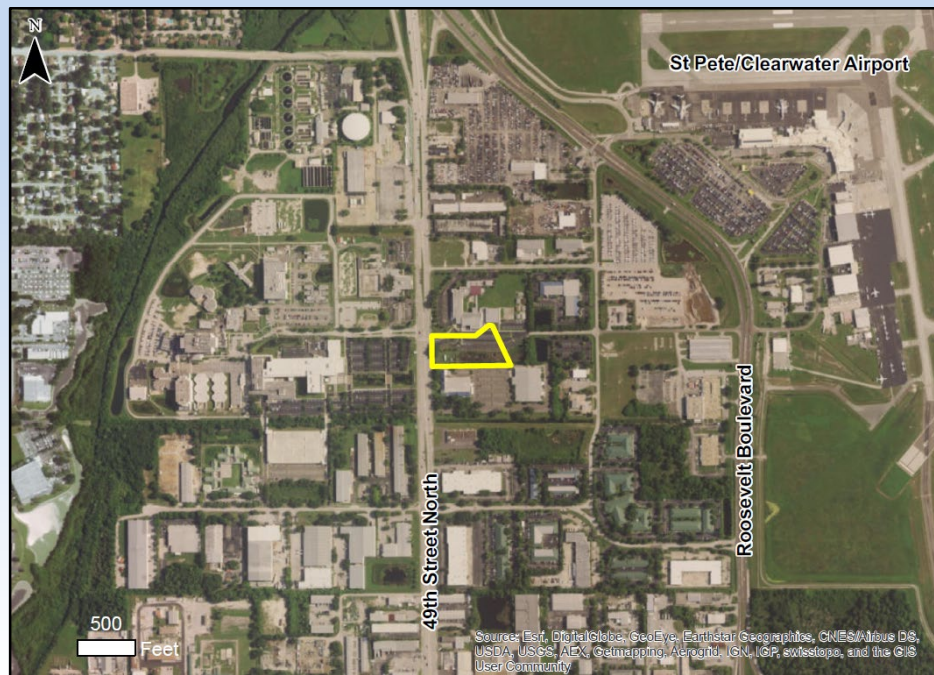




# Zero Site

- 2007 - Former Zero Corp. Bankruptcy
- 2009 – 2011 Assessment by County
- 2015 - Pump & Treat System Installed
- First Year Cost \$155,700 (no VCTC)
- 2016 - Designated Brownfield Site
- Site Remediation Costs Since 2016 - \$379,114
- VCTC Applications - \$163,756

# Zero Site



# Show Me The Money!!!

Project	Amount
2 EPA Assessment Grants	\$700,000
One Cleanup/Land Revitalization Grant	\$ 38,000
EPA Cleanup Grants	\$400,000
VCTC Dansville North	\$783,052
VCTC Dansville South	\$287,531
Dansville Central EPA TBA Funds	\$200,000
Lakeview Villas Building Materials Tax Credit	<b>\$163,000</b>
VCTC 126 <sup>th</sup> Ave. Landfill	\$ 63,756
SRP 126 <sup>th</sup> Ave. Landfill	\$259,000
VCTC Zero Site	\$163,756
<b>Total County Benefit</b>	<b>\$3,058,095</b>

**Pinellas County Brownfield Program**  
**Teri Hasbrouck**  
**727-464-6967**  
**[THasbrouck@PinellasCounty.org](mailto:THasbrouck@PinellasCounty.org)**