

CENTRAL PARC REDEVELOPMENT

(former Sabal
Trace Golf &
County Club)

Application to City of
North Port for
Brownfield Designation





Florida Brownfields Redevelopment Program 376.77-376.85, 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) Florida Statutes



Brownfield Process

Brownfield Area Designation by Local Government (requested by Private Party)

Local government shall designate a site as a “Brownfield” if:

- Responsible Party agrees to perform site rehabilitation**
- 5 new permanent jobs will be created**
- Redevelopment is consistent with comprehensive plan**
- Designation is properly noticed**
- Reasonable assurance of financial viability**



Brownfield Process

Execution of BSRA by DEP and Responsible Party

- **Cleanup of the site occurs under an agreement called a Brownfield Site Rehabilitation Agreement (BSRA)**
- **Agreement between the FDEP and the Responsible Party**
 - **Legal agreement and lays out the plan for remediation of the site in preparation for development**
 - **This document is required to qualify for many of the Brownfields benefits**

Key Considerations for City

- **Responsible Party performs cleanup under FDEP direction**
- **Responsible Party retains all responsibility for cleanup**
- **Redevelopment in accordance with plans approved by City**
- **City has no associated responsibility, liability or cost**
- **City gets:**
 - **Environmental Cleanup and Reuse of Site**
 - **Increased Tax Base**
 - **Economic Development**
 - **Jobs Creation**