

2023

# CONFERENCE GUIDE

Avanti Palms Resort



Florida Brownfields Association  
2023 Annual Conference - Orlando, Florida



# DEAN|MEAD

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### About Dean Mead

Our team has 40+ years of Florida-based experience. We advise landowners, developers and investors on how they can realize value from their land through a variety of sources, focusing on your legal needs, working collaboratively towards the best outcome.

### Meet Anna Long, Attorney



*Attending the 2023 Annual Florida Brownfields Conference, as a long-standing member and former President of the FBA, Anna has 30+ years of environmental and land use experience. Connect with Anna to learn more about Dean Mead.*



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Greetings, All!

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It is literally a new season for us to meet and greet! Although we have historically met in the fall, we thought that this year would be the year to host our 2023 Florida Brownfields Conference during the summer such that our members can really enjoy a "Work Hard, Play Hard" conference experience. With mental health awareness being on the rise and self-care a priority, it is our hope that you will find this year's conference to be even more relevant and convenient, all while taking advantage of some fantastic fun-in-the-sun accommodations for you, your family, friends, and/or loved ones! Since we are in the adventurous City of Orlando, home to more than a dozen theme parks and lots of entertainment, we believe you will find an abundance of ways to network with your colleagues and meet some new faces.

While we are enjoying the great camaraderie, we want to remember our Florida Brownfields Association's mission, where we are "...dedicated to advancing Brownfields cleanup and redevelopment and committed to advancing environmental justice in Florida..." Therefore, the theme for the conference is to **"PRESS TOWARDS THE MARK"**. We are proud to boast that we are continuing to *PRESS TOWARDS THE MARK* in accomplishing the various goals that are pillars in upholding our mission. For example, through our hired lobbyist we have successfully advocated for an increase in the annual Voluntary Cleanup Tax Credit (VCTC) incentives and promoted brownfields redevelopment during the 2023 Florida legislative session. Additionally, we are establishing a J40/67 Initiative – working with academic institutions and communities to identify environmental justice challenges; hosting learning lunches; partnering with environmental/brownfields job training programs; providing a job fair during FBA's 2023 annual conference; increasing our diversity; expanding our outreach efforts via social media; and a host of other items we are set to accomplish before the year ends!

We challenge you to take this opportunity to chat with our dynamic presenters and speakers about how to reevaluate, rethink, and refresh the avenues in which we are *Pressing Towards The Mark*. We are thrilled to share one of the redevelopment success stories via a tour on Wednesday, so we hope you've reserved your spot! Let's have a conversation as to how we may not need to reinvent the wheel on some items, but to find new, innovative ways to utilize and/or create redevelopment and revitalization strategies – to "think outside of the box", so to speak – on other items. We encourage you to cross-pollinate with others who may have different perspectives and resources!

Additionally, I am thrilled to have the opportunity to begin this year's conference in conjunction with the nationally Federally-recognized holiday, "Juneteenth". Juneteenth is an annual commemoration of the emancipation of enslaved African Americans, which is essentially when African Americans who lived in Texas were told they were free – about 2.5 years after the Emancipation Proclamation was in effect. Therefore, as the first African American President of the Florida Brownfields Association, I am honored to stand on the shoulders of those who fought for an abundance of rights that have led to an opportunity for my ability to serve in this capacity, and for that, I am honored to celebrate this day.

Furthermore, we would like to thank all of our generous sponsors, exhibitors, and volunteers in making this conference possible. If you happen to see or speak with any of these awesome attendees, please take a moment to express your gratitude and appreciation for all of their financial support and commitment!

We are so grateful that you have chosen to take the time to attend our conference. We are excited to welcome you for the first time or meet you once again for an opportunity to **PRESS TOWARDS THE MARK!**

Sincerely,

A handwritten signature in black ink, appearing to read "Krystal Hepburn".

Dr. Krystal Pree Hepburn  
FBA President



# 2023 ANNUAL FLORIDA BROWNFIELDS CONFERENCE

Avanti Palms Resort  
June 19-21, 2023

Monday, June 19

- 9:00 – 12:00pm      **Exhibition Hall Setup | Citrus Ballroom**  
Registration Open
- 1:00—2:00pm      **Welcome & Opening Session | Florida Ballroom | Dr. Krystal Pree Hepburn, FBA President**  
David D. Jones, P.E., CEP, Manager, Environmental Protection Division, Orange County  
  
Francina Boykin, Historian, Commemorating Juneteenth

2:00 – 3:00pm      **Concurrent Sessions**

Cypress Ballroom	Technical Assistance Available to Promote and Accelerate Brownfield Redevelopment in Florida & EPA Region 4 Communities	Chris Harrell & Madalyn Dessy, ICMA
Sanibel Ballroom	VCTC 201	Moderator: Jason Lichtstein, Akerman (Sponsor) Scott Sweeney, FDEP
CLE	VCTC Presentation	David Auster, Clocktower Tax Credits (Sponsor)



# CONFERENCE AGENDA

3:00—4:00pm

## Concurrent Sessions

Cypress Ballroom CLE	A Florida Brownfields Framework for Transacting and Redeveloping PFAS Impaired Sites	Michael Goldstein, Goldstein Environmental Law; Edwin Baez, Beazley Insurance; Kelly P. Kite, Jr., Developer
Sanibel Ballroom CLE	Crushing Brownfields Incentives Yields Fine Wine	Moderator: Anna Long, Dean Mead (Sponsor) Kyle Hayes, Terracon (Sponsor); Kristina Nelson, Finger, Nelson & Maguire; Krista Fogarty, City of Jacksonville Brownfield Coordinator; Darrin McKeen, NE District Florida DEP

4:00 – 5:00pm

## Concurrent Sessions

Cypress Ballroom CLE	Brown with Envy: A Florida Legislative Wish List Based on Existing Legislation in Other States	Michael Goldstein, Goldstein Environmental Law
Sanibel Ballroom	Using Food Production as a Community Revitalization Strategy for Brownfield Redevelopment	Trey Hess, PPM Consultants, Inc. (Sponsor); Camille Hadley, Little Growers Inc.; Luis Nieves-Ruiz, East Central Florida Regional Planning Council

5:00pm

## Reception – Grassy Knoll – Near Pool

## Tuesday, June 20 EJ COMMUNITY DAY & WORKSHOP

8:00 - - 9:00am

## Continental Breakfast | Exhibit Area

8:30 - - 9:30am

Welcome | Billy Hessman, FDEP, Environmental Manager  
Brownfields and CERCLA Site Screening Section

The Environmental Connection to Sarcoidosis | Steve Hilfiker, ERMI

9:30 – 10:30am

Annual Environmental Justice and Equity Community Caucus & Listening Session |  
Cynthia Peurifoy; Krystal Hepburn, Belinda Williams-Collins; Miles Ballogg, Carlton Eley

9:30 – 10:30am

## Concurrent Session

Cypress Ballroom CLE	Beyond Brownfield Basics: Understanding Alternative Approaches under Chapter 62-780, F.A.C	Lisa Duchene, Goldstein Environmental Law
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# CONFERENCE AGENDA

10:30 – 11:30am

## Concurrent Sessions

Cypress Ballroom  CLE	Shareholder Forum on Contaminated Site Issues in Florida	<b>Moderator:</b> Dr. Krystal Hepburn, Florida Brownfields Association, President <b>Frank Hearne</b> , Mechanik Nuccio Hearne & Wester, P. A., (Sponsor); <b>Steve Hilfiker</b> , ERMI; <b>Lisa Duchene</b> , Goldstein Environmental Law; <b>Dan Nedvidek</b> , Terracon; <b>F. Joseph Ullo</b> , Carlton Fields
Sanibel Ballroom	Regional Planning Councils as EJ Advocates: Tailoring Public Engagement Strategies to Implement Successful Brownfield Redevelopment	<b>Jennifer Codo-Salisbury</b> , Central Florida Regional Planning Council (CFRPC); <b>Daphne Green</b> , East Central Florida Regional Planning Council (ECFRPC); <b>Stephanie Heidt</b> , Treasure Coast Regional Planning Council (TCRPC)

11:30 – 1:30pm

**Lunch in Florida Ballroom | Awards Ceremony** (sponsored by Mechanik Nuccio Hearne & Wester, P. A.)

**Carlton C. Eley**, Senior Director for Federal Strategies, Race Forward

**Brownfields Jeopardy | Jessica Gow**, Cobb Cole (Sponsor); **Kirk Blevins** and **Whitney Rodriguez**, SCS Engineers (Sponsor)

‘Brownfields Jeopardy,’ where four teams will go head-to-head to compete in brownfields redevelopment focused categories. From famous sites to cleanup target levels, this game will test your knowledge and walk you through the history of the Florida Brownfields Redevelopment Program.

1:30 – 2:30pm

## Concurrent Sessions

Cypress Ballroom  CLE	Dollars and Sense, Connecting the Community through Brownfields  The Tale of Two BSRAs – A Case Study on Optimizing Brownfields Redevelopment at a Former South Florida Landfill	<b>Moderator:</b> Anna Long, Dean Mead (Sponsor) <b>Whitney Rodriguez</b> , SCS Engineers (Sponsor); <b>Jessica Gow</b> , Cobb Cole (Sponsor)  F. Joseph Ullo, PE, ESP, Shareholder, Carlton Fields; David Latham & Cristina Graver, Geosyntec (Sponsor)
Sanibel Ballroom	Seeking Environmental Justice for the North Port St. Joe Community  Research to Inform the Port St. Joe Health (In)Equity Assessment	<b>Moderator:</b> Cynthia Peurifoy <b>Dannie Bolden</b> , Pastor Chester Davis, North Port St. Joe Project Area Coalition; <b>Nana Duah</b> , Krystal Pree Hepburn, Patrick Barnes  Nelson Kowu, UWF; <b>Dannie Bolden</b> , North Port St. Joe Project Area Coalition; <b>Christian Wells</b> , Ph.D., USF

2:30 - 3:00pm

**Break with Dessert | Exhibits | Citrus Ballroom**



# CONFERENCE AGENDA

3:00 – 4:00pm

## Concurrent Sessions

Cypress Ballroom	Solid Waste & Cleanup Funding Options – In the Long Haul	Moderator: <b>Miles Ballogg</b> , ENSAFE (Sponsor) <b>Allison Amram</b> , <b>Nicole Garcia</b> , & <b>Andy Zodrow</b> , EPC; <b>Travis Hearne</b> , Mechanik Nuccio, Hearne & Wester, P. A. (Sponsor); <b>Beth Hughes</b> , VCTC Apps (Sponsor); <b>Scott Sweeney</b> , FDEP
Sanibel Ballroom	It's Past Time! An Environmental Justice Community's Perspective	<b>Laura Ward &amp; Wanda Washington</b> , FOCUS; <b>Dr. Christian Wells</b> , USF; <b>Nadia Locke</b> , RES (Sponsor)

4:00 – 5:00pm

## Concurrent Sessions

Cypress Ballroom	"What's the Story" How GIS can tell the brownfield story.	<b>Kayla Ouellette</b> , SCS Engineers, (Sponsor)
Sanibel Ballroom	Capacity Building for Brownfields Redevelopment: The EJ40/67 Project	<b>E. Christian Wells</b> , University of South Florida; <b>Richard D. Schulerbrandt Gragg III</b> , Florida A&M University

5:30 – 7:00pm

Exhibitor Reception | Job Fair | Citrus Ballroom

Come have fun getting your photo taken in the Terracon-Sponsored Photo Booth!!

First Ever EJ Film Fest – Watch at your leisure a series of short films in the Sanibel Ballroom

## Wednesday, June 21

8:00 – 9:00am

Continental Breakfast | Cypress Ballroom | **Nichole Rodgers**, EPA R4 Brownfields

**Paul Sammons**, Director of Strategic Collaboration at RecycleForce

9:00 – 10:00am

## Concurrent Sessions

Cypress Ballroom	The Life of the Hansel Electrical Generation Plant: The Success of Redevelopment  Immediately following with a tour of Mosaic at Lake Toho – Limited Seating	<b>Roxanne Williams</b> and <b>Eric Comp</b> , Mosaic Development, LLC (Sponsor)  Gift Bag Drawing after Presentation  Sign up for tour by emailing <b>Becky Buice</b> ( <a href="mailto:beckybuice7@gmail.com">beckybuice7@gmail.com</a> ) Walking shoes are necessary and should be close toe if possible.
Sanibel Ballroom	Creating Environmental Job Opportunities in Underserved Communities	<b>David Casavant</b> Sustainable Workforce Alliance (Sponsor); <b>David Jones</b> , CDC Tampa

10:00 -- 10:30am

Break | Exhibit Area | Citrus Ballroom





# CONFERENCE AGENDA

10:30 -- 11:30am      Sessions

Cypress Ballroom	Understanding the Past & Reducing your Risk to Successful Brownfield Redevelopment through Geospatial Forensics	Bruce McDonald, Principal, McDonald & Bruce, LLC
CLE	Brown to Green: Providing a Green Future Downtown	Nicholas Barnes, PE, Verdantas LLC (Sponsor)

12:00 – 1:30pm      **Lunch | Florida Ballroom | Paul Owens**, President, 1000 Friends of Florida will discuss the mission and activities of 1000 Friends of Florida, in particular the longtime interest in urban and infill development and redevelopment.

**CLE** = Sessions approved by Florida Bar for credits

**FL PE** = Sessions approved for Professional Engineering credits in Florida.



# SESSION DESCRIPTIONS

## MONDAY, JUNE 19

### TECHNICAL ASSISTANCE AVAILABLE TO PROMOTE AND ACCELERATE BROWNFIELD REDEVELOPMENT IN FLORIDA & EPA REGION 4 COMMUNITIES

**Chris Harrell & Madalyn Dessy**, ICMA

Join us as we highlight EPA Region 4's Technical Assistance to Brownfield Communities (TAB) services. The International City/County Association (ICMA) serves as the TAB provider for EPA region 4. Following an introduction into ICMA's technical assistance team and the types of FREE services available to Florida Communities, Chris Harrell and Madalyn Dessy will facilitate an interactive session where participants provide the ICMA Team information feedback about the type of brownfield issues Florida communities are commonly confronting.

### VCTC 201 (CLE)

**Moderator: Jason Lichtstein**, Akerman (Sponsor)  
**Scott Sweeney**, FDEP

The goal of this session will be to provide a streamlined "review" of the VCTC program, punctuated with topical details, tips/tricks, and otherwise useful information. Getting beyond "the basics." Because while it's possible for various interested parties to read the statute, rules, FAQs, and other online resources, every application year provides a wealth of lessons and wisdom that could benefit VCTC applicants and other stakeholders.

### VCTC PRESENTATION (CLE)

**David Auster**, Clocktower Tax Credits (Sponsor)  
A total overview of Voluntary Cleanup Tax Credits – the who, how, when, and why

### A FLORIDA BROWNFIELDS FRAMEWORK FOR TRANSACTING AND REDEVELOPING PFAS IMPAIRED SITES

**Michael Goldstein**, Goldstein Environmental Law;  
**Edwin Baez**, Beazley Insurance; **Kelly P. Kite, Jr.**, Developer

This panel will offer a detailed summary of evolving legislation in the U.S. Congress as well as US EPA

initiatives to create statutory and administrative liability exemptions for certain categories of stakeholders, discuss recent legislation proposed in the Florida Legislature to provide certainty and flexibility for parties conducting voluntary cleanup, unpack the existing legal framework of the Florida Brownfields Program and explain how it can be used to insulate against state and federal liability, and share up-to-the-minute insights into how the environmental insurance markets are responding and whether coverage is available for buyers, sellers, lenders, and end-users. A risk analysis case study will be presented by an experienced brownfield developer who has a major PFAS impacted landfill under contract to acquire.

### CRUSHING BROWNFIELDS INCENTIVES YIELDS FINE WINE

**Kyle Hayes**, Terracon (Sponsor); **Kristina Nelson**, Finger, Nelson & Maguire; **Krista Fogarty**, City of Jacksonville Brownfield Coordinator; **Darrin McKeehen**, NE District Florida DEP

The perfect recipe for Brownfields Revitalization was concocted and prepared with collaboration among the city, the applicant's attorney, the City's consultant, and the FDEP. This strong partnership aided in the planned renovation/conversion of a vacant former industrial machine shop in Jacksonville's Brooklyn neighborhood (built in 1954), from idle unused property to a wine bar and shop. Through use of the City's EPA Brownfields Assessment Grant funds, due diligence was conducted through an iterative process that included Phase I and II ESAs, an Analysis of Brownfields Cleanup Alternatives, as well as asbestos and lead containing paint surveys. The alliance with the City enabled streamlined permitting, while the City's consultant worked closely with the grant applicant's attorney, selling party and FDEP to foster a successful plan to reach the redevelopment vision of the site. This project epitomizes the goals of the EPA, the local Brownfields designation process, FDEP state Brownfields incentives, strong consulting, and interagency partnerships.

# SESSION DESCRIPTIONS

## BROWN WITH ENVY: A FLORIDA LEGISLATIVE WISH LIST BASED ON EXISTING LEGISLATION IN OTHER STATES

**Michael Goldstein**, Goldstein Environmental Law

This presentation will offer a comprehensive evaluation of Brownfield legislation in the other 49 states and identify which statutes from those states could be adopted in Florida to fill a need (and why that need exists). We will also provide a critical analysis of the existing statutory framework in Florida and the ambiguities and gaps that exist which create legal, regulatory, and financial uncertainty and limit impaired sites from being sold, financed, cleaned up, and redeveloped. Specific legislative fixes will be proposed, with emphasis on creating more opportunity for local governments. Finally, a survey of pending and possible federal brownfields related legislation will be discussed in the context of additional financial, regulatory, and legal resources that could be available if taken up by the US Congress. This presentation is designed to achieve three major objectives: (i) identify hidden gaps in the existing Florida and federal legislative framework that can trip up novice or unsuspecting project principals, local government officials, and community advocates; (ii) identify and highlight innovative legislative solutions created by other states that would benefit Florida stakeholders if enacted in Florida; and (iii) propose a robust state legislative agenda for the 2024 session and for the next US Congress that can be utilized as a starting point for the FBA and/or aligned parties.

## USING FOOD PRODUCTION AS A COMMUNITY REVITALIZATION STRATEGY FOR BROWNFIELD REDEVELOPMENT

**Trey Hess**, PPM Consultants, Inc. (Sponsor); **Camille Hadley**, Little Growers Inc.; **Luis Nieves-Ruiz**, Central Florida Regional Planning Council

The purpose of this session is to show the audience how food production can be used as a tool to foster revitalization and economic development in distressed communities. Through EPA's Brownfields Program, the East Central Florida Regional Planning Council (ECFRPC) started working with Little Growers, a grassroots community-based organization in Brevard

County's Crane Creek/Booker Heights neighborhood. This historically unincorporated African American community is home to about 6,000 people. The community's median household income is 42% lower than the rest of Brevard County, and close to a quarter of its residents live below the federal poverty line.

## TUESDAY, JUNE 20

### THE ENVIRONMENTAL CONNECTION TO SARCOIDOSIS | **Steve Hilfiker**, ERMI

Sarcoidosis is an immune system disorder that I do not believe to be as rare as the literature suggests, based on my experience surviving cardiac sarcoidosis with a heart transplant. The literature indicates there is a genetic predisposition and an environmental trigger. This has been found to be true from 42 interviews with clinicians and Sarcoidosis Warriors I have conducted throughout the world. Many interviewees recite specific exposure to contaminated sites as their Environmental trigger. Sarcoidosis can affect the eyes and skin, which would be absorption, lungs and heart which would be inhalation, and internal organs which would be through ingestion exposures. Toxicological research opportunities will be discussed. It is well known that many 9/11 victims developed sarcoidosis due to dust inhalation. It is speculated that the high incidence of sarcoidosis among policemen is due to inhalation of firearm emissions. It is believed that the high incidence of sarcoidosis among firefighters is due to smoke inhalation. I believe my case was related to allergies to green tree pollen. In this discussion we will review the environmental triggers of sarcoidosis, discuss exposures, and review my case study as an example. Methods of early detection for the disease will be presented along with the general symptoms and messages of awareness for members of The Association to be able to communicate with their friends and family, the symptoms, and signs of sarcoidosis. The general themes of public Health and environmental justice apply substantially to this topic and these items will be further addressed in the seminar.



# SESSION DESCRIPTIONS

## ANNUAL ENVIRONMENTAL JUSTICE AND EQUITY COMMUNITY CAUCUS & LISTENING SESSION

Historically, the Florida Brownfields Association Environmental Justice and Public Health Committee has hosted a Community Caucus which serves to have community members introduce themselves and provide a brief introduction of their communities and their specific issues. This is followed by a roundtable listening session with environmental justice communities and a broad range of stakeholders present. The issues expressed during the session will be summarized by a college level student(s) and serves as an educational asset. The intent of the Listening Session is to hear from impacted communities about their challenges and successes on a Statewide basis from an Environmental Justice, and Equity and Brownfields redevelopment perspective. Multiple local and statewide and national Environmental Issues, challenges and successes will be discussed from throughout the state. The session also serves to connect communities with resources and provides an opportunity for community stakeholders to network and meet individuals who can have an impact in their communities.

## BEYOND BROWNFIELD BASICS: UNDERSTANDING ALTERNATIVE APPROACHES UNDER CHAPTER 62-780, F.A.C

**Lisa Duchene**, Goldstein Environmental Law  
The presentation will include a brief overview of the concept of contaminated site closure in Florida under Chapter 62-780, F.A.C., and Risk-Based Corrective Action (RBCA). It will introduce terms and acronyms for those who are new to the field and give an overview of conditional closure options and the commonly used Institutional Controls (IC) and Engineering Controls (EC). **Jennifer Codo-Salisbury**, Central Florida Regional Planning Council (CFRPC); **Daphne Green**, East Central Florida Regional Planning Council (ECFRPC); **Stephanie Heidt**, Treasure Coast Regional Planning Council (TCRPC) “Beyond Brownfield Basics.” Specifically, the presentation will describe how a contaminated site can receive a “Site

Rehabilitation Completion Order” (SRCO) or a Conditional SRCO (C-SRCO), as applicable, under Subsections 62-780.680(1), (2) or (3), F.A.C.; i.e., Risk Management Option (RMO) I, II or III, **or** a combination thereof using a hybrid approach.

## SHAREHOLDER FORUM ON CONTAMINATED SITE ISSUES IN FLORIDA

**Moderator: Frank Hearne**, Mechanik Nuccio Hearne & Wester, P. A., (Sponsor)

**Steve Hilfiker**, ERMI; **Lisa Duchene**, Goldstein Environmental Law; **Dan Nedvidek**, Terracon; **F. Joseph Ullo**, Carlton Fields

## REGIONAL PLANNING COUNCILS AS EJ ADVOCATES: TAILORING PUBLIC ENGAGEMENT STRATEGIES TO IMPLEMENT SUCCESSFUL BROWNFIELD REDEVELOPMENT

**Jennifer Codo-Salisbury**, Central Florida Regional Planning Council (CFRPC); **Daphne Green**, East Central Florida Regional Planning Council (ECFRPC); **Stephanie Heidt**, Treasure Coast Regional Planning Council (TCRPC)

Panelists will share the lessons they have learned, obstacles they have encountered, and challenges they have overcome via the implementation of successful projects from around the State. In doing so we hope to stimulate attendees’ thinking of how the brownfields programs can be utilized within their own communities. Information on funding mechanisms that can be employed to drive programming and the completion of successful brownfields projects will be discussed as well.

## LUNCH IN FLORIDA BALLROOM | AWARDS CEREMONY

(Sponsored by Mechanik Nuccio Hearne & Wester, P. A.)

**Carlton C. Eley**, Senior Director for Federal Strategies, Race Forward

# SESSION DESCRIPTIONS

## BROWNFIELDS JEOPARDY

**Jessica Gow**, Cobb Cole (Sponsor); **Kirk Blevins** and **Whitney Rodriguez**, SCS Engineers (Sponsor)

'Brownfields Jeopardy,' where four teams will go head-to-head to compete in brownfields redevelopment focused categories. From famous sites to cleanup target levels, this game will test your knowledge and walk you through the history of the Florida Brownfields Redevelopment Program.

## DOLLARS AND SENSE, CONNECTING THE COMMUNITY THROUGH BROWNFIELDS

**Moderator: Anna Long**, Dean Mead (Sponsor)  
**Whitney Rodriguez**, SCS Engineers (Sponsor); **Jessica Gow**, Cobb Cole (Sponsor)

The City of Oviedo acquired former agricultural land (approximately six acres) in the historic downtown area to construct a large stormwater retention pond to provide drainage solutions to the surrounding area. The creation of this pond would manage runoff in hopes that flooding will be diminished and the other waterways in Oviedo would not be overburdened. The design included green space with Florida-Friendly Landscaping for beautification and community gatherings and a walking trail to promote health and wellness. This space was designed for function as well as to enhance property values and promote biodiversity in the area.

## THE TALE OF TWO BSRAS – A CASE STUDY ON OPTIMIZING BROWNFIELDS REDEVELOPMENT AT A FORMER SOUTH FLORIDA LANDFILL

**F. Joseph Ullo**, PE, ESP, Shareholder, Carlton Fields;  
**David Latham & Cristina Graver**, Geosyntec (Sponsor)  
The Former Town of Palm Beach Landfill operated as a landfill, transfer station, and incinerator from the early 1940s through the late 1950s. It reportedly closed in the 1950s and then reopened sometime thereafter for the disposal of vegetative waste through approximately 2015 but is currently inactive. Fast forward to 2019, a private developer started the process for redevelopment of the landfill for mixed use including a work force housing component. The proposed redevelopment includes both the permitted

portion of the inactive landfill and the surrounding areas of the Site. As part of the environmental due diligence and site assessment activities, it was discovered that buried waste was present outside the limits of the permitted landfill area as well as impacted soil, the presence of landfill gases, and impacted groundwater. The private developer decided to enter into a Brownfields Site Rehabilitation Agreement (BSRA) for the groundwater impacts associated with the landfill; however, since additional cleanup is required under brownfields in the unpermitted area, a second BSRA was negotiated with the Florida Department of Environmental Protection to address that portion.

## SEEKING ENVIRONMENTAL JUSTICE FOR THE NORTH PORT ST. JOE COMMUNITY

**Moderator: Cynthia Peurifoy**  
**Dannie Bolden**, **Pastor Chester Davis**, North Port St. Joe Project Area Coalition; **Nana Duah**, **Krystal Pree Hepburn**, **Patrick Barnes**

This presentation will provide updates to ongoing efforts in the community of North Port St. Joe, Gulf County, Florida to address a myriad of issues, including environmental contamination, poor housing infrastructure, access to fresh foods, community revitalization and water infrastructure concerns. The community will also discuss the proposed liquified natural gas export and storage facility that will bring greater cumulative impacts to an already overburdened minority community. The community is building a coalition of partners, including the Florida Brownfields Association, to address longstanding contamination issues caused by the St. Joe Paper Company, which polluted the air, water, and soil with a wide range of environmental toxicants for over 50 years. With funding from the U.S. EPA, and other funders, the community has embarked on a collaborative problem-solving grant, a community-wide assessment grant, and an environmental workforce development grant, as well as efforts to address water infrastructure and health concerns. The presentation will describe the current efforts, lessons learned, challenges and next steps. The audience will be invited to provide feedback on ongoing efforts and

# SESSION DESCRIPTIONS

redevelopment strategies in place and moving forward.

## RESEARCH TO INFORM THE PORT ST. JOE HEALTH (IN)EQUITY ASSESSMENT

**Nelson Kowu**, UWF; **Dannie Bolden**, North Port St. Joe Project Area Coalition; **Christian Wells**, Ph.D., USF  
Under the guidance of a member of the project team, who was the instructor of the Spring 2023 Environmental Management and Planning course at the University of West Florida, students enrolled in this course were organized into 7 teams and tasked to conduct research to inform a health (in)equity assessment of PSJ – which would serve as a basis for the TSP process.

## SOLID WASTE & CLEANUP FUNDING OPTIONS – IN THE LONG HAUL

**Moderator: Miles Ballogg**, ENSAFE (Sponsor)  
**Allison Amram, Nicole Garcia, & Andy Zodrow**, EPC;  
**Travis Hearne**, Mechanik Nuccio, Hearne & Wester, P. A. (Sponsor); **Beth Hughes**, VCTC Apps (Sponsor); **Scott Sweeney**, FDEP

Responsible Parties (“RP”) may encounter solid waste before or during site (re)development, whether the RP is aware of it in advance or comes across it during the process, and the management of it may be costly and challenging. Fortunately, there are some cleanup funding sources available and regulatory guidelines that apply to the overall site cleanup process and to solid waste specifically. We will begin the session with a broad overview of Cleanup Grant resources to aid in redevelopment, including some available for solid waste removal. From there we will focus specifically on solid waste.

## IT'S PAST TIME! AN ENVIRONMENTAL JUSTICE COMMUNITY'S PERSPECTIVE

**Laura Ward. Wanda Washington & Jeanne Zokovitch**, FOCUS; **Dr. Christian Wells**, USF; **Nadia Locke**, RES (Sponsor)

The community of Tallevast was once independent and thriving. Tallevast has declined due to significant health, environmental, and economic issues. Family Oriented Community United Strong (FOCUS) was

formed in the early 2000s to revitalize the community but was derailed by the discovery of contamination and community exposure. Twenty years later, the community is in its greatest state of disrepair and longs to return to a thriving community. This requires FOCUS to return to revitalization efforts, working holistically with a group of diverse stakeholders. Through a partnership with FOCUS, and other stakeholders University of South Florida was able to secure an EPA Brownfield Grant to assist the community as it endeavors to create a new vision, better understand health implications of the contamination, and leverage other funding sources to develop to create systemic internal and external processes to expand community engagement and to formalize a collaborative process with existing and new partners to find solutions to the environmental and health challenges in Tallevast. Additionally, FDEP has awarded FOCUS with funding through its Targeted Brownfields Assessment program. This panel consists of community leaders, USF's Director for its Center of Brownfields Research and Redevelopment and the community's environmental consultant who will share a unique perspective on community challenges and how the collaborative is using Brownfields and other programs to help the community to move forward. It is way past time!

## “WHAT'S THE STORY” HOW GIS CAN TELL THE BROWNFIELD STORY.

**Kayla Ouellette**, SCS Engineers, (Sponsor)

This presentation will demonstrate how GIS can be used in the context of brownfields. We will review available data sources; using GIS as a data management, tracking and reporting tool; site analysis with EPA's Environmental Justice data sets and creating maps and story maps that can inform the public.



# SESSION DESCRIPTIONS

## CAPACITY BUILDING FOR BROWNFIELDS REDEVELOPMENT: THE EJ40/67 PROJECT

**E. Christian Wells**, University of South Florida; **Richard D. Schulerbrandt Gragg III**, Florida A&M University  
Both the U.S. Environmental Protection Agency and the Florida Department of Environmental Protection would like to identify communities with brownfields-related environmental justice challenges in Florida and build capacity in these communities for applying for state and federal resources to pursue brownfields redevelopment. This desire is in response to recent funding opportunities (Bipartisan Infrastructure Law, Inflation Reduction Act) but especially the White House's Justice 40 Initiative (Executive Order 14008, Section 223), which directs 40% of the benefits of certain Federal investments (brownfields remediation, clean energy, affordable housing, clean water infrastructure) to underserved communities impacted by pollution and contamination. In response, our EJ40/67 Project—an initiative created and supported by the FBA's Environmental Justice and Public Health Committee—is developing a suite of methods to locate these communities within each FDEP District and to identify formal or informal community-based organizations that might wish to receive technical support for brownfields redevelopment.

## EJ FILM FEST

Assorted short films will be shown in the Sanibel Ballroom during the reception. They will be shown on a loop so you can pop in and leave or stay and watch all!

## WEDNESDAY, JUNE 21

### THE LIFE OF THE HANSEL ELECTRICAL GENERATION PLANT: THE SUCCESS OF REDEVELOPMENT

Immediately following with a tour of Mosaic at Lake Toho – Limited Seating

**Roxanne Williams** and **Eric Comp**, Mosaic Development, LLC (Sponsor)

Gift Bag Drawing after Presentation

We would like to demonstrate to those that have interest, that there are ways and programs, specifically the VCTC programs can be utilized to completely revitalize a parcel of land, a designated district, or a neighborhood. The demolition of, cleanup of, use process and the end results are a process that can be done, with or without personal experience, so long as you approach the project in a collaborative manner utilizing the expertise of others. We will discuss in some detail the process of entering a BSRA, scheduling the work, financing the work, and capturing the Voluntary Clean Up Tax Certificates. When capturing the values of what can be qualified to apply toward receipt of tax credit certificate and how to monetize and sell on the open market and what they are worth today.

## CREATING ENVIRONMENTAL JOB OPPORTUNITIES IN UNDERSERVED COMMUNITIES

**David Casavant** Sustainable Workforce Alliance (Sponsor); **David Jones**, CDC Tampa In this presentation we examine the environmental justice movement and how it's creating jobs for underserved populations in Florida. Currently the Environmental Protection Agency and National Institute of Environmental Health Sciences have training and job placement programs that assist those in underserved communities to gain viable employment in an environmental career path. We will examine two organizations, the Corporation to Develop Communities of Tampa and the Sustainable Workplace Alliance and learn about their model programs for environmental training and job placement in Florida.

## UNDERSTANDING THE PAST & REDUCING YOUR RISK TO SUCCESSFUL BROWNFIELD REDEVELOPMENT THROUGH GEOSPATIAL FORENSICS

**Bruce McDonald**, Principal, McDonald & Bruce, LLC  
This presentation will address the unique contributions provided through assessing and incorporating this data. Also, the presentation will discuss risk reduction to developers, financiers, and

# SESSION DESCRIPTIONS

adjacent communities, the higher probability of successful project completion and sustainment and lower future operational costs with this approach. The presentation will also discuss how this material incorporation can be used to help expand a common or joint view of a successful project for potentially historically affected communities. The presentation will also consider how the historical information can enable the establishment and goal setting for ecological considerations to increase the biodiversity and resilience of natural infrastructure at a brownfield parcel or zone level.

## BROWN TO GREEN: PROVIDING A GREEN FUTURE DOWNTOWN

**Nicholas Barnes**, PE, Verdantas LLC (Sponsor)

This presentation will tell the story of a site that has gone from “Brown to Green” through the redevelopment of an underutilized property in Downtown Orlando for beneficial reuse as an electric vehicle charging station, despite unexpected environmental challenges discovered during site construction activities. The implementation of risk-based measures available under Florida regulations will be discussed, that have allowed for regulatory closure approval from the Florida Department of Environmental Protection.

**Paul Owens**, President, 1000 Friends of Florida will discuss the mission and activities of 1000 Friends of Florida, in particular the longtime interest in urban and infill development and redevelopment.

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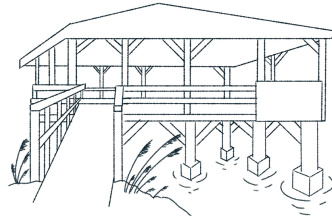
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