



**Brownfields
101**

April 25, 2022

**Kelly Crain,
Environmental
Manager**

**Florida Brownfields
Redevelopment Program**



Florida's Brownfields Redevelopment Program



Primary Goal

To reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused by creating financial and regulatory incentives to encourage cleanup and redevelopment.

**Brownfield Redevelopment Act
Section 376.78(1), F.S.**



What is a Brownfield Area?

A continuous area of one or more brownfield sites (some of which may not be contaminated), and which has been designated by a local government by resolution.

Section 376.79(5), F.S.



What is a Brownfield Site?

Real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination.

Section 376.79(4), F.S.



Brownfield Process

Brownfield
Area
Designation

By local
government

Identification
of PRFBSR

Execution
of BSRA

By FDEP and
PRFBSR

Implementation
of BSRA

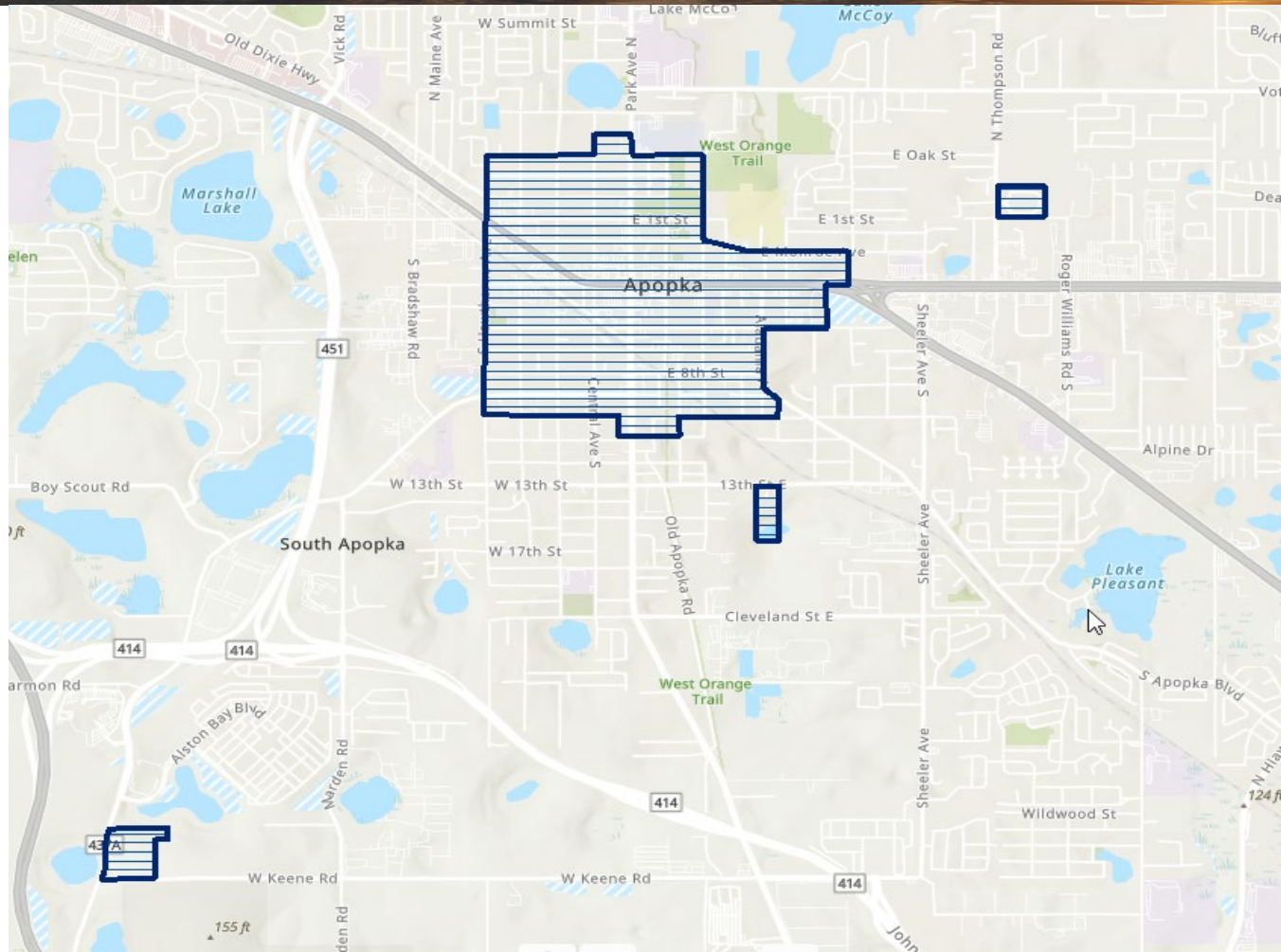
By PRFBSR

SRCO



Brownfield Process

Brownfield Area Designation by Local Government





Brownfield Process

Identification of PRFBSR

A Person Responsible for Brownfield Site Rehabilitation (PRFBSR) is identified to perform site rehabilitation.

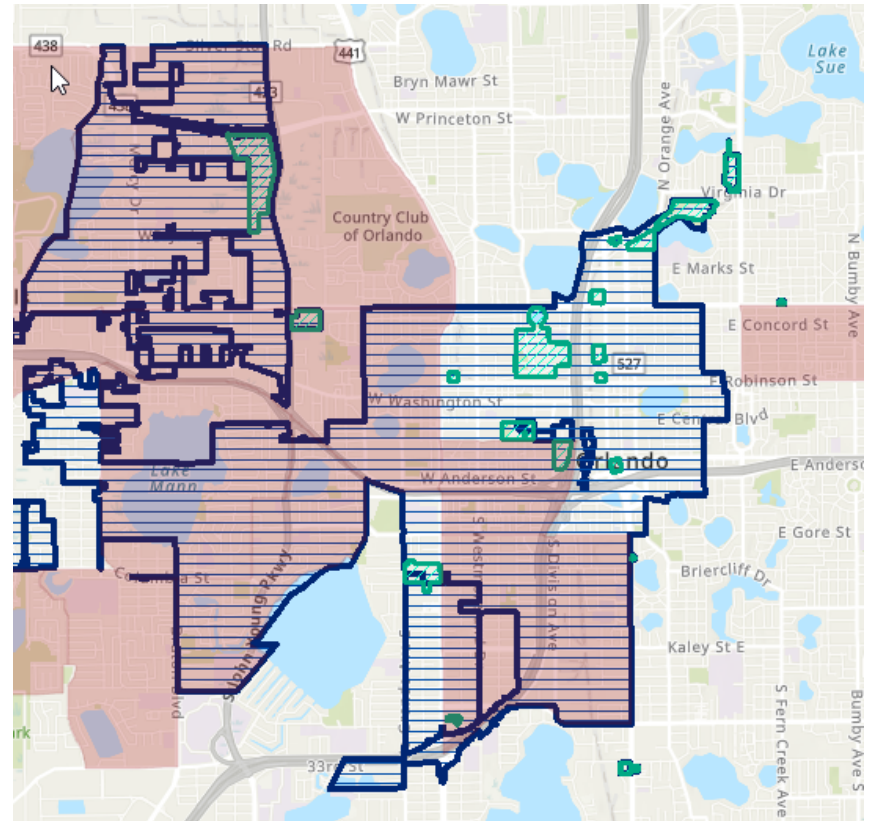




Brownfield Process

Execution of a BSRA

**Brownfield Site
Rehabilitation
Agreement (BSRA)**





Brownfield Process

Implementation of BSRA by PRFBSR

Implementation of a BSRA follows a process similar to that of a waste cleanup site.





Brownfield Process

Site Rehabilitation Completion Order (SRCO)

Through completion of the cleanup under the BSRA, an SRCO is issued by the Department.





Why participate in the Florida Brownfields Program?



Brownfields Incentives

Benefits of a BSRA

- **Regulatory Framework for Cleanup**
- **Dedicated staff – expedited technical review**
- **Liability Protection (s. 376.82, F.S.)**
- **Voluntary Cleanup Tax Credits (VCTC)**



Voluntary Cleanup Tax Credits (VCTC)

Credits used to offset Florida corporate income taxes.

- **Credits awarded for eligible work:**
 - **Site rehabilitation.**
 - **Solid waste removal, transport, and disposal.**
- **Bonus credits awarded for:**
 - **Site rehabilitation (NFA/SRCO).**
 - **Affordable housing.**
 - **Healthcare provider/facilities.**



Voluntary Cleanup Tax Credits (VCTC)

Tax Credit Type	Application Frequency	% Allowed / Maximum Credit for Costs Incurred and Paid after 12/31/07	
Site Rehabilitation	Annually	50%	\$500,000
No Further Action Bonus (i.e., SRCO)	Once	25%	\$500,000
Affordable Housing Bonus	Once	25%	\$500,000
Health Care Facility Bonus	Once	25%	\$500,000
Solid Waste	Once	50%	\$500,000



Brownfields Program

Additional Financial Incentives

Job Bonus Tax Refund for FTE job creation (DEO/EFI).
Refunds on Sales Tax for building materials (DOR).



FLORIDA
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OPPORTUNITY

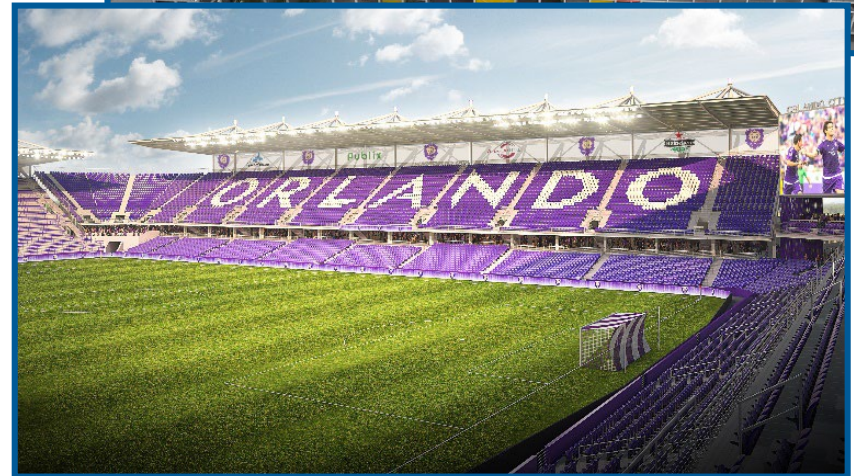
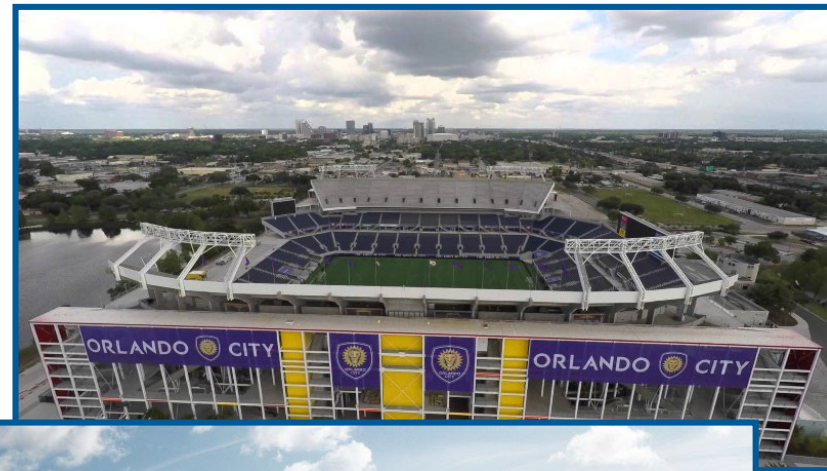




Brownfields Incentives

Community Benefits

- **Economic development.**
- **Community development.**
- **Residential projects.**
- **Open-Space/ Green-Space projects.**
- **Reduction of public health and environmental hazards.**
- **Removal of stigma.**
- **Effective use of community resources.**





Florida's Brownfields Program Structure



Brownfields Program Contacts

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Delegated Local Brownfield Programs

Broward County

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Hillsborough County

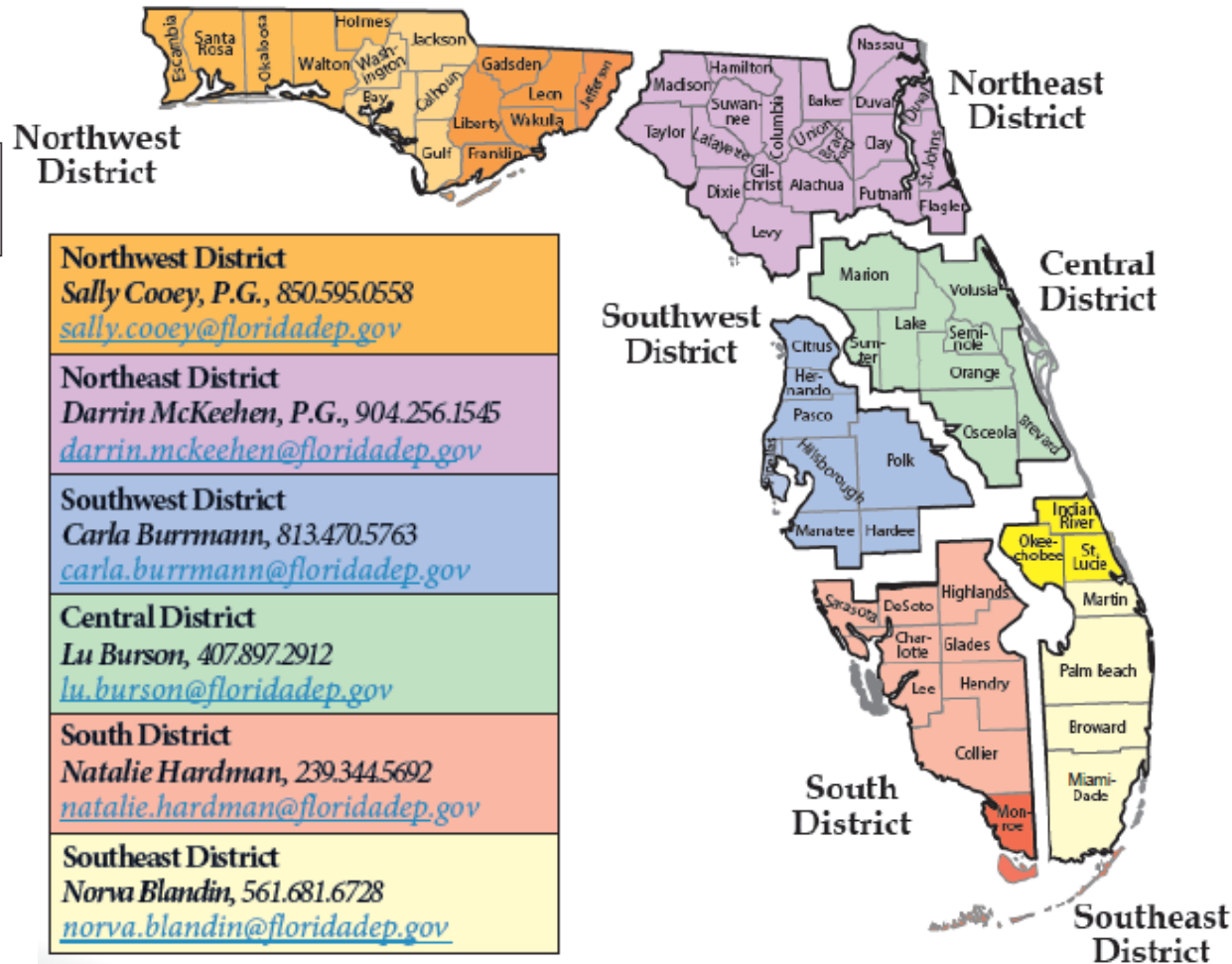
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State and Tribal Response Program (SRP) Grant



SRP Grant

Site Specific Activities (SSA)/Targeted Brownfields Assessment (TBA)

- EPA funding administered by FDEP.
- Independent of the Florida Brownfields Program.
- Services performed by FDEP contractors:
 - Up to \$200,000 for assessment tasks.
 - Up to \$200,000 for remediation tasks (including source removal).

<https://floridadep.gov/waste/waste-cleanup/content/site-specific-activities-targeted-brownfields-assessment-program>





Visit Us on the Web

DEP Brownfields Program:

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

Voluntary Cleanup Tax Credit (VCTC):

<https://floridadep.gov/waste/waste-cleanup/content/voluntary-cleanup-tax-credit>

Map Direct for Brownfields (use Google Chrome only):

<https://ca.dep.state.fl.us/mapdirect/?gallery=waste>

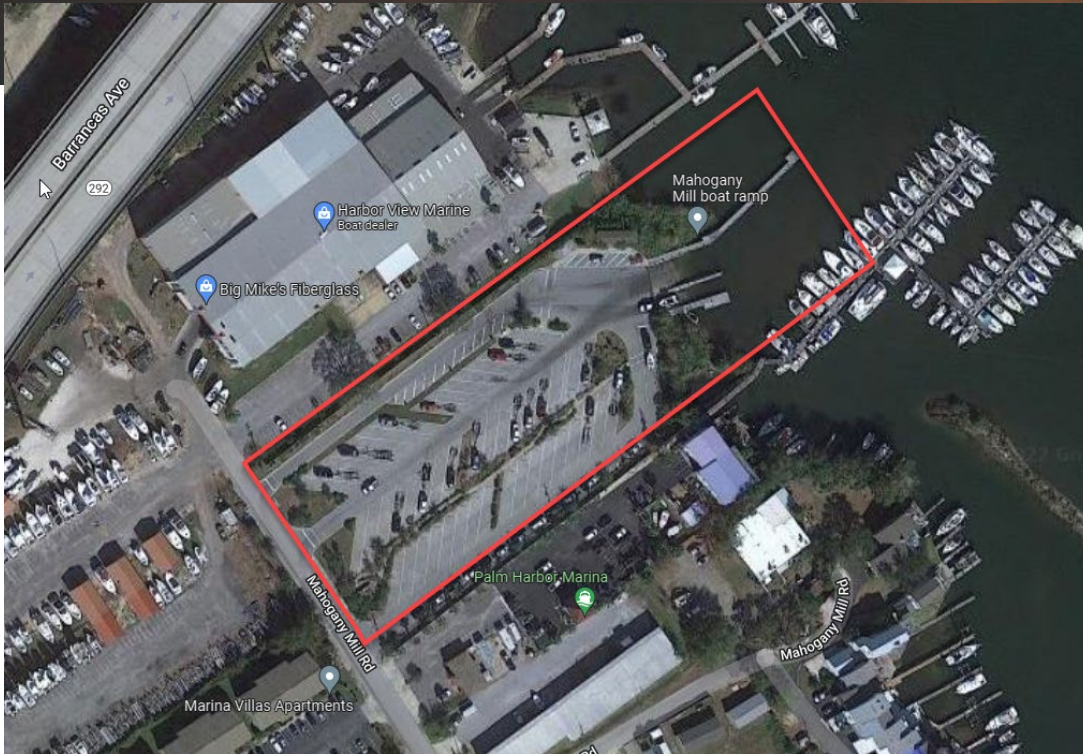


Florida Brownfields In Your Own Backyard...



Mahogany Mill Road Boat Ramp

Pensacola, FL





Pensacola Main Street

Pensacola, FL





Kelly Crain, Environmental Manager

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