



# EPA Brownfields Coalition Grant Accomplishments – for the Southeast Volusia Corridor Improvement Coalition (SVCIC)

For the East Central Florida Regional Planning Council

Presented By:

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Cardno Inc.



# What is a Brownfield?



EPA defines as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.”



FDEP defines "Brownfield sites" as real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.



SVCIC is actively pursuing redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit through redevelopment.



# Brownfields include:

***Solvent Contamination Sources –  
Printers, Dry Cleaners and Auto Repair Facilities***



***Junkyards***



# Brownfields include:

*Former Filling Stations*



*Abandoned Oil Distribution Facilities*



# Brownfields Include

*Hazardous Substances / Waste Sites*



*Former Industrial Properties*



# Brownfields Include

*Former Landfills*



*Mined Lands*



# Brownfield Objectives & Insights



# Objectives of Brownfields Redevelopment

- > Return abandoned, underutilized sites to productive reuse
  - > Public benefits:
    - Generate tax revenues while increasing property values
    - Create jobs
    - Combat urban sprawl
    - Revitalize blighted areas
    - Address environmental justice Issues
    - Improve the health of the community
- (Healthfields Redevelopment)
- > Recycle commercial and industrial properties
  - > Ties into sustainability
  - > “From Blight to Right”



# SVCIC Brownfields Program



# SVCIC Brownfields Redevelopment Goals

Assist communities along the Southeast Volusia Corridor with redevelopment of underutilized and blighted properties and to address community environmental problems including the following objectives:

- > Protect and improve environmental conditions and natural resources
- > Improve quality of life by reducing environmental contamination
- > Develop parks, trails and greenspace
- > Develop affordable housing and address 'Food Deserts'
- > Stimulate commercial and industrial growth



# SVCIC EPA Brownfields Coalition Assessment Grant

## Timing

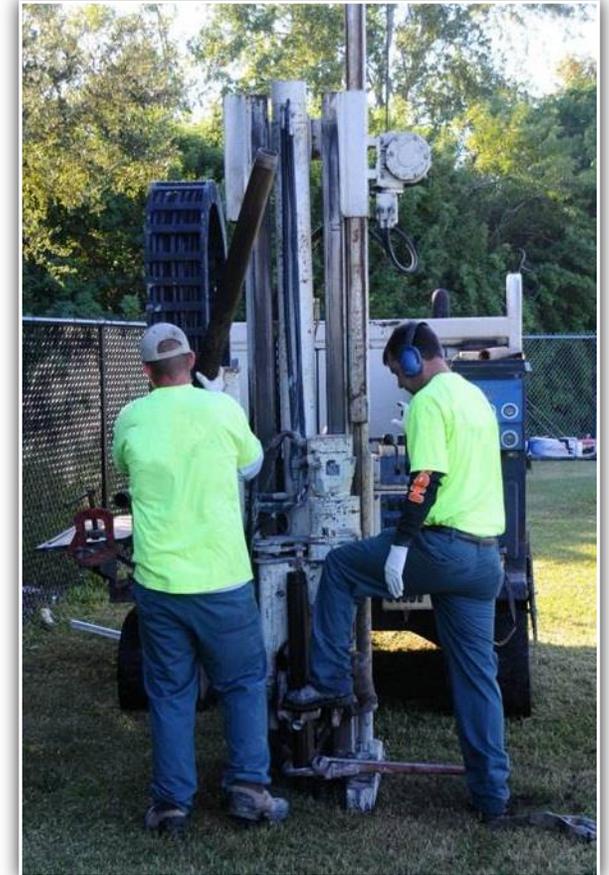
October 1, 2013- September 30, 2016 (3 Year Grant )

## Funding

- > \$600,000 Grant
  - \$300,000 Petroleum Assessment
  - \$300,000 Hazardous Substances (Metals, solvents, asbestos and lead)

## Primary Activities

- > Site Inventories
- > Outreach And Engagement
- > Phase I Environmental Assessments – Site History and Due Diligence – Identify Recognized Environmental Conditions
- > Phase II Assessments – Presence or Absence of Contamination
- > Asbestos, Lead Based Paint, Indoor Air Quality Surveys
- > Cleanup/reuse planning
- > Public Health Monitoring



# SVCIC Accomplishments



YouTube:  
<https://youtu.be/QDm3PQNEM-0>

# Inventory

**SOUTHEAST VOLUISIA CORRIDOR IMPROVEMENT COALITION  
EPA BROWNFIELDS ASSESSMENT GRANT INVENTORY AREA**

ALL SITES

MAP_ID	KOCHS_MAP	ENVID	KOCHS_CODE	NAME	ADDRESS	EPA_ID	EGG_ID	X_COORD	Y_COORD
1	4	U00447168	JL,HL,U	BULLOCK PROPERTY	N US 1			-80.9542	29.0770
2	5	S115179971	JL	HANDY WAY FOOD STOR # 2429	2600 N DIKE FWY			-80.9465	29.0659
2	5	S113202689	JL	THE PANTRY #2429-DEA/KANGAR OO EXPRESS #2429	2600 N DIKE FWY			-80.9465	29.0659
2	5	U00373951	DY,KU	THE PANTRY #2429-DEA/KANGAR OO EXPRESS #2429	2600 N DIKE FWY		3517434	-80.9465	29.0659
3	5	U00445230	JZ,M	NEW SMYRNA BEACH UTILITIES	2495 N DIKE FWY	110001737345		-80.9459	29.0654
3	5	U004441786	FL	UTILITIES CONM OF NEW SMYRNA	2495 N DIKE FWY	FLR000071571		-80.9459	29.0654
3	5	S101544811	BB	NEW SMYRNA BEACH UTIL COMM-SWOOOP GEN RT	2495 N DIKE HWY	9301104		-80.9459	29.0654
3	5	S107158228	EC	SWOOPRE GENERATION - UCN58	2495 NORTH DIKE HIGHWAY			-80.9459	29.0654
3	5	S1071788277	DY,K,K,K,K	NEW SMYRNA BEACH UTIL COMM-SWOOOP GEN RT	2495 N DIKE HWY	1270003		-80.9459	29.0654
4	4	1013574446	DS	2448 EDGEWATER AVE	2448 EDGEWATER AVE			-80.9508	29.0632
5	5	2002600711	E	2349 N. DIXIE FREEWAY	2349 N. DIXIE FREEWAY			-80.9451	29.0641
5	5	2001500918	E	2349 N. DIXIE FREEWAY	2349 N. DIXIE FREEWAY			-80.9451	29.0641
6	4	1015029191	DL	2553 BRADKLINE AVE	2553 BRADKLINE AVE			-80.9508	29.0620
7	4-5	1010315079	GL	GEORGE BAKER AVIATION	333 SOUTH ST HANGAR B	FLR000123064		-80.9486	29.0620
7	4-5	1010481893	GL	GEORGE BAKER AVIATION	333 SOUTH ST HANGAR B	110031391093		-80.9486	29.0620
8	4	1000959118	GL	VOLUISIA COUNTY MOSQUITO CONTROL	800 SOUTH ST	FLR026258616		-80.9507	29.0659
8	4	1018188837	JL	VOLUISIA COUNTY MOSQUITO CONTROL	800 SOUTH ST	110002327739		-80.9507	29.0659
8	4	S115171135	JL	EAST VOLUISIA MOSQUITO CONTROL	800 SOUTH ST			-80.9507	29.0659
9	4	1000318553	GL,ZM	MOMENTIVE PERFORMANCE MATERIALS, LLC	703 SOUTH ST	FLR081856902		-80.9517	29.0604
9	4	1007446282	GL	MOMENTIVE PERFORMANCE MATERIALS	703 S ST	12168LGH770350		-80.9517	29.0604
9	4	1014694216	JL	MOMENTIVE PERFORMANCE MATERIALS USA, INC	703 SO				
9	4	1016094029	JL	MOMENTIVE PERFORMANCE MATERIALS	703 SO				
9	4	2006794366	E	MOMENTIVE PERFORMANCE MATERIALS USA	703 SO				
9	4	S107718197	EC	MOMENTIVE PERFORMANCE MATERIALS USA	703 SO				
9	4	S107797328	GL,DL	MOMENTIVE PERFORMANCE MATERIALS, LLC	703 SO				
10	4	1000497036	BB	VOLUISIA CNTY- MOSQUITO CONTROL	801 SO				
10	4	1013827909	JL	VOLUISIA COUNTY MOSQUITO CONTROL	801 SO				
10	4	S107717956	EC	VOLUISIA MOSQUITO CONTROL - SMYRNA	801 SOUTH STREET			-80.9526	29.0599
10	4	S111443849	EC,DL	VOLUISIA COUNTY MOSQUITO CONTROL	801 SOUTH STREET			-80.9526	29.0599
10	4	S111898930	JL	SUPPLIES UNLIMITED INC	2505 AUBURN AVE			-80.9527	29.0601
10	4	S115172136	JL	EAST VOLUISIA MOSQUITO CONTROL	801 SOUTH ST			-80.9526	29.0599
10	4	S115205448	JL	VOLUISIA CNTY- MOSQUITO CONTROL	801 SOUTH ST			-80.9526	29.0599
10	4	U004123977	DY,KU	VOLUISIA CNTY- MOSQUITO CONTROL	801 SOUTH ST			-80.9526	29.0599
11	4	1015028989	DL	2323 CREEKWOOD AVE	2323 CREEKWOOD AVE			-80.9377	29.0582
12	4	1011438834	JL	FLO DA DAYS SUBDIVISION	CREEK SHORE TRAIL & TURNBULL BAY RD	110035629282		-80.9729	29.0577
13	5-8	1008180630	JL	NEW SMYRNA BEACH MUNICIPAL AIR	2001 AERO CIRCLE	110020914379		-80.9422	29.0586
13	5-8	1011434804	JL	NEW SMYRNA BEACH MUNICIPAL AIRPORT - COMMERCIAL HANGAR PHASE	2001 AERO CIR	110035683418		-80.9422	29.0586
13	5-8	1011434908	JL	CHALLENGER PARKING	801 SKYLINE DR	110035558846		-80.9416	29.0592
13	5-8	1011449504	FL	CHALLENGER PARKING	801 SKYLINE DR	FLR70007973		-80.9416	29.0592

1 OF 19



Phase I ESA's	
EDG1: Edgewater Singh Property	
EDG2: Park Ave Site	
EDG3: Dale Street Industrial Area Site	
NSB1: New Smyrna Beach Housing Auth Site (Railroad)	
NSB2: 600 Canal Street	
NSB3: Faulkner Street Site	
NSB4: Washington Street	
OH1: Community Center & PW Site	
NSB5: 179 Causeway, Marina Property	
EDG4: Singh Property (adjacent to EDG1)	
NSB6: Sams Avenue Site (includes asbestos, lead and IAQ survey + GEOVIEW)	
NSB7: Mary Avenue Site (includes asbestos and lbp)	
NSB8: American Auto Site	
NSB9: 1295 Kenard	
EDG5: 2001 S Riverside (Marina)	
NSB10: 551 & 553 Julia	
NSB11: Julia & Lewis Parcel	
NSB12: Milford Place Property	
QAPPS	
5A.GEN: Generic QAPP	
NSB1: Housing Auth Site SS QAPP w/H&SP	
NSB3: Faulkner Street Site SS QAPP w/H&SP	
EDG3: Dale Street Parcel SS QAPP w/H&SP	
NSB7: Washington Street SS QAPP w/H&SP	
OH1: Halifax Avenue Site SS QAPP w/H&SP	
NSB8: American Auto	
NSB9: Kenard Street SS QAPP w/H&SP	
Phase II ESA's	
NSB1: Housing Auth Site Phase II ESA	
NSB3: Faulkner Street Site	
EDG3: Dale Street Parcel	
EDG1: Singh Property (former gas sta) w/asbestos, lead, gpr	
EDG2: Park Avenue Site w/asbestos, lead, gpr	
NSB2: Canal Street Site (gas station) w/asbestos, lead, gpr	
NSB4: Washington Street w/asbestos, lead screening	
OH1: Halifax Avenue w/asbestos, lead, gpr	
NSB8: American Auto	
NSB9: Kenard Street	

# SVCIC Community Outreach Activities

## Meetings

- > Community Kick Off Meetings
- > Monthly Coalition Partnership Meetings
- > Edgewater, New Smyrna Beach, Oak Hill Commission Meetings
- > Community Progress Meetings
- > New Smyrna Beach Board Of Relators meeting
- > Environmental Justice Workshop



Website: <http://www.cityofedgewater.org/brownfield-information/assessment-program>

# Representative Local Brownfields Projects

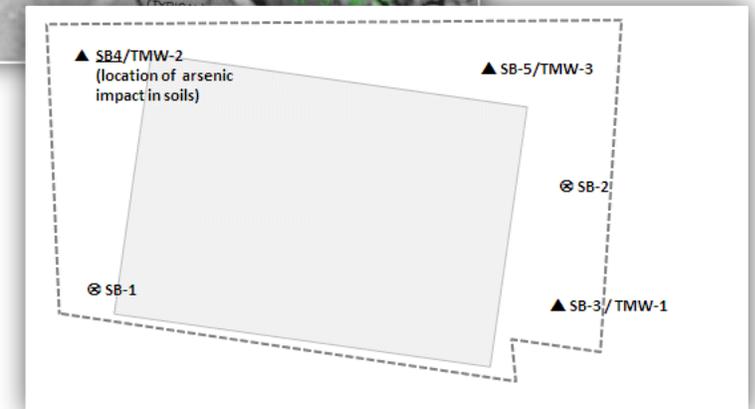
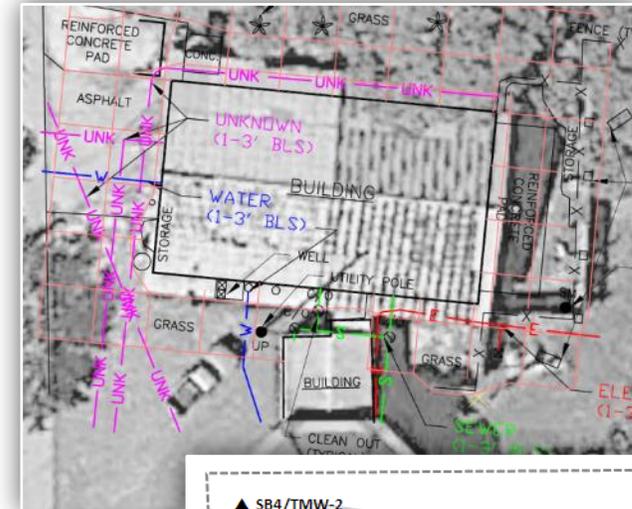


# 126 East Halifax Avenue, Oak Hill



**Now:**  
Former municipal public works facility.

**Potential:**  
Community-related reuse.



# Dimmick/Railroad Street Site, New Smyrna Beach



**Then:**  
Undeveloped/vacant  
(underutilized) parcel with  
historical use being residential



**Now:**  
Affordable housing!





# 570 Washington Street, New Smyrna Beach



*Expansion/Redevelopment of Existing Business within New Smyrna Beach Historic District*



# 103 Faulkner Street, New Smyrna Beach



**Then:**  
Vacant, under-utilized land within  
the Downtown New Smyrna  
Beach Historic District



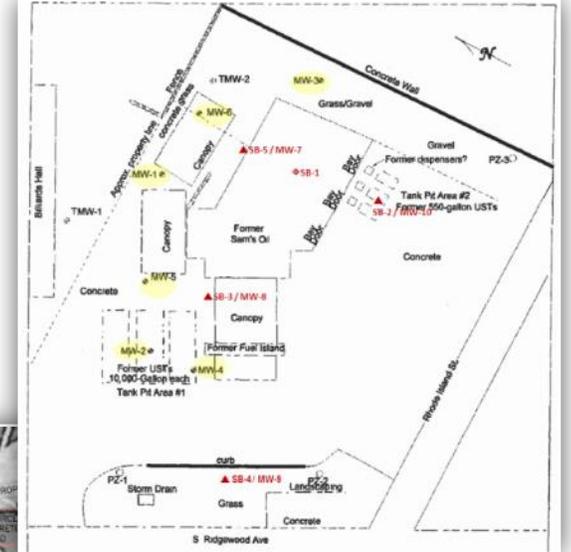
**Now:**  
Future home of Tabby House Development  
(residential downtown brownstones)

# 1525 South Ridgewood Avenue, Edgewater



**Now:**  
Former retail gasoline facility  
with documented groundwater  
impacts.

**Potential:**  
Commercial redevelopment.

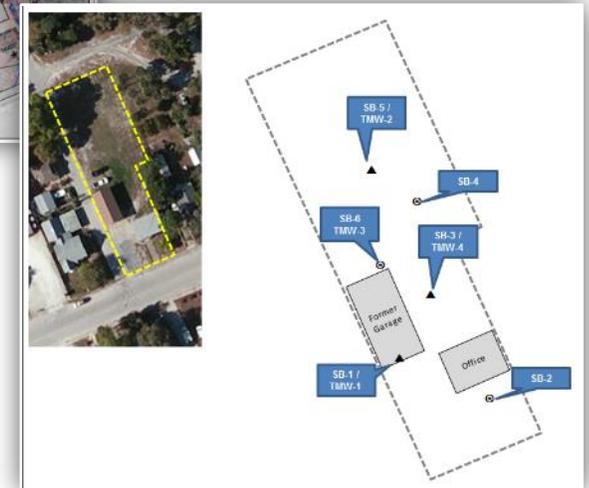
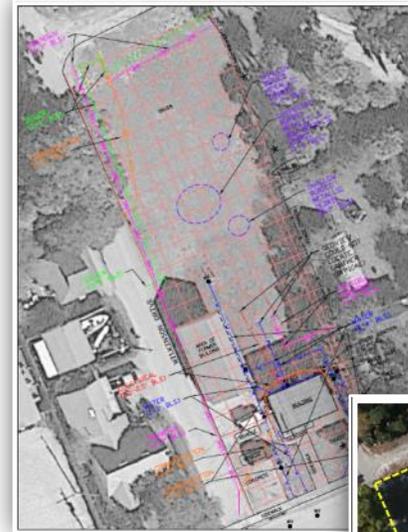


# 115 East Park Avenue, Edgewater



**Now:**  
Former municipal  
facility.

**Potential:**  
Commercial, residential  
and/or mixed-use  
redevelopment.



# Dale Street Industrial Parcel, Edgewater



**Now:**  
Under-utilized vacant land in  
expanding industrial park area.

**Potential:**  
Commercial-industrial development.



# New Project Sites

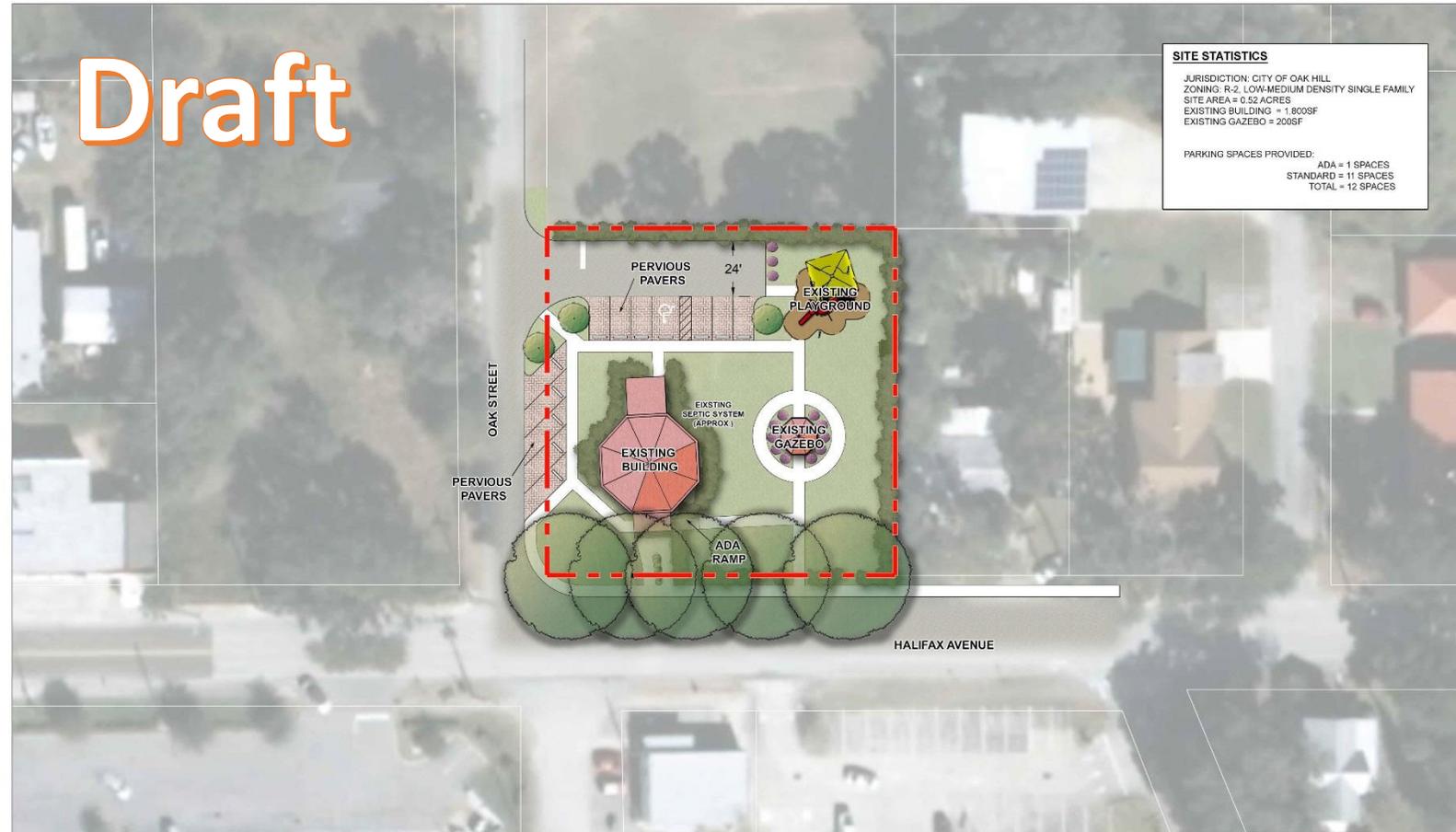


*Top Left: 2001 Riverside - Edgewater*

*Top Right: 1295 Kenard Street – New Smyrna Beach*

*Left: 1523 S Dixie Freeway – New Smyrna Beach*

# Brownfields Reuse Plans



## OAK HILL REUSE PLANNING

Concept Plan - A1

**DRAFT**

2016 Jan. 08

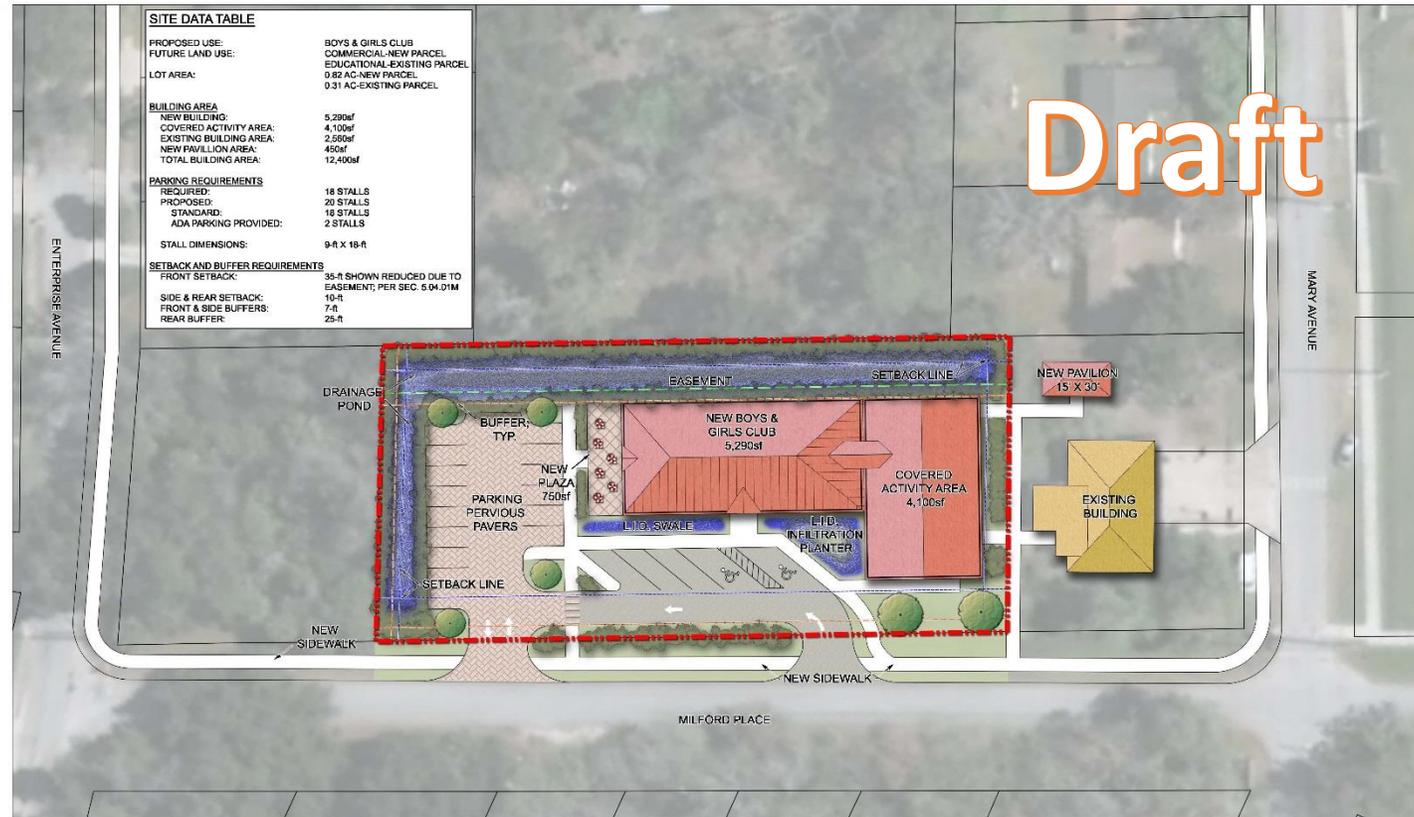
City of Oak Hill, Florida

SCALE IN FEET  
0 10' 20' 40'

Scale: 1"= 20' @ 22" X 34"  
1"= 40' @ 11" X 17"



# Brownfields Reuse Plans



## New Smyrna Beach - Boys & Girls Club - Reuse Plan

Concept Plan A.1

03-03-2016  
 SCALE IN FEET  
 0 20 40 80  
 Scale: 1"=40' @ 22" X 34"  
 1"=80' @ 11" X 17"  
 NEW SMYRNA BEACH, FLORIDA

# Brownfields Reuse Plans



## New Smyrna Beach - Julia Street - Reuse Plan

Concept Plan A.2

NEW SMYRNA BEACH, FLORIDA



SCALE IN FEET  
0 20 40 80

05-13-2016

Scale: 1"=40' @ 22" X 34"  
1"=80' @ 11" X 17"



# SVCIC Brownfields Reuse Plans



## EDGEWATER REUSE PLANNING | EMPLOYMENT LAND

Concept A.1

**DRAFT**

2016 Jan. 27

City of Edgewater, Florida

SCALE IN FEET  
0 50 100 200

Scale: 1" = 100' @ 22" X 34"  
1" = 200' @ 11" X 17"



# Grant Funded Accomplishments to Date

- Site Inventory of SVCIC
- Comprehensive Community Outreach
- EPA Grant Program tic Support and Reporting
- Mapping of All Assessed Sites
- 18 Phase I Environmental Site Assessments – Many Including Asbestos and Lead Based paint
- 1 Generic Quality Assurance Plan
- 10 Quality Assurance Project Plans
- 10 Phase II Environmental Assessments
- 4 Brownfields Reuse Plans
- Improving Access to Fresh Food Health Impact Assessment

# SVCIC Health Impact Assessment to Improve Access to Fresh Foods



## Partners

- > City of Edgewater - Malecia Harris
- > City of Oak – Kohn Evans
- > City of Ney Smyrna Beach – Donna Banks
- > EPA – Brownfields Grant Funding – Outreach/Health Impact Assessment
- > Sandra Whitehead PhD – HIA Project Leader
- > Food Trust – National Policy and Retail Food Analysis
- > Florida Health Department - Volusia County – Health Disparity Data Collection
- > PTW – Ken Pinnix – Outreach
- > Cardno – Miles Ballogg – Brownfields Issues
- > YOU – Surveys and Fresh Food Needs

## Goals

- > Determine how to Improve Access to Fresh Foods in all Three communities
- > Identify Potential Brownfields Sites to Promote Access to Fresh Foods
- > Recommendations for Fresh Food Policy & Funding Mechanisms to Increase Access
- > Hear From the Community What is Needed to Increase Access to Fresh Food.

The image shows a survey form titled "Community Food Assessment Survey" for the Brownfields Coalition Grant Southeast Volusia Corridor Improvement Coalition (SVCIC). The survey includes questions about grocery shopping frequency, locations, and the quality of food at the store. It features a Likert scale for rating food quality and checkboxes for various food sources. The form is labeled "Page 1" and includes a "PLEASE TURN OVER" instruction with an arrow.

**Community Food Assessment Survey**

This survey is being used to get your opinions about foods and beverages available in your neighborhood. Your opinion and answers are important to us and will be used to inform changes and programs to benefit your neighborhood. Do not put your name on this survey.

Please check the circle that best answers each of the following questions.

1. Where do you go to buy most of your groceries? \_\_\_\_\_

2. How often do you go food shopping?

<input type="checkbox"/> Daily	<input type="checkbox"/> Two times a month
<input type="checkbox"/> 2-3 times a week	<input type="checkbox"/> Once a month
<input type="checkbox"/> Once a week	<input type="checkbox"/> Less than once a month

3. Besides grocery stores, where else do you get food?

<input type="checkbox"/> Corner/Convenience Store	<input type="checkbox"/> Community Garden
<input type="checkbox"/> Farmers' Market	<input type="checkbox"/> Fast Food Restaurant
<input type="checkbox"/> Food Bank/Food Pantry	<input type="checkbox"/> Church/Community Organization

Other: \_\_\_\_\_

4. At the store where you normally buy your food, how would you rate the fruits and vegetables in terms of:

	Much Worse	A Little Worse	About the Same	A Little Better	Much Better
a. Selection?	<input type="checkbox"/>				
b. Price?	<input type="checkbox"/>				
c. Quality?	<input type="checkbox"/>				

5. How far do you travel to get to your regular full-service grocery store? \_\_\_\_\_

6. How do you travel to locations where you purchase/receive food?

<input type="checkbox"/> Public Transportation	<input type="checkbox"/> Walk	<input type="checkbox"/> Car	<input type="checkbox"/> Bike	e. Other: _____
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\*PLEASE TURN OVER\*

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Page 1



# Questions?

## Contact Information:

### City of Edgewater



Malecia Harris  
Grants/Projects Coordinator  
City of Edgewater  
104 North Riverside Drive  
Edgewater, Florida 32132-1716  
386-424-2400, ext. 7203  
[mharris@cityofedgewater.org](mailto:mharris@cityofedgewater.org)

### City of New Smyrna Beach



Donna M. Gray-Banks  
Community Resource Coordinator  
NSB/CRA  
201 North Myrtle Avenue  
City of New Smyrna Beach, Florida 32168  
386-314-4849  
[dbanks@cityofnsb.com](mailto:dbanks@cityofnsb.com)

### City of Oak Hill



Kohn Evans  
City Clerk  
City of Oak Hill  
234 US Highway 1  
Oak Hill, FL 32759  
386-345-3522  
[evansk@oakhillfl.com](mailto:evansk@oakhillfl.com)





# Contact Information:

**Miles Ballogg**  
*Brownfields &  
Economic Development Director*  
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