

Brownfields Designation

To take full advantage of Florida's Brownfields Redevelopment Program, a site must be designated a brownfield area by the local government. A brownfield area is a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government by adoption of a resolution. These areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) brownfield pilot projects.

Brownfields Designation Options:

Option 1. Initiation by a local government to encourage redevelopment of an area of specific interest to the community; or

Option 2. Initiation by an individual with a redevelopment plan in mind.

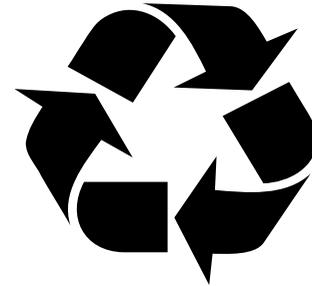
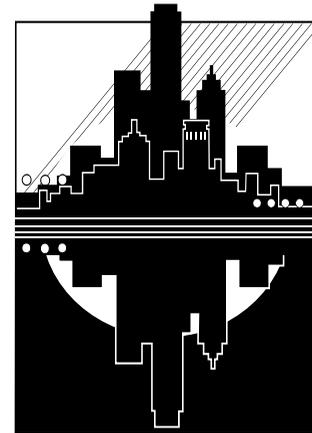
Either option is the first step in obtaining financial incentives and regulatory benefits. Once a site is designated a brownfield area, many opportunities become available for streamlining the cleanup process and tapping into incentives. Some of the State's incentives and benefits require execution of a brownfield site rehabilitation agreement (BSRA).

Florida Department of Environmental Protection
Brownfields Redevelopment Program
Bureau of Waste Cleanup, MS 4505
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Affix Mailing Label Here.

Florida

Brownfields Redevelopment Program



***Florida Department of
Environmental Protection***

Enterprise Florida, Inc.

***Governor's Office of Tourism, Trade, and
Economic Development***

Introduction - Brownfields

A brownfield site includes any real property where the expansion, redevelopment, or reuse is complicated by actual or perceived environmental contamination.

Why is Cleanup of Brownfield Sites Important?

The reuse of commercial and industrial land is an important component of sound land use policy. Productive reuse of urban land helps prevent the premature development of farmland, open space and natural areas, and reduces the public cost for installing new water, sewer, and highway infrastructure. The redevelopment of brownfield sites is gaining momentum across the nation.

Nowhere is brownfield redevelopment of greater importance than in Florida, where balancing strong growth and suburban sprawl is a continuing challenge. Florida's reliance on groundwater for over 90 percent of its drinking water makes protection of this resource through contaminated site cleanup of critical importance. Also, the recreational benefits and fish and wildlife habitats provided by its lakes, streams and coastal waters are vital to the quality of life Florida's residents and visitors enjoy.



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Financial Incentives

1. 35% Voluntary Cleanup Tax Credit applicable to Florida's corporate income tax or intangible personal property tax. (An executed BSRA is required.)

2. \$2500 Brownfields Bonus Refund for each new job created in a designated brownfield area by an "eligible" business.

3. Low-interest loans for the purchase of liens, tax certificates or other clouds on property title.

4. Sales Tax Credit on Building Materials purchased for the construction of a housing project or mixed-use project in a designated brownfield area.

5. Up to 5 Years of State Loan Guarantees of Loan Loss Reserves for redevelopment projects in a designated brownfield area, including redevelopment and cleanup costs.

6. Site-Specific Activities Grant to FDEP provides eligible recipients a phase I or II assessment, or a limited source removal. FDEP uses federal grant dollars to perform site-specific activities for the recipient.

7. National brownfields assessment, revolving loan fund and cleanup grants are available. These grants are part of the Small Business Liability Relief and Brownfields Revitalization Act to help states and communities around the country clean up and revitalize Brownfield sites.

Regulatory Benefits

(Require Execution of a BSRA)

1. Risk-Based Corrective Action

A clear administrative process using Rules 62-785 and 62-777, Florida Administrative Code, providing for

- Default cleanup target levels (CTLs);
- Risk assessment tools to derive alternative cleanup target levels;
- Risk management options;
- Institutional and engineering controls to achieve a No Further Action letter; and
- Special relief for sites with groundwater CTLs based on nuisance, organoleptic or aesthetic considerations.

2. Cleanup liability protection provided upon execution of a BSRA.

3. Dedicated professional staff in each FDEP district office for assistance with brownfield projects.

4. Expedited review of all technical documents.

5. USEPA Comfort Letters issued for CERCLA sites.

6. Lender liability protection.

(This is a partial listing of benefits available. Local and federal governmental agencies can provide details on other benefits and incentives.)

For More Information

Visit the Web Sites:

- ***Brownfields Redevelopment Program:***
www.dep.state.fl.us/waste/categories/brownfields
- ***Voluntary Cleanup Tax Credit Program:***
www.dep.state.fl.us/waste/categories/vctc
- ***Enterprise Florida, Incorporated:***
www.efflorida.com
www.floridabusiness.com

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Map of FDEP Districts

