

Southeast Brownfields Conference – October 29, 2019



SRP Grant Funding as a Project Driver - Two Florida Redevelopment Success Stories

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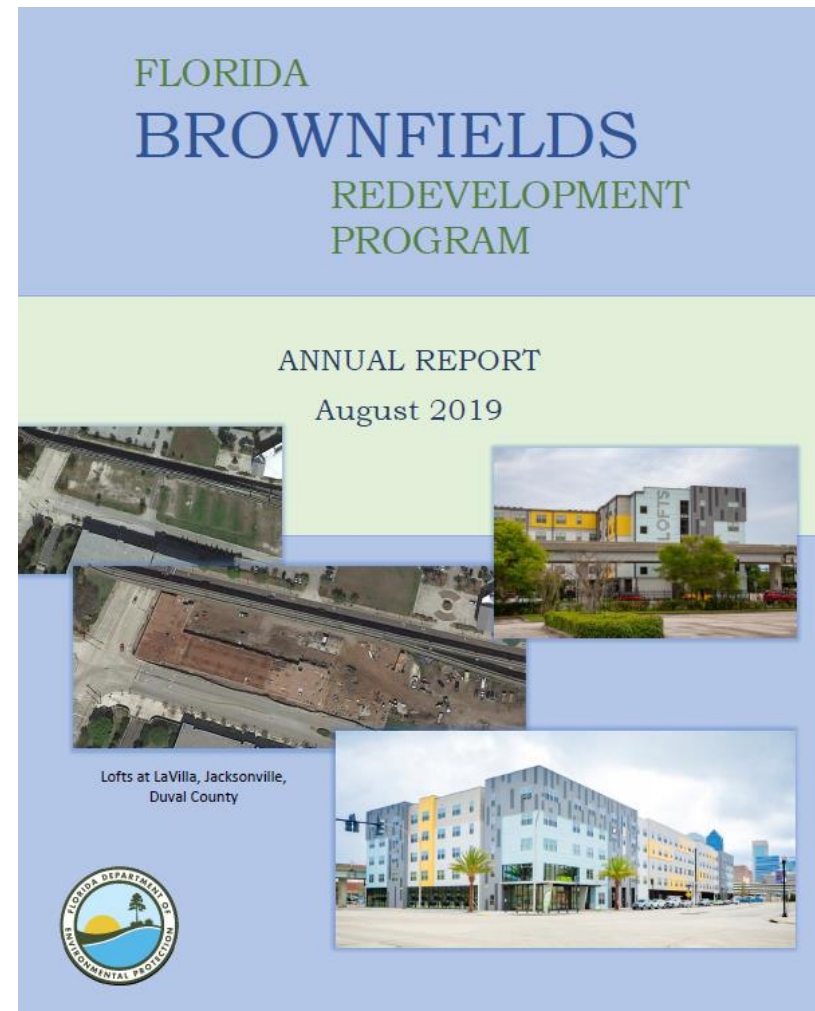


State and Tribal Response Grant

- Grant funding provided by EPA – Section 128(a) of CERCLA (\$50M annually for state and tribal programs – max \$1M per state or tribe).
- Program administered in Florida by FDEP but executed BSRA not required.
- Services conducted by FDEP contractors
 - Up to \$200K for site assessment
 - Up to \$200K for remediation (source removal)
- Since 2003, funding utilized in all 50 states plus over 50 other tribal entities

FDEP Administration of Program

- Florida is one of 25 states that utilize an MOA with EPA
- In 2018, FDEP was given \$637K in funding by EPA (includes admin costs for FDEP to run the program and track progress)
- SRP funding issued to FDEP for the last 16 years, totaling over \$11.5M.
- Program has assisted over 95 applicants with 116 projects.
- Interested parties submit application to FDEP

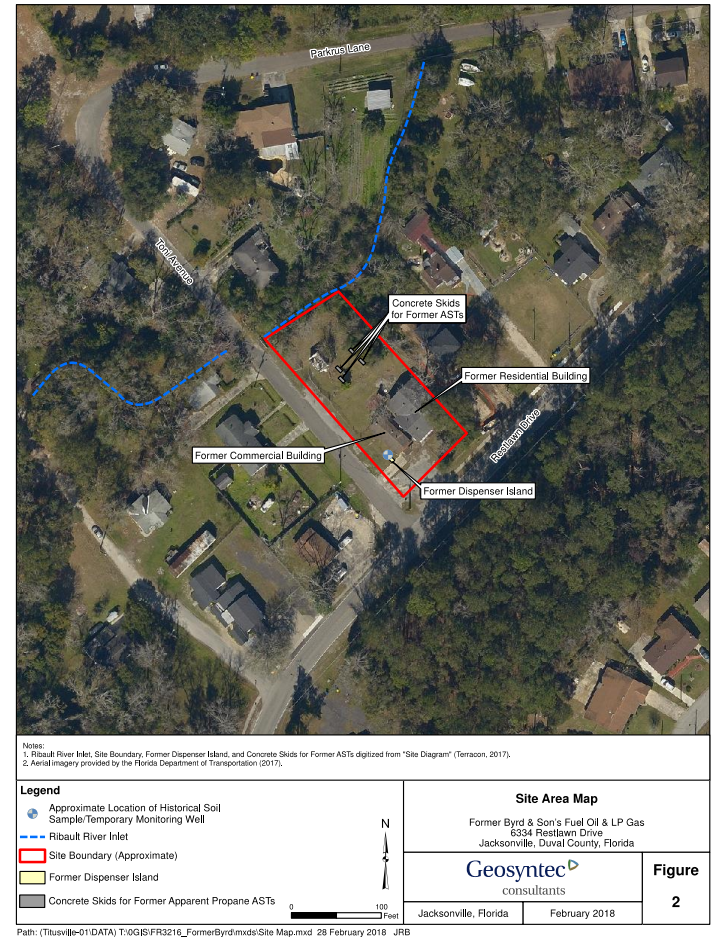


Eligibility of Sites and Applicants

- Property meets federal definition of a brownfields site
- Includes petroleum cleanup sites: lower risk, no liable RP, not subject to RCRA CO, and not in the FDEP PRP
- Priority order for projects:
 - owned by local government or non-profits,
 - sponsored by CRAs or similar,
 - sites under consideration for purchase by local gov't,
 - located in rural areas,
 - not awarded a competitive EPA grant, and
 - privately-owned sites.
- Other considerations (site access, timeliness of work, long-term redevelopment plan, serves community need)

First Case Study: Byrd & Sons Fuel Oil and LP Gas Site

- Small minority-owned real estate company purchased the property through a city tax deed sale with historical petroleum release
- Finger, Nelson & Maguire partnered with Geosyntec to prepare a successful grant application



Site History:

- One residential structure and 2 office buildings on a half acre site
- Site utilized as a fuel oil and LP gas retail from the 1950s until 2000s, known as Byrd & Sons Fuel Oil & Bottle Gas
- Purchased by client in 2016 from the City through a tax deed sale and soon thereafter client discovered it was contaminated
- February 2017 - Phase I performed by City of Jacksonville through the Brownfield Assessment Grant awarded to the City via EPA
- July 2017 - DEP issues Warning Letter
- October 2017 – Screening email sent to DEP
- November 2017 – Submitted grant application to DEP

Site History:

- Historical aerials indicated 2 ASTs were located on the central portion of the site
- Regulatory information indicated that kerosene oil was stored in a 16,000 gallon AST with 50 feet of aboveground piping to one dispenser unit
- System removed in 2002; however, petroleum impacted soil and groundwater above GCTLs remained



Assessment Activities December 2017-2019:

- Site assessment included geophysical survey, soil sampling, temporary well installation & sampling and permanent well installation and sampling
- Quarterly groundwater sampling required to comply with Chapter 62-780, FAC closure requirements
- Success! SRCO without conditions obtained in Spring 2019
- Cleanup-related costs fully funded by SRP grant

Costs:

Activity	EPA Funding
Phase II ESA	\$41,337
Supplemental Assessment	\$4,150
Supplemental Assessment	\$3,961
Supplemental Assessment	\$4,680
Phase I ESA	\$4,500
Total	\$58,628
Leveraged Funding by Owner	\$160,000

Second Case Study: Former Royal Oak Charcoal Plant; Ocala, Florida



Redevelopment Vision



Intent

The Pine Oak Square Main Street mixed use district is located within the north east quadrant of the West Oaks Community. It is located at the intersection of Martin Luther King Jr. Boulevard and NW 21st Street and the proposed NW 20th Street extension.

The intent of this district is to promote a compact and walkable urban form that serves as a gathering place for civic, social, and neighborhood commercial activities promoting re-development and new development on the northeast quadrant of the West Oaks Community. Pine Oak Square and re-development of industrial properties into green industry or mixed use, and consideration of additional amenities such as a conference center, community garden and/or a transit station should become key components of the this district. Permitted uses include residential, office, commercial, public, recreation & open space, institutional and light industrial (Green Industry).

Development and re-development is intended to take on the form of a walkable main street with on street parking and with access to multi-modal transportation, including bicycles and transit. This district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use. The emphasis will be on building form and orientation to the street and public space, rather than type of use. To provide for the transition from this district to an adjacent neighborhood or Corridor Overlay district in development will be subject to review for architectural character, building scale and intensity to as to be compatible with and supportive to the adjacent district.

Buildings are located close to the street, and are not separated from sidewalks by surface parking lots. Wide sidewalks, plazas, and civic areas are provided to encourage pedestrian and community activities and events. Shade for pedestrians should be provided through landscaping and/or building design components, such as balconies, awnings, awnings, and canopies. Parking occurs on-street, behind building or within transit lane parking lots. Front surface or side surface parking may be permitted on a case-by-case basis.

Pine Oak Square Main Street Mixed Use District



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Disclaimer: Information on this exhibit has been prepared for the Pine Oak Square Community Plan is subject to change pending review and approval by the City Council.

It Takes Teamwork



Your Team at This Stage:

- Elected Officials
- Growth Management
- Community
- Senior Management
- Code Enforcement
- Police Department
- Real Estate
- Attorney
- EPA
- FDEP
- Engineering Consultant
- Procurement

Previous Views of the Site



Work Underway



For More Information

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