

WHAT ARE BROWNFIELDS?

Any real property where the expansion, redevelopment, or reuse is complicated by actual or perceived contamination.

WHY REDEVELOP BROWNFIELDS?

Cleaning up and reinvesting in Brownfields properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land, as well as both improving and protecting the environment.

Florida’s Brownfields Redevelopment Program –

- Creates jobs
- Promotes voluntary cleanup
- Prevents the premature development of greenspace (farmland, open space, and natural areas)
- Reduces public cost for installing infrastructure in greenspaces
- Encourages the highest and best use of blighted properties
- Minimizes or eliminates the need for environmental enforcement or state-funded cleanup
- Encourages community revitalization

Brownfield redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge.

Brownfields Redevelopment Program

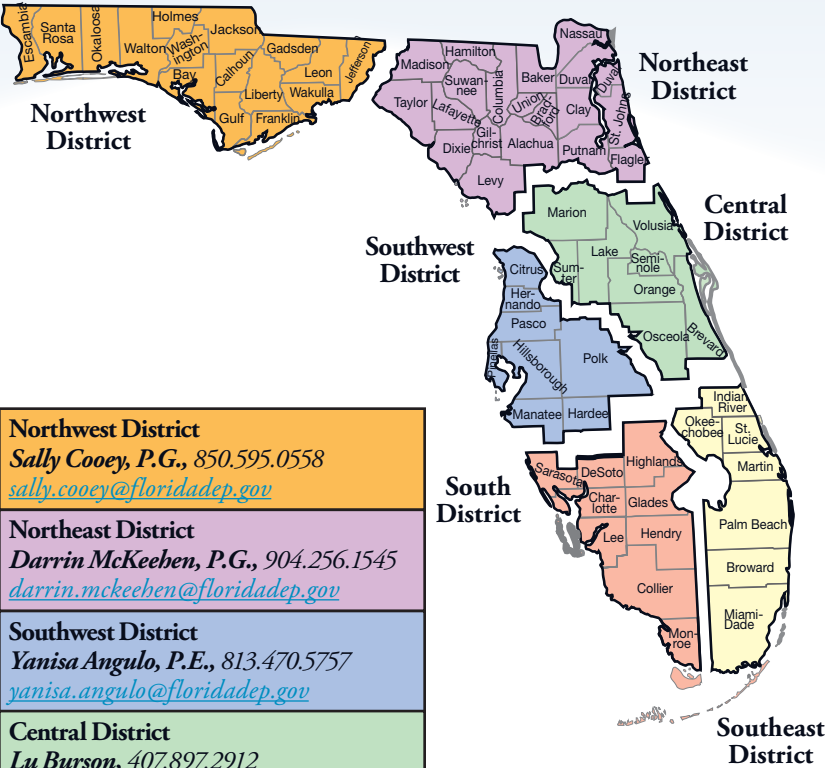
www.floridadep.gov/waste/waste-cleanup/content/brownfields-program/



Orlando City Soccer Stadium

BROWNFIELDS STAFF

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DELEGATED LOCAL PROGRAMS

There are three local programs delegated by the Florida Department of Environmental Protection to administer the Brownfields program in their communities. The contacts for these local programs are:

Broward County David Vanlandingham, P.E. 954.519.1478 dvanlandingham@broward.org	Hillsborough County Allison Amram, P.G. 813.627.2600, ext. 1294 amrama@epchc.org	Miami-Dade County Sandra Rezola 305.372.6700 sandra.rezola@miamidade.gov
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FINANCIAL INCENTIVES

Scott Sweeney, 850.245.8958
VCTC Program Manager, DEP Tallahassee
scott.l.sweeney@floridadep.gov

Voluntary Cleanup Tax Credit (VCTC) Program
www.floridadep.gov/waste/waste-cleanup/content/voluntary-cleanup-tax-credit

This program encourages voluntary cleanup of Brownfield sites by awarding tax credits* to partially offset the cost of site rehabilitation or solid waste removal. If you enter into a Brownfield site rehabilitation agreement (BSRA), you may be eligible for:

- **Annual 50% VCTC** for eligible Site Rehabilitation costs
- **One-time 25% SRCO Bonus VCTC** when cleanup is complete
- **One-time 25% Bonus VCTC** for development of 100% Affordable Housing or Healthcare Facility/Providers
- **One-time 50% VCTC** for Solid Waste removal

**VCTCs are applicable to Florida’s corporate income tax.*

If your property is located in a designated Brownfield area, you may be eligible for –

- **Up to \$2,500 Job Bonus Tax Refund** for each new job created by an eligible business on or abutting a site with a BSRA. To qualify, the business must be a Qualified Target Industry (QTI) or make an eligible capital investment of at least \$2 million, create at least 10 jobs, and provide benefits to its employees. This incentive is approved by DEO following application submittal to EFI.
- **Refunds on Sales Tax** paid on the purchase of building materials used for affordable or mixed-use housing projects built on or abutting a site with a BSRA. This incentive is offered through DOR.
- **State Loan Guarantees** for primary lenders, up to 50% of the primary lenders loan on all brownfield sites, and up to 75% of the primary lenders loan if the property is redeveloped as affordable housing, a health care facility, or health care provider. DEO can approve a maximum of \$5 million, and of that, 15% will be reserved for loans approved for predominately minority-owned businesses.

ECONOMIC DEVELOPMENT CONTACTS

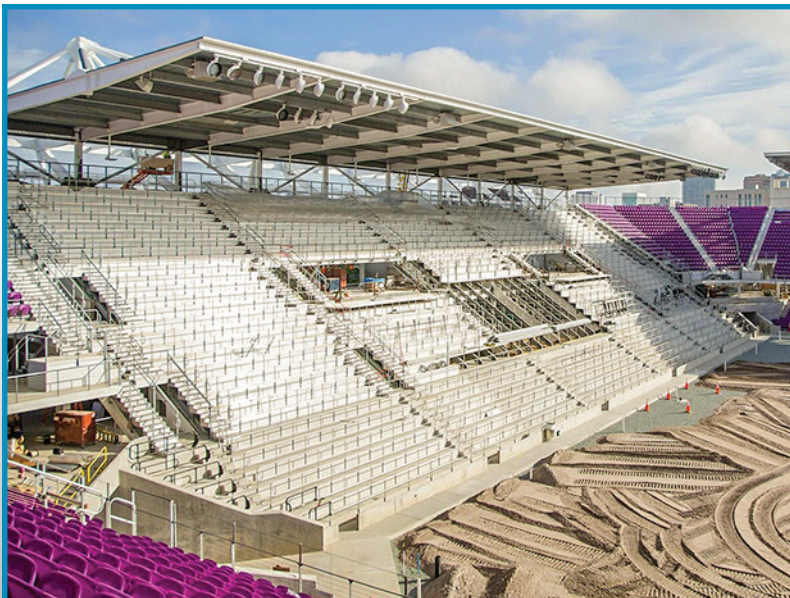
Florida Department of Economic Opportunity (DEO) Maureen Smith, 850.717.8978 maureen.smith@deo.myflorida.com	Enterprise Florida, Inc. (EFI) Diana Mercas, 407.956.5668 dmercass@enterprise-florida.com	Florida Department of Revenue (DOR) Andrea Hunter, 850.717.7773 andrea.hunter@floridarevenue.com
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REGULATORY BENEFITS

- Risk-Based Corrective Action is a clear process using Rules 62-780 and 62-777, Florida Administration Code, that provide –
 - ◇ Default Cleanup Target Levels (CTLs)
 - ◇ Risk assessment tools to drive alternative CTLs
 - ◇ Risk management options
 - ◇ Institutional and/or engineering controls (IC/EC) to achieve a Conditional Site Rehabilitation Completion Order (SRCO)
- Cleanup Liability Protection provided upon execution of a BSRA
- A Brownfields Coordinator/team in each DEP District office and 3 delegated counties who facilitate implementation of BSRAs and SRCOs
- Expedited Review of all technical documents
- Lender Liability Protection
- Additional benefits may be available through local and federal government agencies

Additional benefits that may also be available –

- **Targeted Brownfield Assessment/Site-Specific Assessment (TBA/SSA)** activities including assessment and cleanup of brownfield sites for eligible applicants via U.S. EPA CERCLA 128(a) Grant administered by DEP staff in Tallahassee
- **U.S. EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants**



Orlando City Soccer Stadium

On the cover:

Within the footprint of Orlando City Soccer Complex, there were approximately five former gasoline and automotive repair facilities, a City of Orlando fire station, and a retention pond. The BSRA was executed in December 2014, listing one Brownfield Site ID for three separate areas of concern within the larger soccer complex. The three areas of concern included the following addresses: 618 West Central Boulevard, 625 West Church Street, and 633 West Church Street. The 633 West Church Street location, the current location of the City Soccer Stadium, was found to be contaminated with petroleum and metals-related contaminants of concern. Seventeen tons of metals-contaminated soil and 4,031 tons of petroleum-impacted soil were excavated, and the petroleum groundwater contamination was remediated. The Orlando City Soccer Stadium was opened in March 2017. The SRCO for the area of known petroleum hydrocarbons and metals contamination was issued in April 2017.



Florida Department of Environmental Protection
Brownfields Redevelopment Program
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<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

2019 Annual Report

<https://floridadep.gov/waste/waste-cleanup/documents/2019-florida-brownfields-annual-report>



FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

TRANSFORMING COMMUNITIES



Orlando City
Soccer Stadium

