



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, November 16, 2016, 6:30 PM,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Anne Lynch	—	Commissioner
Michael O'Rourke	—	Commissioner
<hr style="border-top: 1px dashed black;"/>		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. **CALL TO ORDER/ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **SPECIAL PRESENTATIONS/REPORTS**

None

D. **PUBLIC COMMENT:**

This time is provided for addressing items that **do not** appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a **TOTAL** of three minutes.

E. **CONSENT AGENDA:** All matters listed under this item are considered routine and action will be taken by **one** motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and **considered in its normal sequence on the agenda.** Any person wishing to speak on an agenda item is asked to

complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

- 1. Special Call Budget Meeting Minutes of November 2, 2016 Tab 1
- 2. Regular Commission Meeting Minutes of November 2, 2016 Tab 2

F. PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:
None

G. PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:
None

H. NEW BUSINESS:
3. Hurricane Matthew Disaster Relief Effort for Haiti Tab 3

- 4. Resolution No. 52-11-16 Proposing to Designate the Parcels of Real Property located at 1100 Old Dixie Highway, Lake Park, Florida, and Identified by the following Palm Beach County Folio Numbers 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, and 36-43-42-20-31-001-0000 as a Commerce Park Green Reuse Area for Rehabilitation Pursuant to Section 376.80, Florida Statutes. Tab 4

- 5. Resolution No. 53-11-16 to Increase Transient and Annual Rates for the Lake Park Harbor Marina Tab 5

- 6. Resolution No. 54-11-16 Freedom Boat Club Expansion/ Contract Amendment Tab 6

- 7. Resolution No. 55-11-16 Thirty-Day Separation of Major Events in the Town of Lake Park Tab 7

- 8. Resolution No. 56-11-16 Combine Two-Part-time Special Event Coordinator Positions to One Full-Time Position Tab 8

I. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

J. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, December 7, 2016

Consent Agenda

TAB 1



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. Tab 1

Agenda Title: Special Call Budget Meeting Minutes of November 2, 2016.

- SPECIAL PRESENTATION/REPORTS CONSENT AGENDA
- BOARD APPOINTMENT OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON _____ READING
- NEW BUSINESS
- OTHER: _____

Approved by Town Manager *J.R. Agley* Date: 11/4/16

Shaquita Edwards, Deputy Town Clerk

Name/Title

Originating Department: <p style="text-align: center;">Town Clerk</p>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: <ul style="list-style-type: none"> • Agenda • Meeting Minutes • Exhibit "A"
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <u>S.E.</u> Please initial one.

Summary Explanation/Background:

To approve the Special Call Budget Meeting Minutes of November 2, 2016



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Special Call Budget Meeting
Wednesday, November 2, 2016, 6:30 PM,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Anne Lynch	—	Commissioner
Michael O'Rourke	—	Commissioner
.....		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

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A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

D. NEW BUSINESS:

1. Resolution No. 49-11-16 Revised Final Millage Rates for Fiscal Year 2016-2017 Tab 1

2. Resolution No. 50-11-16 Revised Final Budget for Fiscal Year 2016-2017 Tab 2

E. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, November 16, 2016



Minutes
Town of Lake Park, Florida
Special Call Budget Meeting
Wednesday, November 2, 2016, 6:30 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Special Call Budget Meeting on Wednesday, November 2, 2016 at 6:30 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch and Michael O'Rourke, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance.

PUBLIC COMMENT:

None

NEW BUSINESS:

1. Resolution No. 49-11-16 Revised Final Millage Rates for Fiscal Year 2016-2017

Finance Director Blake Rane explained that the Town of Lake Park had received notification about an error for the previously adopted Resolutions 35-09-16 and 36-09-16 for the Millage Rates and Budget for Fiscal Year 2016-2017. He explained that the Resolutions were revised and re-advertised per the Florida State Statute. He explained the adjustments of Schedules 1 and 2 of Debt Service Fund Budget Summary (see Exhibit "A").

Motion: Commissioner O'Rourke moved to approve Resolution 49-11-16; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0

2. Resolution No. 50-11-16 Revised Final Budget for Fiscal Year 2016-2017

Finance Director Rane explained the item. He stated that section 6 of the Resolution was modified to state that any expenditures above \$10,000 would come before the Commission.

Motion: Commissioner O'Rourke moved to approve Resolution 50-11-16; Commissioner Lynch seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Flaherty and seconded by Commissioner O'Rourke, and by unanimous vote, the meeting adjourned at 6:42 p.m.

Mayor James DuBois

Town Clerk, Vivian Mendez, CMC

Deputy Town Clerk, Shaquita Edwards

Town Seal

Approved on this _____ of _____, 2016

Exhibit "A"

TOWN OF LAKE PARK - ANNUAL BUDGET
DEBT SERVICE FUND (Fund 201)
FUND BUDGET SUMMARY
FISCAL YEAR 2016-17

Schedule 1

	Actual Expenses 2013-14	Actual Expenses 2014-15	Budget 2015-16	Estimate for the Year 2015-16	Department Proposed 2016-17	Manager Proposed 2016-17	Adopted Budget 2016-17
Revenue	752,381	771,239	777,795	775,400	778,110	778,110	778,110
Personal Services	-	-	-	-	-	-	782,154
Operating Expenses	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Debt Service	768,108	768,106	777,795	768,115	778,110	778,110	778,110
Non-Operating	-	-	-	-	-	-	782,154
Total Expenses	768,108	768,106	777,795	768,115	778,110	778,110	778,110
Surplus (Deficit)	(15,727)	3,133	-	7,285	-	-	782,154

Δ 4,044

	2015-16	2016-17
Current year gross taxable value	\$ 522,282,942	\$ 573,517,160
Debt millage rate	1.5400	1.4280
Ad Valorem Taxes	\$ 763,555	\$ 777,510

576,112,061
1.4280
781,554

The Debt Service Fund for the Town of Lake Park is utilized to collect from the taxpayers the required funds necessary to satisfy the requirements of the Town's General Obligations Bonds. These 20 year bonds were issued in the amount of \$4,800,000 in 1997 and in the amount of \$5,000,000 in 1998.

TOWN OF LAKE PARK - ANNUAL BUDGET
DEBT SERVICE FUND (Fund 201)
DEPARTMENTAL BUDGET DETAIL
FISCAL YEAR 2016-17

Schedule 2

ACCOUNT NUMBER	DESCRIPTION	ACTUAL 2013-14	ACTUAL 2014-15	CURRENT YEAR BUDGET 2015-16	ACTUAL AS OF 3/31/2016	ESTIMATE FOR THE YEAR 2015-16	THE DEPT. PROPOSED BUDGET BY 2016-17	TOWN MGT. PROPOSED BUDGET 2016-17	ADOPTED BUDGET 2016-17
REVENUES									
201-311.100	Ad Valorem Taxes (a)	749,992	767,629	777,195	688,070	777,195	777,510	777,510	781,554
201-311.120	Delinquent Taxes (b)	1,608	2,141	500	(1,795)	(1,795)	500	500	777,510
201-361.100	Interest Earnings	99	1,462	100		-	100	100	500
201-361.110	Interest Earnings-Tax Collector	682	7						100
	TOTAL REVENUE	752,381	771,239	777,795	686,275	775,400	778,110	778,110	778,110
EXPENDITURES									
201-51-517-201-31000	Professional Services	-		9,680			10,000	10,000	14,044
201-51-517-201-71100	Principal - 1997 Series	316,126	332,339	348,300	172,418	348,300	365,788	365,788	40,000
201-51-517-201-71105	Principal - 1998 Series	315,357	329,881	344,280	170,514	344,280	359,807	359,807	365,788
201-51-517-201-72100	Interest - 1997 Series	63,324	47,110	31,155	17,307	31,155	13,665	13,665	359,807
201-51-517-201-72105	Interest - 1998 Series	73,301	58,776	44,380	23,814	44,380	28,850	28,850	13,665
	TOTAL DEBT SERVICE	768,108	768,106	777,795	384,053	768,115	778,110	778,110	778,110
	TOTAL DEPT EXPENDITURES	768,108	768,106	777,795	384,053	768,115	778,110	778,110	778,110
	BUDGET SURPLUS/(DEFICIT)	(15,727)	3,133	-	302,222	7,285	-	-	782,154

TAB 2



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. *Tab 2*

Agenda Title: Regular Commission Meeting Minutes of November 2, 2016.

- SPECIAL PRESENTATION/REPORTS CONSENT AGENDA
- BOARD APPOINTMENT OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON ____ READING
- NEW BUSINESS
- OTHER: _____

Approved by Town Manager *[Signature]* Date: *11/2/16*

Shaquita Edwards, Deputy Town Clerk
Name/Title

Originating Department: <p style="text-align: center;">Town Clerk</p>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: <ul style="list-style-type: none"> • Agenda • Meeting Minutes • Exhibit "A"
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <u><i>S.E.</i></u> Please initial one.

Summary Explanation/Background:

To approve the Regular Commission Meeting Minutes of November 2, 2016



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, November 2, 2016,
Immediately Following the Special Call
Budget Meeting,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Anne Lynch	—	Commissioner
Michael O'Rourke	—	Commissioner
<hr style="border-top: 1px dashed black;"/>		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

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A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS

1. Proclamation-National Pancreatic Awareness Month

Tab 1

D. PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

E. CONSENT AGENDA: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal

sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

2. Regular Commission Meeting Minutes of October 19, 2016

Tab 2

F. PUBLIC HEARING(S) QUASI- JUDICIAL- ORDINANCE ON FIRST READING:

3. Ordinance No. 09-2016 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN.

Tab 3

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF A MIXED USE OVERLAY AREA ON THE EAST SIDE OF FEDERAL HIGHWAY BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE OVERLAY AREA; PROVIDING FOR INCENTIVES FOR REDEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE OVERLAY; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE OVERLAY AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

G. PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

4. Ordinance No. 10-2016 A TOWN INITIATED ORDINANCE PROPOSING THE MODIFICATION OF TOWN CODE SECTION 6-6 TO PROVIDE FOR FLEXIBILITY THAT IS CONSISTENT WITH FLORIDA STATE STATUTE 562.45(2)(A) FOR THE SALE OF ALCOHOL NEAR CERTAIN USES AND ADDITIONAL CLARIFICATIONS.

Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AMENDING CHAPTER 6, SECTION 6-6 OF THE TOWN CODE PERTAINING TO THE SALE OF ALCOHOL NEAR CERTAIN USES PROHIBITED; PROVIDING FOR AMENDMENT OF SECTION 6-6 TO PROVIDE THE SAME FLEXIBILITY AS FLORIDA STATE STATUTE 562.45(2) (A); PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

H. NEW BUSINESS:

5. Resolution No. 51-11-16 Authorizing the Mayor to Execute the Florida Inland Navigation District Project Agreement for Installation of Boat Lifts at the Lake Park Harbor Marina (Lake Park Harbor Marina Dock Retrofit Phase I Project)

Tab 5

6. Authorize the Purchase of a Toro Groundsmaster 72 inch Mower from Hector Turf as Part of a Scheduled Replacement Cycle

Tah 6

I. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

J. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, November 16, 2016



Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, November 2, 2016, 6:42 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, November 2, 2016 at 6:42 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch and Michael O'Rourke, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance.

SPECIAL PRESENTATIONS/REPORTS

1. Proclamation-National Pancreatic Awareness Month

Mayor DuBois presented the proclamation to Ms. Denali Botolino. Ms. Botolino accepted the proclamation in memory of her son Donatella Botolino.

PUBLIC COMMENT:

None

CONSENT AGENDA:

2. Regular Commission meeting minutes of October 19, 2016.

Motion: Commissioner O'Rourke moved to approve the consent agenda; Commissioner Flaherty seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

PUBLIC HEARING(S)- LAND USE-ORDINANCE ON FIRST READING:

3. Ordinance No. 09-2016 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF A MIXED USE OVERLAY AREA ON THE EAST SIDE OF FEDERAL HIGHWAY BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE OVERLAY AREA; PROVIDING FOR INCENTIVES FOR REDEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE OVERLAY; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE OVERLAY AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Nadia DiTommaso explained the item (see Exhibit "A"). Town Manager D'Agostino gave further explanation of the item.

Commissioner O'Rourke expressed concerns about the preservation of historical buildings. Community Development Director DiTommaso explained that the Land Development Regulations would address the protection of historical buildings through a Transfer of Development Rights Program.

Vice-Mayor Glas-Castro stated that she spoke with staff earlier and her suggested changes were made to the Ordinance. Town Attorney Thomas Baird explained the changes to the Ordinance and informed the Commission that the item was a Land Use Ordinance.

Mayor DuBois expressed concerns about the anticipated surplus of revenue as it relates to the Conservation Area and suggested that County Parks be included in the calculation instead. He explained that the Department of Environmental Resource Management breached its commitment to build a Nature Center at the Conservation Area thirteen years prior. He suggested that the references to building height be omitted from the language and replaced with building stories. Community Development Director DiTommaso explained that staff would consider the omissions of references to height per Land Development Regulations (LDR's). Mayor DuBois suggested that the implementation of a Mobility Fee and Plan would allow the use of generated funds per Impact or Mobility Fees to create public parking. He suggested that decreasing the intensity and density of buildings would not be favorable due to the lack of available parking. He suggested that the Architectural Guidelines be a separate section and modified for the projected intensities. Community Development Director DiTommaso explained that the Architectural Guidelines would be included as a separate section with projections per LDR's.

Public Comment Opened:

Tim Stevens, 133 Foresteria Drive, Former Commissioner – was opposed to Ordinance 09-2016 because it directly affected his property. Mr. Stevens explained that his property was located within the Urban Neighborhood Edge of the Mixed Use Zoning overlay scheduled for phase two development. He requested that the Town Commission not approve the item until staff creates a plan that provides equal protection rights and benefits to the affected Lake Park residents on the east and west side of U.S. Highway 1. He suggested that the Comprehensive Plan needed to be thoroughly reviewed and modified to provide detailed information prior to the approval of Ordinance 09-2016. He listed three immediate areas of concerns as, the 2009 Comprehensive Plan Land Use Map, there was no scheduled date for phase two development, and that no information or date had been announced for the staff internal review and completion of the code overhaul update. He suggested that specific terms, definitions and regulations should be addressed prior to the approval of Ordinance 09-2016. He explained that he did not understand the urgency to proceed with such a vital change for the Town without exercising due diligence. He suggested that a public workshop be scheduled to address the legal deficiencies.

Public Comment Closed:

Community Development Director DiTommaso explained that staff has communicated with Mr. Stevens to address his concerns. Mayor DuBois asked how the Town would acquire Transfer of Development Rights (TDR) for maintaining the historical value of the west side if its preservation was not included in the Comprehensive Plan. Community Development Director DiTommaso explained that the TDR program would follow the proposal of phase two. Mayor DuBois asked if TDR’s would be accumulated during phase one. Vice-Mayor Glas-Castro explained that the assessed value in the acquisition of TDR’s under its entitlements might not be as significant as the later. Town Attorney Baird explained that Policy 10.5 addresses TDR’s (see Exhibit “A”). He explained that the Town must have a Transfer of Development Rights Program in order to transfer development rights. He explained that receiving and sending areas should be designated on the Future Land Use Map and implemented through Land Development Regulation. Vice-Mayor Glas-Castro suggested that the Town should move forward with the Comprehensive Plan. She explained that the Transfer Development Rights Program was voluntary and that the owners of the historically significant properties were not guaranteed to participate.

Commissioner O’Rourke moved to reopen public comment; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O’Rourke	X		

Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Public Comment Reopened:

Dodi Glas, 1907 Commerce Lane Suite 100, Jupiter, Florida 33458. Ms. Glas explained that her Company Gentile Glas Holloway O’Mahoney & Associates (2GHO) had followed the progress of the Towns Comprehensive Plan and suggested that the language of the plan allows for the development of the TDR program. She suggested that the Town move forward with the Comprehensive Plan.

Public Comment Closed:

Town Attorney Baird explained that the policies that were being reviewed established the ceiling for densities and Federal Aviation Regulations on the east side of Federal Highway and policies for the west side would be established in the future. He explained that in the LDR’s would establish a TDR Program.

Motion: Commissioner O’Rourke moved to approve Ordinance 09-2016 on first reading as amended by the Town Attorney; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O’Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Town Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:

4. Ordinance No. 10-2016 A TOWN INITIATED ORDINANCE PROPOSING THE MODIFICATION OF TOWN CODE SECTION 6-6 TO PROVIDE FOR FLEXIBILITY THAT IS CONSISTENT WITH FLORIDA STATE STATUTE 562.45(2)(A) FOR THE SALE OF ALCOHOL NEAR CERTAIN USES AND ADDITIONAL CLARIFICATIONS.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AMENDING CHAPTER 6, SECTION 6-6 OF THE TOWN CODE PERTAINING TO THE SALE OF ALCOHOL NEAR CERTAIN USES PROHIBITED; PROVIDING FOR AMENDMENT OF SECTION 6-6 TO PROVIDE THE SAME FLEXIBILITY AS FLORIDA STATE STATUTE 562.45(2) (A); PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Comment Opened:

None

Public Comment Closed:

Motion: Commissioner O'Rourke moved to approve Ordinance 10-2016 on second reading; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Town Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

5. Resolution No. 51-11-16 Authorizing the Mayor to Execute the Florida Inland Navigation District Project Agreement for Installation of Boat Lifts at the Lake Park Harbor Marina (Lake Park Harbor Marina Dock Retrofit Phase I Project)

Mayor DuBois questioned what the grant would fund. Town Manager D'Agostino explained that it was a 50/50 matching fund grant, which would fund the installation of five (5) boatlifts. Vice-Mayor Glas-Castro asked how much was design and permitting and what was the cost of the boat lift. Town Manager D'Agostino explained that the Town had completed the permitting process and that there was \$110,000.00 available for the boatlifts. Mayor DuBois asked if the Florida Inland Navigation District was aware of the Towns expenditures. Marina Director Salvatore Schiafone explained that the application clearly reflected the cost estimates.

Motion: Commissioner O'Rourke moved to approve Resolution 51-11-16; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0

6. Authorize the Purchase of a Toro Groundsmaster 72 inch Mower from Hector Turf as Part of a Scheduled Replacement Cycle.

Motion: Commissioner O'Rourke moved to approve the purchase of a Toro Groundsmaster 72 inch mower from Hector Turf as part of a schedule replacement cycle; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird requested on behalf of Marina Director Schiafone that the Commission authorize the Town Manager to retain a law firm that specializes in collections, to assist the Marina Director in collecting delinquent accounts. He explained that there were no associated costs to the Town.

Motion: Commissioner O'Rourke moved to authorize the Town Manager to retain a law firm that specializes in collections to assist the Marina Director in collecting delinquent accounts; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Town Manager D'Agostino announced that Town Hall would be closed on Friday, November 11, 2016 in observation of Veteran's Day. He announced that there would be a Veteran's Day Ceremony on Friday, November 11, 2016 at 11:00 a.m. at Kelsey Park. He announced that the Town had received written confirmation from Palm Beach County awarding the Town additional funds in the amount of \$162,000.00, to assist in the completion of Kelsey and Lake Shore Parks Restroom Construction and Renovation. He explained that the availability of those funds were contingent upon the Towns' ability to rebid, award, and have the project completed by September of 2017. He acknowledged the efforts of Public Works Director David Hunt and Department Staff.

Commissioner Lynch announced that on Saturday, November 19, 2016 from 9:00 a.m. until 3:00 p.m. there would be a book sale at the Lake Park Public Library.

Commissioner Flaherty acknowledged and thanked the Public Works Department for their efforts in seeking additional funds for the Community Development Block Grant Projects at Kelsey and Lake Shore Parks.

Commissioner O'Rourke announced that Tuesday, November 8, 2016 was Presidential Election Day and encouraged everyone to vote.

Vice-Mayor Glas-Castro thanked staff for the revision of the Comprehensive Plan.

Mayor DuBois announced that on Thursday, November 4, 2016 he would be speaking before the Economic Development Committee about Master Planning for the industrial area of the Town. He explained that he would present his personal beliefs and that he would not be speak on behalf of the Town Commission.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner O'Rourke and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 8:17 p.m.

Mayor James DuBois

Deputy Town Clerk, Shaquita Edwards

Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this _____ of _____, 2016



Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 2, 2016

Agenda Item No. Tab 3

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN.

- [] SPECIAL PRESENTATION/REPORTS
[] BOARD APPOINTMENT
[X] PUBLIC HEARING - QUASI-JUDICIAL - ORDINANCE ON 1st READING (TRANSMITTAL HEARING)
[] NEW BUSINESS
[] OTHER
[] CONSENT AGENDA
[] OLD BUSINESS

Approved by Town Manager [Signature] Date: 10/26/16

Nadia Di Tommaso / Community Development Director

Table with 3 columns: Originating Department, Costs, Attachments, Advertised, and notification status.

Summary Explanation/Background:

Please refer to the Staff Memo.

This is the culmination of various public workshops and two Local Planning Agency meetings which all served to review the proposed changes to the Future Land Use Element of the Comprehensive Plan...

LPA Board Recommendation (August 22, 2016): APPROVAL (3-1)

Recommended Motion: I move to APPROVE Ordinance 09-2016 on 1st reading.

STAFF MEMO



Community
Development
Department

STAFF MEMO

October 24, 2016

TO: TOWN COMMISSION

FROM: Alex David & Associates, *Consultant*
Nadia Di Tommaso, *Community Development Director*
Scott Schultz, *Planner*
(Town Attorney also provided a tremendous amount of assistance on this item)

LAKE PARK WATERFRONT REVIVAL—*“Cherishing the old; bringing in the new”*

Following several public workshops over the last few years, staff held two Local Planning Agency (LPA) meetings to consider the Comprehensive Plan Amendments that are the subject of this agenda item. These meetings were held on July 11, 2016 and August 22, 2016. The Comprehensive Plan changes are very important. The Town had created the “mixed-use” vision for the US-1 corridor back in 2009 when the entire corridor was assigned a ‘Residential and Commercial’ future land use designation. At the time, the goals, policies and objectives adopted in the Future Land Use Element of the Comprehensive Plan, were in line with the mixed-use vision for the US-1 corridor. Since these 2009 Comprehensive Plan changes were contingent on the Town developing land development regulations (LDR’s) that would enable the development of mixed-use projects along the corridor, this land development process initiated a few years later. In developing the land development regulations and understanding that the corridor needs to be divided into three distinct sub-districts given the parcel locations and adjacent uses, it was noted that additional changes are needed in the Comprehensive Plan.

The changes before you this evening address Phase 1 of the Federal Highway/Intracoastal Waterway Mixed-Use Overlay (as it relates to the needed changes in the Future Land Use Element of the Comprehensive Plan) which is being considered for the US-1 corridor. Phase 1 addresses the east side of the corridor only (see enclosed map), stretching from Palmetto Drive to the north and Silver Beach Road to the south. The east side is distinct in that these parcels are closest to the Intracoastal Waterway; are already adjacent to parcels lying east of Lake Shore Drive for which 8-story buildings have already been in existence for decades; and contain many complementing features such as Kelsey Park, Lake Shore Park, and the Lake Park Harbor Marina.

The proposed changes/documentation insertions include:

- (1) Updated Capacity Analysis to ensure Level of Service is maintained at maximum buildout (*maximum buildout is highly unlikely, but this analysis is a requirement*)
- (2) Updated Objective 9 and its implementing Policies to identify the land use and the creation of the Overlay and its sub-districts

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www.lakeparkflorida.gov



Community
Development
Department

- (3) The creation of Objective 10 and its implementing Policies to identify the zoning requirements for the land use. repeal of Policy 9.9 to eliminate the
- (4) Updated 'Residential and Commercial' land use designation classification system definition to bring it in line with Objective 9 and Objective 10.

The Planning & Zoning Board (P&Z) will be holding their third meeting to review the (separate) proposed land development regulations on December 5, 2016, however, the same board members sit as the LPA and as this body, they have approved the proposed Comprehensive Plan Amendments (which had been presented to them in a different format and revamped by the Town Attorney for the Town Commission meeting). In an effort to familiarize the Town Commission with the proposed LDR's for the proposed Mixed-Use Zoning Overlay District, these are enclosed as well (*an earlier DRAFT is enclosed since many components are still being worked on and are not ready for publication*). These LDR's will move forward to the Town Commission following a recommendation from the P&Z Board however, they will not be brought forward for adoption until which time the Comprehensive Plan Amendments are approved by the State and brought forward to the Town Commission for adoption. It is anticipated this will occur in the first quarter of 2017.

The goal this evening is to be able to move the Comprehensive Plan piece forward to the State and for this, a favorable recommendation from the TOWN COMMISSION is REQUIRED. There will still be ample time to work through any recommended changes to the land development regulations as we wait to receive State approval on the Comprehensive Plan Amendments. If the Comprehensive Plan piece does not move forward, everything remains at a procedural standstill.

As always, our entire team is open to any comments/suggestions at any time. Do not hesitate to reach out to me directly as needed.

Thank you.
Nadia and Team

ENCLOSURES:

- ➔ Ordinance 09-2016 with Exhibit "A" outlining the Comprehensive Plan Amendments/Capacity Analysis – **FOR COMMISSION ACTION**
- ➔ **DRAFT** Zoning/LDR Provisions – includes parking research and mixed-use examples research – **NOT FOR COMMISSION ACTION** (*recommendations are welcomed*)
- ➔ LPA Minutes from July 11, 2016 and August 22, 2016

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ORDINANCE

09-2016

*(includes Exhibit 'A' with proposed
Comp Plan Amendments)*

Exhibit "A"

COMPREHENSIVE PLAN - FUTURE LAND USE ELEMENT

~~Objective 9: Within in the Residential and Commercial land use the town shall implement a Mixed-Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as a mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of multi-family residences, except for adult congregate living facilities. The commercial component of a mixed-use project may include, but is not limited to, small scale retail sales and services; business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities, green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed-use projects should encourage and attract the development of a compatible mix of residential, nonresidential, and commercial uses in a proposed development which is consistent and compatible with the Town's comprehensive plan and platted in accordance with the procedures of the Town Code and state law.~~

~~Policy 9.1: The first floor of any building in a mixed-use project that has frontage on the Federal Highway corridor, may not contain any residential uses.~~

~~Policy 9.2: Single family lots located east of 2nd Street and west of Federal Highway within a Residential and Commercial Land Use District shall remain as single family lots used for residential purposes only, with no commercial or multifamily mixed use development permitted, until the Town adopts specific land development regulations for the Mixed-Use Zoning District.~~

~~Policy 9.3: A commercial only mixed use project shall only be approved through a PUD process as defined and regulated in the zoning code.~~

~~Policy 9.4: A mixed-use Commercial or multifamily (including duplexes) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.~~

~~Policy 9.5: Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code.~~

~~Policy 9.6: A mixed use redevelopment project or a commercial-only shall have a maximum F.A.R. of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e. outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate *architectural street frontage* detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance.~~

~~Policy 9.7: To the west of Federal Highway there shall be a fully landscaped buffer/screen between any mixed use redevelopment project and a single family use or a public right of way. All such projects shall be compatible with the surrounding area.~~

~~Policy 9.8: Development along Lakeshore Drive shall maintain pedestrian-oriented architecture, landscaping, and access.~~

~~Policy 9.9: Public schools are a permitted use within Mixed Use districts.~~

Objective 9. Mixed Use Overlay District

The Commission shall amend the Town's Future Land Use Map creating a unified redevelopment area to be known as the Federal Highway/Intracoastal Waterway (ICW) Mixed-Use Overlay (MXD Use Overlay) within the Residential and Commercial land use designation.

Policy 9.1

The commercial use component of a building within the Mixed Use Overlay may include those uses established by the land development regulations. These commercial uses would generally include small scale retail sales and services; business services; and medical or professional offices which serve primarily the residents of the town and those within close proximity of the town.

Policy 9.2

Commercial uses within this mixed use overlay may be developed up to the FAR proscribed in the sub-district in which they are located.

Policy 9.3

The residential use component of a building within the Mixed Use Overlay may include multi-family residential units up to the densities established in land development regulations for the sub-district in which they are located.

Objective 10

The Commission shall amend the Town's Official Zoning Map establishing the boundaries of a MXD Use Overlay Zoning District and establishing two mixed use sub-districts consistent with the boundaries of the Future Land Use Map. The Commission shall establish land development regulations for each of the sub-districts with increased residential densities and Floor Area Ratios (FAR) for commercial retail and office uses as an incentive to encourage redevelopment within the Overlay east of Federal Highway. The MXD Zoning District shall provide for re-development with a mixture of residential and complimentary commercial uses, open space, public amenities, and pedestrian access from Federal Highway to Lakeshore Drive.

Policy 10.1

The Commission shall amend the Future Land Use Element to establish the following residential densities and FAR intensities for the commercial components of two sub-districts east of Federal Highway. Properties within these sub-districts shall be developed in a mixed use project which integrates a combination of residential, open space, and complimentary commercial retail and office uses.

A. Urban Edge Sub-district

The Commercial component for this sub-district shall not exceed a FAR of 4.0. The Residential component shall not exceed a density of 60 units per acre.

B. Urban Waterfront Sub-district

The Commercial component for this sub-district shall not exceed a FAR of 6.0. The Residential component shall not exceed a density of 80 units per acre.

Policy 10.2

The Land Development Regulations for the sub-districts shall ensure that properties are developed pursuant to a unified re-development site plan or Planned Unit Development which integrates a compatible mix of commercial retail and office uses, residential densities, and open space.

Policy 10.3

The Town shall adopt Land Development Regulations for the properties developed within the sub-districts of the Overlay east of Federal Highway to require the dedication of easements as an amenity or, in the case of a PUD, public benefit to ensure the public has access from Federal Highway to Lakeshore Drive and the Marina.

Policy 10.4

The first floor of any building which is part of a mixed-use project that has frontage on the east side of Federal Highway shall not contain residential uses.

Policy 10.5

A mixed use development project on the west side of Federal Highway shall only occur when both the land use and zoning address mixed-use on the west side. However, the transfer of development rights pursuant to the land use classification system for the residential and commercial land use designation, for those historically designated or significant properties, shall be made available and established, with maximum transfer limits, in the associated land development regulations.

Policy 10.6

Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall be developed pursuant to the mixed-use land development regulations adopted to implement Objective 10 and its Policies.

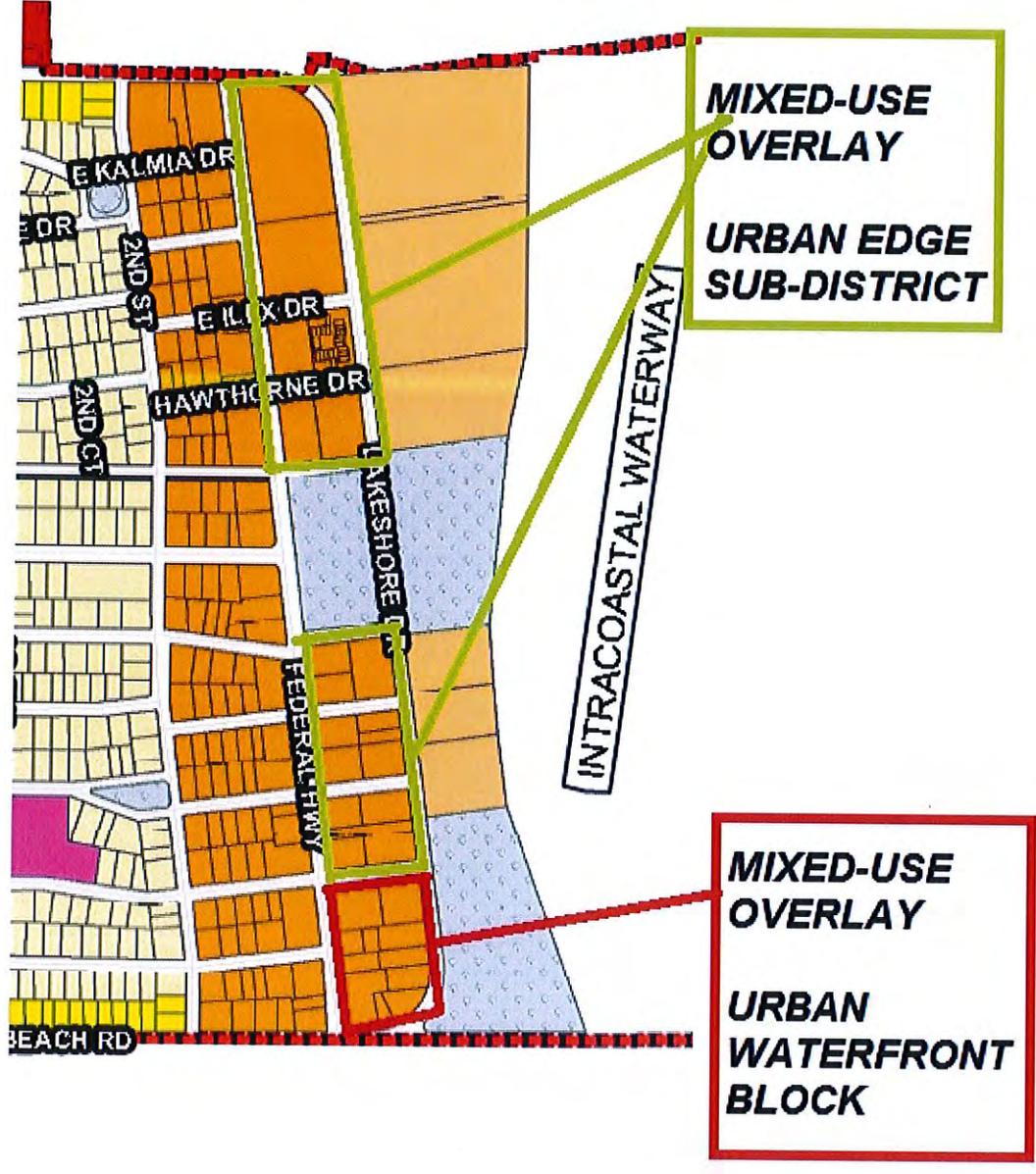
Policy 10.7

Development along Lakeshore Drive shall maintain pedestrian oriented architecture, landscaping and access as defined in the land development regulations.

3.4.3.1. Future Land Use Classification System.

Residential and Commercial – Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.5 along major thoroughfares. This land use designation includes the Federal Highway/Intracoastal Waterway (ICW) Mixed-Use Overlay with two sub-districts located on the east side of Federal Highway: Urban Edge Sub-district with a maximum F.A.R. of 4.0 and a maximum density of 60 units per acre; and the Urban Waterfront Block with a maximum F.A.R. of 6.0 and a maximum density of 80 units per acre. Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face.

**Future Land Use Map
(Excerpt)**



FOR REFERENCE ONLY – LEVEL OF SERVICE ANALYSIS

TOWN OF LAKE PARK – CAPACITY ANALYSIS

DATE OF REVIEW: September 23, 2016

PROJECT APPLICANT: Town of Lake Park

REQUEST: Change the Mixed Use Zoning Overlay District (Commercial/Residential land use designation) development density and intensity standards as follows:

FROM a maximum of 20 units per acre and a maximum FAR of 2.5 (62 acres);

Maximum Number of Units:	1,240 DU's
Persons Per Household:	2.47
TOTAL PERSONS:	3,063

Maximum Square Feet (FAR 2.5)	6,751,800 sq. ft.
-------------------------------	-------------------

TO a maximum of 40 units per acre and a maximum FAR of 2.5 in the Urban Neighborhood Edge sub district (38 acres), a maximum of 60 units per acre and a maximum FAR of 4.0 in the Urban Edge sub district (19.5 acres), and a maximum of 80 units per acre and a maximum FAR of 6.0 in the Urban Waterfront sub district (4.5 acres).

Maximum Number Units by Sub-District by Acreage:	
Urban Neighborhood Edge:	1,520 DU's
Urban Edge:	1,170 DU's
Urban Waterfront Block:	<u>360 DU's</u>
TOTAL:	3,050 DU's
Persons Per Household:	2.47
TOTAL PERSONS:	7,534

Maximum Number Non-Residential Square Footage by Sub-District:	
Urban Neighborhood Edge:	4,138,200 sq. ft.
Urban Edge:	3,397,680 sq. ft.
Urban Waterfront Block:	<u>1,176,120 sq. ft.</u>
TOTAL:	8,712,000 sq. ft.

Change in Number Units: $3,050 - 1,240 = +1,810$ additional DU's at Maximum Buildout
Change in Non-Residential Square Footage: $8,712,000 - 6,751,800 = +1,960,200$ sq. ft. additional
Non-Residential Square Footage
Change in Number Persons: $7,534 - 3,063 = +4,471$

The 62-acre subject property is designated Commercial/Residential on the Future Land Use Map. The

Town is proposing to change the development standards as summarized in the request above.

The impacts of maximum build-out on the Town's ability to meet its adopted Level of Service standards are summarized below. As can be seen, the Town will continue to meet its Level of Service standards even in the event of maximum build-out under the Comprehensive Plan designation, with the exception of parks. At maximum build-out, it is estimated that 0.8 acres of additional park land would be required. Ultimately, however, it is unlikely that the subject properties could ever be developed to maximum allowed build-out due to the site configuration, land development regulations, and other constraints.

Level of Service Analysis

This analysis is based on those standards contained in the Town's adopted Comprehensive Plan.

Transportation:

Roadway Adopted LOS Standard – LOS D
Estimated trips – +25,248= trips on US-1
Current daily trips – 25,989
Projected daily trips at build out – 51,237
Current LOS – C
Projected LOS C

Sources:

Palm Beach County 2015 Historic Traffic Growth Table
FDOT 2013 Quality Level of Service Handbook
FDOT Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

Potable Water:

Residential LOS Standard – 97 gallons per capita per day
Non-residential LOS Standard – 1,777 gallons per acre/day
Estimated impact – + 544,000 gallons per day
Current consumption (Seacoast Utility Authority service area) – 13.3 million gallons per day
Projected consumption at build out – 13.85 million gallons per day
Current capacity – 30.5 million gallons per day

Sources:

Seacoast Utility Author Engineer's Report on the Physical Condition of the System
Seacoast Utility Authority website, www.sua.com

Sanitary Sewer:

Residential LOS Standard – 66 gallons per capita per day
Non-residential LOS Standard – 1,089 gallons/acre/day
Estimated impact – +362,600 gallons per day
Current consumption (Seacoast Utility Authority service area) – 5.16 million gallons per day
Projected consumption at build out – 5.52 million gallons per day
Current capacity – 12 million gallons per day

Sources:

Seacoast Utility Author Engineer's Report on the Physical Condition of the System
Seacoast Utility Authority website, www.sua.com

Solid Waste:

Solid Waste

LOS Standard – 3.43 lbs./capita/day for residential, 112.56 lbs./acre/day for commercial

Estimated impact at build out – +22,315 lbs. /day

Palm Beach County Solid Water Authority has capacity to convert all solid waste generated in County into electricity for the next 20 years

Sources:

Palm Beach County Solid Waste Authority, www.swa.com

If the State accepts the Scrub Area into the Parks & Rec calculation, the Town will have a significant SURPLUS at maximum buildout

Parks & Recreation:

LOS Standard – 2.5 acres/1,000 residents

Estimated impact – +119.18 acres

Current park acres required to meet LOS Standard – 21.5 acres

Projected park acres required to meet LOS Standard at maximum build out – 32.68 acres

Existing park acreage – 31.9 acres

Projected Deficit – 0.8 acres

Sources:

Town park inventory

Schools:

LOS Standard – Enrollment not to exceed 110% of capacity (measured in Concurrency Service Areas (CSAs))

Estimated impact of maximum build out – +799 students (+344 elem., +176 middle, +280 senior)

Current enrollment, elementary schools in CSA 5 – 3,744 students

Projected elementary school enrollment at maximum build out – 4,088 students

Capacity, elementary schools in CSA 5 – 5,104 student stations (80%)

Current enrollment, middle schools in CSA 5 – 1,512 students

Projected middle school enrollment at maximum build out – 1,688 students

Capacity, middle schools in CSA 5 – 2,756 student stations (61%)

Current enrollment, high schools in CSA 5 – 1,523 students

Projected high school enrollment at maximum build out – 1,803 students

Capacity, high schools in CSA 5 – 1,733 student stations (104%)

Sources:

October 2015 FTE Report School Concurrency Table, Palm Beach County Public Schools

ZONING/LDR'S

*(Commission action is NOT required
– provided as a reference only)*

Section (TBD) – Mixed-Use Zoning (MUZ) Overlay District.

- (a) **Purpose and Background.** The purpose and intent of the MUZ mixed-use zoning overlay district is to establish a corridor which creates a live, work and play environment which utilizes mixed-use development concepts and which permit a combination of usually separated uses within a unified development district area. While the combination of lots is encouraged, the abandonment of streets to create super blocks is highly discouraged. Natural features should be enhanced and environmental conditions carefully assessed. Commercial uses are intended to be specialty small scale retail sales and services, business services and professional services primarily designed to serve the residential composition of the area. Orientation to and compatibility with neighborhoods to be served are essential. Residential uses are intended to encourage the accomplishment of a more complete residential living environment through the application of imaginative approaches to development which establish neighborhood identity and community focus. It is further the purpose and intent of this area to provide lands for a range of residential uses from lower density townhome-type development inclusion to higher density residential uses, all within a mixed-use setting. Traffic circulation should not only accommodate vehicular traffic, but provide for the efficient movement of pedestrian and bicycle traffic.

An "overlay" district is a zoning district that is superimposed over one or more existing districts in order to impose additional restrictions, permit additional uses, or implement density bonuses or incentive zoning to achieve community goals. In the case of mixed use zoning, it is used to allow added uses and to provide a development incentive through increasing densities and intensities while achieving local economic goals. Thus, developers can develop either according to the underlying zoning or according to more flexible mixed use provisions.

The overlay, as we have noted, encourages coordinated, cohesive development across lots or through lot consolidation. Rather than allowing piecemeal development, it encourages a sense of place over a larger area. The overlay allows the community to enable and require a mix of uses and to control their features. Changing the underlying zoning to allow a mix by right would only enable the mix, but would not require it nor would it control it via a special mixed-use process. The overlay concept is especially useful where the desired mixed use area crosses zoning district boundaries, or includes only a piece of a district, or where the community wishes to protect certain uses in parts of a district.

To encourage developers to use the mixed use development option, the regulations need to include incentives and provide for community control while avoiding excessively burdensome requirements. If the regulations raise too many hurdles, the development option will never be used.

The choice of incentives should also consider what is most likely to appeal to developers in the areas under consideration. The following incentives would be made available:

- The ability to build certain kinds of housing in a mixed-use setting (e.g., multi-family) where it is not otherwise allowed in the underlying zoning district
- More flexible design standards and allowing the approval process to dictate community acceptable designs
- Less open space where flexibility produces better design and utilization of the open space
- Less parking, provided that adequate parking is achieved through such alternatives as shared parking arrangements; higher reliance on public transportation, bicycling, or walking; or transportation demand management techniques
- Streamlined/Expedited permitting
- Transfer of Development Rights in order to preserve historically-significant properties

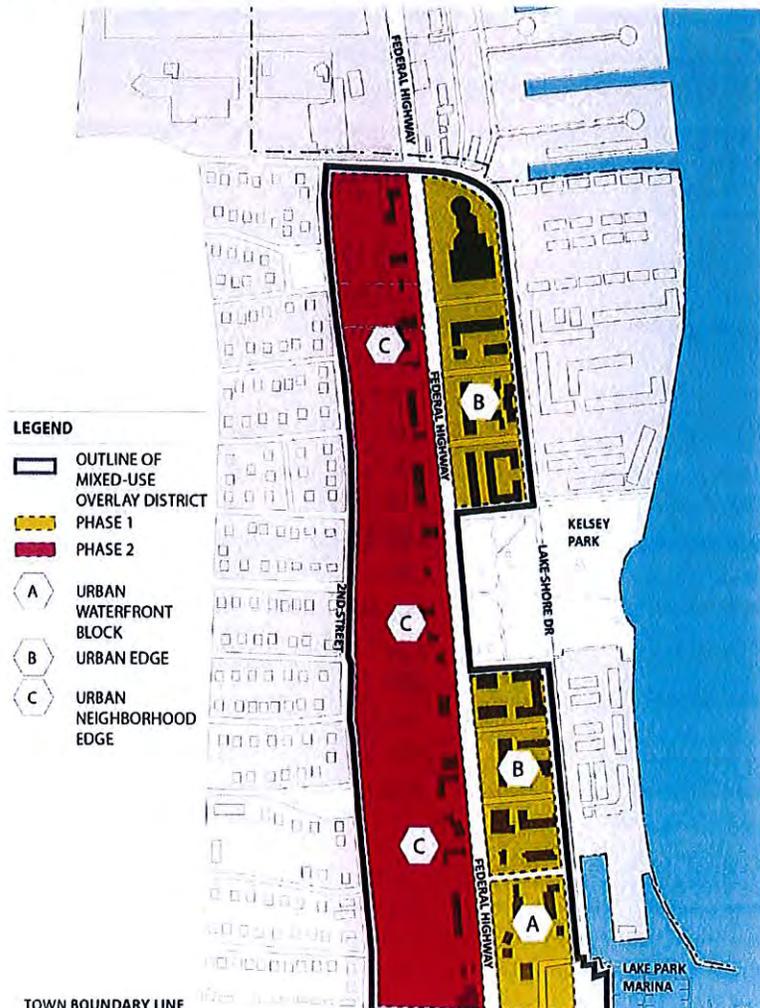
In balancing incentives and requirements, it is important to remember that the community retains control through the mixed-use process. The mixed-use process will require high quality design. The Planning and Zoning Board and/or Commission may always recommend denial or negotiate a more desirable design. While the comprehensive plan will control maximum density and intensity, this Mixed-Use Zoning Overlay District aims to provide maximum flexibility in design such that that parking, drainage, water and sewer infrastructure, along with design elements such as connectivity, walkability, and architectural features, are used to guide acceptable development.

- (b) **Applicability** of development regulations to mixed-use development. Although mixed-use development produced in compliance with the provisions and requirements of this section and other regulations as set forth and detailed in this chapter, such developments are to be in compliance with the Town's Comprehensive Plan and platted in accordance with the procedures for approval of plats as set by Florida Statute. The mixed-use development provisions set forth in this section shall be utilized in the review of all future mixed-use development proposals for this special planning area as identified in the future land use element of the Town's Comprehensive Plan with a Residential/Commercial land use designation.

Compliance with the standards of the MUZ shall be demonstrated by submittal of a site development plan application which includes architectural drawings/elevations and which must adhere to the Town's site plan development approval process as defined by the Town Code.

The area within the boundaries of the MUZ is divided in three Sub-districts: Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block as identified in Figure 1.

Figure 1. Mixed-Use Overlay District (MUZ)



Staff will NOT be accepting development applications for the west side of the corridor until additional public workshops are completed and adequate zoning provisions are put in place. The timeframe for these workshops will include: 1st workshop end of February 2017; 2nd workshop end of April 2017; first public hearing of required changes end of June 2017.

(c) **Conflicts** with other regulations. Where conflicts exist between the mixed-use zoning overlay district special regulations in this section and other applicable sections of the Town Code, the special regulations in this section shall apply.

(d) **General requirements and special regulations.** The following general requirements and special regulations shall apply to mixed-use developments within the MUZ overlay district:

(1) **Location.** A mixed-use development is permitted only within the district identified by the Future Land Use Element of the Comprehensive Plan.

The highest density and intensity within the MUZ shall be allocated to the Urban Waterfront Block, the area adjacent to the Lake Park Harbor Marina and shall only be developed as mixed-use if the single-family residential parcels within this block are adequately protected from the impacts of development. The Urban Waterfront Block is also the Sub-district which can incorporate office/retail (commercial) uses on the ground floor and within the upper floors. The second highest densities and intensities shall then be allocated to those parcels located on the east side of North Federal Highway north of Cypress Drive, with the lowest densities and intensities on the west side of North Federal Highway (**Phase 2** will take a closer look at those provisions that should be incorporated for west side development).

All mixed-use developments must include a North Federal Highway frontage which shall consist of ground floor commercial that can extend along the side streets up to half a block deep and internal to the remainder of the site. Upper floor office/retail (commercial) is also permitted along North Federal Highway and up to a half a block deep on the side streets and internal to the remainder of the site. Mixed-Use developments on the east side of Federal Highway (except within the Urban Waterfront Block Sub-district) and on the west side of Federal Highway at Silver Beach Road, shall incorporate residential uses and facades facing Lake Shore Drive and along Silver Beach Road starting 150 west of Federal Highway pursuant to the residential design guidelines found herein.

(2) **Configuration of site.** Any tract of land for which a mixed-use development application is made shall contain sufficient width, depth, and frontage on a publicly dedicated arterial or major street or appropriate access thereto to adequately accommodate its proposed use and design.

(3) **Unity of title.** If multiple parcels, all land included for purposes of development within a mixed-use development shall be under unity of title, whether the owner/applicant is an individual, partnership or corporation, or a group of individuals, partnerships or corporations. The owner/applicant shall present firm evidence of the unity of title of the entire area within the proposed mixed-use development and shall state agreement that, the proposed development will:

- a. Do so in accord with the officially approved site plan of the development, and such other conditions or modifications as may be attached to the approval.
- b. Provide agreements, covenants, contracts, deed restrictions or sureties acceptable to the Town for completion of the undertaking in accordance with the approved site plan as well as for the continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at general public expense.
- c. Bind his development successors in title to any commitments made under these subsections.

(4) **Density.** For the purpose of this section, if dwelling units are to be developed as part of a proposed development within the MUZ, the total number of dwelling units permitted in the mixed-use district shall be determined by the Future Land Use Element of the Comprehensive Plan.

(5) **Building height.** Ground floor height shall be a minimum of 12 feet to enhance the ground floor architecture and include pronounced main entrance features. The maximum building height allowed for the three sub-districts shall be the following:

The sub-districts currently have the following proposed densities and Floor Area Ratio allocations:

Urban Waterfront Block (Marina area): 80 units per acre; 6.0 FAR

Urban Edge (east side): 60 units per acre; 4.0 FAR

Urban Neighborhood Edge (west side): 40 units per acre; 2.5 FAR

Urban Waterfront Block: 15 stories, maximum overall building height of 170 feet.

Urban Edge: 10 stories, maximum overall building height of 115 feet.

Urban Neighborhood Edge: **TO BE DETERMINED IN PHASE 2** (so far, 6 stories has been considered)

A transfer of development rights, as further defined herein, shall provide an additional 11 feet per story transfer however, no more than 6 stories may be transferred in the Urban Waterfront Block; 4 stories in the Urban Edge and (**TO BE DETERMINED IN PHASE 2**) stories in the Urban Neighborhood Edge.

(e) **Site plan review.** In adherence to Chapter 78 of the Town Code, all mixed-use proposals will be considered development proposals and subject to the site plan approval process requiring Planning & Zoning Board review and Town Commission approval.

(f) **Urban design principles.** The following urban design principles shall be considered as guidelines in all mixed-use development proposals:

- (1) That mixed use promotes economic and social well-being.
- (2) That streets serve the needs of the pedestrian, bicyclists and the automobile.
- (3) That proposed squares and plazas provide collective identity and a place for social activity and recreation.
- (4) That public buildings, facilities, and spaces are symbols of the community and convey identity and pride through their architectural clarity and civic functions.
- (5) That carefully placed buildings delineate and define public spaces and lots and blocks.
- (6) That streets are designed and act as amenities to the development and as quality public space.

(g) **Urban design objectives.** The following urban design objectives shall be considered as guidelines in all mixed-use development proposals:

- (1) To bring many of the activities of daily living, including dwelling, shopping and other activities, within walking distance.
- (2) To reduce the number and length of automobile trips to relieve traffic congestion.
- (3) To provide internal vehicular circulation to relieve traffic impact on arterial roads.
- (4) To provide defined public spaces and streets that allow the citizens of the Town to observe and watch over the collective security.
- (5) ~~To provide sites for civic buildings.~~
- (6) To provide flexibility for the development strategies that evolve over time.

(h) **Permitted uses.** Permitted uses in the MUZ overlay district shall include those uses that are permitted in the underlying zoning district regulations, including those accessory uses that are customarily incidental to the primary uses they serve. In addition, a combination of different residential-type uses. Generally, active uses are encouraged on the ground floors of buildings fronting Federal Highway, with the ability to wrap around the corners of these buildings.—Furthermore, the following use guidelines/restrictions shall also apply:

Staff will NOT be accepting development applications for the west side of the corridor until additional public workshops are completed and adequate zoning provisions are put in place. The timeframe for these workshops will include: 1st workshop end of February 2017; 2nd workshop end of April 2017; first public hearing of required changes end of June 2017.

Staff is currently working through a Code overhaul process that includes modernizing our district uses. The associated underlying districts can ideally be revamped in advance.

1. *Indoor/Outdoor Operations.* All permitted uses in the MUZ overlay zoning district must be conducted within completely enclosed buildings unless otherwise expressly authorized. This requirement does not apply to certain off-street parking or loading areas, or outdoor seating areas, or certain uses that are integral to primary uses and promote outdoor activity and social interaction. Restaurant furniture located on the sidewalk shall maintain a minimum three (34) foot wide obstacle-free corridor for pedestrian circulation along the sidewalk, including adequate ADA connectivity. Alcoholic beverages may be served outdoors only where such service is strictly incidental to the service of food.
2. *Temporary Uses.* Temporary uses including tent sales; stands for the sale of flowers, fruit and similar uses; and festivals and farmers' markets are permitted, are subject to the special event permit provisions and signage application provisions of the Town code.
3. *Accommodation Uses:* Shall be permitted. These are facilities that provide short-term lodging including hotels, motels, bed and breakfasts, and similar uses. These uses shall be considered commercial uses the accommodations are being offered long-term (3 months or more) in a condo-hotel type setting.-
4. *Child Care Facilities and Schools:* Schools shall not be permitted within mixed-use development proposals unless these uses are amenity driven and strictly provide a child care service to residents living within the proposed mixed-use development.
5. *Commercial Parking Garage:* Accessory uses that provide parking as the primary on-site use. These structural facilities offer short-term parking of vehicles and may charge a fee for such use. This group includes: shared parking facilities; shuttle parking facilities; and transit park-and-ride facilities. This group shall not include parking facilities that are ancillary to another on-site use. Shall meet the parking code requirements. Exposed surface parking is discouraged. Internalized commercial parking garages with liner buildings or significant architectural features fronting the street are required-encouraged. Liner buildings whose primary walls are visible from the street, shall incorporate softened façade features (residential-like if facing residential structures). All vehicular ingress/egress points shall be incorporated along the side streets and Federal Highway only.
6. *Drive-Through Facilities:* Drive-through facilities associated with a retail use, personal service establishment, coffee shop or restaurant. Drive-through facilities shall be permitted only when such facilities are 100% concealed from streets by buildings or walls that are architecturally compatible with the overall site design.
7. *Entertainment Use:* Uses in this group shall include: supper clubs; movie theaters; performance theaters; radio, movie and/or television studios; billiard halls; bingo halls; piano bars; bowling alleys; and similar uses. Adult entertainment uses are strictly prohibited. The sale of alcohol, if provided, shall be ancillary to the primary entertainment use and shall comply with the Town Code.
8. *Food/Beverage Establishments:* This group shall include: full service restaurants; fast food restaurants; bars, pubs, microbreweries; and similar uses. The sale of alcohol, if provided, shall comply with the requirements of the Town Code.

"sale of alcohol near certain uses prohibited" section in the Town Code – staff will be proposing a modification to further exempt Federal Hwy (similar to the existing exemption for Park Avenue)

THIS CODE SECTION AMENDMENT TO ALLOW ALCOHOL SALES AS AN ACCESSORY TO CERTAIN PERMITTED USES WILL BE PROPOSED FOR FIRST READING ON OCTOBER 19, 2016 AND SECOND READING ON NOVEMBER 2, 2016.

9. *General Retail/Personal Service Establishments:* Establishments that provide goods and services geared toward an individual consumer. This group shall include businesses such as: banks; beauty parlors; bakeries; bookstores; apparel stores; grocery stores; pharmacies; tailor shops; health clubs; gift shops; animal service establishments, and similar uses. This group shall also include schools offering instruction in dance, music, martial arts and similar activities, but this group shall not include colleges/universities.
10. *Live/work Units:* An individual residential unit integrated with a general retail/personal service establishment, business office, or workshop. Commercial signage is not permitted on the exterior walls of live/work units.
11. *Business Offices:* Facilities used primarily for the business of professionals with only limited transactions occurring on-site. This group shall include offices for: accountants; architects; appraisers; attorneys; consulates; financial firms; insurance adjusters; realtors; medical offices and other uses found by the Director to be similar. Class A office space is highly encouraged.
12. *Residential Uses:* A luxury, amenity-driven residential composition is preferred. Urban villas, courtyard houses, sideyard houses, duplexes, rowhouses, condos/apartments, and other similar uses, when incorporated horizontally or vertically into a mixed-use development that includes mixed-use buildings. Home offices are permitted pursuant to the Town Code regulations for Home Occupations. Multi-Family Units can be incorporated above the ground floor of a mixed-use building fronting Federal Highway or entirely within a multi-family building whose residential units front Lake Shore Drive or the first 100 feet of building frontage extending west from Lake Shore Drive. Maximum allowable dwelling units are pursuant to the density requirements of the Comprehensive Plan. The residential component of a mixed-use development (whether vertical or horizontal) shall be in the 51%-90% range not exceed 80% of the total square footage, also pursuant to the Comprehensive Plan.

-(i) Waiver of mixed-use development regulations allowed. In conjunction with the review process for a mixed-use developments and in accordance with the waiver criteria referenced herein, the Town Commission may waive certain land development regulations in the areas of site configuration; architectural details; parking; landscape buffers and setbacks:

- (1) Waivers can only be considered if the intent of the policies, objectives and overall zoning provisions for mixed-use are provided throughout the development and only when a substantial public benefit is provided and justified. The Green Building Program outlined herein may be used as a public benefit.
- (2) The applicant shall submit a waiver request in writing for each land development regulation from which it seeks relief as part of the mixed-use development application, fully explaining the nature of the request, the extent to which it departs from the zoning regulation, and the basis for which a waiver is sought. The department of community development may request that an applicant provide additional information to substantiate

or justify a waiver request. The standards for a waiver review shall be, where appropriate, the same as those for a special exception as detailed in town code section 78-184, or those listed in the Green Building Program herein if green initiatives are being pursued.

(3) The department of community development may recommend requiring or increased requirements for one or more alternative sections of the proposed development plan to help mitigate the potential impact of waiving any zoning regulation.

(4) The granting of waivers for mixed-use developments shall be subject to review by the planning and zoning board and to a finding by the town commission that the spirit of the mixed-use regulations have been met; and that there is no detrimental effect on the general health, safety, convenience, comfort and welfare of the town residents.

(5) The town commission may, at its discretion, require adherence to the minimum requirements for the zoning district within certain portions of a mixed-use development, if deemed necessary in order to maintain the spirit and intent of the town's land development regulations.

(6) The town commission shall not consider any waiver requests until it has received an advisory recommendation from the town's planning and zoning board.

(J) Property development standards. Property development standards for the MUZ overlay district shall be pursuant to those set forth in Chapter 78 of the Town Code. However, as part of the review and approval process by the Town, the Town Commission may modify the property development standards, at its discretion, provided the spirit and intent of the regulations and standards are complied with in the development of the mixed-use district and a public benefit is offered by the development. In addition to the property development standards in the Town Code, the following shall apply:

(1) **Parking requirements.** On-street and off-street parking shall be allowed. The minimum number of required parking spaces to be provided shall be determined Section 78-142 of the Town Code, and may include a combination of on-street and off-street spaces. When using on-street parking to meet a portion of the required parking for a proposed project, only those spaces that lie within the street frontage areas of the property may be included in the total calculations for meeting the minimum required parking requirements.

Multi-story parking garages and parking lots shall count toward all parking requirements except for the parking requirements of individualized residential-type developments that are incorporated within a mixed-use development, but require their own individualized parking (for example, row houses or urban villas).

(a) At a minimum, parking shall be provided as follows:

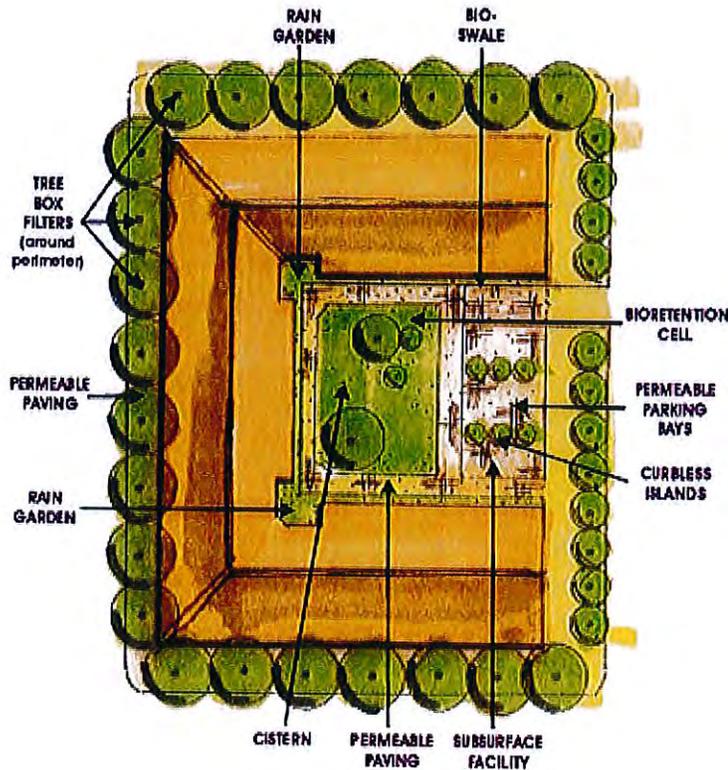
Parking must be internalized so as to not represent the primary street front feature, but rather liner buildings or other architectural design techniques that are consistent and harmonious with the project design theme shall be utilized to screen the parking walls and vehicles from all street sides. Parking spaces are permitted to be 9 feet by 17 feet. Office and retail uses require 2 spaces 1,000 square feet; restaurants 8 spaces per 1,000 square feet of patron area; residential uses average 1.5 spaces per unit plus 1 guest space per 3 units and a pick-up/drop-off area for which the dimensions will be determined by necessity based on incorporated uses. Additional loading/unloading is required for restaurants and an additional loading space for office/retail uses. A common area can be utilized and the loading area must be justified by the developer's mix of uses and respective needs. Mixed-Use Developments that extend from Federal Highway to Lake Shore Drive shall eliminate curb cuts along Lake Shore Drive, except for developments within the Urban Waterfront Block. Additional provisions for mixed-use shall include:

- (i) *Multi-Family Residential Dwelling Units:* 1 space / 1 bedroom unit ; 1.5 spaces / 2 bedroom unit / 1.75 spaces / 3 or more bedroom units ; plus 1 guest space for every 3 overall dwelling units.
 - (ii) *Hotels:* 1 per guestroom, plus 1 per employee, calculated at maximum shift of employment.
 - (iii) *General Retail/Personal Services and Entertainment Uses:* 2 spaces per 1,000 square feet of gross floor area.
 - (iv) *Business Offices:* 1 space per 500 square feet of gross floor area.
 - (v) *Food/Beverage Establishments:* 8 spaces per 1,000 square feet of patron area.
 - (vi) *Live-work configurations:* Shall comply with residential requirements for dwelling units and commercial requirements for non-residential uses.
- (b) *Parking reductions/flexibility.* Reductions may be applied for and shall be based on shared parking scenarios as defined by the Town Code. Valet may also be incorporated for up to 50% of the required parking for non-residential uses, pursuant to the Town Code requirements. A valet lot used to meet non-residential parking requirements may be located off-site. Cross and joint access per the Town Code requirements may apply and may entitle developments to a reduction of the number of required parking spaces upon their respective properties by up to 50 percent provided the Town Code requirements for cross/joint access are met.

Mixed-use developments in all Sub-districts may provide the required parking off-site, where the off-site parking is within seven-hundred fifty (750) feet of the development. An applicant for approval of a mixed-use development with off-site parking shall execute and record in the public records of Palm Beach County a declaration of restrictions approved by the Town Attorney covenanting that such development shall maintain such parking area in perpetuity in order to satisfy the requirements of the developments.

- (2) **Drainage of streets and rights-of-way/Stormwater Retention and reuse**. Raised curb and gutter drainage systems shall be the preferred method utilized within the MUZ overlay district. Alternate drainage systems shall be approved at the discretion of the Town and FDOT during the site plan review process for a proposed mixed-use development. South Florida Water Management District standards shall apply and applicants will be responsible to capture-provide 100% of the required water quality and quantity treatment runoff onsite and provide improvements to all adjacent sidewalks/curb and gutter to accommodate the proposed development. The Town's Lake Shore Drive Drainage Improvement Plans shall be adhered to and utilized in the plan review by the Town's consulting Engineer.

Low-impact development (LID) is the preferred method of development. It is preferred that new development will limit disruption of natural water flows by minimizing storm water run-off, increasing on-site filtration and reducing contaminants. LID is an innovative approach to stormwater management that allows for stormwater and environmental controls to be incorporated into the landscape, built environment, and infrastructure so that pollution is controlled at the source in small scale distributed facilities, such as green roofs, rain gardens, or permeable pavers. An advantage of this system is that pollution is not transported through the infrastructure or drainage system and the facilities can be constructed incrementally. LID allows for multiple objectives to be achieved including: reduction of the urban heat island effect, energy and water conservation, and reduced costs for agencies tasked with maintaining water quality programs, optimize fiscal resources by combining projects, lower utility user fees, and an improvement in the overall aesthetics of a site. A sample schematic of potential LID practices in Mixed-Use Development includes the following:



All utilities, including but not limited to, telephone, television cable, and electrical systems shall be installed underground. Large transformers/switch cabinets shall either be placed in the ground and contained within pad mounts, enclosures or vaults, or in-building placement can be considered. If external, the developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground pursuant to the Town Code requirements.

- (3) **Landscaping.** Except as provided herein, landscaping shall be provided as required by Town Code. Specific landscape requirements that govern mixed-use developments specifically are as follows:

Five (5) to (10)-foot landscape buffer widths are required along Federal Highway and along the side streets. The widths can be achieved using diamond cutout features whereby the centerline of the diamond is at least 58 feet wide (and integrated into a distinctive outdoor walkway design) and trees shall be spaced no more than 20 feet apart. Modular suspended pavement systems that use soil volume to support large tree/palm growth on a streetscape should be considered. Landscape buffers along Lake Shore Drive and interior lot lines adjacent to residential parcels shall be a minimum of 10-feet wide and incorporate a combination of trees (maximum spacing of trees shall be 20 feet for Lake Shore Drive and 40 feet for interior lot lines), hedges (minimum 4 feet in height planted 2-feet on center). Additional plantings that add color and distinction are encouraged within all landscape buffers.

- (4) **Open Spaces and Recreation Areas.** Open spaces under this article shall be classified as (a) designated, or (b) private open spaces.

a. Designated open spaces shall be subject to the following requirement:

- i. The street area on the side adjoining the designated open space and consisting of the curb, street tree landscape strip and sidewalk/walkway shall count towards the square footage of the open space.

b. Private open spaces shall be subject to the following requirements:

- i. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, lawns, communal gardens, and landscaped roof terraces/gardens on buildings or garage structures. Designated open spaces shall count towards the private open space requirement.
- ii. Mixed-use developments shall reserve a minimum of ten (10) percent of the site for common, private open space.
- iii. Private open spaces shall be shaded (by trees, palms or other features), and their ground surface shall be a ——— combination of paving materials, lawn, ground cover, flowers, and so on.

Enclosures of private open spaces shall comply with the requirements herein.

- (5) **Lighting.** Shall be provided pursuant to the requirement of the Town Code. Additional mixed-use lighting provisions shall include:

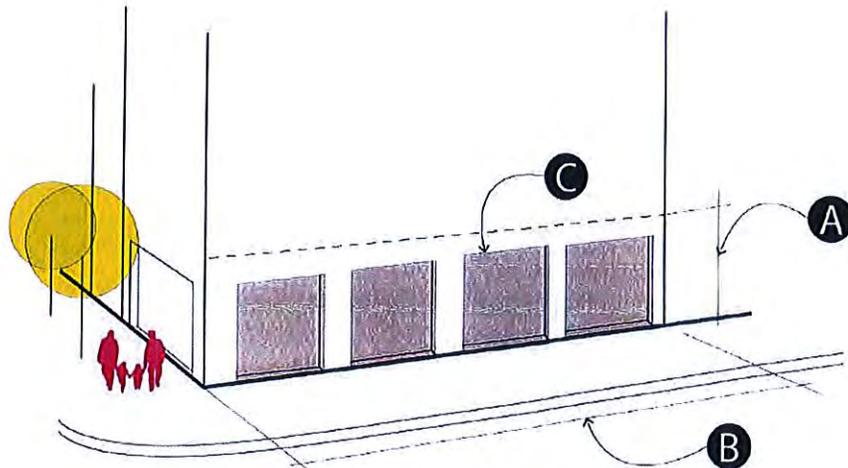
- (a) Street lighting shall be provided in these areas: commercial and live-work unit driveways and parking areas, sidewalks and pedestrian passages, commercial establishment entryways, recreation areas, and multi-family residential common

- areas and entryways. Outdoor lighting of these areas shall comply with the Town Code requirements for lighting.
- (b) All light fixtures shall be of a pedestrian scale, with a maximum height of eighteen (18) feet and a maximum spacing between fixtures of sixty (60) feet or such other spacing as may be required for identified uses. Design enhanced light sources are preferred.
 - (c) The type and spacing of light fixtures shall be based on uniformity of types, location, right-of-way width, and luminosity.
 - (d) Weather and vandalism resistant covers shall protect all light fixtures.
 - (e) Cobra-head lights shall not be permitted.
- (6) **Walls/Fences.** Shall be regulated pursuant to the Town Code regulations for business/commercial districts. Chain link fencing is prohibited in all mixed-use developments. Walls and fences are also prohibited within 10 feet of any street front property line, unless the wall is being used to satisfy the buffering requirement between mixed-use lots and residential lots as defined in the Town Code. All walls and fences shall be consistent and harmonious with the architectural character of the mixed-use development. Decorative fences and knee walls are possible.
- (7) **Signage.** A master signage plan will be required for all mixed-use development proposals. Signage shall be regulated pursuant to the Town Code signage provisions. Wall signage is permitted however, freestanding signage is discouraged, but for directional and instructional-related signage. Window signage is also discouraged, but for conspicuous open/close and business hour-related information to promote a uniform appearance, all of which needs to be incorporated in the master signage plan.
- (8) **Setbacks/Build-to Requirements.** The MUZ provides flexibility in setbacks with the Federal Highway side being dictated by the 5-foot landscape buffer as defined herein, with an additional 10 feet for walkways and/or outdoor dining areas or other outdoor spaces. These improvements are in addition to the Complete Streets initiative (when developed by the Town as a separate Town policy that will run its own course with an anticipated Town-wide policy by summer 2017) which aims to provide an enhanced sidewalk area with center travel-lane landscaping improvements for Federal Highway. A street side activity component is required and shall be integrated and compatible with those uses integrated into the mixed-use development. Side street lot lines, interior lot lines and lot lines facing Lake Shore Drive are also dictated by the landscape buffer width requirements found herein. Essentially, the build-to lines will be dictated by the buffer requirements and added walkway/circulation requirements and are regulated by the types of streets that they front or are surrounded by. For primary commercial corridors, buildings shall be generally built closer to the street in order to provide a consistent edge and spatial definition that contributes to the activities of the street. For residential streets, buildings should have larger setbacks to establish a semi-private zone or yard.
- (9) **Architectural Guidelines.** The architectural style, materials, other treatments, etc., to be utilized within a Mixed-Use development shall be considered by the Planning and Zoning Board and Town Commission as part of the overall review process. Architectural guidelines, as set forth in Chapter 78 of the Town Code shall be used as the basis for the overall design theme or style proposed for a Mixed-Use development and shall also be applicable to all residential components.

Varied architectural styles are possible. Additional provisions shall include the following:

A. Buildings

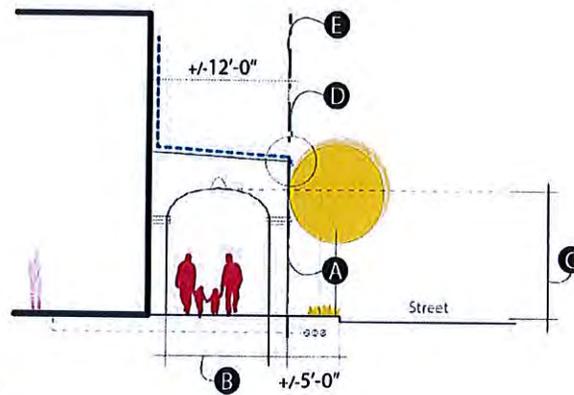
1. Storefronts shall be provided on the first floor of mixed-use buildings and shall be directly accessible from a street frontage or a designated open space as follows:
 - a. For properties with two or more frontages, storefronts shall be located on a minimum of two frontages, with priority given to frontages on a designated open space and the primary street.
 - b. Storefronts shall have a transparent clear glazed area of not less than seventy (70) percent of the façade area and shall be occupied by habitable uses that generate pedestrian activity and provide surveillance to the street (i.e. by providing visible spaces from the street front that are open to the public). Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind the storefront displays.



- A 12'-0" min. ground floor height
- B Length of building facade
- C Storefront glazing area

2. Colonnades are encouraged. All colonnades shall comply with the following:

- a. Finished floor of the colonnade shall match the adjoining private property walkway.
- b. Colonnades (i.e. first floors) shall have a minimum unobstructed clear height of twelve (12) feet and a minimum clear width of ten (10) feet. Awnings shall be permitted, but shall not count towards the required colonnades. Colonnades shall not cause roof drainage into the street. Colonnades shall be attached to buildings. Open-air activity above colonnade features may be possible.



- A** Colonnades
- B** 10' clear width min.
- C** 12' clear height min.
- D** Directed drainage gutter
- E** Property Line

Scale
 0' 3' 6' 12'

3. A minimum of thirty (30) percent of all building street walls shall be fenestrated with windows. Mirror type glass is prohibited. All glazing shall be of a type that permits view of human activities and spaces within the structure. Colonnade column spacing, windows, and doors shall be proportioned such that the height of each opening is greater than its width.
4. The height of an accessory building shall not exceed the height of a principal building.
5. Weather protection features shall be required along provided storefronts.
6. Awnings, balconies, stoops, stairs, open porches, and bay windows shall be permitted to extend into the minimum required setbacks, to a maximum of 5 feet, except when abutting private property: Roof eaves, chimneys, signs, and ramps may encroach into all setbacks. Porticoes, canopies, and colonnades shall be guttered, and drainage shall be deposited onsite utilizing pipes tied to the drainage system. These features shall accommodate the required tree/palm plantings.

7. Service areas shall be located out of the view from adjacent properties or from the street and shall be fully screened.
- 8.—The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.
8. —
- 9.—Building facades shall not run for more than 100 feet without providing a break in the façade by integrating an open walkway or similar type design feature. Provide building elements, such as breezeways, interior courtyards and fans to induce air movement and provide comfortable places for rest and relaxation.
9. Unbroken facades, in excess of 100', without changes in wall planes shall be avoided. Visual, open-air breaks are encouraged and in some cases may be required to break up the building mass. Changes in wall planes shall be employed to add shade and shadow. Such changes in plane shall be at least 2'. All street level use open to the public shall have external entrances directly accessible from the sidewalk. For commercial buildings, there shall be at least 1 entrance located along the frontage of commercial streets or on the corner intersection with other streets. Building corners shall utilize prominent architectural treatment.
10. Stories shall be scaled back 15 feet at the 3rd story and every 4 stories thereafter, at varied depths, so as to integrate recessed interest to the structure and provide urban comfort. Federal and Lakeshore recesses shall be greater than recesses provided along side streets however, all recesses shall provide architectural interest and may be achieved using various architectural techniques. This provision shall apply to at least 75% of the facades so as to not apply or limit minor changes in wall planes that provide building articulation and differentiation.

(10) **Building Placement Standards.** The MUZ leaves flexibility for design creativity to meet the intent of the overall Town vision for mixed-use development. These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers and builders in the implementation of developments within the order to achieve diversity and individually distinctive developments. Buildings should have a clear relationship with the street and should reinforce the street framework by locating primary facades parallel to the street. When streets curve, buildings should reinforce the geometry of the street as this will strengthen the urban spatial character. Building facades should be open and inviting on all facades. They should be richly detailed and varied to provide visual interest and a pedestrian scale at the street level. Reinforcement of the human scale can be accomplished through the use of varied materials and appropriately scaled construction. Commercial street frontages should be largely transparent, allowing pedestrians to view the activities inside or displays related to these activities. Storefronts and entrances should oriented towards the street, should be well lit and accentuated to provide pedestrian orientation. Building facades should incorporate components that protect pedestrian from the sun and rain. Through-lobbies or breezeways that address both the street and parking lots are encouraged.

(K) GREEN BUILDING PROGRAM USED AS A PUBLIC BENEFIT

Purpose and intent.

- (1) To provide green building standards and incentives to encourage sustainable construction, water efficiency, energy efficiency, sustainable material selections and improved indoor environmental quality for new development, redevelopment and infill projects.
- (2) To provide for waivers from zoning regulations commensurate with the amount of green building standards incorporated into buildings associated with new development, redevelopment and infill projects which achieve green building certification utilizing standards for green developments from either the Florida Green Building Coalition, Inc. ("FGBC") or the U.S. Green Building Council ("USGBC").

Applicability.

This green building program applies to mixed-use developments which are certified by FGBC or USGBC. Projects developed pursuant to either of these programs shall be entitled to a "public benefit."

Application requirements.

- (a) FGBC or USGBC Official Certification Checklist detailing how the green building certification will be achieved. The applicant shall be responsible for ensuring that the FGBC or USGBC independent commissioning agent attends the preapplication meeting.
- (b) The requirements of any associated applications that will be processed concurrent with the application, including drawings of how the completed FGBC or USGBC Official Certification Checklist will be implemented must be submitted.
- (c) Construction review requirements. The applicant's compliance with the approved FGBC or USGBC Certification Checklist shall be reviewed throughout the development review process, including engineering permits, building permits and all applicable inspections.
- (d) The applicant shall submit an irrevocable letter of credit equating to a minimum of five percent of the total estimated construction cost, which amount shall be paid in full to the Town prior to the issuance of a certificate of occupancy or completion of the green building.
 - (1) In the event the applicant is not certified by either the FGBC within 12 months of the receipt of a certificate of occupancy or completion of any building, the applicant should first develop and submit a plan to the Town to achieve certification within six months.
 - (2) If a plan is not submitted and certification is not received, the dollar amount of the irrevocable letter of credit shall be converted into a green building mitigation fee. The funds shall be placed in a separate Town account to be utilized to implement green building practices throughout the Town related to, but not limited to, the following project examples:
 - a. Retrofitting of homes for income qualified households as part of an adopted plan, CRA or other.
 - b. Town-owned, buildings parks or facilities.

- (3) Six-month time extensions may be granted administratively by the Director of the Community Development Department, or his/her designee to provide:
 - a. For the completion of the certification provided that the applicant submits competent, credible, written and verifiable evidence to the Department confirming that the certification process is ongoing, and that the applicant has acted in good faith to obtain the certification.
 - b. Time to develop an action plan to remediate deficiencies that result in noncertification.
- (4) The dollar amount of the letter of credit shall be refunded to the applicant within 60 days following the applicant's submission to the Town of the final written certification issued by either the FGBC or USGBC.

Criteria and intent for green certification.

The green building program is intended to ensure that applicants are providing a green building above minimum Town Code requirements to address renewable energy, reduced water consumption, improved onsite treatment of stormwater quality/quantity and reduced energy consumption. It is not the intent of the green building program to achieve certification based solely on maintenance checklist criteria. The amount of waivers from zoning regulations granted as incentives for a green building, shall be commensurate with the amount of the above criteria included in an application. All new development approvals shall obtain the silver certification level and redevelopment approvals shall obtain the minimum certification level from the FGBC or the USGBC.

- (a) Certification. The applicant shall provide documentation to the Town verifying the project's green certification by FGBC or USGBC.
- (b) Additional criteria. For all green building applications, only the following criteria from a completed FGBC or USGBC official certification checklist for the building project that exceeds the requirements of the Town of Lake Park Code shall be counted towards justifying any requested waivers:
 - (1) Energy efficient design.
 - (2) Use of renewable energy sources.
 - (3) Drought tolerant plantings.
 - (4) Reduced interior potable water usage.
 - (5) Enhanced onsite treatment of stormwater.
 - (6) Indoor environmental quality (natural daylight, increased ventilation, etc.).

Incentives.

Incentives for a qualified green development application, may include the waivers of zoning regulations as provided in the mixed-use regulations.

Sustainable and Green Components, may include:

- Use pervious materials for small, low-use parking areas, low-use driveways, utility access roads, pedestrian walkways, fire lanes and highway shoulders when feasible.
- Use pavers, blocks and soil stabilization products with recycled content.
- Utilize aquascaping as a fundamental component of water feature design.
- Provide electric vehicle refueling stations.
- Provide bicycle racks.
- Provide hybrid bus service to future rapid transit.
- Provide "full-cutoff" luminaires.
- Keep light poles low and space more closely.
- Focus light downward.

Greenroof standards:

- Use light colored/high albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces, including parking lots, walkways, plazas, etc.
- Place a minimum of 50% of parking spaces covered by parking structures.
- Use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area.

Additional green standards:

- Use ENERGY STAR compliant and high emissivity roofing (at least 0.9) for a minimum of 75% of the roof surface.
 - Provide a green (vegetated) roof for at least 50% of the roof area. Combinations of high albedo and green roof can be used providing they collectively cover 75% of the roof area.
- Control Erosion to reduce negative impacts on water and air quality.
- Reduce the development of land into parking lots. Parking behind, on the side and underneath buildings is required. Land usage shall primarily be either for buildings or greenspace.
- Encourage the use of local materials. Using locally harvested and locally manufactured materials reduces the impact of transporting the goods and improves the local economy.
- Increase Resource reuse and Construction waste management. The majority of the site has no existing development to reuse. Before construction begins develop a waste management plan. Divert and recycle a minimum of 75% of waste material by weight.

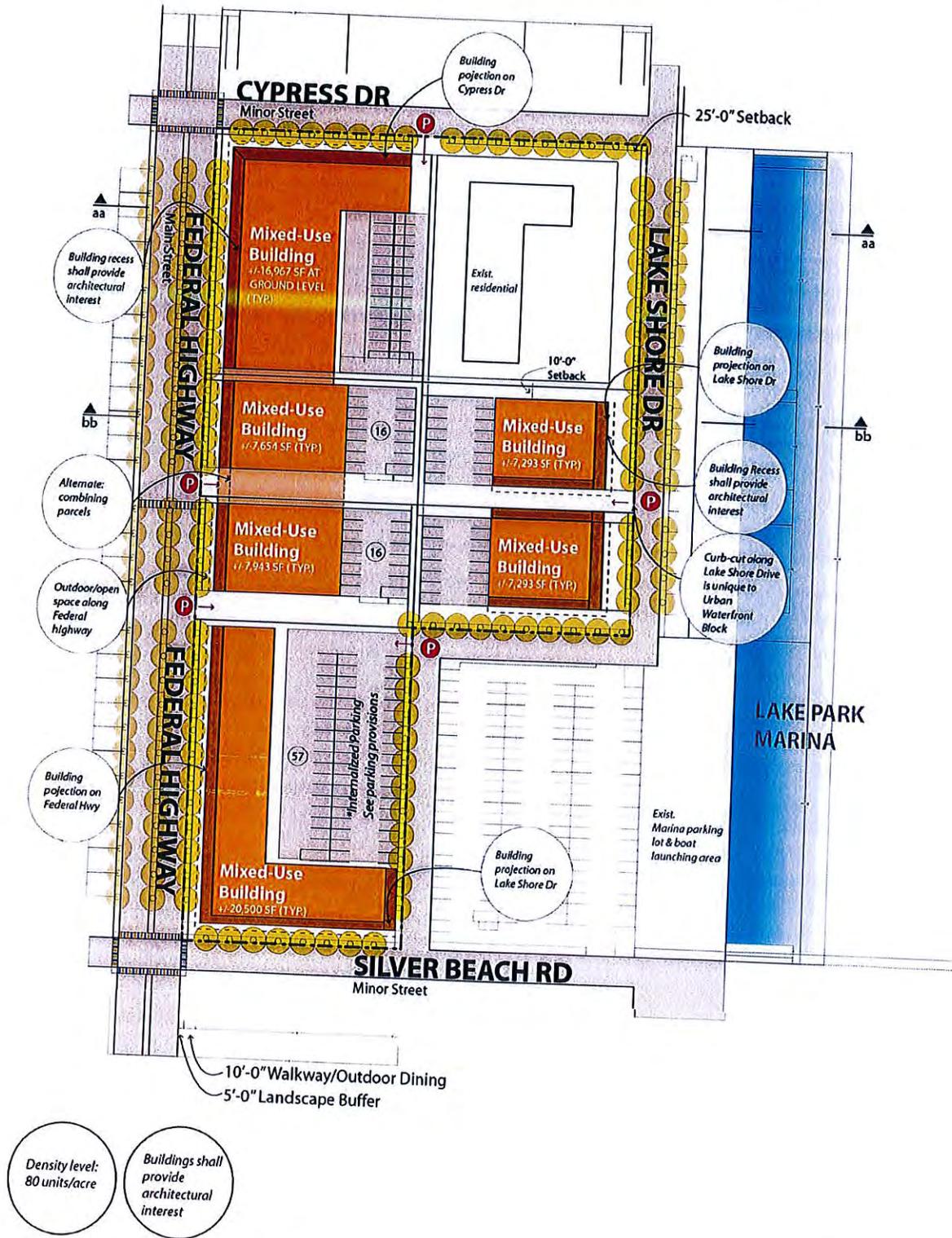
- Encourage the use of Materials with Recycled content. Reduce the amount of materials removed from the lithosphere and placed into the biosphere. By using materials with recycled content, there is less need to extract more resources for manufacturing.
- Encourage the installation of waterless urinals. This technology is low tech and very common. Primary draw backs are attributed to smells associated with the lack of cleaning the surrounding area. Research has shown that there are many successful installations, including the "Miami Dolphins" Stadium.
- Encourage the installation of fixtures that reduce the use of potable water. Install Fixtures that meet LEED Water Efficiency, by reducing the aggregate water use of the facility by 20% less than the baseline building, after meeting the Energy Policy Act of 1992 "fixture performance" requirements.
- Encourage the installation of technologies to reduce potable water demand. Use Infrared occupancy sensors and metering technologies accomplish these goals.
- Encourage the installation of Innovative Wastewater Technologies that will reduce the use of potable water for sewage conveyance. Innovative Wastewater Technologies in compliance with LEED Water Efficiency, or use reclaimed water for sewage conveyance or cooling tower make-up.
- Discourage the Use of Ventless Clothes Dryers. This technology has two drawbacks for South Florida. 1) A portion of the water removed from clothes in the dryer is introduced into the interior space. South Florida already struggles with a continual challenge of dehumidifying ambient air to prevent mold/mildew problems inside buildings. Introducing moisture into the space will further aggravate the problem. 2) The "recirculated air" that carries the moisture away from the clothes is cooled by potable water. This process causes the entrained water to condense and be removed by down a drain. This is problematic in that this is a tremendous waste of potable water. The reason is because the average potable water temperature in South Florida is substantially higher than the rest of the country, so that it will take more than the design flow rate to effectively cool the device.
- Commissioning is encouraged for all buildings. This is a process that ensures that all building systems perform interactively according to the contract documents. While each component purchased can be viewed as a commodity that has been tested thoroughly at the manufacturer's plant, the combination of systems for each building is unique. The benefits of fine-tuning the systems at start-up are that the energy savings are maximized, and the maintenance costs are minimized. It is estimated that commissioning increases energy efficiency by 5 to 10%. (On a 50,000 sq. ft. building, this could equal ~ \$5,000 per year). Commissioning should be in compliance with LEED.

- Maximize Overall Building Efficiency. Buildings must exceed the minimum level of energy efficiency of the Florida or Building code, or ASHRAE Standard 90.1, whichever is more stringent by 10% Calculation method shall comply with LEED Energy and Atmosphere
- Conserve Energy by installing energy efficient HVAC equipment. This can be accomplished by exceeding the Florida Energy Code minimum efficiency by 20% for residential electric driven Air conditioning equipment. Another method is to exceed the ASHRAE 90.1 standard by 20%.
- Conserve Energy by installing energy efficient office equipment Use Energy Star equipment to reduce plug loads. Equipment includes Copiers, Computers and refrigerators
- Reduce Ozone depletion. This is accomplished by installing equipment that contain Zero CFC refrigerants
- Provide a Construction IAQ Management Plan. Develop an Indoor Air Quality (IAQ) Management Plan for the construction and preoccupancy phases of the building. Performance shall comply with LEED Environmental Quality. The intent is to minimize building contamination prior to occupation. HVAC systems are particularly prone to contamination from particulate matter generated during construction activities. Proper measures during construction and a flush-out of the building prior to occupancy can minimize these effects
- No Smoking. Provide zero exposure of non-smokers to Environmental Tobacco Smoke. Performance shall comply with LEED Environmental Quality
- Provide CO2 Monitoring. This inexpensive sensor can be incorporated into a ventilation control system to modulate outdoor air intake to provide an indoor air quality level with no more than 530 parts per million of carbon dioxide at any time. When the occupant load in the building is low, the CO2 sensor can modulate the outside air volume down to save energy, as long as the building does not develop a negative pressure state
- Use Low Emitting Materials. Meet or exceed VOC limits for adhesives, sealants, paints, composite wood products and carpet systems. Provide materials that comply with LEED Environmental Quality
- Control Indoor Chemicals and Pollutant Sources. Provide permanent entryway systems to capture dirt/contaminants and prevent them from entering the buildings. Isolate rooms with chemical processes such as copying/print rooms and janitor's closets. Extend the walls surrounding these rooms to the structural deck and provide exhaust to

prevent re-entrainment of these contaminants into the indoor environment. Locate Fresh Air intakes away from pollution sources, dumpsters, exhaust fans, etc.

- Provide for a thermally comfortable environment. Provide an environment that supports the productive and healthy performance of the building occupants. Building shall comply with ASHRAE Standard 55-1992, Addenda 1995. Provide permanent temperature and humidity sensors in the building that allow the HVAC system to control the environment to maintain a level of comfort.
- Provide for a visually comfortable environment. Provide an environment that supports a connection between the indoor and outdoor environments through the introduction of sunlight and views into the occupied areas of the building. To encourage occupants to interact/appreciate the outdoor environment, new buildings shall meet the LEED Environmental Quality for daylighting and views. The views provide a better quality of environment. Daylighting will provide connection to the natural cycles of the sun and lower energy costs by reducing the dependence on artificial lighting.

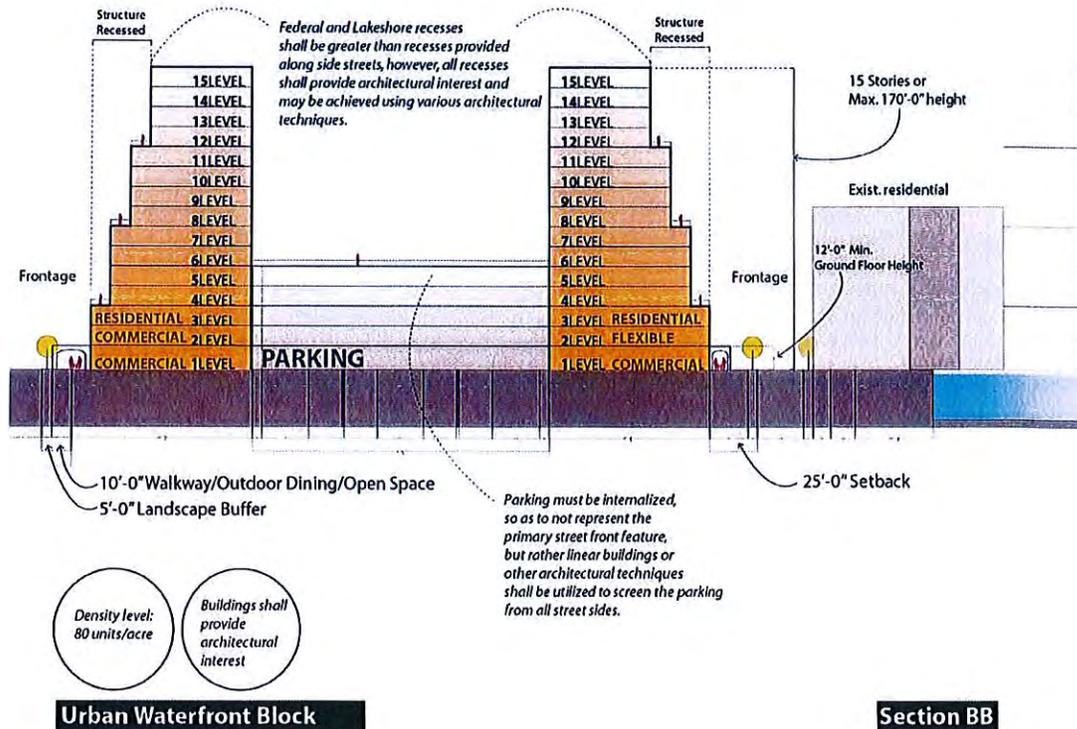
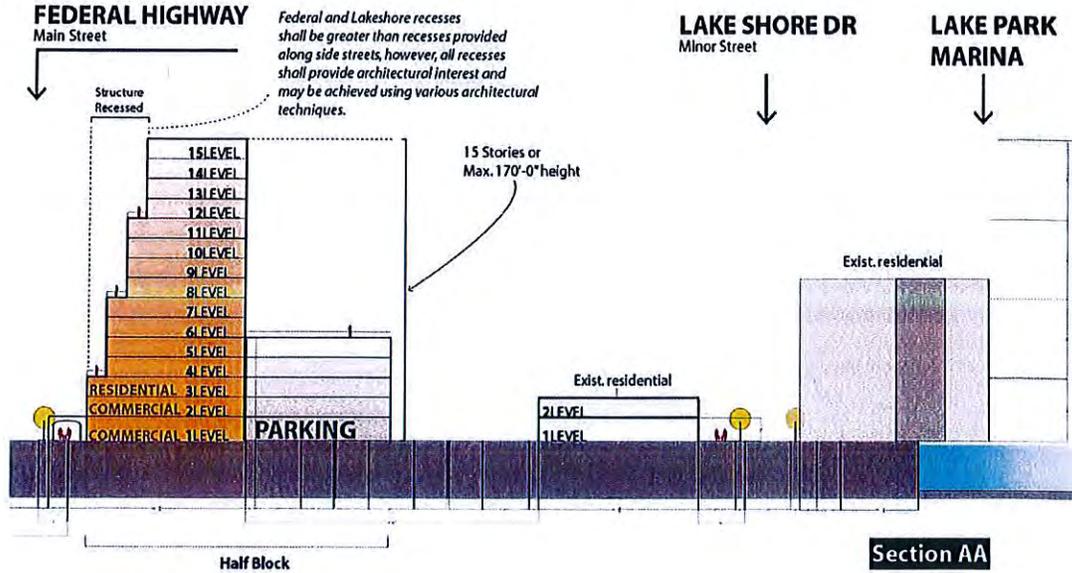
Design Guidelines - Urban Waterfront Block (Phase 1)



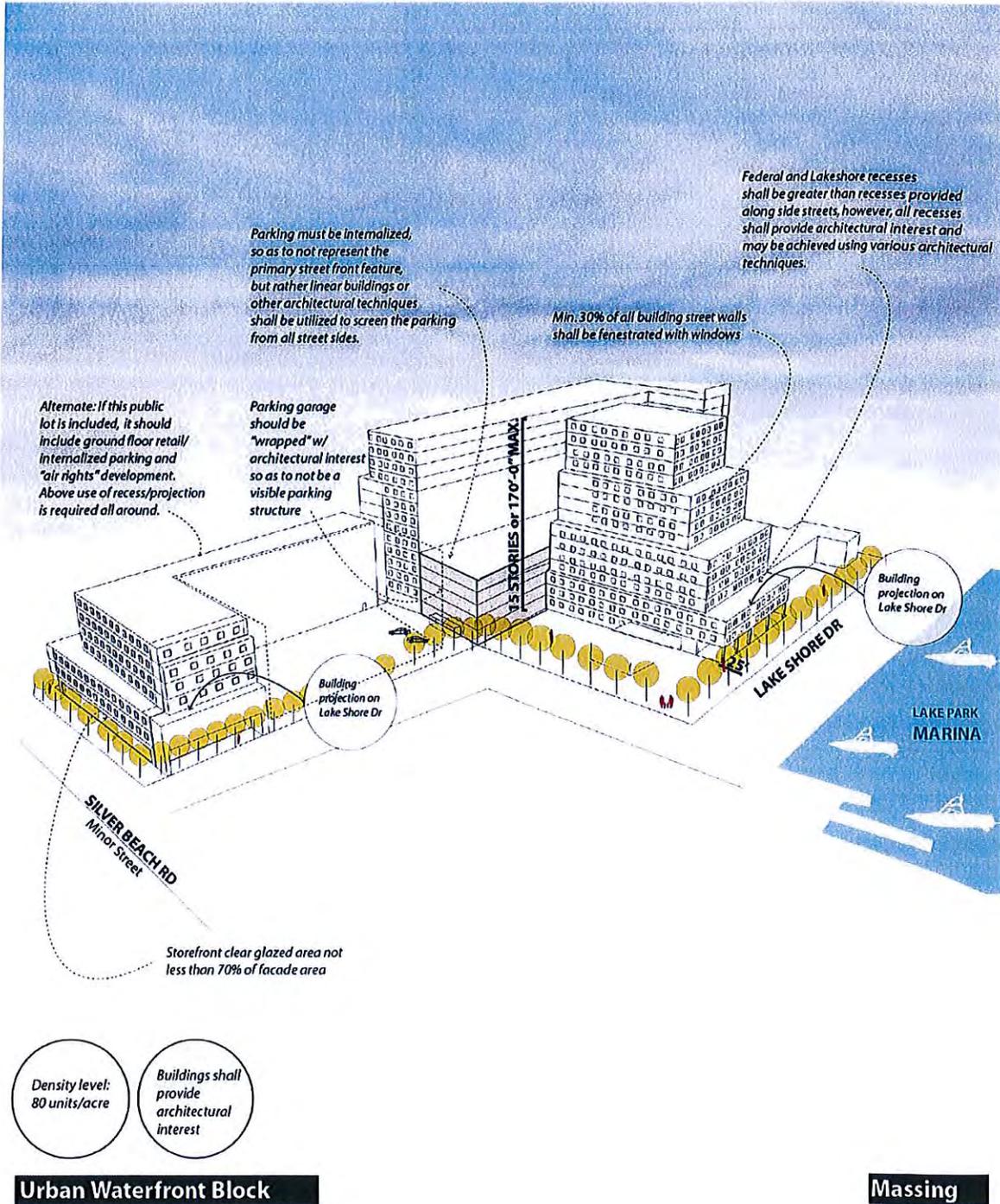
Urban Waterfront Block

Plan View

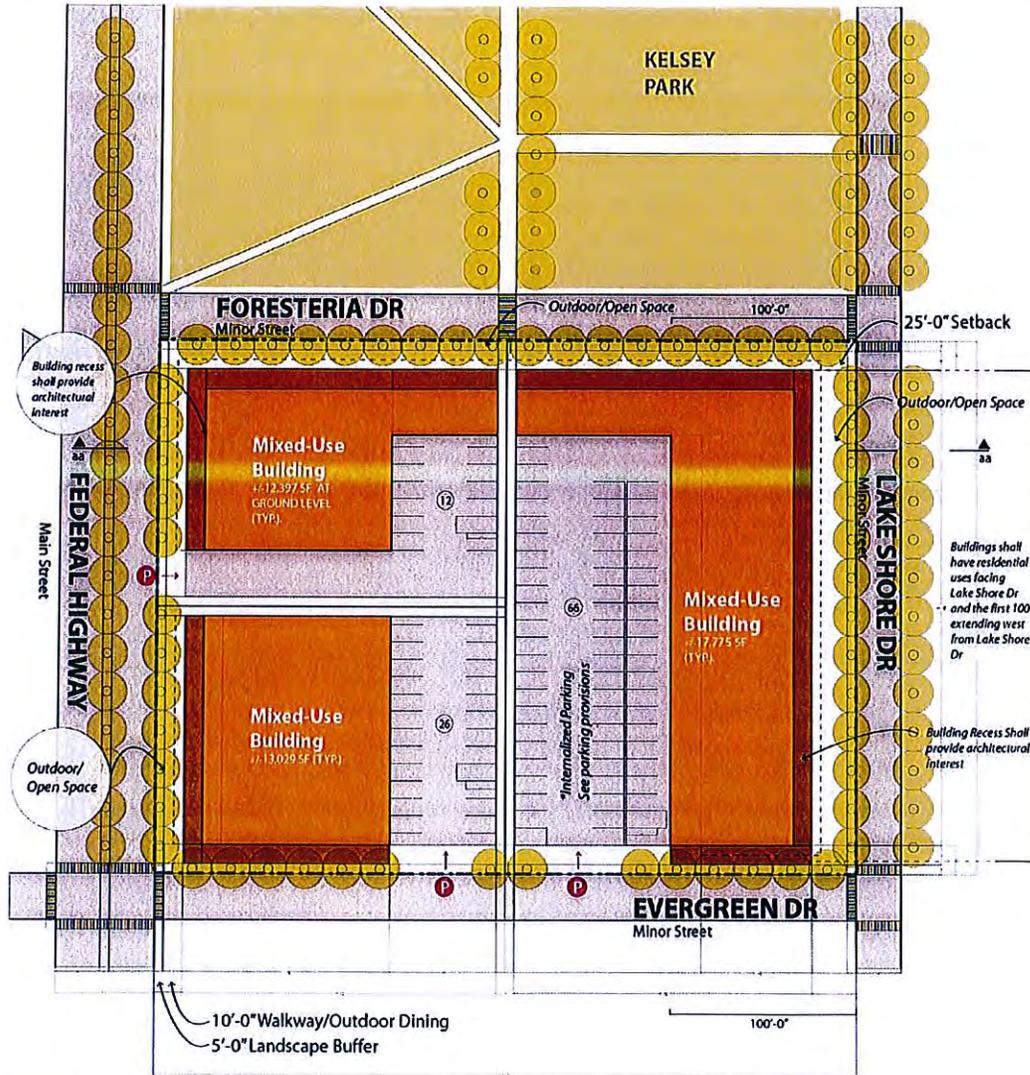
Design Guidelines - Urban Waterfront Block (Phase 1)



Design Guidelines - Urban Waterfront Block (Phase 1)



Design Guidelines - Urban Edge (Phase 1)



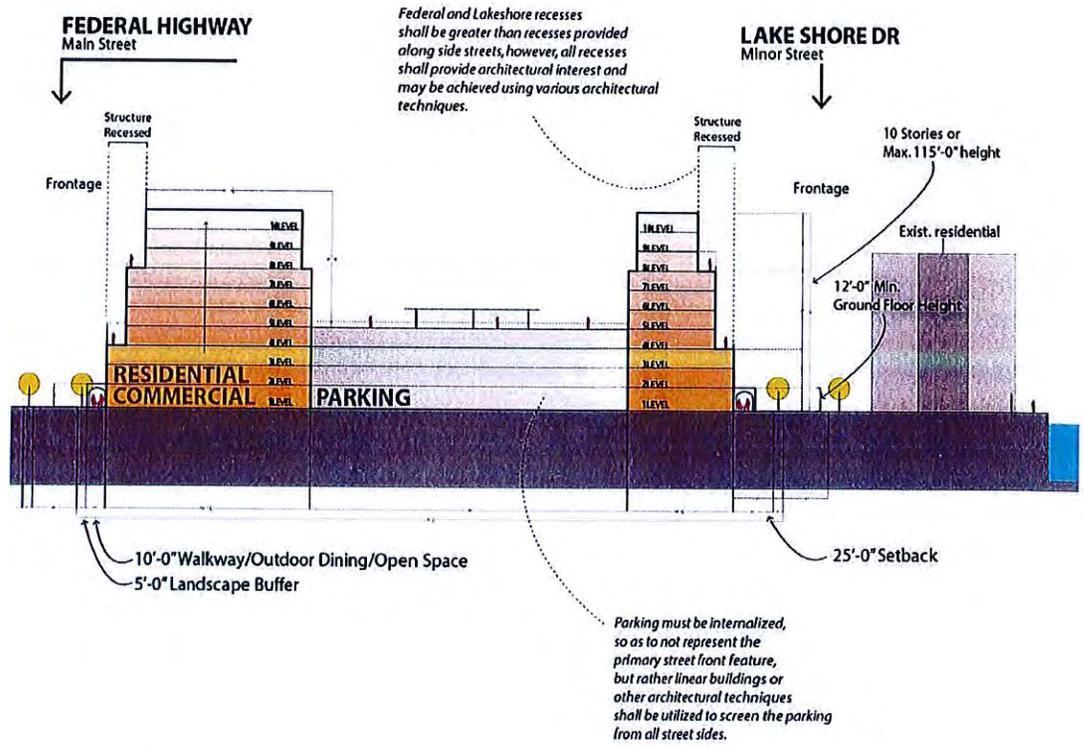
Density level:
60 units/acre

Buildings shall
provide
architectural
interest

Urban Edge

Plan View

Design Guidelines - Urban Edge (Phase 1)

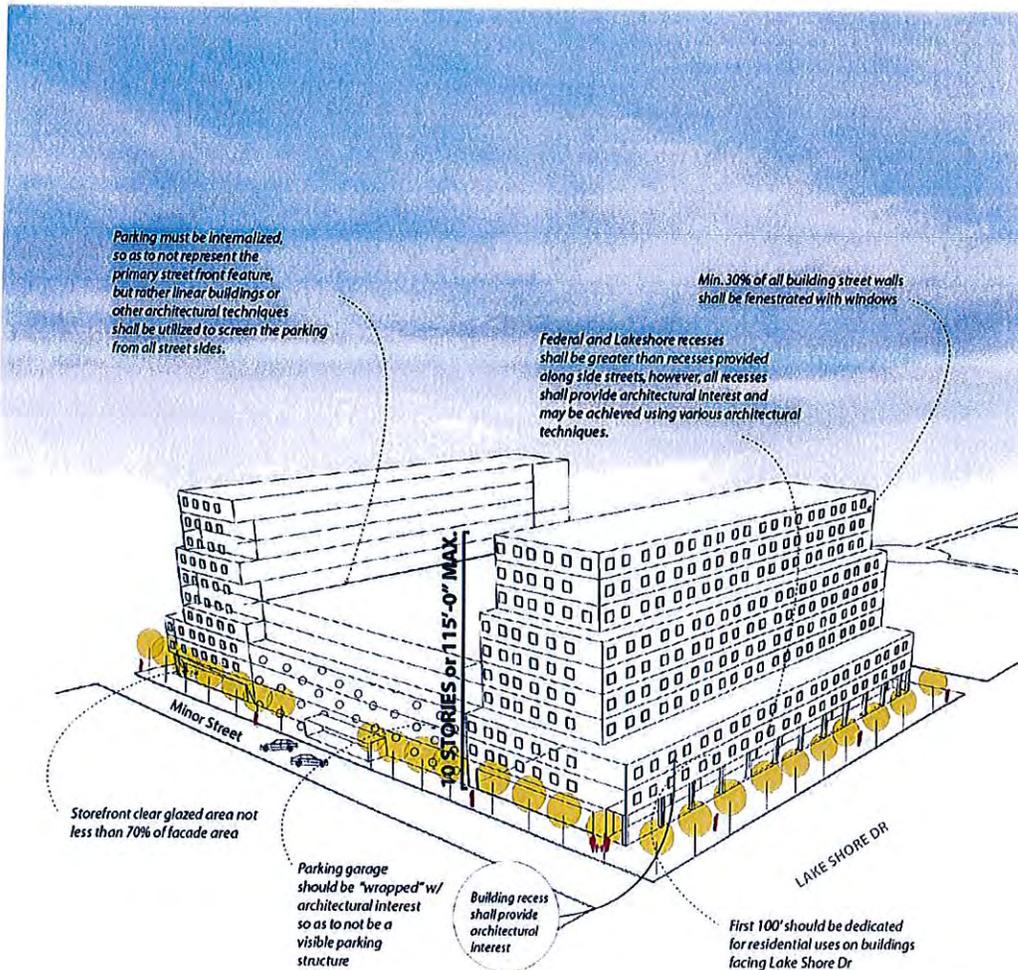


Density level
60 units/acre

Urban Edge

Section AA

Design Guidelines - Urban Edge (Phase 1)



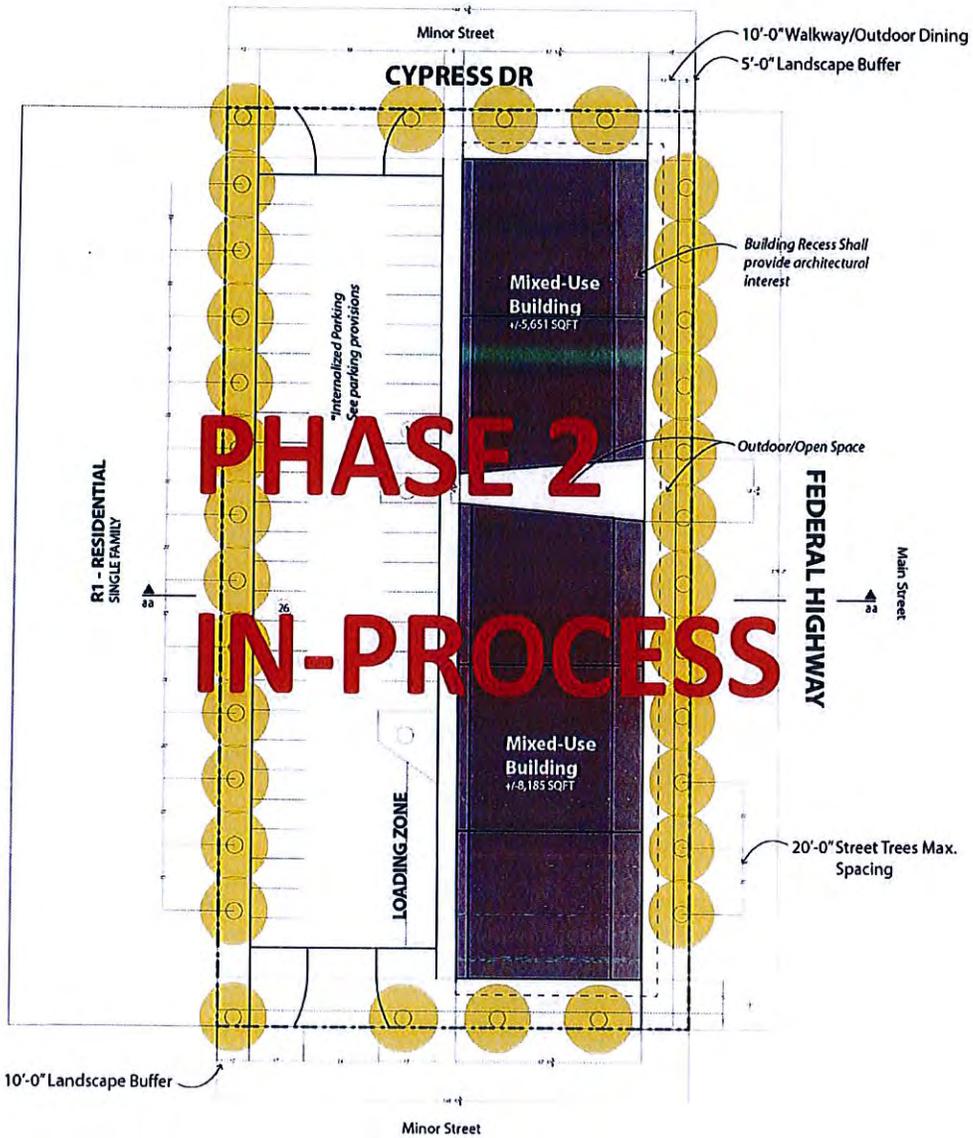
Density level:
60 units/acre

Buildings shall provide architectural interest

Urban Edge

Massing

Design Guidelines - Urban Neighborhood Edge (Phase 2)

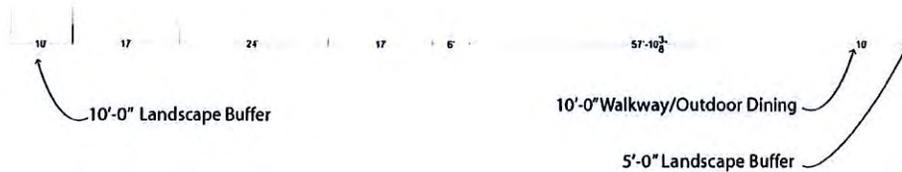
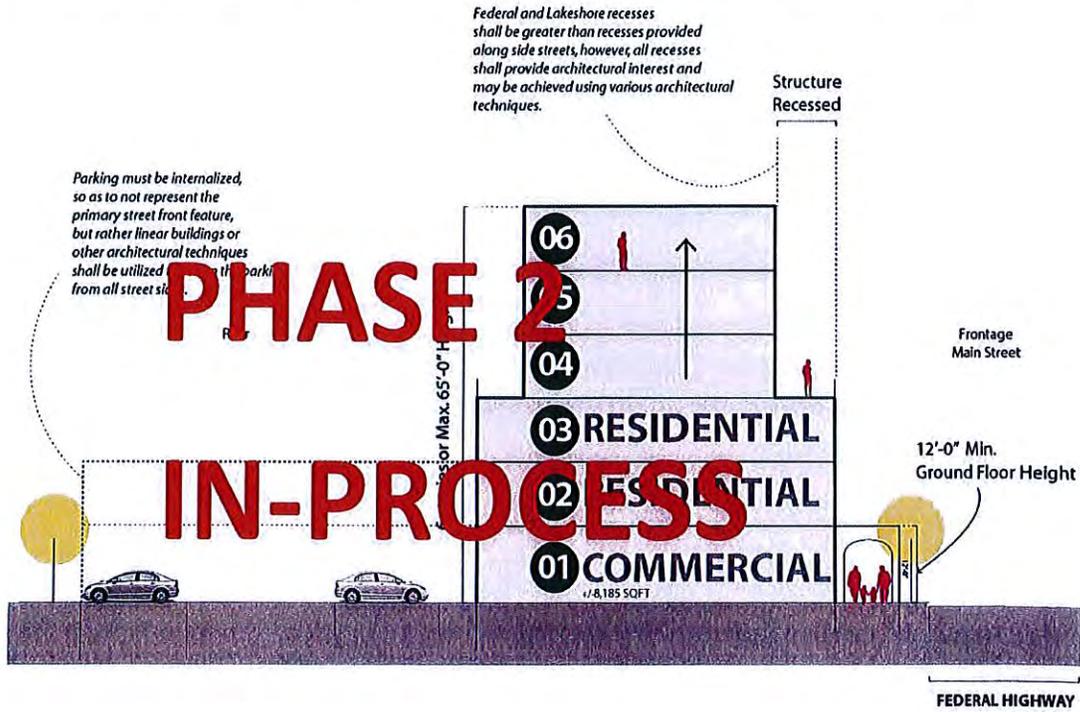


Density level
40 units/acre

Urban Neighborhood Edge

Plan View

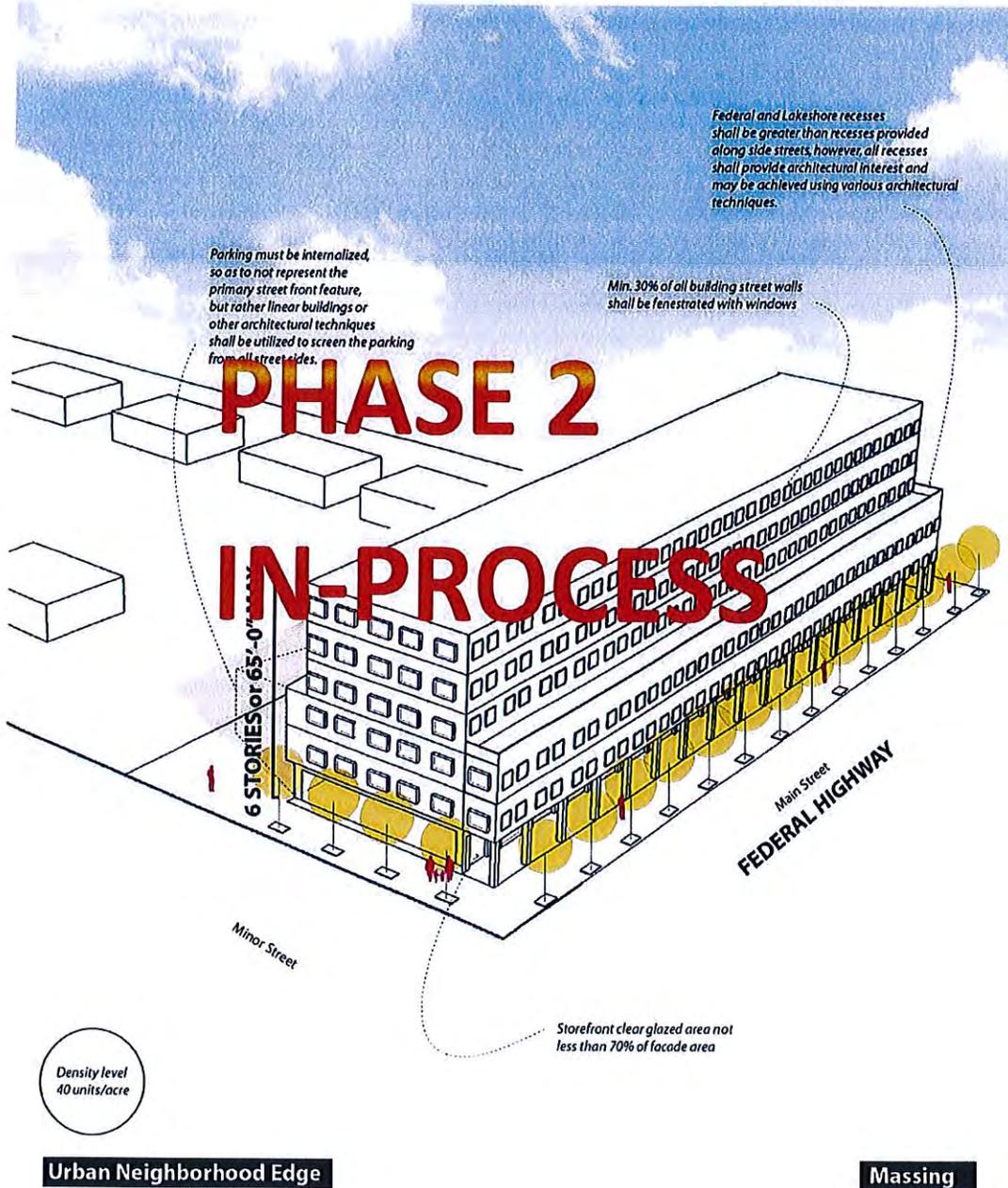
Design Guidelines - Urban Neighborhood Edge (Phase 2)



Urban Neighborhood Edge

Section AA

Design Guidelines - Urban Neighborhood Edge (Phase 2)



Section (TBD) - Transfer of Development Rights (TDR)

The Town shall allow for the Transfer of Development Rights (unused floor area, density, and height) from one parcel to another in the Mixed Use Zoning Overlay District where the Town Commission determines that:

- (1) Such transfers will assist in the renewal, rehabilitation, and redevelopment of the District and;
- (2) Preservation of historical and archeological resources may be achieved through such shifts in the development pattern.

Definitions. As used in this section, the following terms shall have the meanings indicated:

ADMINISTRATOR — The Community Development Director.

RECEIVING SITES (ALSO REFERRED TO AS "RECEIVER SITES") — Areas within the Mixed-Use Zoning Overlay District that are permitted to receive TDRs as defined herein.

SENDING SITES (ALSO REFERRED TO AS "SENDER SITES") — Areas within the Mixed-Use Zoning Overlay District that are permitted to send TDRs as defined herein.

SEVER — The removal of a development right from property rights possessed by an owner of real property. The term connotes a removal or separation, in perpetuity, as distinguished from a restriction or limitation, which may be overridden, deleted or is subject to a time frame.

TDR DEVELOPMENT BONUSES – Additional development rights, beyond the maximum potential development rights allowed under the Land Development Regulations, that may be achieved through the purchase of Transferable Development Rights.

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs) — A development right is an appurtenant right of land ownership that has an economic value separate from the land itself, subject to reasonable regulation by local government under its police power, and that may be transferred from the land from which the right is severed (sender site) to another piece of land (receiver site). Once severed, development rights are no longer available to the sender site; but if only a portion of the development rights attributable to a sender site is transferred to a receiver site, the residual development rights remain with the sender site in accordance with the provisions of this section. Transferable Development Rights means the maximum floor area ratio (square footage) and density (dwelling units) exclusive of variances that would be permitted to be transferred by the property's zoning on the date of the transfer approval which will be calculated and allocated by a formula developed by the Town. These rights are sometimes referred to herein as "TDRs".

Establishment of sender sites; transfer of TDRs.

- (1) Establishment of sender sites. The following properties in the Mixed Use Zoning Overlay District that are designated as historic or otherwise deemed as historically "significant" are hereby deemed to be sender sites:
 - a. 700 Federal Highway, .4304 acres;
 - b. 600 Federal Highway, .3926 acres;
 - c. 624 Federal Highway, .4663 acres.
- (2) Development Rights. The maximum permitted development density, intensity and heights under the Mixed Use Zoning Overlay District Regulations for the three sender sites are as follows:

- a. 700 Federal Highway - 17 residential units, 43,870 s.f., five stories (55 feet);
 - b. 600 Federal Highway – 15 residential units, 42,754 s.f., five stories (55 feet), and;
 - c. 624 Federal Highway – 18 residential units, 50,780 s.f., five stories (55 feet).
- (3) Transfer of Development Rights. The sender sites listed herein will not be permitted to redevelop in accordance with the provisions of the Mixed Use Zoning Overlay Ordinance due to their historic designation or significance. However, the owners of the sender sites may transfer the development rights listed in (2) above to the owners of a Receiving Site as provided herein. The existing development on the sender site must be maintained after the transfer of the development rights. In the event that the existing development on a Sender Site is damaged or destroyed, any redevelopment on the site must maintain the existing building footprint, or any remaining development rights, whichever is greater.

Establishment of receiver sites; purchase of TDRs.

- (1) Establishment of Receiver Sites. All properties in the Mixed Use Zoning Overlay District ~~located within the Urban Waterfront Block or Urban Edge, with the exception of the designated Sender Sites listed herein,~~ may be designated as Receiver Sites after approval of a site plan with development bonuses as provided herein.
- (2) Development Rights. Properties located in the Mixed Use Zoning Overlay District, with the exception of the sender sites, are permitted to be redeveloped in accordance with the provision of the Mixed Use Zoning Overlay District and Land Development Regulations. In addition, owners may receive development bonuses through the Purchase of Transferable Development Rights from the owners of Sender Sites as specified in (3) – (5) below.
- (3) TDR Residential Density Bonus. A Receiver Site may receive a residential development bonus of ten percent (10%) through the purchase of Transferable Development Rights from the owner of a Sending Site. Each additional unit permitted with the bonus would require the purchase of the equivalent development right from the owner of the Sender Site.
- (4) TDR Development Intensity Bonus. A Receiver Site may receive a F.A.R. bonus of ten percent (10%) of the maximum permitted square footage through the purchase of Transferable Development Rights from the owner of the Sender Site. Each additional square foot permitted with the bonus would require the purchase of the equivalent development right from the owner of the Sender Site.
- (5) TDR Height Bonus. A Receiver Site in the Urban Neighborhood Edge Sub-district may receive a height bonus of ~~(TBD in Phase 2)~~ additional stories, ~~(TBD in Phase 2)~~ feet per story, through the purchase of equivalent Transferable Development Rights from the owner of a Sending Site. A Receiver Site in the Urban Edge District may receive a "life maximum" height bonus of four stories, 11 feet per story through the purchase of equivalent Transferable Development Rights from the owner of a Sending Site. A Receiver Site in the Urban Waterfront Block may receive a "life maximum" height bonus of up to six stories, 11 feet per story through the purchase of equivalent Transferable Development Rights from the owner of a Sending Site.

Calculation and costs.

- (1) The square footage of a transferable development right for a unit shall be calculated and determined by dividing the permitted floor area of the sending site by the permitted density on said sending site. This calculation will yield a square-foot-per-unit constant. The approval of a site plan with development bonuses achieved through the purchase of Transferable Development Rights shall result in a simultaneous decrease in square footage and units so that both square footage and density will reach zero at the same time. Only whole units may be purchased and transferred to the receiving site. The foregoing, however, is subject to all limitations set forth herein and in the Comprehensive Plan.

Staff will NOT be accepting development applications for the west side of the corridor until additional public workshops are completed and adequate zoning provisions are put in place. The timeframe for these workshops will include: 1st workshop end of February 2017; 2nd workshop end of April 2017; first public hearing of required changes end of June 2017.

- (2) The price of the Transferable Development Rights from the sender sites shall be determined by the owners.

Application Procedures.

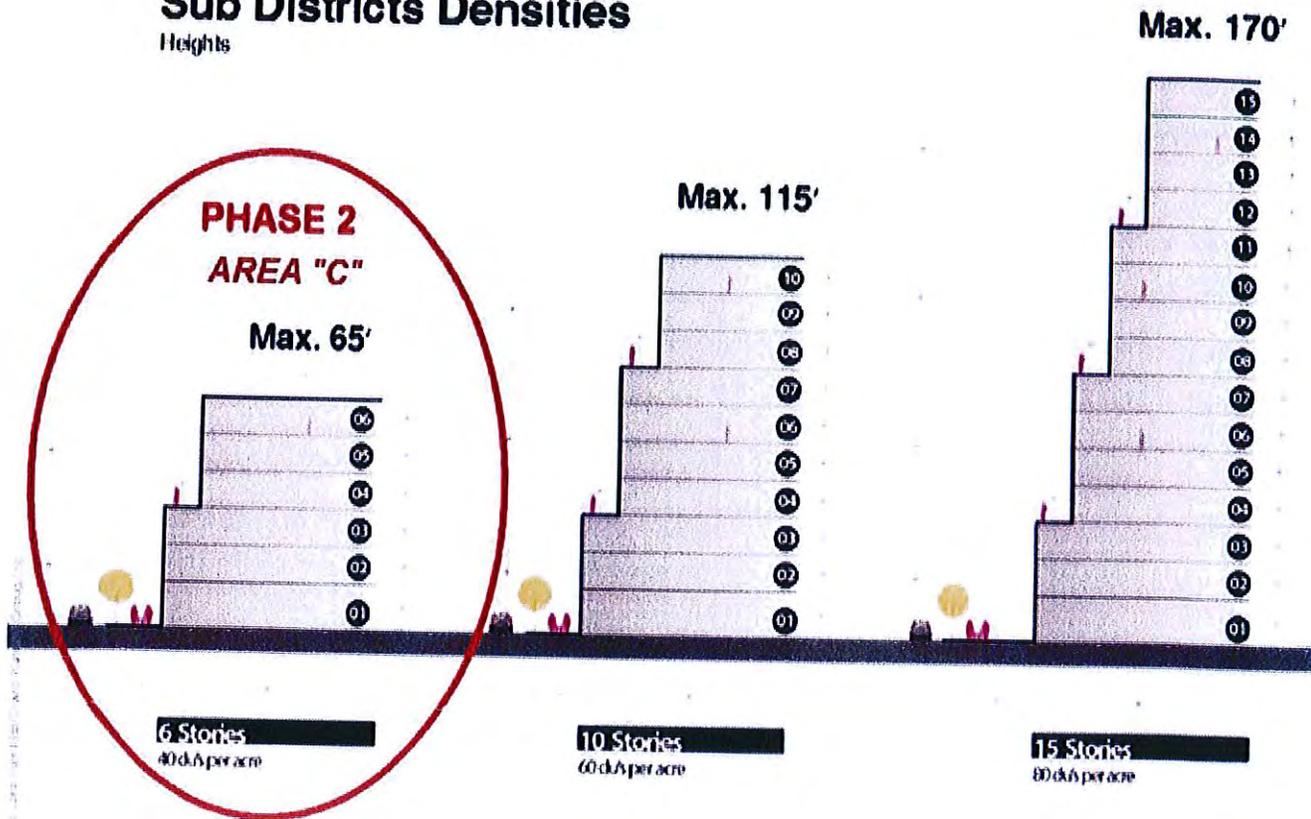
- (1) Application. An applicant for the transfer of development rights to a potential receiving site shall file a complete application with the Administrator, together with a complete site plan application and all requirements contained the Land Development Regulations including but not limited to the following. Every application shall contain, as applicable:
- a. The names, addresses and signatures of all fee simple owners of all properties included in the receiving site. "Fee simple owner" for the purpose of this requirement shall be defined as all parties having a financial interest, either direct or indirect, in the subject matter of the application. Such disclosure shall include, but not be limited to, disclosure of all natural persons having an ownership interest, direct or indirect, in all properties involved;
 - b. The street address, folio number and legal description of each parcel of land included in the potential receiving site, a description of adjacent lands, including land uses, densities, circulation systems, public facilities and the impact, if any, of the requested transfer of development rights;
 - c. A current certified survey, plans, including but not limited to a site plan elevation, landscaping, an area analysis of surrounding properties including but not limited to street elevations, height of buildings, surrounding floor area ratio and density and construction schedules;
 - d. A site conditions map including a three-dimensional model of the proposed development potential (site plan) without TDRs and a separate three-dimensional model showing the development potential utilizing the proposed transfer of development rights (both models shall be constructed of balsa wood, foam board, plastic, corrugated or like material) – computer generated models;
 - e. Status of financing, if applicable; evidence of ownership;
 - f. Amount of consideration, including purchase price of the property, an executed closing statement or an executed copy of the purchase and sale contract if the applicant is a contract purchaser;
 - g. A general description of the manner in which the project shall be constructed; impact, if any, of the transfer of development right to adjacent properties; and copies of any covenants affecting the receiving site(s);
 - h. An executed TDR purchase agreement with the owner of the Sender Site (may be made contingent upon Site Plan and TDR Development Bonus Approval), and;
 - i. Any other agreements required by the LDRs and this section or that may be reasonably requested by the Town Manager or other reviewing agencies.
- (2) Review by Administrator. The Administrator shall review the application and shall forward it to the Town Commission together with all site plans.
- (3) Approval. The application shall be considered and approved, approved with conditions, or denied by the Town Commission as part of the site plan approval process.

APPENDIX A

Sub districts heights/setbacks

Sub Districts Densities

Heights

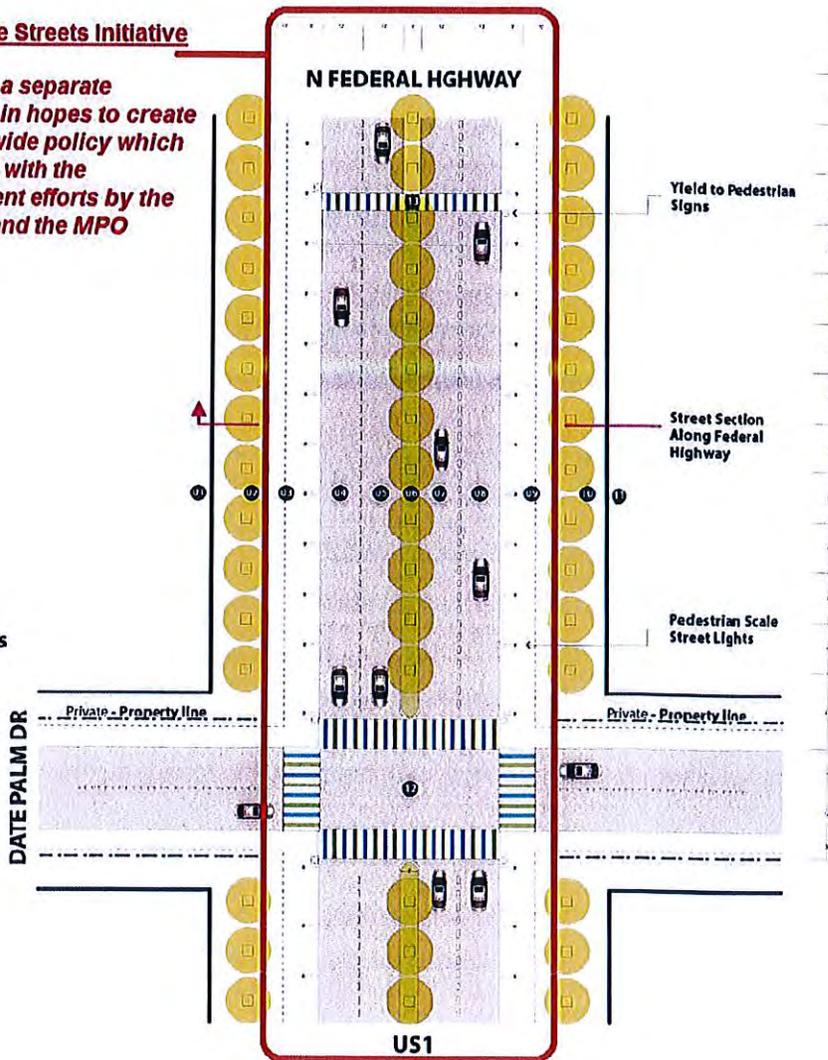


Complete Streets Initiative - Plan

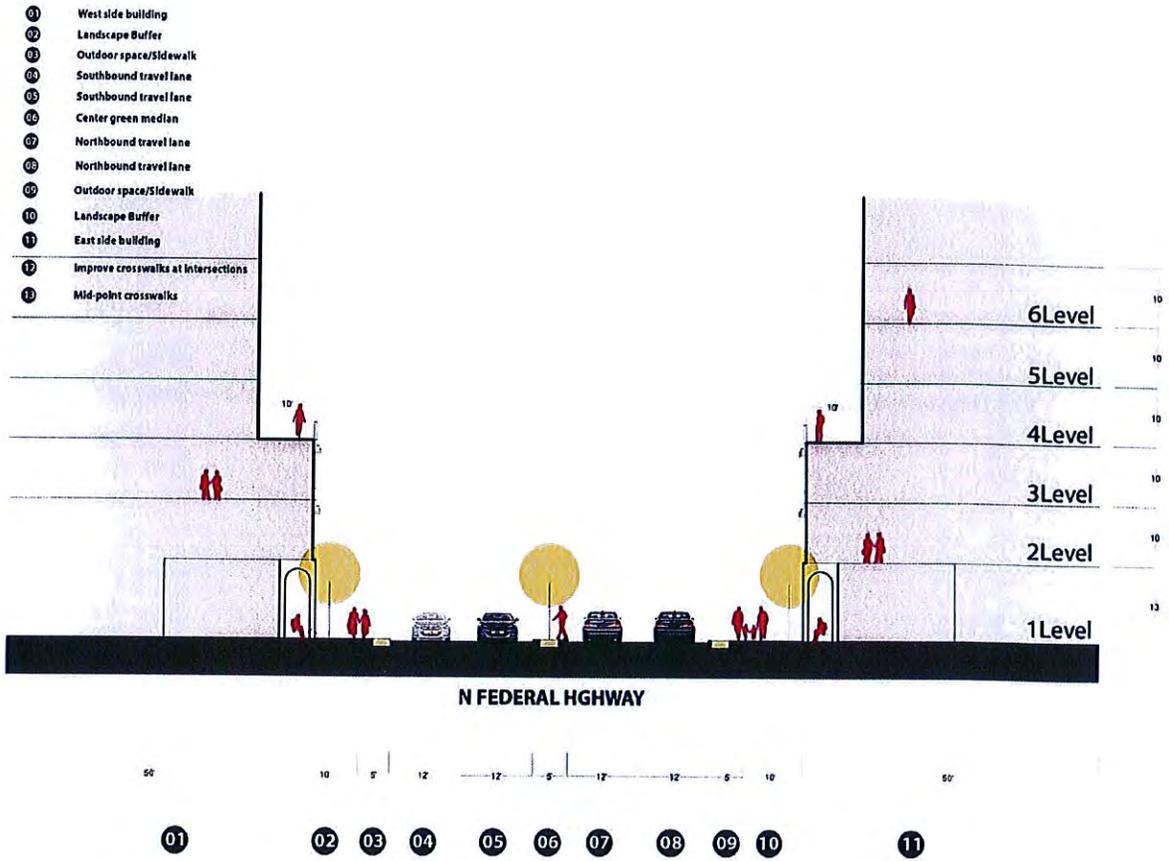
- 01 West side building
- 02 Landscape Buffer
- 03 Outdoor space/Sidewalk
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Outdoor space/Sidewalk
- 10 Landscape Buffer
- 11 East side building
- 12 Improve crosswalks at intersections
- 13 Mid-point crosswalks

Complete Streets Initiative

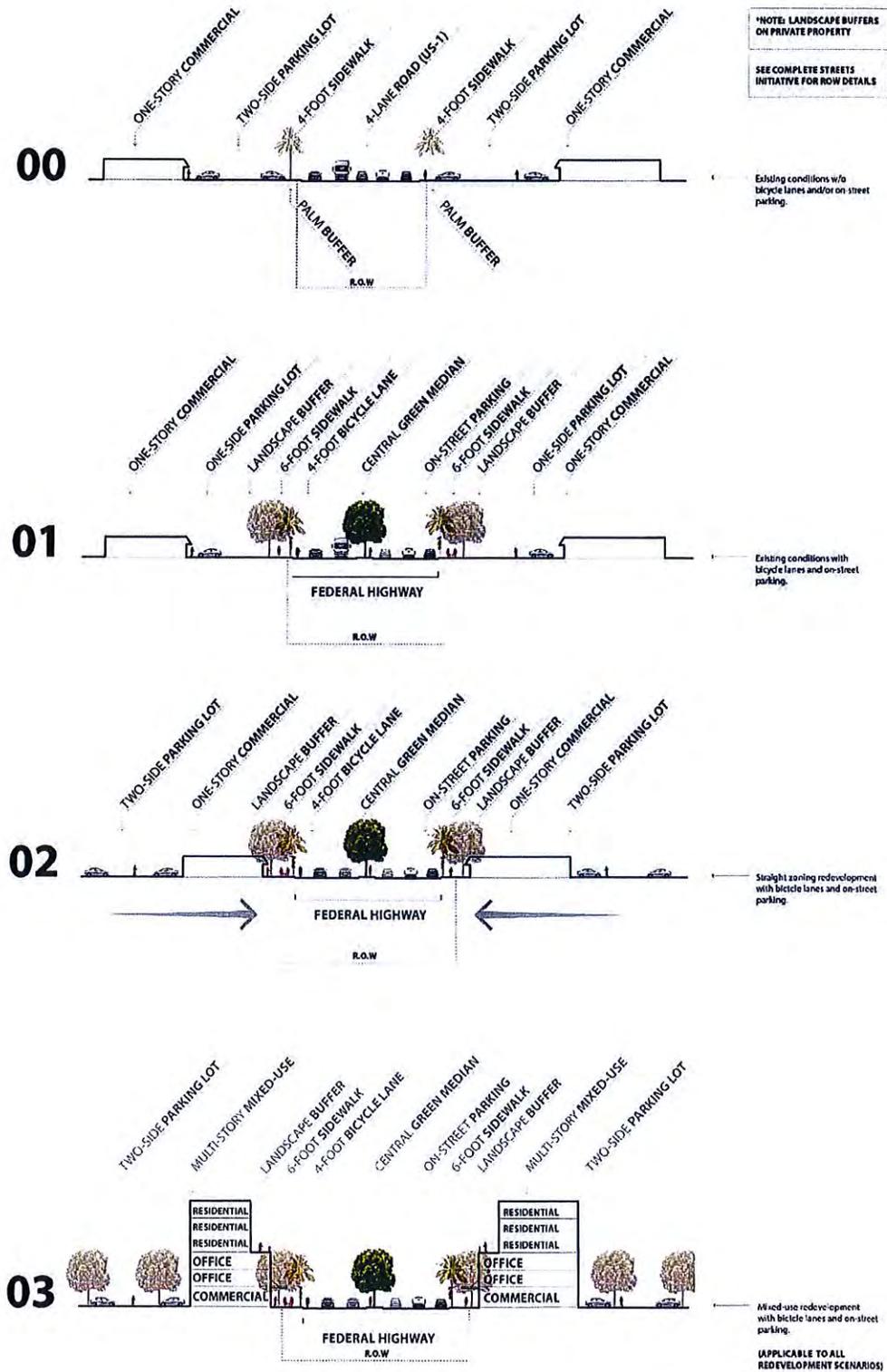
**will run a separate process in hopes to create a Town-wide policy which is in line with the concurrent efforts by the County and the MPO*



Complete Streets Initiative - Section



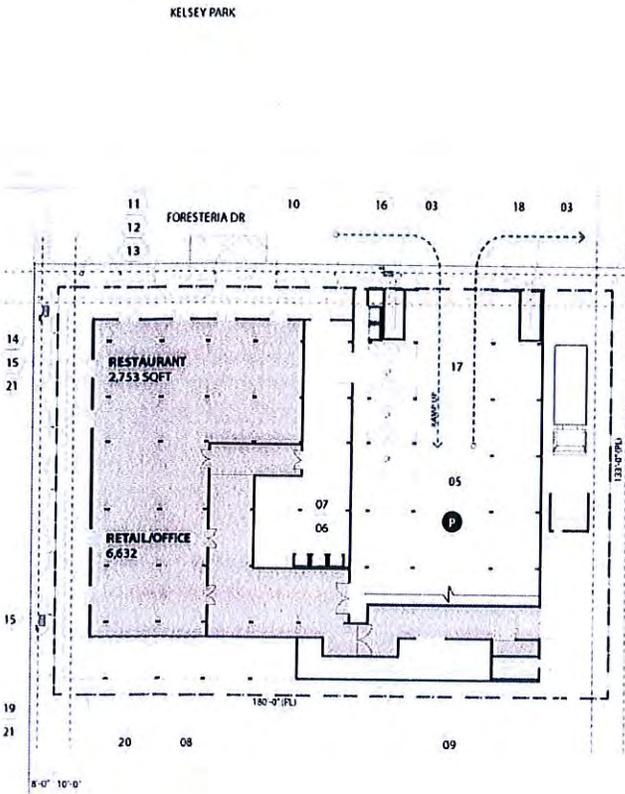
Conceptual Process – *OPTIONS TO CONSIDER IN THIS SEPARATE PROCESS*



LAKE PARK WATERFRONT REVIVAL
 "Cherishing the old, bringing in the new"

078.1122.16 - PHASE 1

*Sample - Urban Edge development



KEY NOTES

- 01 OUTLINE OF PROPERTY LINE (PL)
- 02 DUMPSTER LOCATION
- 03 EXIT STAIR
- 04 BACK AREA
- 05 PARKING GARAGE
- 06 RESIDENTIAL/OFFICE LOBBY AREA
- 07 MEN'S/WOMEN'S RESTROOMS
- 08 OPEN SPACE
- 09 A/C UNITS/STORAGE/TRANSFORMER/PUMP
- 10 DESIGNATED ON-STREET LOADING ZONE
- 11 OUTLINE OF 10' UTILITY EASEMENT
- 12 FIRE HYDRANT
- 13 LIGHT POST
- 14 OUTLINE OF ELECTRIC BOX/TEL
- 15 LAWN/SHRUB AREA
- 16 OUTLINE OF SHADE TREE (LOCATED @20' O.C.H.TYP.)
- 17 BIKE STORAGE
- 18 PREFERRED RAISED CURB & GUTTER DRAINAGE
- 19 GREEN BUFFER (8'-0" WIDE PROVIDED)
- 20 PEDESTRIAN WAY/OUTDOOR DINING (10'-0" WIDE)
- 21 FUTURE COMPLETE STREETS INITIATIVE

ZONING

MUZ- MIXED-USE OVERLAY

USE	LEVEL	SF
RETAIL/OFFICE	1	6,632
RESTAURANT	1	2,753
OFFICE	4	6,919
1-UNIT LIVING	5-10	26,496
2-UNIT LIVING	5-10	13,824
3-UNIT LIVING	5-10	6,912
TOTAL		63,536

SITE AREA

LOT	SF
LOT	23,940

PARKING

MIN. 2 SPACES PER 1,000 SF OF RETAIL/OFFICE
 MIN. 8 SPACES PER 1,000 SF OF RESTAURANT
 MIN. 1.5 SPACES PER LIVING UNIT PLUS 1 GUEST SPACE PER 3 UNITS.

PARKING PROVIDED

LEVEL	SPACES
1	16
2	49
3	49
4	49

TOTAL 163 PROVIDED (INCLUDING HANDICAP)
 158 REQUIRED

DATE:
06.24.16

REVISIONS:

SHEET:

01 - SITE



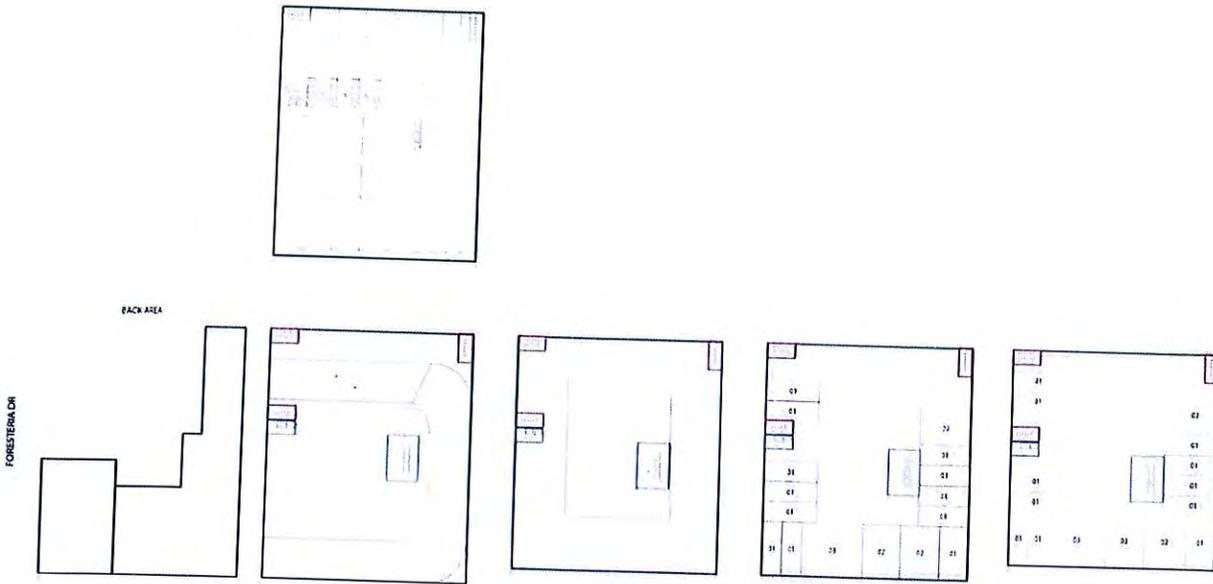
MIXED-USE ZONING OVERLAY DISTRICT
 COMMUNITY DEVELOPMENT
 TOWN OF LAKE PARK

Sample - Urban Edge development

*Sample



MIXED-USE ZONING OVERLAY DISTRICT
 COMMUNITY DEVELOPMENT
 TOWN OF LAKE PARK



FEDERAL HWY (U.S. 1)

LEVEL 01

- + RETAIL/OFFICE
- + RESTAURANT
- + PARKING GARAGE
- + BACK AREA/DUMPSTER
- + LOBBY/ELEVATORS
- + EGRESS STAIRS

LEVEL 02-04

- + PARKING GARAGE
- + CIRCULATION RAMPS
- + EGRESS STAIRS-ELEVATORS

LEVEL 05

- + OFFICE/MULTI PURPOSE
- + EGRESS STAIRS-ELEVATORS

LEVEL 06-07

- + LIVING
- + 1 UNIT= 1 PER LEVEL
- + 2 UNIT= 3 PER LEVEL
- + 3 UNIT= 1 PER LEVEL
- + EGRESS STAIRS/ELEVATORS

LEVEL 08-10

- + LIVING
- + 1 UNIT= 11 PER LEVEL
- + 2 UNIT= 3 PER LEVEL
- + 3 UNIT= 1 PER LEVEL
- + EGRESS STAIRS/ELEVATORS

DATE:
06.24.16

REVISIONS:

SHEET:

02-LEVELS

LAKE PARK WATERFRONT REVIVAL
"Cherishing the old, bringing in the new"

078.1122.16 – PHASE 1

Sample - Urban Edge development - Elevations North & West

*Sample

TOWN OF LAKE PARK
MUZ

MIXED-USE ZONING OVERLAY DISTRICT
 COMMUNITY DEVELOPMENT
 TOWN OF LAKE PARK



- KEY NOTES**
- 01 PROPOSED 10-STY MIXED-USE BUILDING
 - 02 EXISTING 8-STY RESIDENTIAL
 - 03 EXISTING 2-STY RESIDENTIAL
 - 04 EXISTING 1-STY COMMERCIAL
 - 05 KELSEY PARK
 - 06 FUTURE COMPLETE STREETS INITIATIVE

FRONT ELEVATION



LEFT ELEVATION

DATE:
05.24.16

REVISIONS:

SHEET:

03- ELEVATIONS

Sample - Urban Edge development - Elevations South & East

***Sample**



TOWN OF
LAKE PARK
MUZ

MIXED-USE ZONING OVERLAY DISTRICT
COMMUNITY DEVELOPMENT
TOWN OF LAKE PARK

DATE:
06.24.16

REVISIONS:

SHEET:

04-ELEVATIONS



Sample - Urban Edge development

TOWN OF
LAKE PARK
MUZ

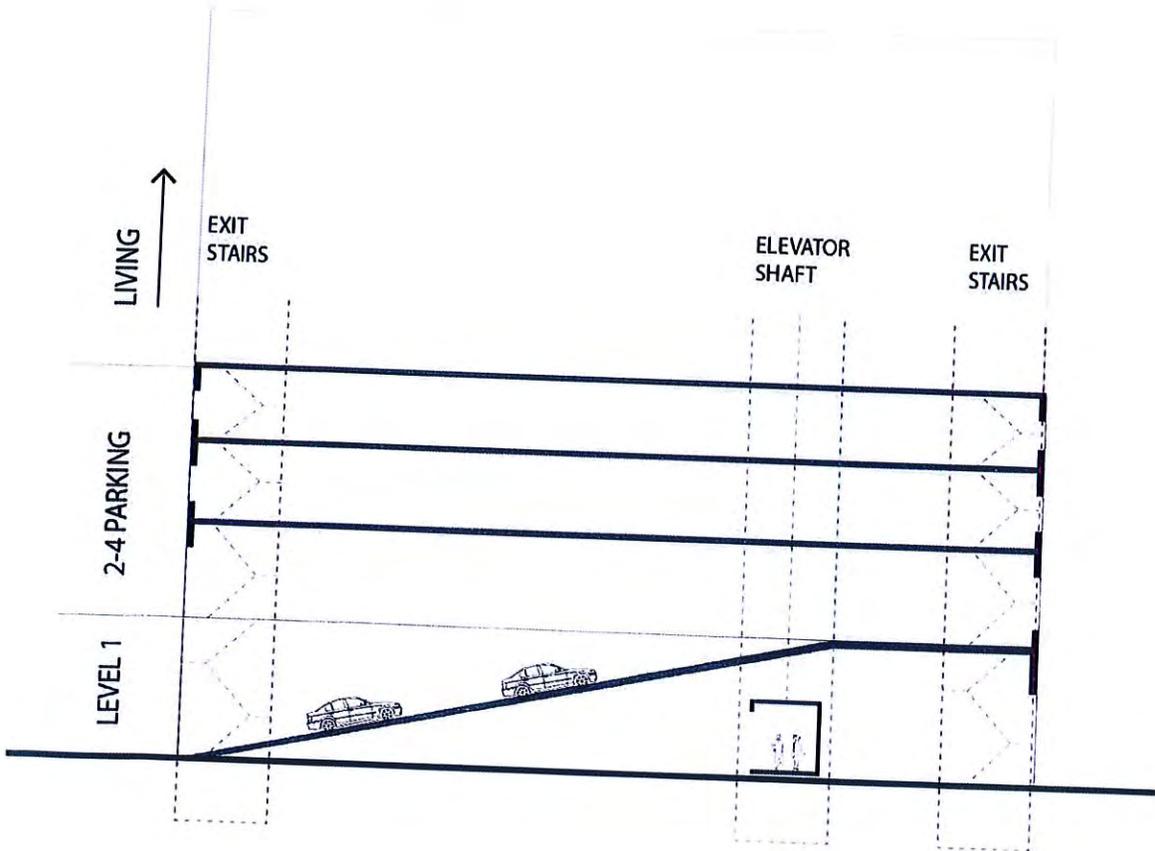
MIXED-USE ZONING OVERLAY DISTRICT
COMMUNITY DEVELOPMENT
TOWN OF LAKE PARK

DATE:
06.24.16

REVISIONS:

SHEET:

RAMP
SKETCH



COMPARISON OF MUNICIPAL OFF-STREET PARKING REGULATIONS

Use	LAKE PARK	AVENTURA	BOCA RATON	JUPITER	KEY WEST	PALM BEACH GARDENS	ROYAL PALM BEACH	WEST PALM BEACH	WILTON MANORS
Multi-Family Res	1 space / 1 bedroom unit; 1.5 spaces / 2 bedroom unit 1.75 spaces / 3 or more bedroom units + 1 guest space for every 3 overall dwelling units.	1.5 spaces for each efficiency unit or 1 bedroom unit. 2 spaces for each unit with 2 or more bedrooms or 1 bedroom unit with den or study.	1.75 spaces for a 1- bedroom unit 2.0 spaces for a 2-bedroom unit 2.0 spaces for a 2-bedroom unit with den or for a 3 or more bedroom unit	1.5 spaces for a 1 bedroom unit 2 spaces for 2 - 3 bedroom units + 1 for each bedroom over 3 bed + guest parking of 2 per 10 units for the first 50 units + 1.5 per 10 units for all units over 50 units	1 space per dwelling unit (historic dist.) 2 spaces per dwelling unit (all else)	1 space per bedroom + minimum of 3% of total required spaces for guest parking	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit 2.5 spaces per 3 bedroom unit or larger + an additional twenty (20) percent of the total number of required spaces for guests.	DOWNTOWN: Efficiency: 1 per unit 1 BR: 1.25 per unit ≥ 2 BR: 1.5 per unit (Applies to the Northwood Master Plan Area) CITYWIDE: Efficiency: 1.5 per unit 1 BR: 1.75 per unit ≥ 2 BR: 2 per unit, 1 per 10 units for guests	2.5 spaces per dwelling unit up to ten (10) dwelling units 2.7 spaces per dwelling unit for eleven (11) dwelling units or higher.
Hotels	1 per guestroom, plus 1 per employee, calculated at maximum shift of employment.	1 space for each sleeping room	1.2 spaces for each sleeping room + parking at the rate of 40% the requirements of this section for any accessory uses	1 per room + 1 per 5 rooms for employees + 1 per 85 SF of GFA for restaurant or meeting areas + 1 per 2 seats for lounge areas	1 space per lodging unit + 1 space for the owner or manager	1.1 spaces per room + 1 space for each 100 sf of meeting space + 1 space for each 100 sf of office space + required parking for additional use (lounges, retail, restaurant, etc.)	1 space per room or suite + 1 space per employee on maximum work shift + additional spaces as may be required for permitted uses such as restaurants and lounges.	1 per room 1 per 5 rooms for employees 1 per 100 of meeting space 1 per 4 Fixed seats. Other uses as required.	One and one-tenth (1.1) spaces per guest sleeping room.
General Retail	2 spaces per 1,000 GFA	1 space per 150 - 1,000 sf (range based on specific use)	1 space for each 175 sf of GFA	1 space per 250 GFA	1 space per 300 sf of GFA	1 space per 250 sf	1 space per 200 sf of GFA	DOWNTOWN 1 PER 300 CITYWIDE: 1 PER 250	1 space per 200 sf of floor area.
Personal Services	1 spaces per 1,000 GFA	1 space per 250 - 1,000 sf (range based on specific use)	?	1 per 250 SF of GFA	1 space per 300 sf of GFA	1 per 250 - 1,000 sf (depending on use)	1 space per 200 sf of GFA	DOWNTOWN: 1 per 275 CITYWIDE: 1 per 250	1 space per 200 sf of floor area.
Entertainment Use	1 spaces per 1,000 GFA	1 space per 150-300 sf or by number of seats (range based on specific use)	?	1 per 3 seats	1 space per 5 seats or 1 space per 150 sf within the main assembly area	1 space per # of seats or sq. ft. depending on use	?	1 per 100	(bar/lounge/nightclub) 1 space per 50 sf of floor area.
Business Office	1 spaces per 1,000 GFA	1 space per 300 sf GFA	1 space for each 200 sf up to 4,000 sf of GFA + 1 space for each 300 sf in excess of 4,000 sf	1 space per 250 GFA	1 space per 300 sf of GFA	1 space per 300 sf	One (1) space per three hundred (300) square feet of gross leasable area.	DOWNTOWN: A) 1 per 300 B) 1 per 400 CITYWIDE: A) 1 per 200 B) 1 per 350	1 space per 300 sf of floor area.
Food/Beverage Establishment	8 spaces per 1,000 sf patron area	1 space per 100 - 200 sf (range based on specific use)	1 space for each 35 sf of GFA (excluding food preparation areas, drink preparation areas, storage areas and other areas not directly utilized by the public in patronizing such establishments) + 1 space for each 2 linear feet of bar.	1 per 85 SF of GFA	1 space per 45 square feet of serving and/or consumption area	1 space per 150 sf including outdoor Seating + 1 space per 250 sf for employee parking	1 space per 75 sf of GFA + 1 space per employee on maximum work shift.	1 PER 100	1 space per 100 sf, including outdoor seating area.
Live-Work Configuration	Shall comply with residential requirements for dwelling units and commercial requirements for non-residential uses.	?	*SEE PDF FILE- LENGTHY	?	?	For mixed use projects approved by the city council with a specific percentage of individual uses, total off-street parking requirements shall be calculated based upon the requirements applicable to each individual use. For commercial shopping centers or other centers which may provide a variety of mixed uses, the parking requirements for a shopping center shall apply.	?	?	*SEE PDF FILE (LENGTHY)

**Sample Mixed-use Developments
in the Southeast Florida Region for
Lake Park Mixed-Use Overlay District**

08.12.16

Sample MU Developments

01



Name: Ten Arango Condo
Address: 10 Arango Ave.
 Coral Gables, FL 33134
Zone: 6400 - Commercial - Central
Land Use: 35- Multi Family, high density
 (over 25 du/gross acre)

Type: Mixed-Use

Lot Size: 58,500 SQFT (1.3 Acres)

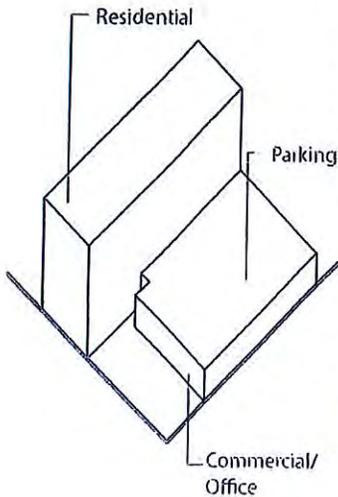
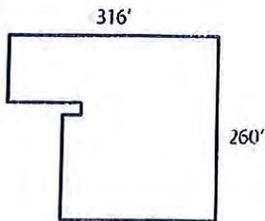
Total SF: 579,120 SQFT

F.A.R.: 9.0

Floors: 15 (5 Sty Base, 10 Sty Residential)

Units: 184

Parking: 615 spaces (parking garage)



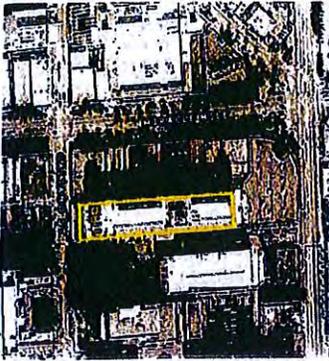
Source: Miami-Dade County, "Property Appraiser"

www.miamidade.gov/propertysearch/#/

Diener Properties, "10 Aragon Condo" www.dienerproperties.com/ten-aragon.htm



Scale: Lot size and Bulk/Mass



Name: The Palace at Coral Gables

Address: 1 Andalusia Ave.
Coral Gables, FL 33134

Zone: 6400 - Commercial - Central

Land Use: 35- Multi Family, high density
(over 25 du/gross acre)

Type: Mixed-Use

Lot Size: 46,322 SQFT (1.0 Acre)

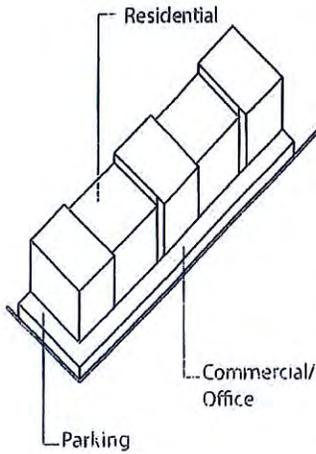
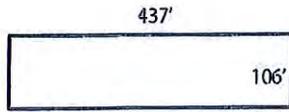
Total SF: 370,576 SQFT

F.A.R: 8.0

Floors: 9

Units: 252

Parking: 557 spaces (parking garage)



Source: Miami-Dade County, "Property Appraiser"
www.miamidade.gov/propertysearch/#/
<http://www.coralgables.com/modules/showdocument.aspx?documentid=5472>

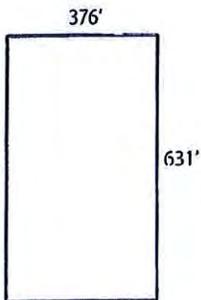


Scale: Lot size and Bulk/Mass

03

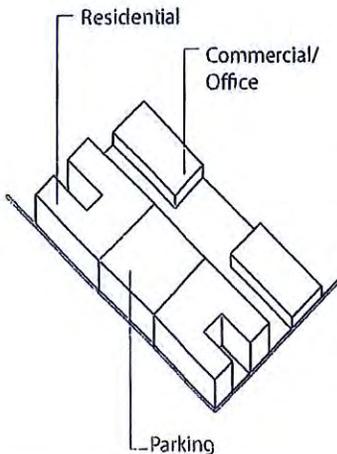


Name: The Manor at Flagler Village
Address: 501 N Federal Hwy
 Fort Lauderdale, FL 33301
Zone: Regional Activity Center - East Mixed-Use
Land Use: Multi-Family - 10 units or more
Type: Mixed-Use
Lot Size: 237,256 SQFT (5.4 Acres)



Total SF: 734,444 SQFT
F.A.R: 3.0
Floors: 7
Units: 382
Parking: +/- 573

Source: Broward County, "Property Appraiser"
http://199.27.243.15/bcpawebmap_ex/bcpawebmap.aspx
 The Related Group, "TMFV"

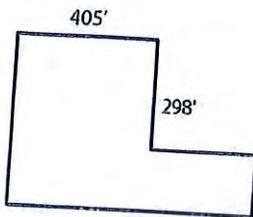


Scale: Lot size and Bulk/Mass

04



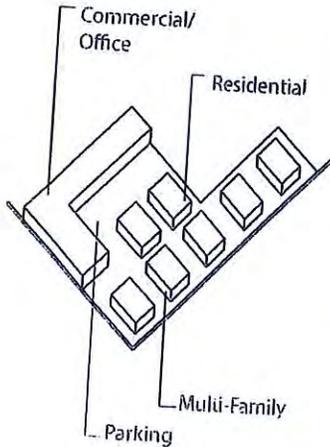
Name: Gables Wilton Park
Address: 513 NE 21 Ct
 Wilton Manors, FL 33305
Zone: A&E District - Arts and Entertainment
Land Use: Multi-Family
Type: Mixed-Use
Lot Size: 204,192 SQFT (4.6 Acres)



F.A.R.: 3.0
Floors: Varies (4 Sty Mixed-Use, 3 Sty Residential)
Units: 145
Parking: +/-218

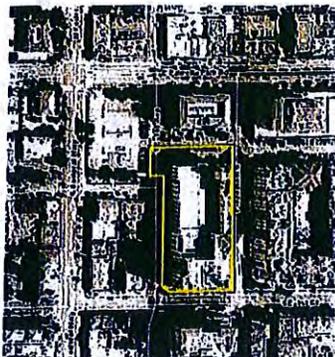
Source: Broward County, "Property Appraiser"

http://199.27.243.15/bcpawebmap_ex/bcpawebmap.aspx

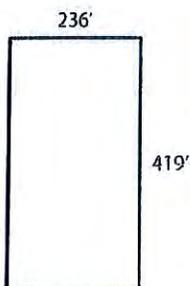


Scale: Lot size and Bulk/Mass

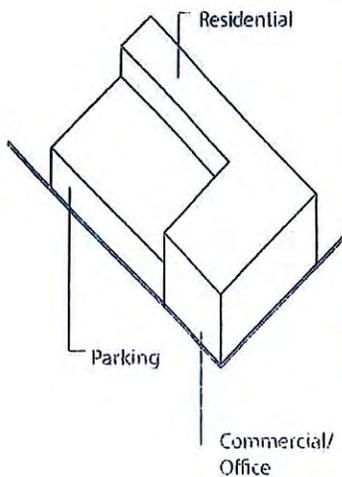
05



Name: The Mark at Cityscape
Address: 11 Plaza Real S
Boca Raton, FL 33432
Zone: -
Land Use: 1200 - Store/Office/Residential
Type: Mixed-Use
Lot Size: 98,884 SQFT (2.2 Acres)
Total SF: 266,810 SQFT
F.A.R: 2.6
Floors: 12
Units: 208
Parking: +/-312



Source: Palm Beach County, "Property Appraiser"
<http://www.pbcgov.com/papa/Asps/papagis/papagis.aspx>

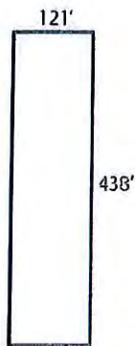


Scale: Lot size and Bulk/Mass

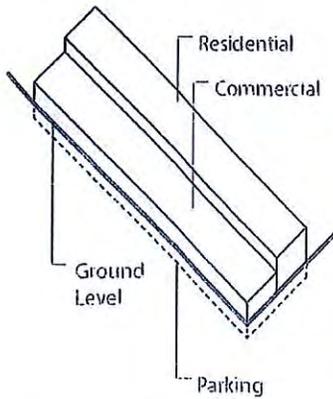
06



Name: 5th Avenue at Delray
Address: 151 NE 5th Ave
Delray Beach, FL 33432
Zone: -
Land Use: 1200 - Store/Office/Residential
Type: Mixed-Use
Lot Size: 52998 SQFT (1.2 Acres)
Total SF: 124608 SQFT
F.A.R.: 2.3
Floors: 5
Units: 53
Parking: +/-80

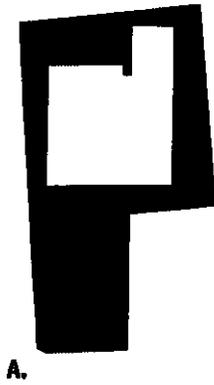


Source: Palm Beach County, "Property Appraiser"
<http://www.pbcgov.com/papa/Asps/papagis/papagis.aspx>

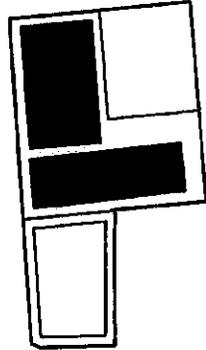


Scale: Lot size and Bulk/Mass

Applicability



A.

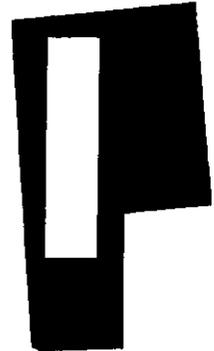


B.

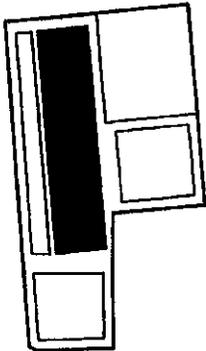
Name

01 - Ten Aragon Condo

A. On-site figure ground
B. Retrofit development configuration. Ability to expand + increase horizontally.



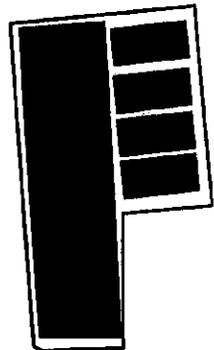
C.



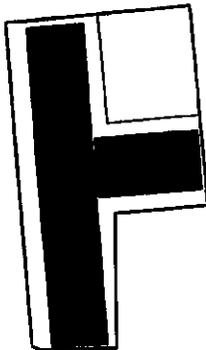
D.

02 - The Palace at Coral Glades

C. On-site figure ground
D. Retrofit development configuration. Ability to expand + increase in height.



E.



F.

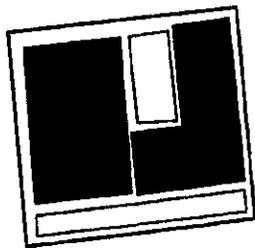
04 - Gables Wilton Park

E. Retrofit and shrink development configuration. 100% lot coverage.

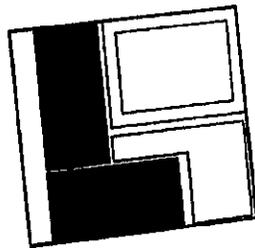
05 - The Mark at Cityscape

F. Retrofit development configuration. Ability to expand, vertically and horizontally.

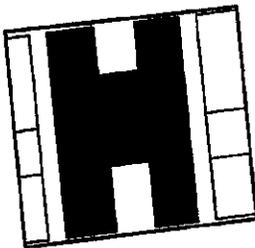
Urban Waterfront Block: Sample MU Development relationship to actual site.



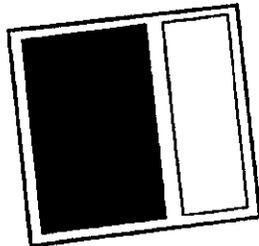
A.



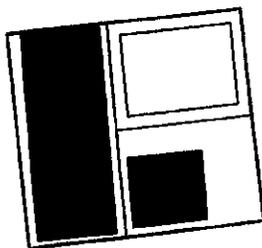
B.



C.



D.



E.

Name

01 - Ten Aragon Condo

A. Retrofit and shrink in height (10 sty. max). Ability to expand horizontally.

02 - The Palace at Coral Gables

B. Retrofit development configuration. Ability to expand horizontally + vertically.

03 - The Manor at Flagler Village

C. Retrofit and shrink development configuration to 50%. Ability to increase height 10 sty. max.

04 - Gables Wilton Park

D. Retrofit and shrink development configuration to 25%.

05 - 5th Avenue at Delray

E. Retrofit development configuration. Ability to expand, vertically and horizontally.

****Note:** Typical Urban Edge sub-division block utilized to conduct analysis.

Urban Edge Typical Block: Sample MU Development relationship to actual site.

LOCAL PLANNING
AGENCY MINUTES

(July 11, 2016 and August 22, 2016)



**TOWN OF LAKE PARK
SPECIAL CALL LOCAL PLANNING AGENCY
MEETING MINUTES
JULY 11, 2016**

C O P Y

CALL TO ORDER

The Special Call Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:07 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Anthony Bontrager	Excused
Lanae Barnes	Present

Also in attendance were Town Attorney Thomas J. Baird; Nadia DiTommaso, Community Development Director, Town Planner Scott Schultz and Recording Secretary Kimberly Rowley.

Chair Thomas welcomed Lanae Barnes as a new Member of the LPA/Planning & Zoning Board.

APPROVAL OF AGENDA

Chair Thomas requested a motion for the approval of the Agenda as submitted. Vice-Chair Schneider made the motion for approval, and it was seconded by Board Member Barnes. The vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Lanae Barnes	X	

The Motion carried 3-0, and the Agenda was approved as amended.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the May 4, 2015, Local Planning Agency Minutes as submitted. Vice-Chair Schneider made a motion for approval, and the motion was seconded by Board Member Barnes. The vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Lanae Barnes	X	

The Motion carried 3-0, and the Minutes of the May 4, 2015, Local Planning Agency Meeting were approved.

PUBLIC COMMENTS

Chair Thomas clarified for the record that the Planning & Zoning Board sits as the Local Planning Agency (LPA) which is governed by Florida States Statutes and deals with issues of future land use of parcels located within the municipality.

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

**A) COMPREHENSIVE PLAN CAPACITY ANALYSIS AND FUTURE LAND USE
ELEMENT POLICY MODIFICATIONS FOR THE
COMMERCIAL/RESIDENTIAL LAND USE DESIGNATION**

STAFF PRESENTATION

Nadia DiTommaso addressed the Local Planning Agency (LPA) and introduced the group who have been working together on this project: Scott Schultz, Town Planner; Alex David of Alex David & Associates; Camilo Lopez, Graphic Designer (not present) and Jerry Bell (not present).

Ms. DiTommaso stated the LPA will focus on the Comprehensive Plan Capacity Analysis which requires modifications and also a few Comprehensive Plan policies of the Future Land Use Element which require modification.

Alex David of Alex David and Associates addressed the LPA and stated that several years ago the Town up-dated the Comprehensive Plan and had a vision for this area. He stated there are only two (2) Policies within the Future Land Use Element which need to be revised to get the Town where they want to be. The Policies, which have been discussed in previous Mixed-Use Workshops are:

- Policy 9.6
- Policy 3.4.3.1
 - Residential and Commercial
 - Mixed-use Zoning Districts and Overlays

Mr. David explained the revisions which apply to both Policies for the mixed-use redevelopment initiative would allow for a maximum of 40 units per acre and a maximum FAR (Floor Area Ratio) of 2.5 in the Urban Neighborhood Edge Sub-District; a maximum of 60 units per acre and a maximum FAR of 4.0 in the Urban Edge Sub-District, and a maximum of 80 units per acre and a maximum FAR of 6.0 in the Urban Waterfront Block Sub-District.

Ms. DiTommaso stated that during the several previously held Public Workshops in which the Town received feedback/suggestions from the public, the corridor was identified as consisting of all parcels on Federal Highway extending from Silver Beach Road on the south, to Palmetto Drive on the north end, and all parcels on the east side of Federal Highway extending to Lake Shore Drive and one parcel deep on the west side of Federal Highway. She explained that the Town Future Land Use Map identified only one parcel as being within the commercial/residential land use designation on the west side of Federal Highway, however, when coordinating the next step of the project with the State it was discovered that in 2009 the Town adopted a commercial/residential land use designation which extends back to 2nd Street. Ms. DiTommaso stated that with this late discovery, there is an advantage and a disadvantage. The advantage is there is now more land area to work with, and the disadvantage or set-back is that the initiative has now been divided into two (2) Phases which is a good thing, but for the fact that Phase 2 will need more time to be completed. Staff is going to be focusing solely on Phase 1 of the initiative which includes only the east side of the corridor. Ms. DiTommaso stated Staff has incorporated the Urban Neighborhood Edge proposal for the purposes of the Comprehensive Plan Amendments to keep the same limits as discussed throughout the Workshops, however there may be a need for further Comprehensive Plan Amendments once we move through Phase 2 of the initiative for the west side of the Corridor, which Staff would like to further workshop with the public so as to create additional development options given the unique land use configuration west of the corridor. Ms. DiTommaso stated that another important component of the Comprehensive Plan Amendment is the Capacity Analysis, which Alex David will review.

Mr. David stated in order meet State requirements, they needed to determine if the infrastructure currently in place is able to handle the new development and the intensifying/densifying of the area. The components reviewed were: Transportation, Potable Water, Sanitary Sewer, Solid Waste, Parks & Recreation and Schools. Mr. David stated that each component has associated standards, and each of the components were found to be satisfactory, with the exception of Parks & Recreation if the area were to be built to the maximum potential, which is highly unlikely. He stated the deficiency would be approximately two (2) acres if the population were to be maximized in this area, and would require either the Town to purchase land or receive donations from developers.

Ms. DiTommaso stated those are the two (2) pieces that are integral to the Comprehensive Plan Amendments for the purposes of the LPA review. She stated that Staff has developed Land Development Regulations which are in line with the proposals and they will be presented this evening. There is a recommendation required from the LPA on the Comprehensive Plan Amendments, with an identification that the Land Development Regulations are consistent with the proposed Comprehensive Plan Amendments. Chair Thomas suggested that Ms. DiTommaso

move forward with the Land Development Regulations in order for the public to understand how this will affect the future land use.

Ms. DiTommaso gave a Power Point presentation (an attachment to these Minutes) and reviewed the Federal Highway Corridor boundaries, existing conditions and build-out visuals, the Future Land Use Map, the Zoning Map and the underlying zoning district designations. Ms. DiTommaso stated that the intent is to create an additional development option within the Corridor. She stated Staff wants the future of Lake Park to be a sustainable one, and the creation of this waterfront development option along the Corridor will be a benefit to the Town. Ms. DiTommaso stated that the many comments/suggestions which were received from the public during the previous Public Workshops were incorporated into the Land Development Regulations (LDR) and many of the provisions are a result of the participation of the Town Commission, the Planning & Zoning Board and the public.

Ms. DiTommaso discussed Land Development Regulations and reviewed the Density and Building Heights for the Urban Neighborhood Edge (maximum 6 stories – for the time being until it is further workshopped in Phase 2), the Urban Edge (maximum 10 stories) and the Urban Waterfront Block (maximum 15 stories).

Ms. DiTommaso explained that the LDR's as submitted, provide for the typical categories that would be found in an overlay district:

Purpose and Background: The purpose and intent of the MUZ mixed-use zoning overlay district is to establish a corridor which creates a live, work and play environment which utilizes mixed-use development concepts and which permits a combination of usually separate uses within a unified development district area. Ms. DiTommaso stated this provides for several incentives which will be touched on when parking and landscaping are discussed.

Conflicts: Where conflicts exist between the mixed-use zoning overlay district special regulations in this section and other applicable sections of the Town Code, the special mixed-use regulations shall apply.

General Requirements and Special Regulations: Location restrictions within the boundaries of the corridor; roadway access requirements; unity of title and unity of control documents; building height restrictions and density. Outlines the location of the mixed-use development and identifies the three (3) sub-districts, as well as the configuration of the site, building heights and unity of title documents which will be very important.

Site Plan Review: In adherence to Chapter 78 of the Town Code, all mixed-use proposals will be considered development proposals and subject to the site plan approval process requiring Planning & Zoning Board review and Town Commission approval.

Urban Design Principles: Ms. DiTommaso stated that urban design principles and urban design are very important and explained that this development option has been structured to provide a significant amount of flexibility, but there are certain urban design principles and urban design

objectives that need to be adhered to: That mixed use promotes economic and social well-being; that streets serve the needs of the pedestrian and the automobile; that proposed squares and plazas provide collective identity and a place for social activity and recreation; that public buildings, facilities, and spaces are symbols of the community and convey identity and pride through their architectural clarity and civic functions; that carefully placed buildings delineate and define public spaces and lots and blocks; that streets are designed and act as amenities to the development and as quality public space.

Urban Design Objectives: Ms. DiTommaso explained that urban design objectives identify that developments must bring many of the activities of daily living, including dwelling, shopping and other activities, within walking distance; to reduce the number and length of automobile trips to relieve traffic congestion; to provide internal vehicular circulation to relieve traffic impact on arterial roads; to provide defined public spaces and streets that allow the citizens of the Town to observe and watch over the collective security; to provide sites for civic buildings; to provide flexibility for the development strategies that evolve over time.

Permitted Uses: Ms. DiTommaso stated the permitted uses in the MUZ overlay district are outlined in the underlying zoning district designations, per the Town Zoning Map. She stated that Staff understands that some of the current uses in the Code are antiquated and Staff is currently working through a Code overhaul process that includes modernizing our underlying zoning district uses however, the uses are still usable and will not prevent viable development since there is always an opportunity to link similar uses. The overlay identifies some common uses in mixed-use type developments and provides for additional provisions that are in line with the uses, as well to provide for prohibitions of certain uses that are discouraged and prohibited. One of these uses is identified as *Child Care Facilities and Schools*: Schools shall not be permitted within mixed-use development proposals unless these uses are amenity driven and strictly provide a child care service to the residents living within the proposed mixed-use development. It also identifies certain uses such as *Entertainment Use* and *Food/Beverage Establishments*, with a caveat that because the underlying Code applies whereby the sale of alcohol near certain uses is currently prohibited, this would need to be amended as a Code modification to allow for the sale of alcohol for these types of establishments along the Federal Highway Corridor.

Property Development Standards: Ms. DiTommaso stated that additional property development standards are identified in the pockets and are moving forward to the Town Commission in the form of an Ordinance. One item highlighted are parking requirements: there has been a significant amount of flexibility built into the overlay Code to allow for flexibility in the parking spaces required and flexibility in the shared parking and the off-street parking provisions. Particularly listed are calculations for multi-family residential dwelling units, which the underlying Code requires a higher number of parking spaces, for example: *Multi-Family Residential Dwelling Units*: 1 space / 1 bedroom unit ; 1.5 spaces / 2 bedroom unit / 1.75 spaces / 3 or more bedroom units ; plus 1 guest space for every 3 overall dwelling units. Additionally, the *General Retail/Personal Services and Entertainment Uses* are at 2 spaces per 1,000 square feet of gross floor area; *Business Offices*: 1 space per 500 square feet of gross floor area; *Food/Beverage Establishments*: 8 spaces per 1,000 square feet of patron area. *Live-work configurations*: Shall comply with residential requirements for dwelling units and commercial requirements for non-residential uses.

Ms. DiTommaso stated that Mixed-use developments in all Sub-districts may provide the required parking off-site, where the off-site parking is within seven-hundred fifty (750) feet of the development.

Drainage of Streets and Rights-of-Way: Identifies raised curb and gutter drainage systems shall be the preferred method utilized within the MUZ overlay district. Alternate drainage systems shall be approved at the discretion of the Town and FDOT during the site plan review process for a proposed mixed-use development. South Florida Water Management District standards

Landscaping Requirements: Landscaping also provides for flexibility in the overlay area, particularly in the reduction in the landscape buffer requirement: Five (5)-foot landscape buffer widths are required along Federal Highway and along the side streets. The widths can be achieved using diamond cutout features whereby the centerline of the diamond is at least 5 feet wide and trees shall be spaced no more than 20 feet apart. Landscape buffers along Lake Shore Drive and interior lot lines adjacent to residential parcels shall be a minimum of 10-feet wide and incorporate a combination of trees (maximum spacing of trees shall be 20 feet for Lake Shore Drive and 40 feet for interior lot lines), hedges (minimum 4 feet in height planted 2-feet on center). Additional plantings that add color and distinction are encouraged within all landscape buffers.

Scott Schultz, Town Planner, stated that the Town has reached out to various utility companies, such as Seacoast Utilities, Florida Power & Light, AT&T and Comcast Utilities, to get an understanding of the easements and the infrastructure along Federal Highway and Lake Shore Drive. Their load capacities currently are slated for lower intensity commercial and residential. Should the development become high density and high rise development, for example in the Urban Waterfront Block adjacent to the Marina, then the possibility of rerouting the infrastructure would exist. Mr. Schultz further explained that Seacoast and FPL is based on load capacity and may require improvements or increased capacities depending on future development. The Landscaping Code will require increased flexibility for utilities and will be looked at again moving forward.

Open Spaces and Recreation Areas: Ms. DiTommaso stated that flexibility has also been incorporated here in that open spaces are not necessarily green spaces but are classified as designated, or private open spaces and shall be subject to the following requirements: The street area on the side adjoining the designated open space and consisting of the curb, street tree landscape strip and sidewalk/walkway shall count towards the square footage of the open space. She stated that private open spaces shall be subject to the following requirements: Private open spaces shall be provided in the form of colonnades, courtyards, terraces, lawns, communal gardens, and landscaped roof terraces, etc. Mixed-use developments shall reserve a minimum of ten (10) percent of the site for common, private open space and private open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, ground cover, flowers, and so on.

Lighting: Identifies that street lighting shall be provided in the mixed-use development area and shall include: Street lighting which shall be provided in these areas: commercial and live-work unit driveways and parking areas, sidewalks and pedestrian passages, commercial establishment entryways, recreation areas, and multi-family residential common areas and entryways. Outdoor lighting of these areas shall comply with the Town Code requirements for lighting. All light fixtures shall be of a pedestrian scale, with a maximum height of eighteen (18) feet and a maximum

spacing between fixtures of sixty (60) feet or such other spacing as may be required for identified uses. Design enhanced light sources are preferred.

Walls/Fences: Shall be regulated pursuant to the Town Code regulations for business/commercial districts. Chain link fencing is prohibited in all mixed-use developments. Walls and fences are also prohibited within 10 feet of any street front property line, unless the wall is being used to satisfy the buffering/separation requirement between mixed-use lots and residential lots as defined in the Town Code. All walls and fences shall be consistent and harmonious with the architectural character of the mixed-use development.

Signage: A master signage plan will be required for all mixed-use development proposals. Signage shall be regulated pursuant to the Town Code. While wall signage is permitted, freestanding signage is discouraged, but for directional and instructional-related signage. Window signage must contain a uniform appearance.

Setbacks/Build-to Requirements: The MUZ overlay provides flexibility in setbacks with the Federal Highway side being dictated by the 5-foot landscape buffer as discussed, with an additional 10 feet for walkways and/or outdoor dining areas or other outdoor spaces, which promotes the urban design principles which provide for a usable space that caters to the pedestrian as a user of the development. A street side activity component is required and shall be integrated and compatible with those uses integrated into the mixed-use development.

Architectural Guidelines. Ms. DiTommaso reviewed the provisions of the Architectural Guidelines and stated that visuals would also be provided later. Architectural guidelines, as set forth in Chapter 78 of the Town Code shall be used as the basis for the overall design theme or style proposed for a Mixed-Use development and shall also be applicable to all residential components. Ms. DiTommaso reviewed as follows:

Storefronts shall be provided on the first floor of mixed-use buildings and shall be directly accessible from a street frontage or a designated open space as follows: For properties with two or more frontages, storefronts shall be located on a minimum of two frontages, with priority given to frontages on a designated open space and the primary street. Storefronts shall have a transparent clear glazed area of not less than seventy (70) percent of the façade area.

Colonnades are encouraged and shall have a minimum unobstructed clear height of twelve (12) feet and a minimum clear width of ten (10) feet.

A minimum of thirty (30) percent of all building street walls shall be fenestrated with windows. Mirror type glass is prohibited.

The height of an accessory building shall not exceed the height of a principal building.

Weather protection features shall be required along provided storefronts.

Awnings, balconies, stoops, stairs, open porches, and bay windows shall be permitted to extend into the minimum required setbacks, to a maximum of 5 feet, except when abutting private property. Roof eaves, chimneys, signs, and ramps may encroach into all setbacks. Porticoes, canopies, and colonnades shall be guttered, and drainage shall be deposited onsite.

The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.

Building facades shall not run for more than 100 feet without providing a break in the façade by integrating an open walkway or similar type design feature.

Stories shall be scaled back at the 3rd story and every 4 stories thereafter so as to integrate recessed interest to the structure and provide urban comfort. Federal Highway and Lake Shore Drive recesses shall be greater than recesses provided along side streets, however, all recesses shall provide architectural interest and may be achieved using various architectural techniques. This is being done in an effort to break the massing of the proposed building and can be loosened if the Board desires to allow full flexibility where the recesses are located.

Building Placement Standards. The MUZ leaves flexibility for design creativity to meet the intent of the overall Town vision for mixed-use development. These guidelines are intended to provide criteria for design, while allowing flexibility to architects, landscape architects, developers and builders in the implementation of developments within the order to achieve diversity and individually distinctive developments - while always keeping in mind the urban design principles and objectives to create useable aesthetically pleasing spaces and structures.

Ms. DiTommaso and Mr. Schultz showed visuals (attached and made a part of these Minutes within the Power Point Presentation) which were created by the urban designer and explained the various components incorporated in the visuals. She stated the purpose of the visuals is to bring the guidelines full-circle and identify how they can be incorporated within an example block development for the Urban Waterfront Block and the Urban Edge areas.

Alex David addressed the topic of *Transfer of Development Rights* and explained it is the ability of taking any unused floor area, density or height, certain percentages of what you would be allowed to build on your property and transferring it to another site. The site where it is coming from is the sender site, and the development site with any increases in intensity and density would be the receiver site. Basically, this is economic and does not deal with the land itself, but deals with the allowable development on the site. Mr. David stated the reason this topic is being discussed is because of three sites located in the Town that have come up during the Workshops: 700 Federal Highway, 600 Federal Highway and 624 Federal Highway. He stated that 600 Federal Highway is designated as Historic, and 700 Federal Highway and 624 Federal Highway have been deemed as historically significant. Mr. David explained that these three (3) sites, in an effort to preserve them, would be able to take the development rights from their site and sell them to a developer to increase height, density and intensity at another site within the mixed-use overlay. Mr. David stated that the transferring of development rights is not a Town involved business, as it is between property owners, however, the Town would manage the application process and the transfer of development rights would be memorialized by the Town. Mr. David noted a correction

that needs to be made on Page 23 (2 a, b & c) – wherein the allowable height for transfer on the three (3) parcels should read 5 stories, rather than 6 stories, and therefore, the height would come down on the three (3) parcels from 65' to 55'. Ms. DiTommaso noted that due to the corrections mentioned by Mr. David, the Building Heights section in the General Requirements and Special Regulations of the LDR's (page 4), will need to be amended since the maximum transfer is 5 stories, the language which identifies the maximum transfer by sub-district, will need to be revised to 5 stories in the Urban Waterfront Block and 3 stories in Urban Edge, with the Urban Neighborhood Edge to be determined in Phase 2, unless further modified this evening.

Regarding economic impacts, Ms. DiTommaso reviewed the Projected Analysis and stated some of the reasons a mixed-use development option is important for this Corridor is to bring back the idea of diversifying the Town's tax base. From an economic standpoint, a single development alone will significantly increase the number of construction jobs and permanent jobs; will create an increase in sales tax revenue; and create an increase in assessed value for the Town. Additionally, there will be an increase in services for the residents in the area to create a live/work/play environment. Ms. DiTommaso mentioned there is an *Economic Impact Analysis* available which was put together some months ago by Staff and also including in the Board's packets.

Scott Schultz, Town Planner, reminded the LPA that the Town is moving forward with the *Complete Streets Initiative* and will be workshopping on the topic. The Town is hoping to align with Palm Beach County and the Metropolitan Planning Organization (MPO), both of whom are putting together their own county-wide policies. The Town will run a separate process in hopes of creating a Town-wide policy which is in line with the concurrent efforts by the County and the MPO. Board Member Schneider asked the County's timeframe for completion of the Complete Streets Initiative. Mr. Schultz stated he does not know the County's timeframe, however the MPO has finalized their policy.

Ms. DiTommaso addressed the question of where do we take the Comprehensive Plan Amendments and the Land Development Regulations from here. She stated if Staff receives a favorable recommendation from the LPA and the P&Z Board this evening, the next important step to move the process along is to bring this to the Town Commission and hopefully get a favorable recommendation by the Commission for the Comprehensive Plan Amendments. At that point, Staff would submit the Comprehensive Plan Amendments to the State for review, which is a process that can take anywhere from 30-60 days. Upon completion of the State's review, everything would be taken back to the Town Commission to adopt both the Comprehensive Plan Amendments and the Land Development Regulations into the Town's Zoning Code. The Comprehensive Plan piece is important because it needs to move forward before any additional pieces can be put in place.

PUBLIC COMMENTS

Thomas McCracken – Has concerns about the change in the definition of the waterfront block. Mr. McCracken stated that the Planning & Zoning Board and the Town are outside of their jurisdiction to the re-zone the property located at the southeast corner of Silver Beach Road and U.S. 1, as the property was purchased with County funds to be a park and was not intended for

development. Mr. McCracken proposed that the waterfront block should be redefined as the block west of U.S. 1 to include the Marina District and one block west to 2nd Street. He stated that a structure on the east side of U.S. 1 would block the waterfront view and cut off access to the Marina. Mr. McCracken stated there will also be a problem with the restriction of alcohol at this location per current zoning.

Rick Sartory – Mr. Sartory addressed the LPA on behalf of the Palm Beach North Chamber of Commerce, which is formerly known as the Northern Palm Beach County Chamber of Commerce – their footprint goes from Mangonia Park to the County Line at the Village of Tequesta. Mr. Sartory stated that the plan was reviewed by the Chamber's Government Affairs Committee and the Chamber encourages the continued development of the Plan. The Chamber feels that the development of Mixed-Use along U.S. One is critical for the economic success of the Town and is in line with the continued development of the U.S. 1 thread in Northern Palm Beach County. The Chamber believes the Town is on the right path and encourages the Town to continue dialogue for a final plan which will eventually go before the Chamber of Commerce for a formal endorsement. This plan is critical to the economic benefits, job growth, tax revenue, etc., as Ms. DiTommaso described earlier.

Gary Hines – Mr. Hines stated that he is a Palm Beach County native and a 27-year economic development professional in the Palm Beach County area. Mr. Hines applauds the forward-thinking efforts and is in support of the mixed-use initiative and encourages the Town to develop U.S. 1, particularly with the hopeful integration of Class A office space.

Tim Stevens – Mr. Stevens stated that he is a former Town Commissioner, the former Chair of the Planning & Zoning Board and a Lake Park property owner. He stated he is a strong supporter of economic development along the U.S. 1 Corridor, but feels that the LPA/P&Z Board and Town Commission need more information before they will be able to make an informed decision about the agenda items. He also explained that he has been out of the loop with this initiative for the past few years and actually just focused-in on the initiative at this stage. Due to the time limit, he will address only five (5) knowns/unknowns: 1) The need for additional workshops and feedback involving the impact on the single-family home property owners between U.S. 1 and 2nd Street. He feels the Town should fully include these properties in the LDR Amendments from the beginning, rather than in Phase 2. The Comp Plan is not truly comprehensive if we are arbitrarily segregating the west properties of the Urban Neighborhood Edge and postponing Phase 2 to an unknown date. 2) There is no date on when Phase 1 will be completed or what it will look like. Moving forward with the development on the east side (Phase 1) is unfair to the residents on the west side because they are left in limbo while Phase 1 goes forward. He feels that heights and units-per-acre should be staggered from west to east. 3) There is no information or date given for Staff completion of the Town Code Overhaul Up-Date Project on uses and no information is given for when specific developmental regulations for mixed-use will be adopted. Mr. Stevens questioned how Staff can expect the LPA/P&Z Board to determine whether proposed LDR's are consistent with the Comprehensive Plan when the terms within the proposed language are not yet defined? 4) There are no proposed language changes to the Comprehensive Plan Policies 9.2, 9.3, and 9.4 - only 9.6 is being amended despite the interrelated use of these Policies which all fall under Objective 9 and should be included in the change to the Comprehensive Plan. 5) It is unknown if the *Economic Impact Analysis* includes the single-family properties within the Urban

Neighborhood Edge. Mr. Stevens stated that he applauds the efforts of Staff and the Town Commission but believes that additional information is needed and the inclusion of residents west of U.S. 1 in order to maximize the potential of the waterfront – which is one of Lake Park's greatest assets. Mr. Stevens suggested that these items be tabled until the August 1st Planning & Zoning Board Meeting in order to get additional information and answers to the unknowns.

Dodi Glas – Gentile, Glas, Calloway & O'Mahony. Ms. Glas stated that she has been monitoring the previous Mixed-Use Workshops and has spoken with Staff, and while the Board is sitting as the LPA she has a comment for consideration regarding a specific Comprehensive Plan Text Amendment that is being considered - specifically the language for the 80/20 maximum/minimum of residential use. Ms. Glas asked the LPA to consider not placing this restriction in the Comprehensive Plan for specific parcels that talk about maintaining the mix within the overlay area in its entirety, especially small parcels. On the Code side, Ms. Glas suggested design standards in the LDR's for a waiver provision within the overlay for smaller lots. Ms. Glas also suggested that Staff look at flexibility for staggered setbacks for high rise buildings for both individual character the creation of a certain aesthetic.

Trudi Brown Clark – Lake Park resident. Ms. Clark asked regarding the LDR's – will existing properties be grandfathered-in or will they be required to conform to the new regulations within the MUZ. Ms. Clark expressed a concern for the provision of parking for 80 units per 1 acre. She asked if income diversity is being considered in the mixed-use development and expressed that utilities should be placed underground. Ms. Clark requested a copy of the presentation.

Cynthia Grey - Lake Park resident. Ms. Grey stated before anything is developed, she would like to see a Vision Statement incorporated for what the Town of Lake Park wants to be. She stated that there are mixed-use commercial buildings on Park Avenue which have been unoccupied for years and asked what is the justification or guarantee for constructing more mixed-use and commercial buildings if Lake Park is unable to attract businesses and people to these structures due to the perception of Lake Park.

BOARD DISCUSSION

Board Member Barnes thanked the public for a lot of great comments and stated the comments will be taken into consideration. She thinks the initiative is great and needed for Lake Park and would simply like Staff to look into the parking to ensure developments will have sufficient parking. She is in favor of a mix of uses which will essentially be dictated by market trends so as to avoid vacancies.

Vice-Chair Schneider stated that he has a lot of very technical questions and he has had only had a few days to digest all of this information. He stated that he will ask all of his questions, but his intention is most likely to request a continuation of these items in order to have the questions addressed by Staff and to continue to absorb and fully understand all of the provisions. Vice-Chair Schneider had the following suggestions/comments regarding the Comp Plan:

- Comprehensive Plan Policy 9.6.: Questioned why the (non) mixed-use redevelopment project having a maximum 20 units per acre has been stricken out. Ms. DiTommaso responded that it should not have been stricken.
- Comprehensive Plan Policy 9.6.: Questioned why "parking in front of businesses is discouraged". Suggested that it be "off-street parking is discouraged" because we may want on-street parking on the side streets.
- Would like to consider Dodi Glas' recommendation about the 80/20 min./max., as it was a good comment and it might be looked at district-wide.

Chair Thomas stated she had comments relating to the Comprehensive Plan. She asked if the Town has received any comments from IPARC, especially regarding density. Ms. DiTommaso responded that she has not received any feedback from any of the recipients of the IPARC notice, particularly the neighboring communities. Chair Thomas asked if a developer is guaranteed to be able to build to 80 units per acre, or is it contingent upon the developer meeting site plan standards. Ms. DiTommaso responded the developer would have the ability to get to 80 dwelling units per acre only if they can meet the site plan standards. They would not have the ability to circumvent any of the Land Development Regulations unless a waiver process allows them to do so.

Chair Thomas asked if we are currently at or above our LOS for Parks since we are only missing 2.25 acres for parks at build-out. Mr. David responded the current LOS for parks is 21.5 acres per 1,000 permanent residents and at maxed out levels it would be 34 acres per 1,000 permanent residents. Existing park acreage is 31.9, so there would be a deficit of 2.1 acres at build out maximums. Chair Thomas questioned how the deficit might be addressed and Mr. David responded that developers could donate.

Chair Thomas asked about the potential for development based on our currently approved Comprehensive Plan, at build out we would only be adding 380 units. Ms. DiTommaso stated that the existing potential increase without any changes is an additional 380 units. With the proposed mixed-use changes and potential maximum build out, it could generate an additional 2,318 units at maximum build-out, according to the Consultant's analysis.

Vice-Chair Schneider pointed out a possible mismatch between the increased population of 5,000 people, based on the number of units, to the number of students, which is 343. He asked that these numbers be looked at more closely.

Vice-Chair Schneider asked if the Capacity Analysis takes into account peak hour traffic analysis or daily? Mr. David responded the numbers should be based on the peak. He asked if the LOS was looked at on Park Avenue, Silver Beach Road and Northlake Boulevard or just on U.S. 1. Ms. DiTommaso stated that Staff will have the Consultant research this however, it is likely only Silver Beach for which data is available from the County.

Chair Thomas questioned the Urban Waterfront Block at the southeast corner of Silver Beach Road and U.S. 1. If the property is designated through an Interlocal Agreement with Palm Beach County for Marina/waterfront usage and the Town has proposed high density on the parcel, are TDR's provided for the parcel. She also questioned if the use is to be ground level boat parking, what happens to the air rights that could occur on that property. Ms. DiTommaso stated that per the

LAKE PARK WATERFRONT REVIVAL

"Cherishing the old, bringing in the new"

**Local Planning Agency
Planning & Zoning Board
Monday, July 11, 2016**

*Nadia Di Tommaso, Community Development Director
Scott Schultz, Town Planner
Alex David, Jerry Bell and Camilo Lopez, Alex David & Associates*



Interlocal Agreement with PBC, the Town would be required to keep 27 boat trailer spaces and 18 vehicular parking spaces. Additionally, this parcel in particular would carry a specific process since it is publicly owned.

Vice-Chair Schneider asked if there is anything in the Interlocal Agreement (for the publicly owned lot) requiring that the parcel has to be a park, or that the requirement is to just provide for boat-trailer parking availability. Ms. DiTommaso stated the Interlocal requires boat-trailer and vehicular parking spaces only. Additionally, Staff has had conversations with the County regarding an 'air rights development' option and the County indicated that as long as the Town retains the number of boat trailer parking spaces and vehicular parking spaces, they are satisfied, but that this would of course also need to be vetted through the Palm Beach County Board of County Commissioners.

The Town Attorney commented that the purchase of the property came through the County's bond money to preserve public access to the waterfront, so therefore, the County would need to be assured that any development of the site continues in the spirit of the County's expenditure money and the public's approval of the Referendum for the acquisition of the property. In the past, the discussions with the County have always been as long as public access to the waterfront is satisfied, there is potential for the development of the site.

There being no other questions from the LPA, Chair Thomas asked for a motion to move forward with the amended Capacity Analysis and Policy Amendments of the Future Land Use Element of the Comprehensive Plan. Vice-Chair Schneider moved to continue the item to the next LPA Meeting of August 1, 2016. The motion was seconded by Board Member Barnes and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Anthony Bontrager	X	
Lanae Barnes	X	

The vote was 3-0 in favor of continuing the item to the next Local Planning Agency Meeting of August 1, 2016.

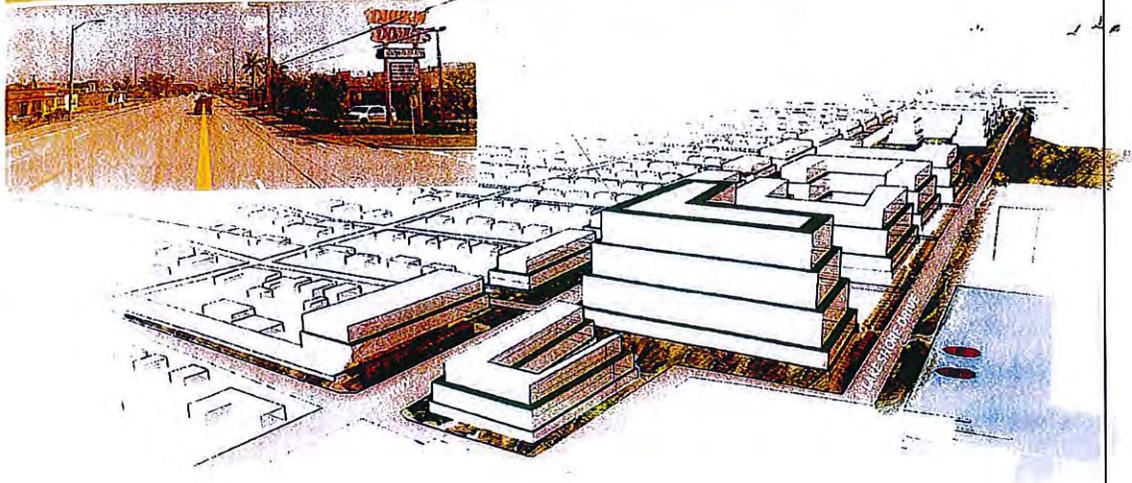
There being no further business before the Local Planning Agency, the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,
Kimberly Rowley
Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

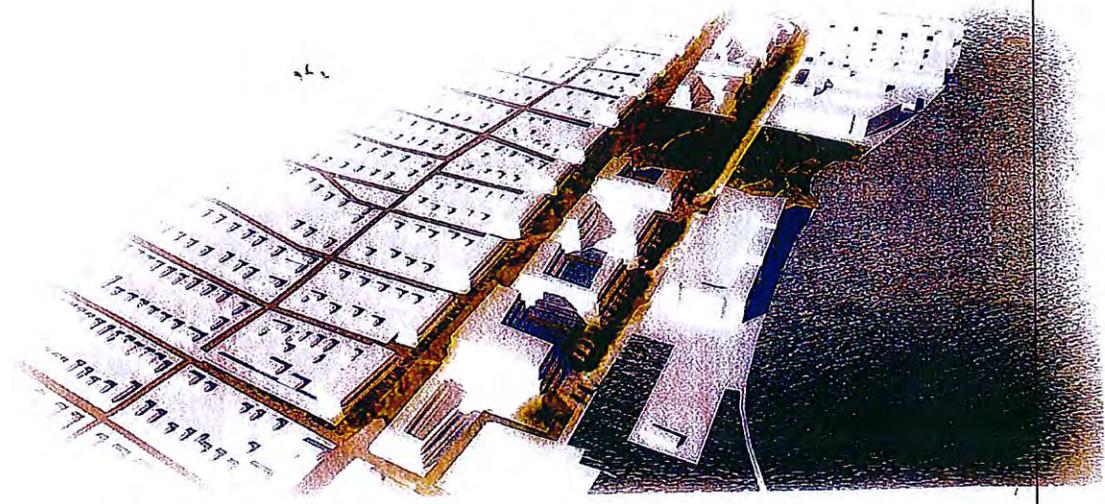
PLANNING & ZONING BOARD APPROVAL:

Judith Thomas
Judith Thomas, Chair, Town of Lake Park Planning & Zoning Board
DATE: 8/22/2016

FEDERAL HWY CORRIDOR – BIRD'S EYE



FEDERAL HWY CORRIDOR – BIRD'S EYE



L. FUTURE LAND USE ELEMENT

- Policy 9.6
- 3.4.3.1 Future Land Use Classification System
 - Residential and Commercial
 - Mixed Use Zoning Districts and Overlays

ORDER OF BUSINESS

- 1. Future Land Use Element (Comprehensive Plan)**
- 2. Capacity Analysis (Comprehensive Plan)**
- 3. Land Development Regulations**
- 4. Economic Impacts**
- 5. Future Steps**

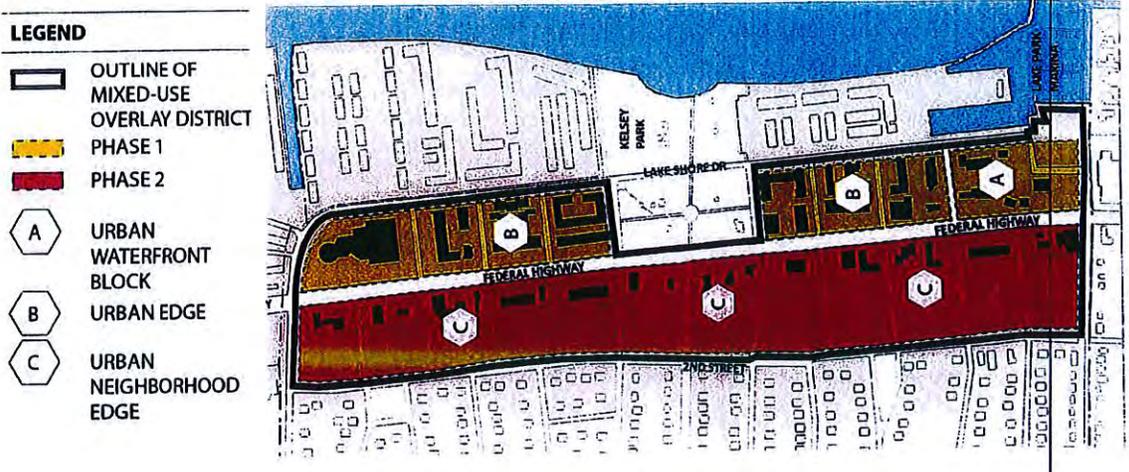
LAKE PARK WATERFRONT REVIVAL

LAND DEVELOPMENT REGULATIONS

2. CAPACITY ANALYSIS

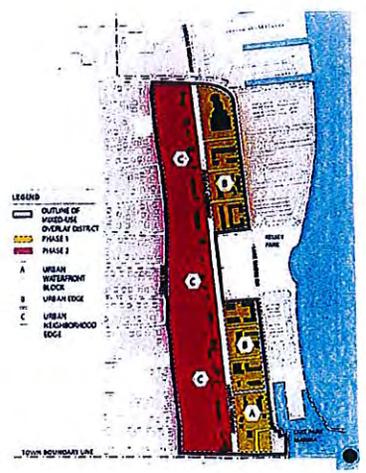
- Transportation
- Potable Water
- Sanitary Sewer
- Solid Waste
- Parks & Recreation*
- Schools

3. LAND DEVELOPMENT REGULATIONS – LOCATION



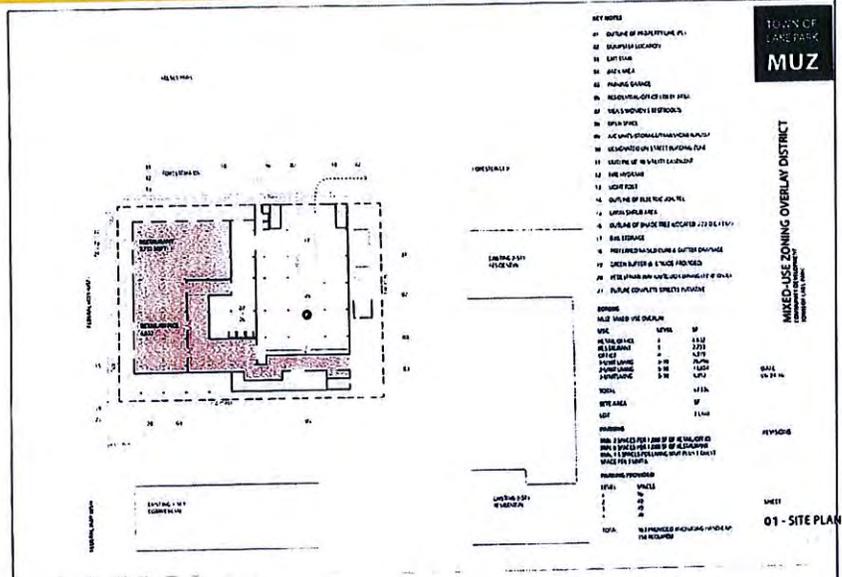
3. LAND DEVELOPMENT REGULATIONS

- Purpose and Background
- Applicability
- Conflicts
- General Requirements and Special Regulations



3. LAND DEVELOPMENT REGULATIONS

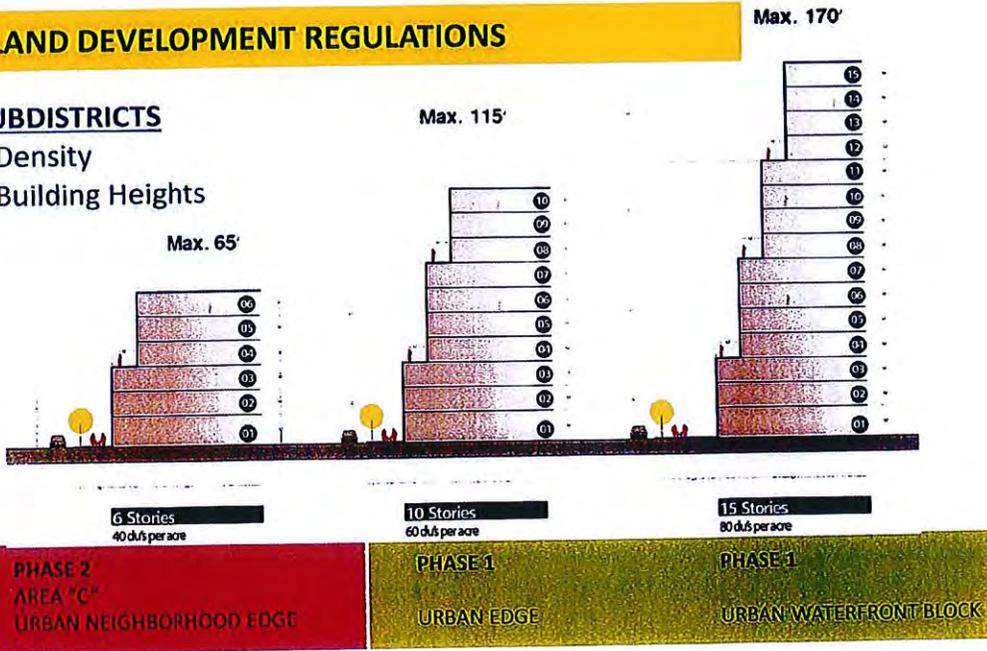
- Site Plan Review



3. LAND DEVELOPMENT REGULATIONS

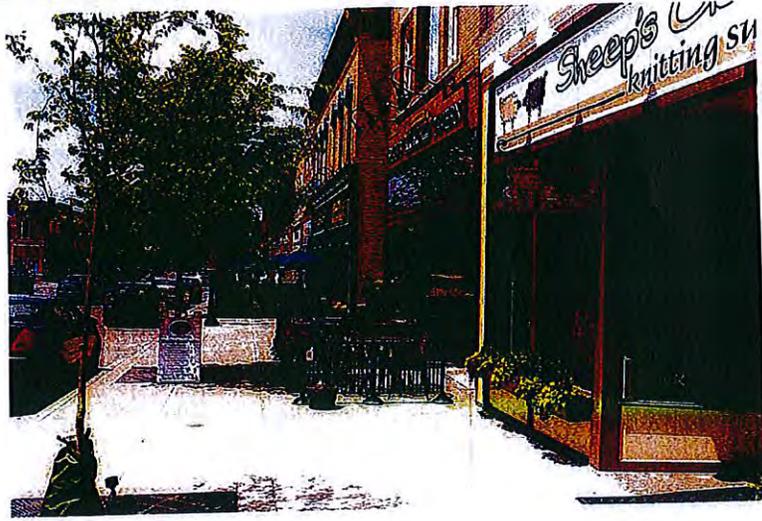
SUBDISTRICTS

- Density
- Building Heights



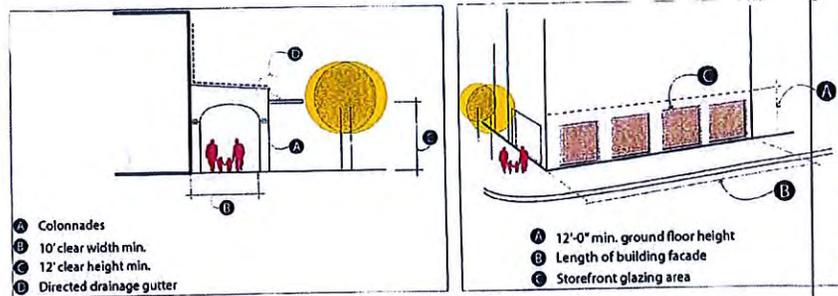
3. LAND DEVELOPMENT REGULATIONS

- Permitted Uses



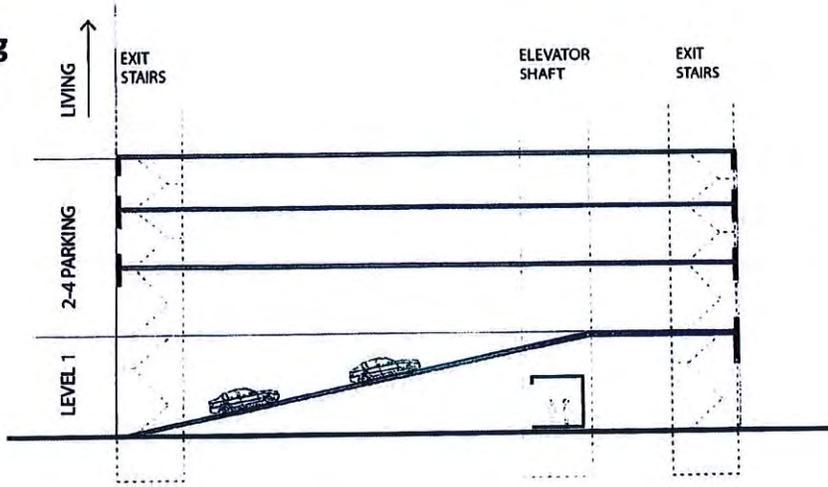
3. LAND DEVELOPMENT REGULATIONS

- Urban Design Principles
- Urban Design Objectives



3. LAND DEVELOPMENT REGULATIONS

- **Parking**



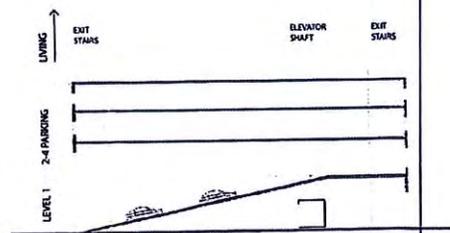
3. LAND DEVELOPMENT REGULATIONS

- **Property Development Standards**

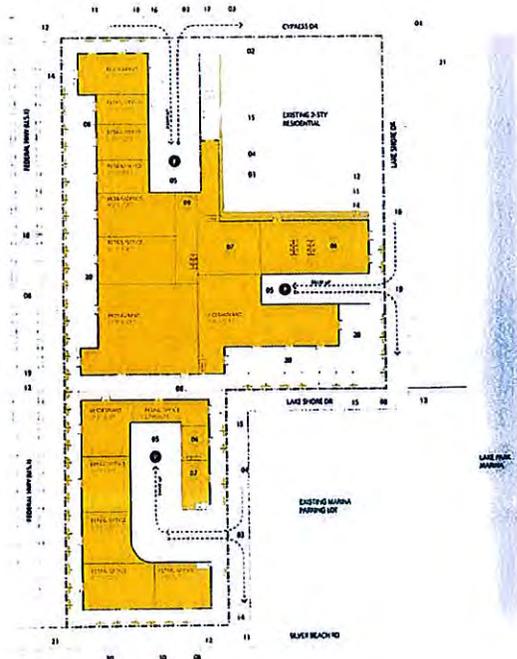
- Parking, Drainage, Landscaping, Open Space, Lighting, Walls/Fences, Signage, Setbacks, Architecture, Building Placement

- **Visuals:**

1. Urban Waterfront Block
2. Urban Edge

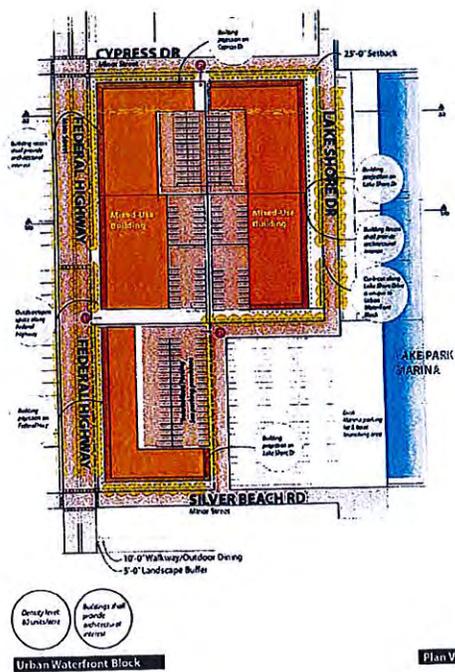


Urban Waterfront Block Site Development Sample

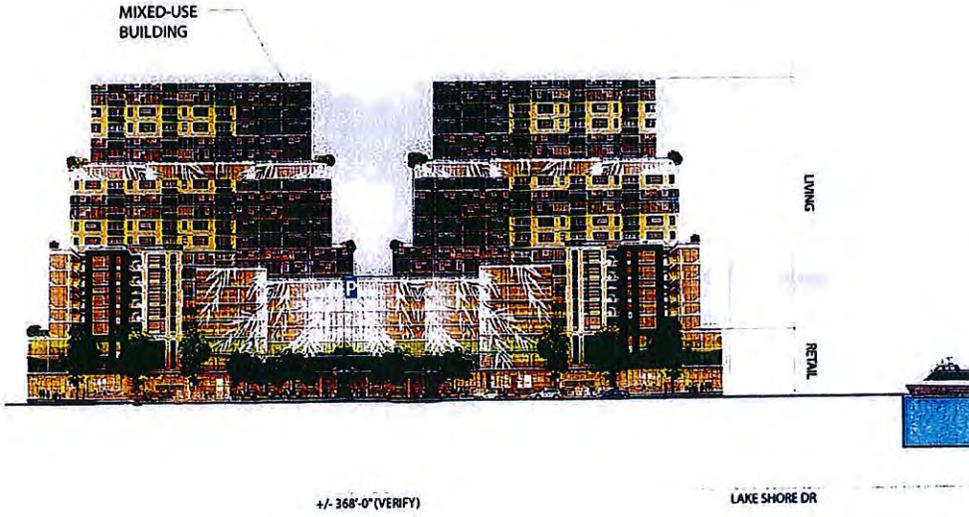


- KEY NOTES**
- 01 OUTLINE OF STREET EDGE
 - 02 DUMPSTER LOCATION
 - 03 EXIT STAIR
 - 04 BACK AREA
 - 05 PARKING GARAGE
 - 06 RESIDENTIAL/LOBBY AREA
 - 07 MEN'S/WOMEN'S RESTROOMS
 - 08 OPEN SPACE
 - 09 A/C UNIT'S STORAGE/TWANG/DRYER PLUMP
 - 10 DESIGNATED ON-STREET LOADING ZONE
 - 11 OUTLINE OF 10 UTILITY EASING LOT
 - 12 FIRE HYDRANT
 - 13 LIGHT POLE
 - 14 OUTLINE OF ELECTRIC HOVUL
 - 15 LANDSCAPE AREA
 - 16 OUTLINE OF SHADE TREE LOCATED IN W.D. CATCH
 - 17 BIKE STORAGE
 - 18 PREPARED SANDS CURB & OUTER DRAINAGE
 - 19 GREEN BUFFER 8'-0" WIDE PAVEMENT
 - 20 PROPOSED WALK/OUTDOOR DINING
 - 21 FUTURE COMPLETE STREETS & PLANTING
- 200000
SCALE: MIXED-USE OVERLAY - URBAN WATERFRONT BLOCK

Urban Waterfront Block Possible Option "C"

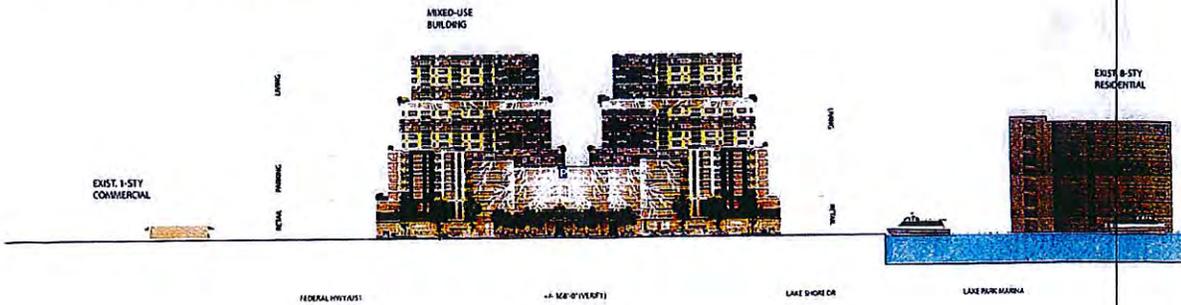


Urban Waterfront Block



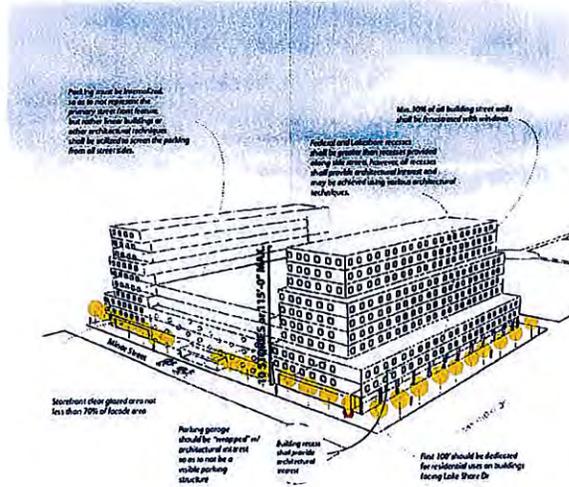
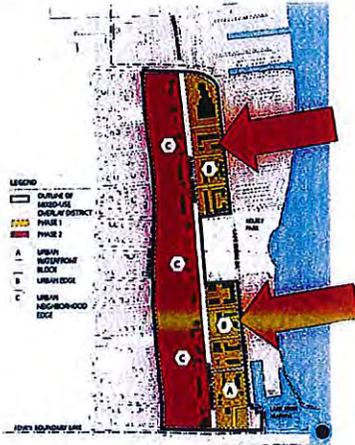
Urban Waterfront Block

Site Development
Sample - Elevations



Urban Edge

Phase 1



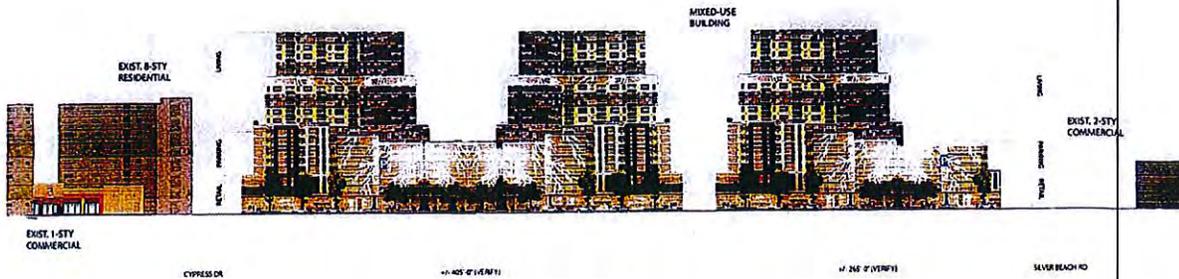
Urban Edge

Massing

Urban Waterfront Block

Site Development

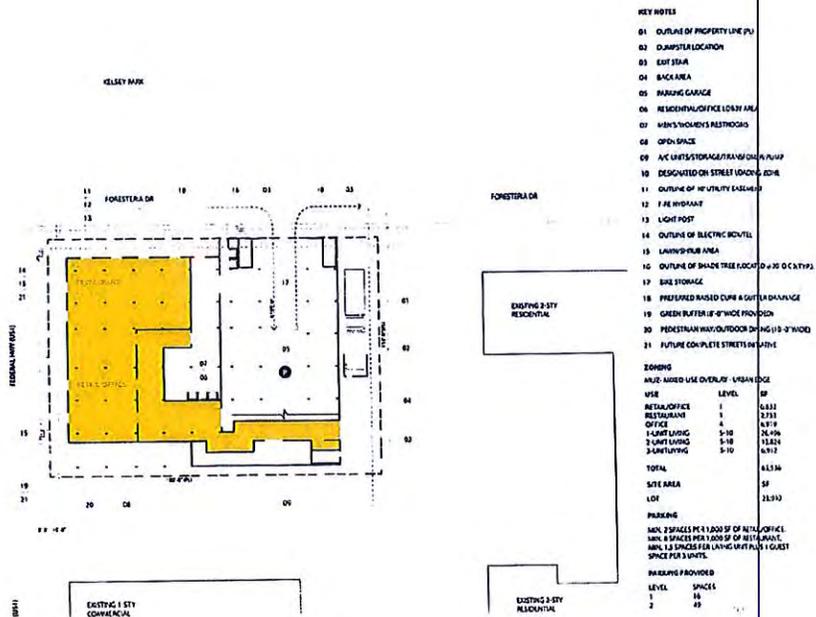
Sample - Elevations



Urban Edge Site Development Sample - Elevations

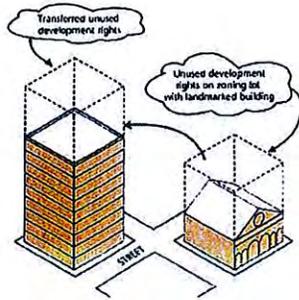


Urban Edge Site Development Sample



3. LAND DEVELOPMENT REGULATIONS

- Transfer of Development Rights

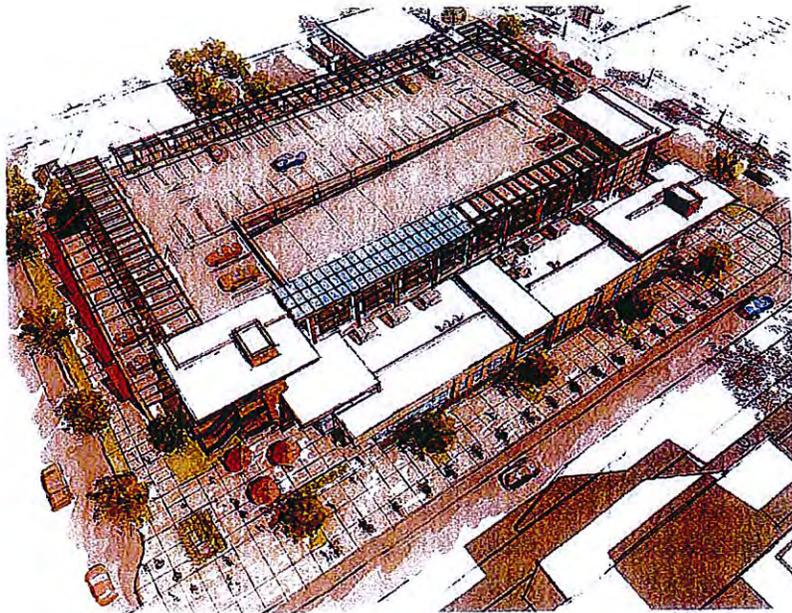


Urban Edge Site Development Sample - Elevations



LAKE PARK WATERFRONT REVIVAL

ECONOMIC IMPACTS



Projected Analysis:

MIXED-USE REDEVELOPMENT INITIATIVE – PROMOTING ECONOMIC DEVELOPMENT ALONG THE CORRIDOR AND PROVIDING A RIPPLE EFFECT TO SURROUNDING CORRIDORS AND NEIGHBORING COMMUNITIES

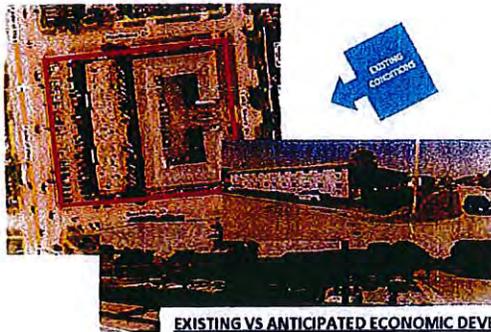
*All values represent estimates only based on available comparative data in February 2016



746% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS
50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS
1914% INCREASE IN ASSESSED VALUE
1641% INCREASE IN TAXES PAID
\$459,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES

500% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS
50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS
1764% INCREASE IN ASSESSED VALUE
1559% INCREASE IN TAXES PAID
\$612,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES

1875% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS
50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS
4477% INCREASE IN ASSESSED VALUE
4223% INCREASE IN TAXES PAID
\$918,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES



EXISTING VS ANTICIPATED ECONOMIC DEVELOPMENT STIMULATORS (existing development facts used for comparison – see Appendix A):

Existing Number of Employees/Jobs: **30** (7 commercial units, including 2 restaurants – 12,638 square feet of total commercial space and approximately 45 residential units)
 Existing Number of Construction Jobs: **0**
 Existing Assessed Value: **\$2,250,000** total (average of \$50,000 per unit)
 Existing Taxes Paid: **\$64,125** total (average of \$1,250 per unit)

Anticipated Number of Employees: **150** (total of 60,000 square feet of commercial space – average 1 employee per 400 square feet)
 Anticipated Number of Construction Jobs: **500** (includes part-time and shift work – ALL trades)
 Anticipated Assessed Value: **\$39.7 million** (commercial @ \$170/square foot and 137 residential units @ \$215,000 average per unit)
 Anticipated Taxes Paid: **\$1 million**

THANK YOU!

LAKE PARK WATERFRONT REVIVAL
"Cherishing the old, bringing in the new"

LAKE PARK WATERFRONT REVIVAL

NEXT STEPS



**TOWN OF LAKE PARK
SPECIAL CALL LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 22, 2016**

CALL TO ORDER

The Special Call Local Planning Agency Meeting was called to order by Chair Judith Thomas at 6:41 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Anthony Bontrager	Absent
Lanae Barnes	Present

Also in attendance were Town Attorney Thomas J. Baird; Nadia DiTommaso, Community Development Director, Town Planner Scott Schultz and Recording Secretary Kimberly Rowley.

APPROVAL OF AGENDA

Chair Thomas requested a motion for the approval of the Agenda as submitted. Board Member Barnes made the motion for approval, and it was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

The Motion carried 3-0, and the Agenda was approved as amended.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the July 11, 2016, Special Call Local Planning Agency Minutes as submitted. Vice-Chair Schneider made a motion for approval, and the motion was seconded by Board Member Barnes. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

The Motion carried 3-0, and the Minutes of the July 11, 2016, Special Call Local Planning Agency Minutes were approved.

Chair Thomas requested a motion for the approval of the August 1, 2016, Local Planning Agency Minutes as submitted. Vice-Chair Schneider made a motion for approval, and the motion was seconded by Board Member Barnes. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

The Motion carried 3-0, and the Minutes of the August 1, 2016, Local Planning Agency Minutes were approved.

PUBLIC COMMENTS

Chair Thomas outlined the Public Comment procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

- A. COMPREHENSIVE PLAN CAPACITY ANALYSIS AND FUTURE LAND USE ELEMENT POLICY MODIFICATIONS FOR THE COMMERCIAL/RESIDENTIAL LAND USE DESIGNATION AND CONSIDERATION OF THE PROPOSED LAND DEVELOPMENT REGULATIONS FOR THE CREATION OF A MIXED-USE ZONING OVERLAY DISTRICT FOR A DETERMINATION ON THEIR CONSISTENCY WITH THE COMPREHENSIVE PLAN.**

Nadia DiTommaso, Community Development Director, addressed the Local Planning Agency (LPA) and explained that this item was continued from the July 11, 2016, LPA Meeting to the August 1st LPA Meeting, and then continued to tonight's Special Call LPA Meeting. Ms. DiTommaso stated that she will be presenting this evening, alongside Consultants Alex David and Camillo Lopez of Alex David & Associates, and Scott Schultz, Town Planner.

Ms. DiTommaso explained that following the July 11, 2016, LPA Meeting, one-on-one meetings were held with the LPA Members to review the incorporations since the last meeting. She stated the Agenda Packets include responses to comments, a piece on the Comprehensive Plan Amendments, and revised Zoning Land Development Regulations, which will be reviewed this evening by the Planning & Zoning Board. Ms. DiTommaso stated Alex David will review the changes to the Comprehensive Plan which were incorporated since the last LPA Meeting. Some of the main changes relate to Policy 9.6, the creation of a new Policy 9.6.1, as well as additional flexibility incorporated for the percentage split of the mixed-use residential vs. commercial in Policy 9.6. Ms. DiTommaso explained that in order for Staff to move this forward to the Town Commission and then move forward to the State for their review, a favorable recommendation is needed by the LPA, otherwise the entire process will be at a standstill. She stated there is still ample time however to continue to work through the zoning land use regulations.

Mr. Alex David of Alex David & Associates, addressed the LPA. Mr. David stated that extensive notes were taken at the last LPA/P&Z Meeting and fifty-two (52) comments were taken from the meeting, four (4) of which are related to the Comprehensive Plan, which he will address as well as the Capacity Analysis which has been broken down by sub-districts. Mr. David stated that language was added to Policy 9.6 for percentages overall, allowing for an overall mix throughout the whole district. Mr. David explained that the percentages have been revised to 51%-90% for residential; and 10%-49% for office and retail services, allowing for a lot more flexibility on each parcel, based upon comments from the last meeting. Mr. David stated that a new Policy has been added concerning the Urban Neighborhood Edge, stating that... *by January 2018 the Town shall develop and adopt within the Land Development Regulations (LDR) standards for parcels located within the Urban Neighborhood Edge District. Underlying zoning district regulations shall be utilized to redevelop these parcels until which time the Zoning Ordinance addresses the Urban Neighborhood Edge Sub-District.*

Ms. DiTommaso stated there is another item within the Capacity Analysis and pointed out a comment was raised as to whether the Palm Beach County Scrub Conservation Area could be incorporated into the calculation for parks, since there is a deficiency of 0.8 acres at build out, which is highly unlikely. She stated there is a notation for the State to consider the 54+ acre PBC Scrub Conservation Area into the calculation if they are able, otherwise there would remain a 0.8 acre deficiency for parks at maximum capacity build out.

Note: Board Member Bontrager arrived at 6:52 p.m.

Vice-Chair Schneider stated he doesn't agree that the PBC Conservation Area should be included in the calculation for the parks level-of-service since it is more of an active park and it is a PBC facility rather than a Town facility. If capacity does head towards maximum build out, then the Town could get input from developers to assist.

There were no further comments from the LPA, and Chair Thomas called for a motion. Vice-Chair Schneider stated, in response to the public comments, that he understands the concerns but pulling back now would only delay the east side from moving forward. He stated that there is language and a deadline for Objective 9.6.1, and he is comfortable with handling the east side first and then working on the west side.

LOCAL PLANNING AGENCY RECOMMENDATION

Vice-Chair Schneider made a motion for approval with the amendment of adding "district-wide" to the mixed-use percentages, and to remove the references to the PBC Scrub Conservation Area. Board Member Barnes seconded the motion. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	
Anthony Bontrager		X

The vote was 3-1 in favor of amending the Comprehensive Plan with the amendment of adding "district-wide" to the mixed-use percentages, and to remove the references to the PBC Scrub Conservation Area.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no comments from the Community Development Director.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Kimberly B. Rowley
 Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

 Judith Thomas, Chair
 Town of Lake Park Planning & Zoning Board

DATE: _____

LEGAL ADS & NOTICE

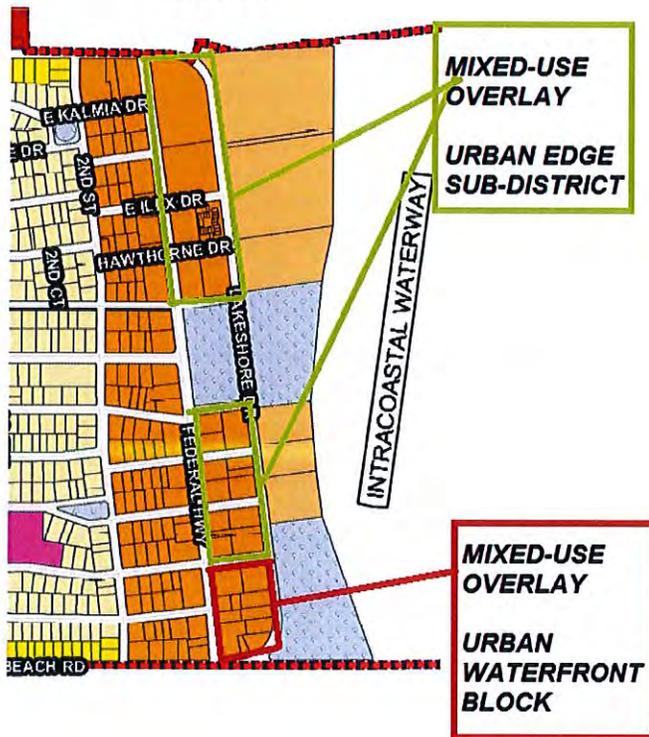
LEGAL NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENTS TO THE
FUTURE LAND USE ELEMENT OF THE
COMPREHENSIVE PLAN
TOWN OF LAKE PARK, FLORIDA

Please take notice and be advised that the Town Commission will hold a public hearing (transmittal hearing) on **Wednesday, November 2 at 6:30 p.m., or as soon thereafter as can be heard**, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the following Ordinance on 1st reading:

ORDINANCE NO. 09-2016

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF NEW OBJECTIVE 10 AND IMPLEMENTING POLICIES PERTAINING TO THE CREATION OF A MIXED USE OVERLAY AREA ON THE EAST SIDE OF FEDERAL HIGHWAY BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE OVERLAY AREA; PROVIDING FOR INCENTIVES FOR RE-DEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE OVERLAY; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE OVERLAY AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**Future Land Use Map
(Excerpt)**



If a person decides to appeal any decision made by the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

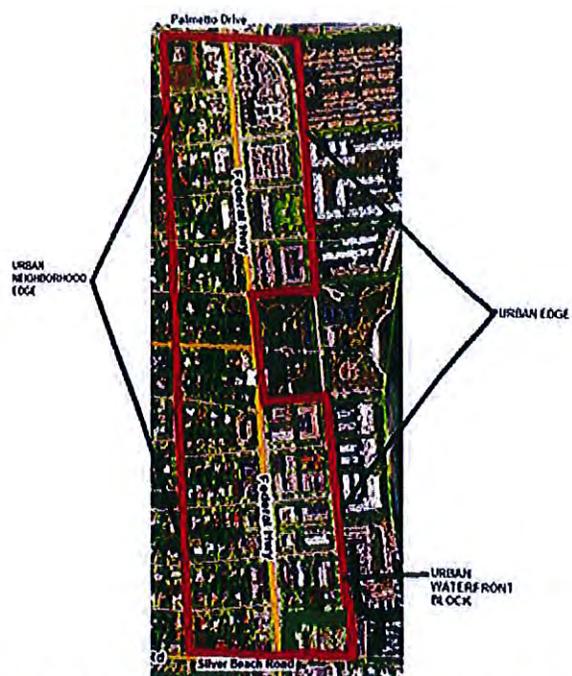
Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Wednesday, October 26, 2016

**SPECIAL CALL LOCAL
PLANNING AGENCY MEETING
AND
TOWN COMMISSION MEETING
Town of Lake Park, Florida**

Please take notice and be advised that the Local Planning Agency will hold a quasi-judicial public hearing on **Monday, July 11, 2016, at 7:00 p.m.**, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Town initiated **Updates to the Future Land Use Element of the Comprehensive Plan related to the Commercial and Residential future land use designation, respective capacity analysis for a proposed increase in densities and intensities, and associated goals, objectives and policies.** Additionally, the Agency will consider land development regulations pertaining to the proposed **Mixed-Use Zoning Overlay District as to their consistency with the Comprehensive Plan.** Following a special call Planning & Zoning Board meeting, the Town Commission will consider the Comprehensive Plan Amendments on first reading at a quasi-judicial public hearing, as well as the Land Development Regulations related to the Mixed-Use Zoning Overlay District, on **Wednesday, August 3, 2016 at 6:30 p.m., or as soon thereafter as can be heard,** in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida.

If a person decides to appeal any decision made by the Local Planning Agency or the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.



**SPECIAL CALL PLANNING
AND ZONING BOARD
MEETING**

Town of Lake Park, Florida

Please take notice and be advised that the Planning & Zoning Board, as the recommending body for the Town Commission, will hold a quasi-judicial public hearing on **Monday, July 11, 2016, immediately following the special call Local Planning Agency meeting at 7:00 p.m.**, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Town initiated **Updates to the Future Land Use Element of the Comprehensive Plan related to the Commercial and Residential future land use designation, respective capacity analysis for a proposed increase in densities and intensities, and associated goals, objectives and policies.** Additionally, the P&Z Board will consider land development regulations pertaining to the proposed **Mixed-Use Zoning Overlay District as to their consistency with the Comprehensive Plan and overall appropriateness,** an effort that is geared towards facilitating Mixed-Use development along our US-1 corridor.

If a person decides to appeal any recommendation made by the Planning & Zoning Board with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT

TO: **Anna Yeskey to insert**

FROM: Community Development, Town of Lake Park / Alex David & Associates

DATE: June 27, 2016

As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s):

Initiating Local Government: **Town of Lake Park, FL**

Contact Information: Nadia Di Tommaso, Community Development Director – (561) 881-3319 – nditommaso@lakeparkflorida.gov, 535 Park Avenue, Lake Park, FL.

Reference: **Mixed-Use Initiative**

Date of local planning agency hearing for the proposed amendment: **July 11, 2016**

Date of public hearing after which the proposed amendment will be transmitted:
August 3, 2016

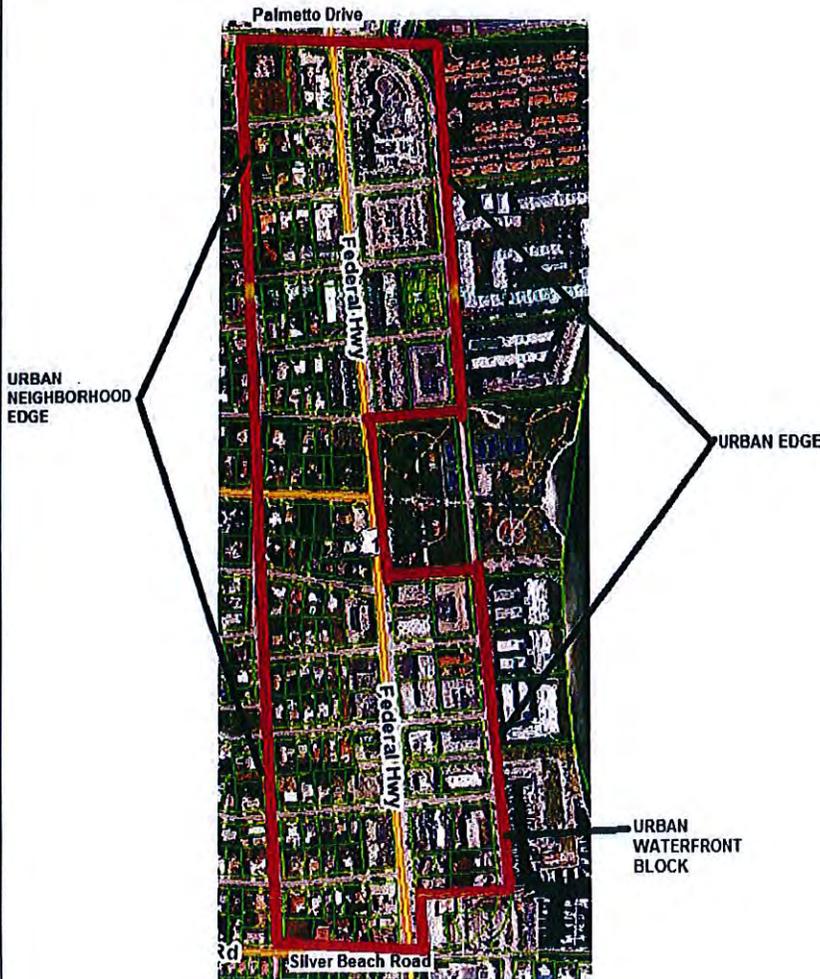
Nature of plan amendments as you have indicated is desired for review:

- adjacent cities _____
- Palm Beach County
- amendments relating to traffic circulation or the roadway networks
- amendments relating to affordable housing
- Amendments related to the following elements:
 - land use**
 - traffic circulation
 - mass transit
 - ports and aviation
 - housing
 - infrastructure _____ sub-elements
 - coastal management
 - conservation
 - recreation and open space
 - intergovernmental coordination
 - capital improvements
 - other _____

Instructions: Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled (**August 3, 2016**).

Summary of proposed change (s) to adopted comprehensive plan: **The Town is requesting to update its Capacity Analysis within the Commercial/Residential land use designation so as to increase potential densities and intensities. Modifications to the certain goals, objectives and policies related to the Commercial/Residential land use designation is also being sought.**

Proposed Amendments – Affected Area



Location of proposed amendments (include a location map): **See above.**

Size of Area Proposed for Change (acres): **62.60 acres.**

Present Future Land Use Plan Designation (include a density/intensity definition):

Commercial and Residential:

Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.4 along major thoroughfares. Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 8-0 percent of the buildings on a development site or block face.

Proposed Amendments (include a density/intensity definition):

The intent is to keep the land use designation in tact – **Commercial and Residential**. However, the proposed density/intensity is summarized as the following and also includes some associated goals/objectives/policies.

Change the Mixed Use Overlay District development density and intensity standards as follows: FROM a maximum of 20 units per acre and a maximum FAR of 2.5; TO a maximum of 40 units per acre and a maximum FAR of 2.5 in the Urban Neighborhood Edge sub district, a maximum of 60 units per acre and a maximum FAR of 4.0 in the Urban Edge sub district, and a maximum of 80 units per acre and a maximum FAR of 6.0 in the Urban Waterfront sub district.

Present Zoning of Site:

Mixed. Commercial-1; R1A Residential; R1 Residential; and R-2 Residential.

Proposed Zoning of Site:

Creation of a Mixed-Use Zonign Overlay District.

Present Development of Site: None at this time.

Is proposed change a Development of Regional Impact? **No.**

Comprehensive Plan Change Processing

Date/Time/Location Scheduled for Local Planning Agency Public Hearing:

July 11, 2016

Scheduled Date for Transmittal to Department of Economic Opportunity (Division of Community Development): **August 4, 2016 (1st public hearing before Town Commission scheduled for August 3, 2016)**

Date/Time/Location Scheduled for Governing Body Public Hearing for Adoption:

(tentative) November 2, 2016

New Business

TAB 3



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. _____

Tab 3

Agenda Title: Hurricane Matthew Disaster Relief Effort for Haiti

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON _____ READING
- NEW BUSINESS**
- OTHER: _____

CONSENT AGENDA

OLD BUSINESS

Approved by Town Manager _____

[Signature]

Date: 10/26/16

Name/Title

Human Resources Director

<p>Originating Department:</p> <p>Human Resources</p>	<p>Costs: \$ -0-</p> <p>Funding Source:</p> <p>Acct. #</p> <p><input type="checkbox"/> Finance _____</p>	<p>Attachments:</p> <p>Copy of Letter from the Bethlehem Haitian Baptist Church</p>
<p>Advertised:</p> <p>Date: _____</p> <p>Paper: _____</p> <p><input checked="" type="checkbox"/> Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone <u>BMT</u></p> <p>or</p> <p>Not applicable in this case _____</p> <p>Please initial one.</p>

Summary Explanation/Background:

On Tuesday, October 4, 2016, Hurricane Matthew struck Haiti as a Category 4 hurricane and left in its wake widespread devastation and the deaths and displacement of thousands of people. It has been reported by the news media that it could take at least a decade for parts of Haiti to recover economically from this hurricane.

The Bethlehem Haitian Baptist Church, which is located in the Town of Lake Park, is soliciting assistance in collecting needed relief items to be shipped to Haiti. The Town of Lake Park is seeking to join with the Bethlehem Haitian Baptist Church in its effort to help provide assistance to the victims of this disaster by establishing the Lake Park Town Hall as a drop-off site for the donation of the items listed on the following page:

Hurricane Matthew Needed Relief Items

We are not collecting water or clothes. Please no glass containers, bleach, or aerosols.

Non-Perishable Food items

- Protein Bars
- Canned Meat
- Dry Pasta
- Crackers
- Peanut Butter (no glass containers)
- Dry Rice/ Beans
- Trail Mixes
- Dry Cereal/ Granola

Paper Products

- Paper Plates and Plastic Eating Utensils
- Paper Cups
- Napkins/ Paper Towels
- Toilet Paper

Baby Supplies

- Diapers
- Wipes
- Formula / Baby food

Cleaning Supplies

(NO Bleach or Aerosols)

- Mops / Brooms
- Buckets
- Sponges
- Non-hazardous Cleaning Agents

Hygiene Supplies

- Toothpaste / Toothbrushes
- Shampoo
- Soap
- Sanitary Napkins
- Deodorant

Medical Supplies

- Bandages / Band-aid
- Gauze

Misc. Items

- Generators
- Chain Saws
- Hand Tree Saws
- Flash Lights
- Batteries (AAA, AA, C, D Cell only)
- Tarps
- Work Gloves
- Shovels

Recommended Motion: I move that the Town of Lake Park work with the Bethlehem Haitian Baptist Church by having the Lake Park Town Hall, 535 Park Avenue, Lake Park, Florida, serve as a drop-off site for the donation of the above items to assist in the Hurricane Matthew Disaster Relief effort for Haiti.



BETHLEHEM HAITIAN BAPTIST CHURCH

Elisner Chevelon Senior Pastor 561-856-5038

Vilnet Vilse Associate Pastor 561-541-0342

Re: Haiti Disaster Relief

Dear Neighbors:

Many organizations and charities from across the country and around the world have pledged their support to the people in Haiti who have lost everything to Hurricane Matthew. However, it can take months to begin distributing funds and supplies and people need help NOW. Our organization is a non-profit or charitable entity that can help quickly by gathering funds and shipping donated goods to Haiti immediately via Missionary Flights International. For further info, go to missionaryflightsinternational.org. The funds that we are collecting will be distributed direct to the victims; to buy materials to rebuild homes, shelters and to take families out of the streets.

With your help, the Bethlehem Haitian Baptist Church can have an immediate and substantial impact on the families in Haiti. We are working closely with *Haiti Evangelical Church Council*, which is also another non-profit organization in Haiti to help us out with the distribution.

We ask that you please donate funds, clean, usable, household goods, and over-the-counter drugs and toiletries -- especially soaps and personal hygiene supplies etc.

Thank you so much for your support and may God bless you!

Elisner Chevelon
Pastor

Vilnet Vilse
Pastor

Hurricane Matthew Needed Relief Items

We are not collecting water or clothes. Please no glass containers, bleach, or aerosols.

Non-Perishable Food items

- Protein Bars
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- Dry Pasta
- Crackers
- Peanut Butter (no glass containers)
- Dry Rice/ Beans
- Trail Mixes
- Dry Cereal/ Granola

Paper Products

- Paper Plates and Plastic Eating Utensils
- Paper Cups
- Napkins/ Paper Towels
- Toilet Paper

Baby Supplies

- Diapers
- Wipes
- Formula / Baby food

Cleaning Supplies

(NO Bleach or Aerosols)

- Mops / Brooms
- Buckets
- Sponges
- Non-hazardous Cleaning Agents

Hygiene Supplies

- Toothpaste / Toothbrushes
- Shampoo
- Soap
- Sanitary Napkins
- Deodorant

Medical Supplies

- Bandages / Band-aid
- Gauze

Misc. Items

- Generators
- Chain Saws
- Hand Tree Saws
- Flash Lights
- Batteries (AAA, AA, C, D Cell only)
- Tarps
- Work Gloves
- Shovels

TAB 4



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. Tab 4

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROPOSING TO DESIGNATE THE PARCELS OF REAL PROPERTY LOCATED AT 1100 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA, AND IDENTIFIED BY THE FOLLOWING PALM BEACH COUNTY FOLIO NOS. 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, AND 36-43-42-20-31-001-0000 AS A COMMERCE PARK GREEN REUSE AREA FOR REHABILITATION PURSUANT TO SECTION 376.80, FLORIDA STATUTES.

- SPECIAL PRESENTATION/REPORTS
 - BOARD APPOINTMENT
 - ORDINANCE ON 1st READING
 - NEW BUSINESS
 - OTHER: FIRST PUBLIC HEARING RESOLUTION
- CONSENT AGENDA
 - OLD BUSINESS

Approved by Town Manager *[Signature]* Date: 11/9/16

John D'Agostino, Town Manager ; Nadia Di Tommaso, Community Development Director

Name/Title _____

<p>Originating Department:</p> <p style="text-align: center;">Town Manager AND Community Development</p>	<p>Costs: \$ Legal Ad and Legal Review</p> <p>Funding Source: Cost Recovery - Applicant</p> <p>Acct. # 5006</p> <p><input type="checkbox"/> Finance _____</p>	<p>Attachments:</p> <ul style="list-style-type: none"> → Resolution 52-11-16 → Staff Report with Manager Letter of Criteria → Copy of Legal Notice → FSS 166.041 and 376.80 → FL Brownfields Incentives Flyer → FDEP 2016 Annual Report → DEP Guidance Guide
<p>Advertised:</p> <p>Date: _____</p> <p>Paper: _____</p> <p><input checked="" type="checkbox"/> Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone <u>ND</u></p> <p>OR</p> <p>Not applicable in this case <i>ND</i></p> <p>Please initial one.</p>

Summary Explanation/Background:
Please refer to the enclosed attachments.

Recommended Motion: Approval of Resolution 52-11-16.

RESOLUTION NO. 52-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROPOSING TO DESIGNATE THE PARCELS OF REAL PROPERTY LOCATED AT 1100 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA, AND IDENTIFIED BY THE FOLLOWING PALM BEACH COUNTY FOLIO NOS. 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, AND 36-43-42-20-31-001-0000 AS A COMMERCE PARK GREEN REUSE AREA FOR REHABILITATION PURSUANT TO SECTION 376.80, FLORIDA STATUTES; AUTHORIZING AND DIRECTING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE COMMISSION ADOPTION OF THIS DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 376.77 through 376.86, Florida Statutes, establishes general procedures to be applied to an area proposed for brownfield designation; and

WHEREAS, pursuant to § 376.380 the Town Commission hereby notifies the Department of Environmental Protection of its adoption of this resolution designating that certain specified area as shown in the map attached hereto and incorporated herein as Exhibit "A" as a brownfield area for the purposes of promoting environmental rehabilitation, job creation, and economic redevelopment; and

WHEREAS, Seacoast National Bank ("Seacoast") is the owner of the parcels of property located at 1100 Old Dixie Highway, Lake Park, FL 33403, and identified by the following Palm Beach County Folio Nos. 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, and 36-43-42-20-31-001-0000 (hereinafter the "Subject Property") as depicted in the Exhibit "A" map and more particularly described in Exhibit "B" (both Exhibits being attached hereto and incorporated); and

WHEREAS, it is the intention of the Town Commission to enable the owner of the Subject Property, Seacoast National Bank to utilize the regulatory, financial, and other benefits associated with Florida's Brownfields Redevelopment Program by designating the Subject Property a "Green Reuse Area" pursuant to Section 376.80(2)(b), Florida Statutes; and

WHEREAS, the Subject Property is located within the Lake Park Community Redevelopment Area, which was created by the Town in Resolution No. 14, dated April 3, 1996; and

WHEREAS, the Commission has reviewed the relevant procedures that apply effectuating this designation, as specified in Section 376.80, Florida Statutes, and find the Town in compliance with the statutory requirements; and

WHEREAS, proper notice of the designation of the proposed Green Reuse Area has been provided in accordance with Section 376.80(1)(c) and Section 166.041(3)(c)2, Florida Statutes; and

WHEREAS, the Commission conducted a public hearing to consider the designation, following which the Commission determined that the Green Reuse Area designation of the Subject Property is in the best interest of the Town, its residents and businesses, the owner of the Subject Property and is generally advantageous to the public health, safety and welfare; and

WHEREAS, the Commission hereby adopts this resolution and pursuant to its delivery to the Florida Department of Environmental Protection it hereby designates the Subject Property as the “Commerce Park Green Reuse Area” to further the Subject Property’s rehabilitation and redevelopment for the purposes enunciated under Sections 376.77 through 376.86, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct, and are incorporated herein.

Section 2. Adoption of Representations. The Commission finds that the area proposed for designation as a Brownfield area meets the designation criteria of Section 376.80 (2) (b), Florida Statutes.

Section 3. Subject Property Designation. The Commission hereby designates the area depicted on the Exhibit “A” map and legally described on Exhibit “B,” both of which are attached hereto and incorporated herein as the Commerce Park Green Reuse Area consistent with the purposes of Sections 376.77 through 376.86, Florida Statutes.

Section 4. Directions to the Town Clerk. The Commission hereby authorizes and directs the Town Clerk to notify the Florida Department of Environmental Protection of the Commission’s designation of the Subject Property as the “Commerce Park Green Reuse Area” consistent with

the purposes of Sections 376.77 through 376.86, Florida Statutes by delivering a fully executed copy of this Resolution to the Department.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption of its second public hearing.

The foregoing Resolution was offered by _____,
who moved its approval. The motion was seconded by _____
and upon being put to a roll call vote, the vote was as follows on _____ (date of first public hearing):

	AYE	NAY
MAYOR JAMES DUBOIS	---	---
VICE-MAYOR KIMBERLY GLAS-CASTRO	---	---
COMMISSIONER ERIN FLAHERTY	---	---
COMMISSIONER ANNE LYNCH	---	---
COMMISSIONER MICHAEL O'ROURKE	---	---

The foregoing Resolution was offered by _____,
who moved its adoption. The motion was seconded by _____
and upon being put to a roll call vote, the vote was as follows on _____ (date of second public hearing):

	AYE	NAY
MAYOR JAMES DUBOIS	---	---
VICE-MAYOR KIMBERLY GLAS-CASTRO	---	---
COMMISSIONER ERIN FLAHERTY	---	---
COMMISSIONER ANNE LYNCH	---	---
COMMISSIONER MICHAEL O'ROURKE	---	---

The Town Commission thereupon declared the foregoing Resolution NO. _____ duly passed and adopted this _____ day of _____, 2016.

TOWN OF LAKE PARK, FLORIDA

BY: _____
JAMES DUBOIS, MAYOR

ATTEST:

VIVIAN MENDEZ, TOWN CLERK

Approved as to form and legal sufficiency:

(TOWN SEAL)

BY: _____
THOMAS J. BAIRD, TOWN
ATTORNEY

Exhibit "A"
Location Map

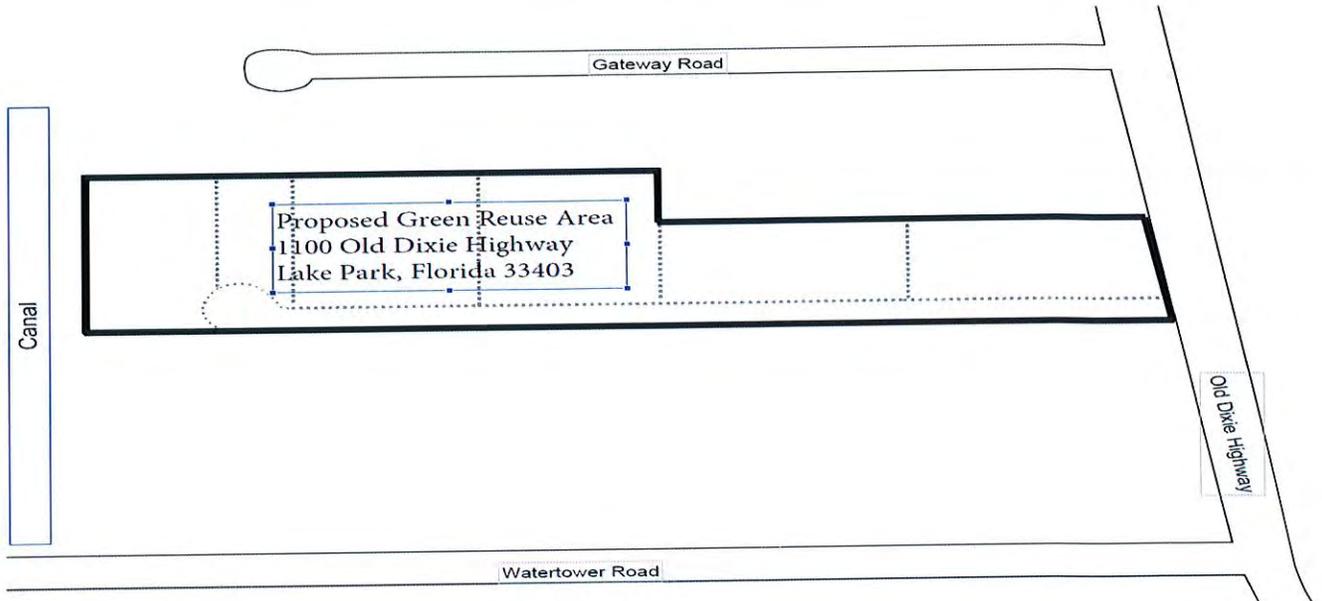


Exhibit "B"

Legal Descriptions

36-43-42-20-31-000-0010

1100 COMMERCE PARK LT 1

36-43-42-20-31-000-0020

1100 COMMERCE PARK LT 2

36-43-42-20-31-000-0030

1100 COMMERCE PARK LT 3

36-43-42-20-31-000-0040

1100 COMMERCE PARK LT 4

36-43-42-20-31-000-0050

1100 COMMERCE PARK LT 5

36-43-42-20-31-002-0000

1100 COMMERCE PARK TR B K/A STORMWATER MGMT

36-43-42-20-31-001-0000

1100 COMMERCE PARK TR A K/A PRIVATE ST

**TOWN OF LAKE PARK
Staff Report**



Town Commission First Public Hearing Date – November 16, 2016

**DESIGNATION OF PROPERTY LOCATED AT 1100 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403,
AS THE COMMERCE PARK GREEN REUSE AREA,
PURSUANT TO FLORIDA’S BROWNFIELDS REDEVELOPMENT ACT
(ATTORNEY MICHAEL GOLDSTEIN IN THE AGENT ACTING ON BEHALF OF THE OWNER, SEACOAST NATIONAL
BANK. ATTORNEY GOLDSTEIN HAS PROVIDED THE TOWN WITH THE FACTUAL INFORMATION FOUND HEREIN)**

1. GENERAL DATA

Development Name	Commerce Park Green Reuse Area	
Location	1100 Old Dixie Highway, Lake Park, FL	
Owner	Seacoast National Bank	
Folio Numbers & Acreage	36-43-42-20-31-000-0010	10. 56 Acres
	36-43-42-20-31-000-0020	
	36-43-42-20-31-000-0030	
	36-43-42-20-31-000-0040	
	36-43-42-20-31-000-0050	
	36-43-42-20-31-002-0000	
	36-43-42-20-31-001-0000	

2. BACKGROUND

The Town of Lake Park (the “Town”) proposes to designate the above-referenced property (the “Subject Property”) as a Green Reuse Area, pursuant to § 376.80(2)(b) of Florida’s Brownfields Redevelopment Act (the “Act”). The Subject Property was formerly operated as a landfill known as the “Old Lake Park Dump” for over a decade. During this period, ongoing dumping of domestic waste, tires, construction debris, vegetative waste, and other solid waste caused soil and groundwater contamination at the Subject Property. The purpose of this request is to enable the owner, Seacoast National Bank (“Seacoast”), to rehabilitate the Subject Property and to qualify for incentives available through Florida’s Brownfields Redevelopment Program (the “FBRP”) that will limit exposure to environmental regulatory risk and help manage the costs associated with contamination investigation and cleanup. The designation, if granted, will enable Seacoast to fully and effectively remediate the Subject Property and thereafter successfully market the site for redevelopment and job creation by the private sector. Approving the designation would also play a key role in achieving the Town’s goals of redevelopment in areas stricken by social, physical, environmental, and economic conditions in Lake Park.

Environmental site assessment activities conducted at the Subject Property to date have revealed significant contamination due to its former operation as a landfill, as noted above. The presence of contamination increases Seacoast’s exposure to environmental and regulatory liability and makes it materially more difficult to successfully market the Subject Property for redevelopment and job

creation by the private sector. For example, it is currently estimated that full remediation of the Subject Property will cost up to \$1.4 million. According to Seacoast, this estimate is subject to revision upwards once contamination assessment is complete. To date, Seacoast has spent over \$400,000 on a range of contamination response activities. Such contamination response activities are being conducted at the Subject Property under the close oversight of the Florida Department of Environmental Protection ("FDEP") and the Palm Beach County Department of Health, and promise to be a lengthy and expensive process. In addition, the presence of contamination at the Subject Property presents uncertainty and risk to buyers, end-users, and their future lenders. This was acutely demonstrated when a contract for sale between Seacoast and a potential buyer was terminated in February 2016 based on the buyer's determination that "the condition of the Property is unacceptable at this time." In sum, these risks and added expenses complicate reuse and redevelopment of the Subject Property and warrant this designation by the Town.

The Florida Brownfields Redevelopment Program

The FBRP is a redevelopment tool largely administered by the FDEP. Remediation and reinvestment in brownfield properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land, and both improves and protects the environment. The FBRP 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, and 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.

By statute, a brownfield is any real property, the expansion, redevelopment, or reuse of which has been or may be complicated by actual or perceived environmental contamination. Since 1997, the FBRP has made available a wide array of financial, regulatory, and technical incentives to local governments, businesses, and communities to catalyze environmental cleanup and economic redevelopment of marginalized or otherwise underutilized properties. In addition to providing economic incentives to experienced developers like Seacoast, the FBRP provides substantial benefits to the community where the designated property is located. In doing so, the FBRP has encouraged confidence in neighborhood revitalization and investment of private capital in land reuse and job creation in hundreds of communities throughout Florida. According to figures provided by the FDEP, as of September 2016, 406 areas covering more than 266,000 acres have been designated as brownfields, generating over \$2.7 billion in private capital investment, and contributing to the creation of more than 65,000 confirmed and projected direct and indirect jobs. Brownfield areas have enjoyed a wide range of redevelopment uses, including affordable housing, community health clinics, retail and commercial, renewable energy, transportation facilities, and conservation and recreation. With designation of the Green Reuse Area, the Town of Lake Park would likely experience significant benefits including economic redevelopment and growth, job creation, environmental restoration, and more suitable growth patterns in the area.

For a discussion of brownfield case studies, please see the Florida Brownfields Redevelopment Annual Report, dated August 2016, which can be found here:

http://www.dep.state.fl.us/waste/quick_topics/publications/wc/brownfields/AnnualReport/2016/2015-16_FDEP_Annual.pdf.

In accordance with the FBRP, and in order to facilitate redevelopment, reuse, and cleanup of the Subject Property, the Town is seeking designation of the Subject Property as the "Commerce Park Green Reuse Area."

3. STAFF ANALYSIS

The Subject Property is located within the Lake Park Community Redevelopment Area ("CRA"), which was adopted by the Lake Park Town Commission in Resolution No. 14-1996, on April 3, 1996. Accordingly, pursuant to § 376.80(2)(b) of the Act, required action for local government-proposed brownfield area designations within specified redevelopment areas includes two (2) advertised public hearings for designation by resolution and notification to the FDEP following adoption. Other than confirmation that the Subject Property is located within the Lake Park CRA, no specific finding is required by the Town Commission to approve the designation.

4. FISCAL IMPACT ANALYSIS

Such designation shall not render the Town of Lake Park liable for costs of site rehabilitation, including remediation, or source removal, as those terms are defined in §§ 376.79(19) and (20), Florida Statutes, or for any other costs, above and beyond the costs attributed to the adoption of the Resolution. Accordingly, adoption of staff's recommendation to approve the designation request will not have any adverse impacts on the Town's operation. Conversely, approval of the designation will materially benefit the Town through significant private investment in reuse, redevelopment, and job creation activities at the Subject Property, greatly increased property taxes, additional impact fees, additional tax revenue for the CRA, and an economic ripple effect that will likely result in redevelopment of adjacent parcels.

5. FINAL REMARKS

Consistent with the Town of Lake Park's ongoing efforts to encourage appropriate growth and development, while at the same time assisting community business and residents, preserving the community's quality of life, and providing for the Town's vision of the future, and in light of the specific findings made herein regarding the presence of contamination at the Subject Property and how such contamination materially complicates cleanup, redevelopment, reuse, and job creation, the Town Manager's Office and the Town's Community Development Department strongly recommends designating the Subject Property as a Green Reuse Area, to be referred to as the "Commerce Park Green Reuse Area," in accordance with Florida's Brownfields Redevelopment Act and pursuant to the information made available by Attorney Goldstein who is representing the owner, Seacoast National Bank.

Enclosure: Letter from Attorney Goldstein to Town Manager dated 11/07/16 outlining criteria

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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Direct Dial: (305) 777-1682
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November 7, 2016

Via Email Only

Mr. John D'Agostino, Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403

Re: Designation of Old Lake Park Dump, 1100 Old Dixie Highway, Lake Park, Florida 34403¹ as the "Commerce Park Green Reuse Area" Pursuant to § 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act

Dear Mr. D'Agostino:

On behalf of Seacoast National Bank ("Seacoast"), we are pleased to respond to your request to discuss how the proposed designation of the above-referenced site (the "Subject Property") meets the criteria for designation by the Town of Lake Park (the "Town") as a "Green Reuse Area" pursuant to Section 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act. We are making this showing notwithstanding the fact that the actual designation process to be invoked here, by agreement, is that set forth at Section 376.80(2)(b), Florida Statutes.

Background

The Subject Property, consisting of approximately 10.55 acres, is currently vacant with patches of grass and bushes and variable tree coverage. It has 178 feet of desirable frontage on Old Dixie Highway and 1,676 feet of depth. The zoning is C-4 (Business District) pursuant to Section 78-74 of the Town's Code of Ordinances, which allows for self-storage, office/warehouse, wholesale uses, general retail, medical and dental laboratories, research and development (including bioscience uses), furniture sales, and certain personal services, among many other compatible uses, including,

¹ Folio Numbers 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, and 36-43-42-20-31-001-0000

expressly “buildings, structures, and uses accessory and customary incidental” to any of the foregoing. It is located in a Community Redevelopment Area. A market analysis conducted by real estate professionals engaged by Seacoast concludes that the highest and best use is light industrial, which will create significant job creation and economic productivity for the community. However, Seacoast will encourage any prospective buyer to evaluate other potential uses allowed under the Town’s Comprehensive Plan and permissible within the C-4 Business District that would maximize economic productivity, job creation, and sustainable redevelopment.²

Environmental studies voluntarily conducted to date by Seacoast have preliminarily documented approximately 14,000 cubic yards of contaminated soils and buried solid waste; however, the exact amount of contaminated media and solid waste could be greater once full scale excavation and subsequent testing have been completed. Surrounding land uses are commercial and industrial. For example, Gateway Industrial Park is located north of the Subject Property, commercial and industrial properties are located east of the Subject Property (across Old Dixie Highway), commercial and industrial properties are located south of the Subject Property, and a stormwater pond abuts the Subject Property to the west. Based on information published by the Solid Waste Authority of Palm Beach County, the Subject Property was operated as a municipal dump (by the Town) during the 1960s and early 1970s. A Phase II Environmental Site Assessment Report prepared for Seacoast by Solutech, Inc. (“Solutech”), dated April 19, 2016, states that “municipal trash, construction debris and vegetative waste were thrown into pits [and] burned and covered with sandy soil from the site area.” The Solutech Phase II ESA indicates that soil and groundwater have been contaminated by the waste materials buried and burned at the Subject Property. Seacoast’s costs to date to assess and manage contaminated materials exceed \$165,000.00. The costs of complete remediation have not been adequately determined; however, preliminary estimates reflect a range of \$500,000.00 - \$1.5 million.

Seacoast took title to the Subject Property on July 20, 2015, after it acquired Grand Bank & Trust, as recorded in the Certificate of Merger & Corporate Name Change, Book 27701, Page 850, of the Official Records of Palm Beach County, Florida. Efforts to successfully convey the Subject Property to a qualified, experienced, sophisticated developer have to date proven unsuccessful due to the unmitigated costs and exposure to regulatory and third-party legal liability arising out of the landfill status and the corresponding soil and groundwater contamination issues. Most recently, a contract for sale to a prospective purchaser and developer was terminated on February 15, 2016, based expressly on the fact that the Subject Property was contaminated and the costs and risks were considered too high. Section 376.79(3), Florida Statutes, defines the term “brownfield site” to mean “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or

² Designation of the Subject Property as a Green Reuse Area under Florida’s Brownfield Redevelopment Act will support that process by affording the prospective purchaser/developer and any future tenants access to key economic incentives, regulatory incentives, and liability protection under state law.

perceived environmental contamination.” The facts here clearly evidence that the Subject Property falls squarely within the definition of the term “brownfield site.”

Designation Criteria

As we have discussed, there are five enumerated criteria under Section 376.80(2)(c), Florida Statutes. Seacoast and the Subject Property, as applicable, meet each of the criteria. We discuss these criteria and their application to Seacoast and the Subject Property in the following sections.

1. Agreement to Redevelop the Brownfield Site. The first criterion under Florida Statutes § 376.80(2)(c) is that the applicant be “[a] person who owns or controls a potential brownfield site” and is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.” Seacoast meets this criterion in that it owns the Subject Property, has requested that the Town self-designate the Subject Property, has already started actual rehabilitation of the Subject Property with the Florida Department of Environmental Protection and the Palm Beach County Department of Public Health, and is also commencing the development process through environmental cleanup and related measures and by investing financial and operational resources to ensure that a future buyer builds a project that is consistent with the Town’s Comprehensive Plan and permissible under its land development regulations.

2. Economic Productivity. The second requirement for designation under Florida Statutes § 376.80(2)(c) is that “rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area.” Given the size of the Subject Property, the development criteria associated with the Town’s Comprehensive Plan and land development regulations, the costs associated with environmental remediation, site development, and construction, the reuse at the property will almost certainly be industrial or office warehouse with approximately 150,000 square feet of enclosed structures. The capital cost of such a project is estimated at no less than \$21 million and should create between 50 and 100 permanent, full-time equivalent jobs and between 200 and 300 temporary construction jobs. The magnitude of the capital spend on site development and construction, the hiring of local contractors and employees, the increase in property taxes, and the payment of impact fees all create economic productivity required by the statute. In addition, the job creation requirement of 5 new permanent full time equivalent positions is far exceeded.

3. Consistency with Local Comprehensive Plan and Permittable Use under Local Land Development Regulations. The third requirement for designation under Florida Statutes § 376.80(2)(c) is that the redevelopment of the proposed brownfield site be “consistent with the local comprehensive plan and is a permissible use under the applicable local land development

regulations.” Given the location and nature of the site, market conditions, the surrounding product, and the cleanup requirements that will be imposed on the property relative to future use of the Subject Property, redevelopment will most certainly be industrial and compatible uses, which is consistent with the Town’s Comprehensive Plan and permissible under the C-4 Business District designation of the Town’s Zoning Code.

4. Public Notice and Comment. The fourth requirement for designation under Florida Statutes § 376.80(2)(c) is inapplicable given that the actual designation is proposed to be adopted pursuant to Florida Statutes § 376.80(2)(b). As discussed with Town staff, all of the public notice and comment requirements of Florida Statutes § 376.80(2)(b) are being complied with. These requirements recognize the fact that the Subject Property is located in a Community Redevelopment Area and call simply for advertisement of two public hearings in a newspaper of general circulation. As currently drafted, that notice will read as follows (and contain the trailing geographic map):

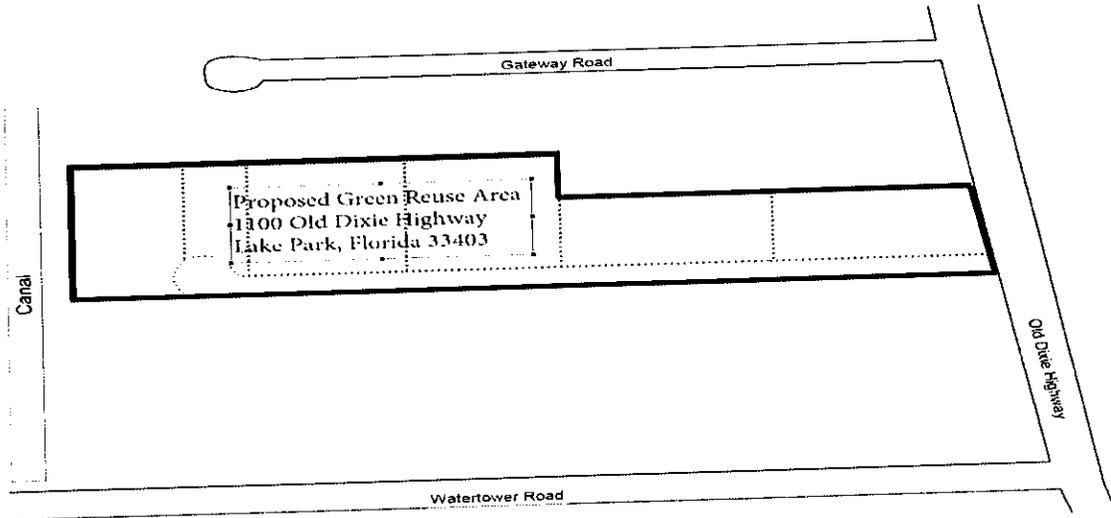
NOTICE OF PUBLIC HEARINGS TO CONSIDER ADOPTION OF RESOLUTION DESIGNATING GREEN REUSE AREA

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Lake Park, Florida, will hold public hearings on November 16, 2016, and December 7, 2016, at 6:30 p.m. in the Commission Chamber at Town Hall, located at 535 Park Avenue, Lake Park, FL, in order to consider adoption of the following resolution:

A RESOLUTION OF THE MAYOR AND THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE REAL PROPERTY LOCATED AT 1100 OLD DIXIE HIGHWAY, LAKE PARK, FLORIDA 33403, IDENTIFIED BY PALM BEACH COUNTY FOLIO NOS. 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, AND 36-43-42-20-31-001-0000, THE COMMERCE PARK GREEN REUSE AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, OF FLORIDA’S BROWNFIELDS REDEVELOPMENT ACT, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

The location of the proposed Green Reuse Area is as presented on the map published with this notice. If any person decides to appeal any decision made by the Town Commission with respect to any matter considered at the public hearing, that person will need a record of the proceedings and that for such purpose affected persons may need to ensure that a verbatim record of the proceedings is made and that such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission

into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Town Clerk of the Town of Lake Park at least 48 hours prior to the meeting at (561) 881-3311 or townclerk@lakeparkflorida.gov.



In addition, although not required, Seacoast will post notice of the pending designation at the Subject Property in a manner that will be recognizable and legible to vehicular traffic on Old Dixie Highway. The publishing of notice in a newspaper of general circulation and the posting of notice at the Subject Property will occur no later than Wednesday, November 9, 2016.

5. Reasonable Financial Assurance. The fifth requirement for designation under Florida Statutes § 376.80(2)(c) is that the person proposing the area for designation provide "reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan." Seacoast National Bank is a federal lending institution opened in 1933 and specializing in commercial lending. As of the quarter ending June 30, 2016, it has 784 employees in 63 offices with total assets in excess of \$4.3 billion and total bank equity capital in excess of \$481 million. It has all cash on hand needed to complete the required contamination assessment and remediation activities. It has also retained top environmental professionals in the field to ensure that the contamination assessment and remediation are implemented properly, in full compliance with applicable law, and consistent with all applicable timeframes. Seacoast also has the sufficient financial resources to undertake and complete the proposed redevelopment plan, which contemplate conveying the property to qualified builders and operators and providing the opportunity to finance acquisition and construction activities. Seacoast's financial resources also include the ability to retain the necessary professionals – include real estate and legal professionals – to identify qualified, experienced buyers and developers to take ownership of the Subject Property and build a project that is consistent with the Town's Comprehensive Plan, permissible under its land development regulations, an engine for significant economic productivity and job creation, and welcomed by Lake Park business and residents and Town staff and elected officials.

Mr. John D'Agostino, Town Manager
November 6, 2016
Page 7

As reflected herein and discussed previously, designation of the Subject Property as a Green Reuse Area under Florida's Brownfields Redevelopment Act is a viable, practical, and necessary strategy for accelerating cleanup and reuse and creating a safe legal and business environment for private capital investment in economic reuse, land revitalization, and job creation. Your assistance in this regard is very much appreciated and we are available at your convenience to provide any further information that the Town may require. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.



Michael R. Goldstein
/mrg

Enclosures

cc: Mr. Kevin Picart, Senior Vice President, Seacoast Bank
Ms. Nadia DiTommaso, Community Development Director

NOTICE OF PUBLIC HEARINGS TO CONSIDER ADOPTION OF RESOLUTION DESIGNATING GREEN REUSE AREA

NOTICE IS HEREBY GIVEN that the Town Commission of the Town of Lake Park, Florida, will hold public hearings on November 16, 2016 and December 7, 2016, at 6:30 p.m., or as soon thereafter as can be heard, in the Commission Chamber at Town Hall, located at 535 Park Avenue, Lake Park, FL, in order to consider adoption of the following Resolution:

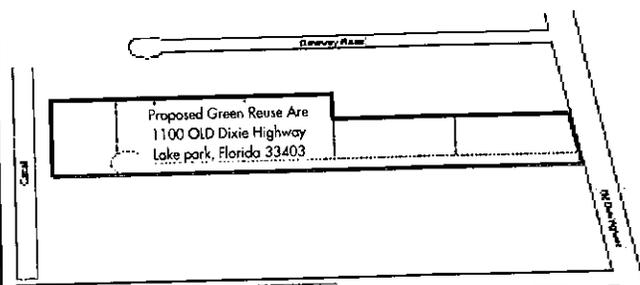
RESOLUTION 52-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROPOSING TO DESIGNATE THE parcels of REAL PROPERTY LOCATED At 1100 OLD DIXIE HIGHWAY, Lake Park, FLORIDA, and IDENTIFIED BY the following PALM BEACH COUNTY FOLIO NOS. 36-43-42-20-31-000-0010, 36-43-42-20-31-000-0020, 36-43-42-20-31-000-0030, 36-43-42-20-31-000-0040, 36-43-42-20-31-000-0050, 36-43-42-20-31-002-0000, AND 36-43-42-20-31-001-0000 AS A COMMERCE PARK GREEN REUSE AREA FOR REHABILITATION PURSUANT TO SECTION 376.80, FLORIDA STATUTES; AUTHORIZING AND DIRECTING THE TOWN CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF THE COMMISSION ADOPTION OF THIS DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The location of the proposed Commerce Park Green Reuse Area is as presented on the map published with this notice. If any person decides to appeal any decision made by the Town Commission with respect to any matter considered at the public hearing, that person will need a record of the proceedings and that for such purpose affected persons may need to ensure that a verbatim record of the proceedings is made and that such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Town Clerk of the Town of Lake Park at least 48 hours prior to the meeting at (561) 881-3311 or vmendez@lakeparkflorida.gov.

Pub: The Palm Beach Post, Wednesday, November 9, 2016

Town Clerk: Vivian Mendez



Select Year: 2016 ▼ Go

The 2016 Florida Statutes

[Title XII](#)
MUNICIPALITIES

[Chapter 166](#)
MUNICIPALITIES

[View Entire Chapter](#)

166.041 Procedures for adoption of ordinances and resolutions.—

(1) As used in this section, the following words and terms shall have the following meanings unless some other meaning is plainly indicated:

(a) “Ordinance” means an official legislative action of a governing body, which action is a regulation of a general and permanent nature and enforceable as a local law.

(b) “Resolution” means an expression of a governing body concerning matters of administration, an expression of a temporary character, or a provision for the disposition of a particular item of the administrative business of the governing body.

(2) Each ordinance or resolution shall be introduced in writing and shall embrace but one subject and matters properly connected therewith. The subject shall be clearly stated in the title. No ordinance shall be revised or amended by reference to its title only. Ordinances to revise or amend shall set out in full the revised or amended act or section or subsection or paragraph of a section or subsection.

(3)(a) Except as provided in paragraph (c), a proposed ordinance may be read by title, or in full, on at least 2 separate days and shall, at least 10 days prior to adoption, be noticed once in a newspaper of general circulation in the municipality. The notice of proposed enactment shall state the date, time, and place of the meeting; the title or titles of proposed ordinances; and the place or places within the municipality where such proposed ordinances may be inspected by the public. The notice shall also advise that interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

(b) The governing body of a municipality may, by a two-thirds vote, enact an emergency ordinance without complying with the requirements of paragraph (a) of this subsection. However, no emergency ordinance or resolution shall be enacted which establishes or amends the actual zoning map designation of a parcel or parcels of land or that changes the actual list of permitted, conditional, or prohibited uses within a zoning category. Emergency enactment procedures for land use plans adopted pursuant to part II of chapter 163 shall be pursuant to that part.

(c) Ordinances initiated by other than the municipality that change the actual zoning map designation of a parcel or parcels of land shall be enacted pursuant to paragraph (a). Ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category, or ordinances initiated by the municipality that change the actual zoning map designation of a parcel or parcels of land shall be enacted pursuant to the following procedure:

1. In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than 10 contiguous acres, the governing body shall direct the clerk of the governing body to notify by mail each real property owner whose land the municipality will redesignate by enactment of the ordinance and whose address is known by reference to the latest ad valorem tax records. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for one or more public hearings on such ordinance. Such notice shall be given at least 30 days prior to the date set for the public hearing, and a copy of the notice shall be kept available for public inspection during the regular business hours of the office of the clerk of the governing body. The governing body shall hold a public hearing on the proposed ordinance and may, upon the conclusion of the hearing, immediately adopt the ordinance.

2. In cases in which the proposed ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving 10 contiguous acres or more, the governing body shall provide for public notice and hearings as follows:

a. The local governing body shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5 p.m. on a weekday, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing.

b. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be placed in a newspaper of general paid circulation in the municipality and of general interest and readership in the municipality, not one of limited subject matter, pursuant to chapter 50. It is the legislative intent that, whenever possible, the advertisement appear in a newspaper that is published at least 5 days a week unless the only newspaper in the municipality is published less than 5 days a week. The advertisement shall be in substantially the following form:

NOTICE OF (TYPE OF) CHANGE

The (name of local governmental unit) proposes to adopt the following ordinance: (title of the ordinance).

A public hearing on the ordinance will be held on (date and time) at (meeting place).

Except for amendments which change the actual list of permitted, conditional, or prohibited uses within a zoning category, the advertisement shall contain a geographic location map which clearly indicates the area covered by the proposed ordinance. The map shall include major street names as a means of identification of the general area. In addition to being published in the newspaper, the map must be part of the online notice required pursuant to s. 50.0211.

c. In lieu of publishing the advertisement set out in this paragraph, the municipality may mail a notice to each person owning real property within the area covered by the ordinance. Such notice shall clearly explain the proposed ordinance and shall notify the person of the time, place, and location of any public hearing on the proposed ordinance.

(4) A majority of the members of the governing body shall constitute a quorum. An affirmative vote of a majority of a quorum present is necessary to enact any ordinance or adopt any resolution; except that two-thirds of the membership of the board is required to enact an emergency ordinance. On final passage, the vote of each member of the governing body voting shall be entered on the official record of the meeting. All ordinances or resolutions passed by the governing body shall become effective 10 days after passage or as otherwise provided therein.

(5) Every ordinance or resolution shall, upon its final passage, be recorded in a book kept for that purpose and shall be signed by the presiding officer and the clerk of the governing body.

(6) The procedure as set forth herein shall constitute a uniform method for the adoption and enactment of municipal ordinances and resolutions and shall be taken as cumulative to other methods now provided by law for adoption and enactment of municipal ordinances and resolutions. By future ordinance or charter amendment, a municipality may specify additional requirements for the adoption or enactment of ordinances or resolutions or prescribe procedures in greater detail than contained herein. However, a municipality shall not have the power or authority to lessen or reduce the requirements of this section or other requirements as provided by general law.

(7) Five years after the adoption of any ordinance or resolution adopted after the effective date of this act, no cause of action shall be commenced as to the validity of an ordinance or resolution based on the failure to strictly adhere to the provisions contained in this section. After 5 years, substantial compliance with the provisions contained in this section shall be a defense to an action to invalidate an ordinance or resolution for failure to comply

with the provisions contained in this section. Without limitation, the common law doctrines of laches and waiver are valid defenses to any action challenging the validity of an ordinance or resolution based on failure to strictly adhere to the provisions contained in this section. Standing to initiate a challenge to the adoption of an ordinance or resolution based on a failure to strictly adhere to the provisions contained in this section shall be limited to a person who was entitled to actual or constructive notice at the time the ordinance or resolution was adopted. Nothing herein shall be construed to affect the standing requirements under part II of chapter 163.

(8) The notice procedures required by this section are established as minimum notice procedures.

History.—s. 1, ch. 73-129; s. 2, ch. 76-155; s. 2, ch. 77-331; s. 1, ch. 83-240; s. 1, ch. 83-301; s. 2, ch. 95-198; s. 5, ch. 95-310; s. 5, ch. 2012-212.

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Select Year: 2016 ▼ Go

The 2016 Florida Statutes

[Title XXVIII](#)
NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

[Chapter 376](#)
POLLUTANT DISCHARGE PREVENTION
AND REMOVAL

[View Entire
Chapter](#)

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. 403.182, of its decision to designate a brownfield area for rehabilitation for the purposes of ss. 376.77-376.86. The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. 403.182, of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. 166.041, except that the procedures for the public hearings on the proposed resolution must be in the form established in s. 166.041(3)(c)2. For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. 125.66, except that the procedures for the public hearings on the proposed resolution shall be in the form established in s. 125.66(4)(b).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government shall grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings shall be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. [420.0004](#) or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

- (a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.
- (b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.
- (c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.
- (d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. [376.81](#), including any applicable requirements for risk-based corrective action.
- (e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.
- (f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.
- (g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. [376.77-376.86](#), and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. [376.82](#) are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. [403.182](#) to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. [376.78](#).
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

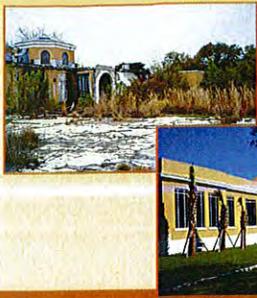
(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114.



FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

TRANSFORMING COMMUNITIES

Brownfield site means real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. 376.79(3), F.S.

Brownfield area means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such 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-designated brownfield pilot projects. 376.79(4), F.S.



BROWNFIELD PROGRAM TERMS

Responsible Person—Person Responsible for Brownfield Site Rehabilitation or PRFBRSR.

Agreement—Brownfield Site Rehabilitation Agreement or BSRA

NFA—No Further Action (i.e., Site Rehabilitation Completion Order or SRCO)

BROWNFIELDS PROGRAM BENEFITS

Brownfield Area Designation

- Bonus refund for job creation—up to \$2,500 per job
- Loan guarantees for primary lenders
 - ◆ Up to 50% on all sites
 - ◆ Up to 75% when end use is affordable housing
- Sales tax credit on building materials
- Brownfield area benefits administered by Enterprise Florida, Inc.

Brownfield Site Rehabilitation Agreement

- All benefits of Brownfield Area
- Regulatory framework for cleanup (Chapter 62-785, F.A.C.)
- Dedicated staff—expedited technical review
- Liability protection
- Tax credits
 - ◆ Florida corporate income tax
 - ◆ Credits may be transferred one time
- Brownfield Site Rehabilitation Agreement benefits administered by DEP

Summary of Available Tax Credits

Tax Credit Type	Application Frequency	Maximum Credit for Costs Incurred after 6/30/06	
Site Rehabilitation	Annually	50%	\$500,000
No Further Action (i.e. SRCO)	Once	25%	\$500,000
Affordable Housing, health care facility or health care provider	Once	25%	\$500,000
Solid Waste (Removal, Transport, and Disposal)	Once	50%	\$500,000

FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

ANNUAL REPORT
August 2016



Country Club Corners and The Greens at Country Club
DeLand, Florida



On the cover:

The Country Club Corners and The Greens at Country Club Brownfield Site began with the cleanup and redevelopment of the former DeLand Country Club in DeLand, Florida. The approximately 105-acre site was abandoned after the golf course closed in 2012. Soil and groundwater contamination found at the site was attributed to historic turf management operations on the property.

TKG DeLand, LLC purchased the property and entered the Florida Brownfields Redevelopment Program in 2013 along with its redevelopment affiliate Tailwinds DeLand CC, LLC. The BSRA was signed December 23, 2013. Assessment and cleanup was completed in less than two years and DEP issued a Site Rehabilitation Completion Order on November 6, 2015.

TKG and Tailwinds have redeveloped the site into a mixed use project featuring a Publix anchored shopping center, a 155 single-family-home community (now known as Bentley Greens), a proposed office and assisted living facility, and open space. The total capital investment in the project to date has exceeded \$25 million and the project has already resulted in the creation of more than 100 new jobs.

*Florida Department of Environmental Protection
August 2016*

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EXECUTIVE SUMMARY

A brownfield site is real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. The Florida Department of Environmental Protection’s (DEP) Brownfields Redevelopment Program (Program), established in 1997, empowers communities, local governments and other stakeholders to work together to assess, clean up and reuse brownfields.

The two primary goals of the Program are contaminated site cleanup and economic redevelopment. Since inception of the Program in 1997, 89 contaminated sites have been cleaned up, more than 65,000 confirmed and projected direct and indirect jobs have been created and \$2.7 billion in capital investment is projected in designated brownfield areas.

The number of brownfield area designations increased slightly in 2015, when compared to 2014. The number of brownfield area designations to date in 2016 suggests that we will end the year with about the same number as in 2015. However, active participation in the program, as reflected in Brownfield Site Rehabilitation Agreement (BSRA) execution, was the strongest year since the inception of the program.

Highlights and milestones for calendar year 2015 and calendar year 2016 to date include:

- ◆ **Brownfield Areas:** Twenty-one municipalities and county governments approved local resolutions that designated 17 additional brownfield areas in 2015 and eight additional brownfield areas in the first six months of 2016. The total number of brownfield areas in Florida has increased to 404.
- ◆ **Brownfield Site Rehabilitation Agreements:** Twenty-seven BSRAs were executed in 2015. Five BSRAs have been executed in the first half of 2016. This brings the Program total to 261.
- ◆ **Site Rehabilitation Completion Orders:** Ten site rehabilitation completion orders (SRCO) were issued in 2015 and two SRCOs have been issued for the first six months of 2016. The SRCOs were issued for sites that completed cleanup of property to standards protective of human health and the environment. The issuance of these SRCOs brings the total number of SRCOs issued to 89 since inception of the Program in 1997.

BROWNFIELDS HIGHLIGHTS		
Brownfield Area Designations		
Calendar Year 2015		17
Calendar Year 2016 (to date)		8
Brownfield Site Rehabilitation Agreements		
Calendar Year 2015		27
Calendar Year 2016 (to date)		5
Site Rehabilitation Completion Orders		
Calendar Year 2015		10
Calendar Year 2016 (to date)		2
Voluntary Cleanup Tax Credits for Brownfield Sites		
Calendar Year 2015		\$10,374,782
Projected Capital Investment		
Calendar Year 2015		\$28,441,850
Calendar Year 2016 (to date)		\$47,559,325
Projected New Direct and Indirect Jobs		
Calendar Year 2015		1,272
Calendar Year 2016 (to date)		1,631

- ◆ **Voluntary Cleanup Tax Credits (VCTC):** In 2016, DEP received 99 tax credit applications and approved more than \$10.3 million in tax credits for site rehabilitation work completed at brownfield sites in 2015. Each year since 2007, approved tax credits have exceeded the annual authorization provided by the Florida Legislature. Effective July 1, 2015, the Legislature approved a one-time VCTC authorization of \$21.6 million. This authorization was effective through June 30, 2016. On July 1, 2016, the annual VCTC authorization returned to \$5 million per year. The 2015 one-time additional authorization allowed DEP to issue certificates for all approved tax credits, including those that had been carried over from previous years. However, because the total eligible requests received for 2015 expenditures exceeds the current authorization of \$5 million, some of the tax credit recipients will not receive their certificates until 2018.
- ◆ **New Jobs:** From January 2015 through December 2015, 258 projected new direct jobs, 1,014 projected new indirect jobs and more than \$28 million in projected new capital investment were attributable to the Program. To date in calendar year 2016, 369 projected new direct jobs, 1,262 projected new indirect jobs and \$47.5 million in projected new capital investment are attributable to the Program. Since 1997, more than \$256 million in confirmed investment and 11,884 confirmed net new direct jobs can be attributed to the Program.¹
- ◆ **Florida Brownfields Conference:** The 18th Annual Brownfields Conference was held in Tampa in October 2015. With the theme “From Blight to Right – Brownfields Transformation,” approximately 200 people attended this informative conference. Participation at this conference remained strong with attendees representing lenders, real estate professionals, community advocacy groups, environmental consultants, attorneys and federal, state and local governments. The conference is a successful venue to facilitate redevelopment of properties affected by environmental contamination.

¹ Data provided by the Florida Department of Economic Opportunity, Division of Strategic Business Development, July 2016.

INTRODUCTION AND HISTORY

Many areas in Florida contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Florida Brownfields Redevelopment Act (Act), sections 376.77 - 376.86, Florida Statutes, was adopted by the Florida Legislature in 1997 to provide incentives for local governments and individuals to voluntarily clean up and redevelop brownfield sites. Participation in the Program results in environmental cleanup, protection of public health, reuse of infrastructure and job creation.

Florida Brownfields Redevelopment Program Objectives

- ◆ Site rehabilitation
- ◆ Job creation
- ◆ Increased capital investment
- ◆ Broadened tax base by raising property values
- ◆ Better utilization of existing infrastructure and community resources
- ◆ Improvements in quality of life and the environment

Local governments play a key role in the Program. Financial and regulatory incentives become available when a local government designates a brownfield area by resolution. These financial and regulatory incentives enable local governments and state agencies to partner with the private sector to rehabilitate contaminated properties, create jobs and promote sustainable reuse of properties within designated brownfield areas.

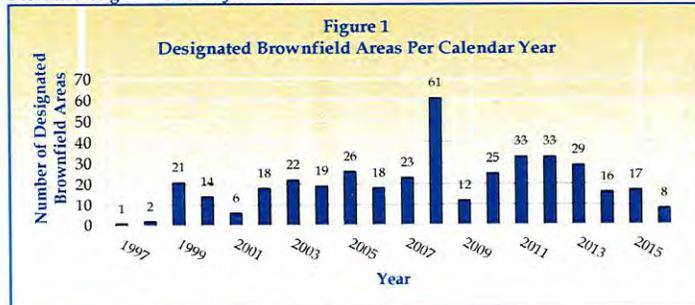
- A **brownfield area** is defined by statute as "... a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution."
- A **brownfield site** is defined by statute as "... real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination."

Since passage of the Act, DEP has provided education and outreach to a variety of interest groups, including communities, environmental consultants, lenders, local governments, economic redevelopment boards and real estate professionals. DEP has also provided technical assistance and streamlined regulatory service to Program participants.

Data presented in this report was collected through the end of the state fiscal year on June 30, 2016. Because most of the data for brownfields and brownfields-related programs, (i.e., voluntary cleanup tax credits and the brownfields redevelopment bonus) is collected on a calendar year basis, the information is presented for calendar year 2015 and for calendar year 2016 to date (i.e., through June 30, 2016).

BROWNFIELDS REDEVELOPMENT PROGRAM STATUS

Florida Designated Brownfield Areas



Note: Data for 2016 is January 1, 2016, through June 30, 2016.

Local governments continue to support the use of the tools and incentives provided by the Program by designating brownfield areas for cleanup and revitalization. Upon designation, properties within a brownfield area have met the first requirement for participation in the Program. These properties may participate in stand-alone economic incentives such as the loan guaranty program or participate in other economic incentives that are linked to a BSRA, including the job bonus refund or sales and use tax exemption for building materials used in a mixed-use project or housing project.² If contamination is known or suspected, the local government may designate an area and identify the person responsible for brownfield site rehabilitation. This entitles the identified person to negotiate a BSRA with DEP.

In 2015, 16 local governments reported approval of resolutions designating 17 brownfield areas. During the first half of 2016, six local governments have designated eight brownfield areas. Through this reporting period, Florida now has 404 designated brownfield areas in 136 communities across the state (Figure 1). Over the history of the Program, an average of approximately 20 brownfield areas have been designated each year. While designations in 2015 and the first half of 2016 are below this average, as shown in the next section, BSRA activity is strong.

The 404 locally designated areas encompass approximately 266,133 acres of both contaminated and uncontaminated properties, including residential and viable business properties. Appendix A provides the name, location and approximate size of each brownfield area in the state.

²Florida Department of Revenue Tax Tip Sheet TIP # 00A01-23, issued August 11, 2000, at <http://dor.myflorida.com/dor/tips/tip13a01-10.html>

Brownfield Site Rehabilitation Agreements



Note: Data for 2016 is January 1, 2016, through June 30, 2016. Historically, the majority of BSRAs are executed during the final quarter of each calendar year.

Once a local government designates a brownfield area and a person responsible for brownfield site rehabilitation is identified, this entity may voluntarily execute a BSRA with DEP. The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule.³ In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to section 376.30781, Florida Statutes.

Through June 30, 2016, voluntary responsible parties have executed 261 agreements with DEP or our delegated counties, since inception of the Program in 1997. Twenty-seven agreements were executed in 2015 and five agreements have been executed through the first half of 2016 (Figure 2).

Site Rehabilitation Completion Orders Issued



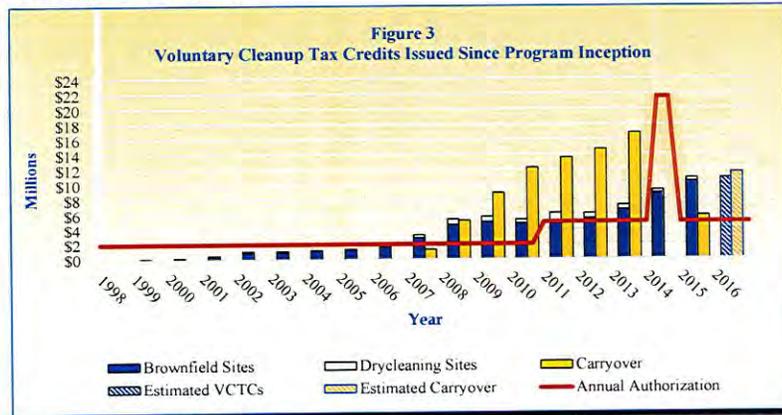
Note: Data for 2016 is January 1, 2016, through June 30, 2016.

³ Chapter 62-780, Florida Administrative Code

In 2015, -10 SRCOs, confirming that no further action is required, were issued for brownfield sites. During the first half of 2016, two SRCOs have been issued, bringing the total issued since 1997 to 89 (Figure 3). Other sites with executed agreements continue to make progress on site rehabilitation and redevelopment.

Appendix B provides the name, location and approximate size of each brownfield site in the state with an executed BSRA. The table includes a completion date for sites that have received a SRCO or a SRCO with conditions. A SRCO with conditions is issued when DEP has approved alternate cleanup target levels for a site because the voluntary responsible party has agreed to use engineering and institutional controls to eliminate exposure to contaminants.

Status of State Financial Incentives



Note: Effective July 1, 2011, the annual authorization was increased from \$2 million to \$5 million. Effective July 1, 2015, the annual authorization was increased to \$21.6 million for one year. This amount satisfied all approved VCTCs (that is the backlog, as well as, the VCTC applications that were approved for 2014 expenditures). After these VCTCs were awarded, the \$21.6 million authorization was exhausted. On July 1, 2016, the annual VCTC authorization returned to \$5 million per year.

In 1998, the Florida Legislature established the VCTC Program to provide an incentive for the voluntary cleanup of drycleaning solvent-contaminated sites and brownfield sites in designated brownfield areas (section 376.30781, Florida Statutes). At these sites, a tax credit of 50 percent is allowed for the cost of voluntary cleanup activity that is integral to site rehabilitation, with a maximum of \$500,000 per site per year. Additionally, at brownfield sites in designated brownfield areas, a one-time 50 percent tax credit is allowed for solid waste removal, with a maximum of \$500,000 per site. Tax credits may be applied to state corporate income tax. Effective July 1, 2011, the Legislature increased the annual tax credit authorization from \$2 million to \$5 million. The VCTC Program has approved \$66,875,735 in tax credits since it began.

Effective July 1, 2015, the Legislature approved a one-time VCTC authorization of \$21.6 million. This authorization was only effective through June 30, 2016. On July 1, 2016, the annual VCTC authorization returned to \$5 million per year. The additional authorization allowed DEP to issue certificates for all approved tax credits, including those that had been carried over from previous years.

In July 2015, DEP issued 212 tax credit certificates, exhausting the one-time, \$21.6 million authorization. In January 2016, DEP received 99 VCTC applications for 2015 calendar year expenses and approved \$10,795,616 in tax credits. Of this total, \$10,374,782 – approximately 96 percent – was for 84 brownfield sites. VCTC applications for site rehabilitation conducted during 2016 are expected to be submitted in approximately the same amounts as for 2015.

The Brownfields and VCTC Programs have been successful in promoting the cleanup and redevelopment of contaminated, underutilized properties. The one-time increase in the annual authorized VCTC funding level addressed all approved tax credits through June 30, 2015. However, as shown in Figure 4, since 2007, the approved tax credits have exceeded the available authorization, and since 2012, the approved tax credits have averaged more than \$8.3 million per year. If the dollar amount of future tax credit applications remains consistent with the previous five years, the backlog for un-issued tax credits will continue to grow. With the \$5 million authorization available July 1, DEP will issue tax credit certificates to 33 of the 99 applicants for 2015 expenditures. Sixty-four applicants will receive their tax credits in July 2017 and nine applicants will receive their tax credits in July 2018.

The Act also provides other financial and economic incentives administered by the Florida Department of Economic Opportunity (DEO), which include the Brownfields Redevelopment Bonus Refund⁴ and a limited state loan guaranty. For the Brownfields Redevelopment Bonus Refund, DEO enters into incentive agreements with eligible entities that plan to create new jobs in Florida brownfield areas. As a result of the passage of Senate Bill 406 (Chapter No. 2013-42, Laws of Florida), effective July 1, 2013, to be eligible to participate in the job bonus refund, an entity must be creating jobs on a property that is subject to a BSRA or on a property that abuts a property that is subject to a BSRA. The term of an incentive agreement is typically four or five years with job creation milestones in each year of the agreement. A Brownfields Redevelopment Bonus Refund is issued only if the agreed upon milestones are achieved.

For this report, DEO has provided projections for job creation and capital investment associated with current agreements. In addition, DEO has provided confirmed data for job creation and capital investment in brownfield areas since the inception of the Program (Table 1).

⁴ Pre-approved applicants for the Brownfields Redevelopment Bonus Refund may receive a tax refund of up to \$2,500 for each new job created.

Table 1
Brownfields Redevelopment Bonus Refund

Period	New Direct Jobs Projected	Indirect Jobs Projected	Investment Projected	Confirmed Net New Direct Jobs	Investment Confirmed to Date
January 1, 2015 - December 31, 2015	258	1,014	\$28,441,850		
January 1, 2016 - June 30, 2016	369	1,262	\$47,559,325		
1997 - June 30, 2016	21,029	33,129	\$2,822,876,573		
1997 - December 31, 2014**				11,884	\$256,313,328

**Applicants for job bonus refund submit their requests in the January following the year the jobs were created. Applications for 2015 jobs were received in January 2016 and are currently being evaluated and confirmed. Therefore, the most recent confirmed jobs data is for the period ending December 31, 2014.

The Brownfields Area Loan Guaranty Council, established in section 376.86, Florida Statutes, has approved two loan guarantees since inception of the Program. Pursuant to section 376.86, Florida Statutes, the state may have up to \$5 million of loan guarantees in place at a time. The full \$5 million became available for other guarantees on July 1, 2012, and is currently available.

Brownfield Success Stories

The success of the Program is best demonstrated by the completed projects. Appendix C provides summaries of each project that has entered into a BSRA, completed all cleanup and achieved no further action status in the last year. Projects that achieved no further action status before July 1, 2015, are listed in the table provided in Appendix C. Full summaries for these projects can be found at:

http://www.dep.state.fl.us/waste/quick_topics/publications/wc/brownfields/AnnualReport/2016/Success-Stories-2016.pdf

All of the projects have completed cleanup in accordance with DEP’s Contaminated Site Cleanup Criteria rule and most have been redeveloped.

Local Pollution Control Program Delegations

Three county governments – Broward, Hillsborough and Miami-Dade – have received delegation from DEP to administer the Program locally. The original delegation agreements for Broward and Miami-Dade counties were signed in 2000, and the agreement with Hillsborough County was signed in 2004. The Broward County delegation agreement was renewed in May 2010 and the Miami-Dade County delegation agreement was renewed in October 2010. The Hillsborough County delegation agreement was renewed in March 2012.

U.S. Environmental Protection Agency Memorandum of Agreement

The current Memorandum of Agreement (MOA) between DEP and EPA specifies the criteria under which EPA will forego its oversight of cleanups in Florida. Through the MOA, certain sites subject to corrective action under federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) authority are eligible for state brownfields incentives.

Additionally, to be eligible to receive CERCLA Section 128(a) grant funding authorized by the federal Small Business Liability Relief and Brownfields Revitalization Act of 2002, a state must be a party to a voluntary response program MOA with EPA or demonstrate that its

response program includes, or is taking steps to include, the elements of a response program. Florida is one of 25 states with an existing MOA, making the Program automatically eligible for Section 128(a) funding. In 2015, DEP received \$653,608 in grant funding from EPA (see additional grant information on pages 11 and 12).

Public Outreach and Education

As an ongoing responsibility of the Program, DEP staff participates in frequent outreach and educational speaking engagements with various city and county organizations, trade shows and industry groups.

DEP’s Brownfields website, www.dep.state.fl.us/waste/categories/brownfields, provides the latest Program-specific information and links to websites for DEO, Enterprise Florida, local governments, U.S. Department of Housing and Urban Development, EPA’s Brownfields Program and other federal agencies involved in partnering for the redevelopment of brownfields. The site also contains map images of all designated brownfield areas and copies of local government resolutions and executed cleanup agreements. Brownfields can also be located using DEP’s [Contamination Locator Map \(CLM\)](#) website. This tool allows users to locate all sites that are currently under DEP’s cleanup oversight and to subscribe to an online service that provides users updates on cleanup milestones.

Annual Florida Brownfields Conference

The 18th Annual Florida Brownfields Conference was held in Tampa in October 2015. With the theme “From Blight to Right – Brownfields Transformation,” approximately 200 people attended this informative conference. Participation at this conference remained strong with attendees representing lenders, real estate professionals, community advocacy groups, environmental consultants, attorneys, and federal, state and local governments. The conference is a successful venue to facilitate redevelopment of properties affected by environmental contamination.

The City of Tampa and the Florida Brownfields Association cooperated in organizing this successful conference with support from Enterprise Florida, DEO, EPA, and DEP. Numerous environmental consulting firms, vendors and law firms provided funds for sponsorship, coordination efforts, speakers and exhibits. DEP staff participated in the conference by making presentations and participating in discussion panels and ad hoc meetings regarding ongoing brownfield projects. The success of the Program is due in part to the many partnerships built between private and public entities at the annual conference.

FEDERAL BROWNFIELDS UPDATE

Small Business Liability Relief and Brownfields Revitalization Act of 2002

Policies that EPA developed over recent years were incorporated into law through passage of the Small Business Liability Relief and Brownfields Revitalization Act. The brownfields law expanded EPA's assistance to the public and private sectors by providing new tools for promoting sustainable cleanup and reuse.

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by providing seed money for environmental assessment, cleanup and job training:

- Assessment Grants provide funding for brownfield inventories, planning, environmental assessments and community outreach. Grant amount - up to \$200,000.
- Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up brownfield sites. Grant amount - up to \$1 million.
- Job Training Grants provide environmental job training for residents of brownfield communities. Grant amount - up to \$200,000.
- Cleanup Grants provide direct funding for cleanup activities at certain properties with planned green space, recreational or other nonprofit uses. Grant amount - up to \$200,000.
- Coalition Grants provide an opportunity for a minimum of three eligible applicants to form a coalition to conduct brownfields assessment. Grant amount – up to \$1 million.

In May 2016, Brownfield Competitive Grants were awarded to eligible Florida recipients. Florida grant recipients received \$1,600,000:

- Town of Century
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- City of Ormond Beach
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- City of St. Petersburg
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- City of Palmetto
 - \$200,000 Hazardous Site Cleanup
- City of West Palm Beach
 - \$200,000 Hazardous Site Cleanup

The grants will be used to conduct Phase I and Phase II environmental assessments and cleanup activities at sites with known or suspected hazardous substances or petroleum contamination.

In addition to the grants awarded to the various communities described above, DEP received a State and Tribal Response Program Grant (SRP) under CERCLA 128(a) in the amount of \$653,608 from EPA for the federal fiscal year that began on October 1, 2015. This is the 13th

year in which DEP has received an SRP grant, with the amount awarded totaling \$10.1 million. Since inception of the SRP grant and its predecessor program, DEP has assisted 92 applicants with 112 projects on contaminated or potentially contaminated sites. DEP uses the grant to pay for staff and contractors that provide brownfields services at eligible sites for local governments, non-profit organizations and other eligible applicants. These services include site-specific assessment and limited cleanup of source areas.

ADDITIONAL INFORMATION AND CONTACTS

For information on the content of this report or the Program, contact:

Kim Walker, Brownfields Program Manager
Florida Department of Environmental Protection
Telephone: (850) 245-8934
Email: kim.walker@dep.state.fl.us

For information regarding the Voluntary Cleanup Tax Credit Program, contact:

Scott Sweeney, Voluntary Cleanup Tax Credit Program Manager
Florida Department of Environmental Protection
Telephone: (850) 245-8994
Email: scott.l.sweeney@dep.state.fl.us

For information on aspects of the Program related to economic incentives administered by the Florida Department of Economic Opportunity, contact:

Burt Von Hoff
Division of Strategic Business Development
Florida Department of Economic Opportunity
Telephone: (850) 717-8974
Email: burt.vonhoff@deo.myflorida.com

For information regarding marketing of the Program and job creation incentives or other economic incentives, contact:

Heather Squires Shubing
Manager of Competitive Strategies
Enterprise Florida, Inc.
Telephone: (407) 956-5696
Email: hsquires@eflora.com

For additional details regarding the Program, visit:
<http://www.dep.state.fl.us/waste/categories/brownfields>.

APPENDIX A Designated Brownfield Areas

Brownfield Areas

Florida Brownfields Redevelopment Program

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Total Areas: 404



Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreeage ¹
BF131602000	Willow Lake Apartments Green Reuse Area	MIAMI	MIAMI-DADE	Southeast	6/8/2016		0.00
BF641601000	Bruner Road Parcel Cleanup Project	PORT ORANGE	VOLUSIA	Central	6/2/2016		17.70
BF291601000	Blue Brandon Palms Green Reuse Area	BRANDON	HILLSBOROUGH	Southwest	5/4/2016		0.00
BF371601000	South Monroe St Corridor Brownfields Area	TALLAHASSEE	LEON	Northwest	4/27/2016		237.50
BF131601000	NW 62nd St Passive Park Green Reuse Area		MIAMI-DADE	Southeast	4/20/2016		5.02
BF481601000	Apopka Community Redevelopment Area	APOPKA	ORANGE	Central	2/17/2016		629.79
BF061602000	Wisdom Village Crossing LP Brownfield Area	POMPANO BEACH	BROWARD	Southeast	2/16/2016		0.00
BF061601000	Former Palm Aire Golf Course Phase 2A Area	POMPANO BEACH	BROWARD	Southeast	2/9/2016		9.99
BF291501000	Former Amazon Hose Property	TAMPA	HILLSBOROUGH	Southwest	12/17/2015		2.28
BF131503000	El Portal NE 83rd St. Green Reuse Area	EL PORTAL	MIAMI-DADE	Southeast	12/15/2015		1.92
BF061503000	Former Palm Aire Golf Course	POMPANO BEACH	BROWARD	Southeast	12/8/2015		26.83
BF481502000	Orlando Economic Enhancement District - T. C. Two Colonial	ORLANDO	ORANGE	Central	12/7/2015		0.57
BF501502000	Delray Beach Brownfield Area	DELRAY BEACH	PALM BEACH	Southeast	12/2/2015		6.75
BF131502000	Doral Legacy Park Green Reuse Area		MIAMI-DADE	Southeast	12/2/2015		19.55
BF481501000	GENE: ROCC (Redeveloping Orange County Communities)	ORLANDO	ORANGE	Central	12/1/2015		46.40
BF161501000	590 Beautyrest Ave.	JACKSONVILLE	DUVAL	Northeast	11/24/2015		4.90
BF061502000	Northwest Gardens V Brownfield Area	FT LAUDERDALE	BROWARD	Southeast	11/17/2015		5.87
BF131501000	Taylor Park Green Reuse Area	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	11/12/2015		21.88
BF331501000	I-10 and SR59 Brownfield Area	LLOYD	JEFFERSON	Northwest	10/20/2015		599.10

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreeage ¹
BF591501000	The TKG Oviedo Development Brownfield Area	OVIDEO	SEMINOLE	Central	10/19/2015		10.00
BF061501000	Coral Springs Revitalization Zone	CORAL SPRINGS	BROWARD	Southeast	8/19/2015		6.04
BF521501000	Former Arab Pest Control Brownfield Area	ST PETERSBURG	PINELLAS	Southwest	7/23/2015		0.43
BF641501000	Orange City Brownfield Area	ORANGE CITY	VOLUSIA	Central	5/12/2015		687.00
BF081501000	Verandas at Punta Gorda Brownfield Area	PUNTA GORDA	CHARLOTTE	South	4/1/2015		8.83
BF501501000	Former Servico Landfill Brownfield Area	WEST PALM BEACH	PALM BEACH	Southeast	3/16/2015		8.94
BF291406000	Peoples Gas System - North Channelside Drive	TAMPA	HILLSBOROUGH	Southwest	12/11/2014		7.31
BF291405000	Spruce Street Landfill #2	TAMPA	HILLSBOROUGH	Southwest	11/20/2014		3.42
BF521401000	Former Countryside Executive Golf Course	CLEARWATER	PINELLAS	Southwest	11/14/2014	12/4/2014	44.28
BF481401000	Orlando Economic Enhancement District - Hoffner Avenue	ORLANDO	ORANGE	Central	10/20/2014		8.21
BF131403000	Rucks Park Site	NORTH MIAMI	MIAMI-DADE	Southeast	9/23/2014		6.64
BF161402000	Gerdau Ameristeel Brownfield Area	JACKSONVILLE	DUVAL	Northeast	9/2/2014		149.28
BF161403000	L&M Griffin Properties #3 Brownfield Area	JACKSONVILLE	DUVAL	Northeast	9/2/2014		3.52
BF131402000	City of Miami Parks	MIAMI	MIAMI-DADE	Southeast	8/26/2014		39.55
BF291403000	Hudson Nursery Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	7/7/2014		10.35
BF291402000	Delaney Creek Brownfield Redevelopment Area		HILLSBOROUGH	Southwest	7/1/2014		36.18
BF291404000	Port Redwing Access Outparcel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	7/1/2014		31.24
BF131401000	Miami-Dade Regional Soccer Park BF Redevelopment Area	MEDLEY	MIAMI-DADE	Southeast	6/3/2014		47.34
BF161401000	Penman Plaza Brownfield Area	NEPTUNE BEACH	DUVAL	Northeast	4/17/2014		11.00
BF501401000	480 US Highway 27 North	SOUTH BAY	PALM BEACH	Southeast	4/15/2014		0.29
BF291401000	Port Redwing Property	GIBSONTON	HILLSBOROUGH	Southwest	2/11/2014		188.27
BF641401000	City of DeBary Brownfield Area	DEBARY	VOLUSIA	Central	1/15/2014		492.32
BF061302000	Sunrise Wal-Mart	SUNRISE	BROWARD	Southeast	12/10/2013		16.64

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF351301000	Palm Plaza Brownfield Area	LEESBURG	LAKE	Central	12/9/2013		0.28
BF411301000	The Pumphouse Station Brownfield Area	BRADENTON	MANATEE	Southwest	11/13/2013		6.70
BF521304000	Seminole Mall	SEMINOLE	PINELLAS	Southwest	11/12/2013		39.56
BF291306000	Nebraska Avenue Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	11/7/2013		1.54
BF291305000	Tampa Water Works Park Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	11/7/2013		5.59
BF291304000	Palmetto Tampa-Columbus Area	TAMPA	HILLSBOROUGH	Southwest	10/13/2013		1.70
BF641302000	Local Economic Advancement District 1 (LEAD 1)	DE LEON SPRINGS	VOLUSIA	Central	10/10/2013		92.61
BF641303000	Local Economic Advancement District 2 (LEAD 2)	DE LEON SPRINGS	VOLUSIA	Central	10/10/2013		12.97
BF291303000	Former Redwing Trucking Facility Area	TAMPA	HILLSBOROUGH	Southwest	10/8/2013		31.30
BF291307000	Wal-Mart Tampa (Hillsborough)	TAMPA	HILLSBOROUGH	Southwest	10/3/2013		10.73
BF131303000	South Miami Plaza Perservation Site	SOUTH MIAMI	MIAMI-DADE	Southeast	9/17/2013		2.49
BF641301000	Former DeLand Country Club Economic Enhancement Area	DELAND	VOLUSIA	Central	8/19/2013	12/16/2013	103.38
BF481304000	Orlando Economic Enhancement District-3117 S. Orange	ORLANDO	ORANGE	Central	8/5/2013		0.72
BF481303000	Orlando Economic Enhancement District	ORLANDO	ORANGE	Central	8/5/2013		3.14
BF491301000	West 192 Development Authority Area		OSCEOLA	Central	7/1/2013		14,190.37
BF521303000	Former Jones Chemical Site Brownfield Area	SAINT PETERSBURG	PINELLAS	Southwest	6/20/2013		2.50
BF131304000	27th Avenue Corridor Greenpowerment Zone	NORTH MIAMI	MIAMI-DADE	Southeast	6/12/2013		46.21
BF581301000	Venetian Walk	VENICE	SARASOTA	South	6/11/2013		6.50
BF531301000	Lake Alfred Northeast Economic Enhancement District	LAKE ALFRED	POLK	Southwest	6/3/2013		589.00
BF061301000	5001 North Federal Highway	POMPANO BEACH	BROWARD	Southeast	5/28/2013		8.41
BF521302000	Pinellas Heights Brownfield	LARGO	PINELLAS	Southwest	5/7/2013		8.27
BF291302000	Former Gulf Coast Metals	TAMPA	HILLSBOROUGH	Southwest	5/2/2013		3.24

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF481301000	Pine Hills ROCC		ORANGE	Central	4/23/2013		287.59
BF481302000	Atlantic Gulf Colonial Brownfield: ROCC		ORANGE	Central	3/12/2013		6.92
BF291301000	Plant City Industrial Park	PLANT CITY	HILLSBOROUGH	Southwest	3/11/2013		1,512.77
BF131302000	Coral Terrace Brownfield Area		MIAMI-DADE	Southeast	3/5/2013		18.00
BF521301000	2677 Roosevelt Boulevard	LARGO	PINELLAS	Southwest	3/5/2013		13.66
BF131301000	Land South Brownfield Area	NORTH MIAMI	MIAMI-DADE	Southeast	1/8/2013		0.26
BF291205000	Lincoln Park Brownfield Area	PLANT CITY	HILLSBOROUGH	Southwest	12/10/2012		37.00
BF131203000	Antigua Redevelopment Site	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	12/4/2012		17.69
BF411201000	Palmetto Economic Enhancement District	PALMETTO	MANATEE	Southwest	12/3/2012		1,091.85
BF531206000	K.C. Industries Properties, LLC Brownfield Area	MULBERRY	POLK	Southwest	11/20/2012		200.00
BF061203000	Bokamper's Sports Bar & Grille Area	FORT LAUDERDALE	BROWARD	Southeast	11/6/2012		1.31
BF051202000	Cape Canaveral Economic Enhancement District (CCEED)	CAPE CANAVERAL	BREVARD	Central	10/16/2012		535.79
BF521203000	Briarwood RV Park Brownfield	LARGO	PINELLAS	Southwest	10/2/2012		13.80
BF641204000	Deltona Boulevard Economic Development Zone	DELTONA	VOLUSIA	Central	9/17/2012		36.33
BF131201000	Homestead Wal-Mart	HOMESTEAD	MIAMI-DADE	Southeast	8/22/2012		5.80
BF521202000	Ulmerton Road Opportunity Corridor (UROC) Area-wide Brownfield		PINELLAS	Southwest	8/7/2012	7/9/2015	14,368.50
BF131202000	Solabella Apartments Brownfield		MIAMI-DADE	Southeast	7/11/2012		4.88
BF501201000	Former Pike Utilities Brownfield Area	LAKE WORTH	PALM BEACH	Southeast	7/10/2012		9.79
BF291203000	North Clark Avenue	TAMPA	HILLSBOROUGH	Southwest	6/28/2012		19.10
BF291202000	Photoengraving Incorporated	TAMPA	HILLSBOROUGH	Southwest	6/28/2012		0.60
BF061201000	Captiva Cove Brownfield Area	POMPANO BEACH	BROWARD	Southeast	6/12/2012		19.66
BF521201000	Sam's Club Site Area	SAINT PETERSBURG	PINELLAS	Southwest	6/7/2012		14.00
BF641203000	DeLand Economic Enhancement District	DELAND	VOLUSIA	Central	5/21/2012		1.86

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF531205000	Cigar Factory Brownfield Area	BARTOW	POLK	Southwest	4/16/2012		2.06
BF101201000	938 Hall Park Road	GREEN COVE SPRINGS	CLAY	Northeast	3/27/2012		4.74
BF291201000	Former Wood Preserving Site		HILLSBOROUGH	Southwest	3/7/2012		17.45
BF051201000	Unincorporated Brevard County Area		BREVARD	Central	3/1/2012		0.00
BF591201000	Trademark Metals Recycling Brownfield Area		SEMINOLE	Central	2/28/2012		7.15
BF641202000	US 1 North Brownfield Area	ORMOND BEACH	VOLUSIA	Central	2/21/2012		2,113.00
BF061202000	Job Acceleration Zone (JAZ)	FT LAUDERDALE	BROWARD	Southeast	2/21/2012		5.84
BF531203000	Fort Meade Residential Redevelopment Area #2	FORT MEADE	POLK	Southwest	2/14/2012		13.76
BF531201000	Fort Meade CRA Industrial Redevelopment Area	FORT MEADE	POLK	Southwest	2/14/2012		2,937.32
BF161201000	9225 Dames Point Road Area	JACKSONVILLE	DUVAL	Northeast	2/14/2012		37.35
BF531202000	Fort Meade Residential Redevelopment Area #1	FORT MEADE	POLK	Southwest	2/14/2012		12.25
BF531204000	Fort Meade Outdoor Recreation Redevelopment Area	FORT MEADE	POLK	Southwest	2/14/2012		427.20
BF291204000	West Saint Louis Street	TAMPA	HILLSBOROUGH	Southwest	2/9/2012		12.00
BF221201000	Moore Haven Brownfield Area	MOORE HAVEN	GLADES	South	2/7/2012		214.44
BF511201000	Arbours at Fort King		PASCO	Southwest	1/10/2012		13.54
BF641201000	Granada Economic Opportunity Zone	ORMOND BEACH	VOLUSIA	Central	1/3/2012	5/21/2013	398.00
BF161101000	5441 West 5th Street	JACKSONVILLE	DUVAL	Northeast	12/13/2011		4.29
BF291102000	GC Partners LLC Brownfield Area		HILLSBOROUGH	Southwest	12/13/2011		0.63
BF131103000	Mirabella Brownfield Area		MIAMI-DADE	Southeast	12/6/2011		10.55
BF121101000	3072 West U.S. Highway 90 Area	LAKE CITY	COLUMBIA	Northeast	11/21/2011		2.56
BF561101000	Former H.D. King Power Plant	FORT PIERCE	ST. LUCIE	Southeast	11/21/2011	7/16/2012	6.68
BF061103000	ZF Brownfield Area	MIRAMAR	BROWARD	Southeast	11/15/2011		16.00
BF481101000	C.L. Industries: ROCC		ORANGE	Central	11/1/2011		2.33

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF461101000	25 Miracle Strip Parkway SW Area	FT WALTON BEACH	OKALOOSA	Northwest	10/25/2011		0.67
BF291101000	Pendola Point Brownfield Area		HILLSBOROUGH	Southwest	10/11/2011		168.00
BF361101000	Cleveland Avenue Brownfield Area	FORT MYERS	LEE	South	9/19/2011		617.00
BF131102000	1350 West 49 Street	HIALEAH	MIAMI-DADE	Southeast	9/13/2011		4.65
BF051106000	Cocoa Economic Enhancement District	COCOA	BREVARD	Central	9/13/2011		882.71
BF491101000	Kissimmee Environmental Redevelopment Area (KERA)	KISSIMMEE	OSCEOLA	Central	8/31/2011	10/27/2011	2,121.36
BF411101000	The Manatee River Hotel Brownfield Area	BRADENTON	MANATEE	Southwest	8/17/2011		0.85
BF081102000	The West Henry Street Enhancement Zone	PUNTA GORDA	CHARLOTTE	South	8/10/2011		19.20
BF531101000	Wahneta Community		POLK	Southwest	7/26/2011		7.44
BF591101000	Longwood Economic Enhancement Program	LONGWOOD	SEMINOLE	Central	7/18/2011	4/2/2012	1,099.53
BF061102000	Hollywood Incinerator Ash Dump (HIAD)	HOLLYWOOD	BROWARD	Southwest	7/13/2011		30.72
BF641101000	Municipal Airport and the Airport Industrial Park Area	NEW SMYRNA BEACH	VOLUSIA	Central	6/28/2011		739.63
BF051105000	Northwest Corner of SR405 and US Highway 1	TITUSVILLE	BREVARD	Central	6/14/2011		14.45
BF051103000	4710 South Washington Avenue	TITUSVILLE	BREVARD	Central	6/14/2011		31.86
BF051104000	West 50 Plaza LLC	TITUSVILLE	BREVARD	Central	6/14/2011		16.83
BF081101000	The Murdock Village Enhancement Zone		CHARLOTTE	South	5/24/2011		972.01
BF131101000	8400 Coral Way	MIAMI	MIAMI-DADE	Southeast	5/17/2011		10.76
BF131104000	Doral Décor District Brownfield Area		MIAMI-DADE	Southeast	5/11/2011		247.23
BF171102000	Barrancas Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	5/5/2011		671.75
BF311101000	Fellsmere Economic Enhancement District	FELLSMERE	INDIAN RIVER	Central	5/5/2011	7/19/2012	1,012.00
BF051102000	Space Coast Regional Airport and Arthur Dunn Airpark Area	TITUSVILLE	BREVARD	Central	4/12/2011		1,610.72
BF031101000	450 6th Street, LLC Brownfield Area	PANAMA CITY	BAY	Northwest	2/22/2011		11.65
BF351102000	Mount Dora Community Redevelopment Area	MOUNT DORA	LAKE	Central	2/15/2011		397.13

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF351101000	Northeast Community Redevelopment Area	MOUNT DORA	LAKE	Central	2/15/2011		462.21
BF171101000	3300 Mobile Highway Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	1/20/2011		0.98
BF061101000	Margate Economic Enhancement District (MFED)	MARGATE	BROWARD	Southeast	1/19/2011		1,375.38
BF291001000	North Ybor Channel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/16/2010		25.70
BF461002000	Hollywood Blvd. Brownfield Area	FORT WALTON BEACH	OKALOOSA	Northwest	12/14/2010		236.00
BF361001000	Downtown Waterfront Brownfield Area	FT MYERS	LEE	South	12/6/2010		19.27
BF411001000	Former Wellcraft Facility Brownfield Area		MANATEE	Southwest	12/2/2010		30.80
BF291002000	Midtown Brownfield Area	PLANT CITY	HILLSBOROUGH	Southwest	11/22/2010		83.59
BF511002000	Dade City Business Center Area		PASCO	Southwest	11/16/2010		300.00
BF511001000	Dade City Business Area Brownfield	DADE CITY	PASCO	Southwest	11/9/2010		150.00
BF051006000	Rockledge Redevelopment District	ROCKLEDGE	BREVARD	Central	10/6/2010	12/5/2012	1,201.46
BF591001000	Oviedo Seminole Economic Enhancement District	OVIDEO	SEMINOLE	Central	10/4/2010		1,600.36
BF611001000	Live Oak Community Redevelopment Area	LIVE OAK	SUWANNEE	Northeast	6/15/2010		903.29
BF641003000	The Riverwalk Project Area	PORT ORANGE	VOLUSIA	Central	6/15/2010		43.41
BF351002000	Umatilla Brownfield Area	UMATILLA	LAKE	Central	6/15/2010		131.22
BF181001000	Flagler Economic Enhancement Districts		FLAGLER	Northeast	6/7/2010	5/4/2015	4,010.83
BF641006000	Edgewater Redevelopment Area (ERA)	EDGEWATER	VOLUSIA	Central	5/17/2010		1,128.68
BF051005000	WestTech S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		1,713.00
BF051004000	Central Interchange S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		1,320.00
BF051003000	North Interchange S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		132.00
BF051002000	Riverview S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		2,782.00
BF531001000	Chain of Lakes Redevelopment Incentive District-Brownfield Area	WINTER HAVEN	POLK	Southwest	4/12/2010		158.00

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BF641002000	Holly Hill Special Economic Enhancement District	HOLLY HILL	VOLUSIA	Central	2/23/2010		737.40
BF461001000	Unincorporated Greater Lovejoy Community		OKALOOSA	Northwest	2/16/2010		136.49
BF641004000	Central Business Corridors Economic Enhancement Area	DAYTONA BEACH	VOLUSIA	Central	2/3/2010		3,474.63
BF641005000	1601 Tionia Road	NEW SMYRNA BEACH	VOLUSIA	Central	1/26/2010		4.99
BF351001000	Carver Heights/Montclair Area CRA	LEESBURG	LAKE	Central	1/25/2010		1,162.22
BF641001000	South Daytona Florida Brownfields Economic Enhancement Area	SOUTH DAYTONA	VOLUSIA	Central	1/12/2010		647.03
BF500903000	Boynton Beach Community Redevelopment	BOYNTON BEACH	PALM BEACH	Southeast	12/1/2009		293.41
BF110901000	Bayshore Cultural Arts Catalytic Facility for Redevelopment	NAPLES	COLLIER	South	11/10/2009		17.67
BF290901000	Lakewood Pointe Brownfield Area	SEFFNER	HILLSBOROUGH	Southwest	10/14/2009		15.00
BF050901000	West Melbourne Area Voluntary Enhancement (WAVE) District	WEST MELBOURNE	BREVARD	Central	10/6/2009	5/17/2011	908.27
BF480901000	Bonita Fountains Phase 2 ROCC		ORANGE	Central	8/4/2009		44.77
BF500902000	Pahokee Plaza Area	PAHOKEE	PALM BEACH	Southeast	7/16/2009		2.32
BF640901000	New Smyrna Beach Brownfield Enhancement Zone (NSB BREZ)	NEW SMYRNA BEACH	VOLUSIA	Central	7/15/2009		645.76
BF590901000	Goldsboro Redevelopment and Economic Enhancement Neighborhood (GREEN)	SANFORD	SEMINOLE	Central	5/1/2009		53.85
BF160901000	Imeson Consolidated Services, LLC. Site	JACKSONVILLE	DUVAL	Northeast	5/1/2009		45.70
BF010901000	The Phoenix Commercial Economic Enhancement District		ALACHUA	Northeast	4/28/2009		57.99
BF500901000	Greater Lake Worth Park of Commerce	LAKE WORTH	PALM BEACH	Southeast	3/16/2009		453.00
BF420901000	Maricamp Brownfields Area	OCALA	MARION	Central	2/3/2009		33.70
BF520804000	Gateway Centre Business Park Addition One Tract A	ST PETERSBURG	PINELLAS	Southwest	12/30/2008		93.40

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BF120801000	Lake City Brownfields Area	LAKE CITY	COLUMBIA	Northeast	12/15/2008		2,476.26
BF290804000	Crosland-Varela Westshore Area	TAMPA	HILLSBOROUGH	Southwest	12/11/2008	12/20/2012	6.86
BF290803000	Envirofocus Technologies Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/11/2008		21.18
BF060801000	Dania Beach Brownfield Area	DANIA BEACH	BROWARD	Southeast	12/9/2008		1,349.00
BF590807000	Sanford Waterfront Economic Enhancement Area	SANFORD	SEMINOLE	Central	11/24/2008		789.37
BF650801000	St. Marks Refinery Property	ST MARKS	WAKULLA	Northwest	11/24/2008		56.73
BF480805000	Orlando Commerce Park ROCC Area	ORLANDO	ORANGE	Central	11/11/2008		51.36
BF460801000	Commerce and Technology Park Area	FT WALTON BEACH	OKALOOSA	Northwest	10/14/2008		294.72
BF580801000	1783-1785 & 1791 Tamiami Trail Area	VENICE	SARASOTA	Southwest	10/14/2008		0.58
BF050802000	Melbourne Economic Enhancement District (MEED)	MELBOURNE	BREVARD	Central	9/19/2008		5,939.68
BF480803000	Innovation Way ROCC		ORANGE	Central	9/19/2008		5,527.36
BF520802000	Pinellas County Largo Area-wide Brownfield	LARGO	PINELLAS	Southwest	9/18/2008	9/6/2011	909.95
BF590805000	Greenway Interchange S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		411.12
BF590804000	Village Walk S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		418.55
BF590803000	Town Center S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		548.72
BF520805000	Pinellas County Ashley Place Brownfield		PINELLAS	Southwest	9/16/2008		3.66
BF590809000	Unincorporated Seminole Economic Enhancement District		SEMINOLE	Central	9/9/2008		954.72
BF160804000	720 Atlantic Boulevard Brownfield Area	NEPTUNE BEACH	DUVAL	Northeast	8/20/2008		1.27
BF520801000	Pinellas County Dansville Brownfield Area	LARGO	PINELLAS	Southwest	8/19/2008		60.39
BF170802000	2800 Hollywood Avenue	PENSACOLA	ESCAMBIA	Northwest	8/18/2008		18.91
BF590806000	The PLI Public Lands and Institutions Zoning Area		SEMINOLE	Central	8/12/2008		69.95
BF160803000	Former Jacksonville Raceway Area	JACKSONVILLE	DUVAL	Northeast	7/29/2008		117.03

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BF160802000	The Opportunity Project	JACKSONVILLE	DUVAL	Northeast	7/23/2008		0.46
BF160801000	Tree Hills Nature Center	JACKSONVILLE	DUVAL	Northeast	7/23/2008		21.32
BF350801000	City of Tavares CRA Economic Enhancement District	TAVARES	LAKE	Central	7/23/2008		384.67
BF050801000	Casbah Properties LLC Brownfields Area	MELBOURNE	BREVARD	Central	7/22/2008		0.32
BF130834000	Golden Glades B		MIAMI-DADE	Southeast	7/11/2008		30.85
BF130824000	Biscayne Park		MIAMI-DADE	Southeast	7/11/2008		232.41
BF130845000	Tamiami		MIAMI-DADE	Southeast	7/11/2008		214.32
BF130825000	Coral Terrace		MIAMI-DADE	Southeast	7/11/2008		317.11
BF130826000	Eastern Shore A		MIAMI-DADE	Southeast	7/11/2008		5.04
BF130827000	Eastern Shore B		MIAMI-DADE	Southeast	7/11/2008		143.21
BF130828000	Eastern Shore C		MIAMI-DADE	Southeast	7/11/2008		95.26
BF130829000	Flagler Westside		MIAMI-DADE	Southeast	7/11/2008		120.51
BF130830000	Florida City - Unincorporated		MIAMI-DADE	Southeast	7/11/2008		419.01
BF130831000	Fountainbleau		MIAMI-DADE	Southeast	7/11/2008		41.23
BF130832000	Glenvar Heights		MIAMI-DADE	Southeast	7/11/2008		57.48
BF130833000	Golden Glades A		MIAMI-DADE	Southeast	7/11/2008		165.30
BF130842000	Ojus		MIAMI-DADE	Southeast	7/11/2008		522.16
BF130835000	Golden Glades C		MIAMI-DADE	Southeast	7/11/2008		62.94
BF130847000	Westview		MIAMI-DADE	Southeast	7/11/2008		0.77
BF130846000	Westchester		MIAMI-DADE	Southeast	7/11/2008		489.72
BF130843000	Sweetwater D		MIAMI-DADE	Southeast	7/11/2008		995.56
BF130841000	Lingren		MIAMI-DADE	Southeast	7/11/2008		90.58
BF130840000	Kendall West		MIAMI-DADE	Southeast	7/11/2008		271.16
BF130839000	Golden Glades G		MIAMI-DADE	Southeast	7/11/2008		216.72

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BF130838000	Golden Glades F		MIAMI-DADE	Southeast	7/11/2008		4.82
BF130837000	Golden Glades E		MIAMI-DADE	Southeast	7/11/2008		197.72
BF130836000	Golden Glades D		MIAMI-DADE	Southeast	7/11/2008		41.74
BF130844000	Sweetwater E		MIAMI-DADE	Southeast	7/11/2008		174.81
BF640802000	New Port LLP	PORT ORANGE	VOLUSIA	Central	6/17/2008		32.24
BF290802000	Kracker Road Area	TAMPA	HILLSBOROUGH	Southwest	4/24/2008		112.00
BF590808000	Seminole Economic Enhancement District- Winter Springs	WINTER SPRINGS	SEMINOLE	Central	2/26/2008		109.45
BF590810000	Casselberry City Properties/S.E.E.D	CASSELBERRY	SEMINOLE	Central	2/25/2008		7.27
BF290801000	Lakeside Station Brownfield area	PLANT CITY	HILLSBOROUGH	Southwest	2/25/2008		1,286.08
BF590802000	Casselberry CRA /S.E.E.D	CASSELBERRY	SEMINOLE	Central	2/25/2008		546.33
BF590801000	Seminole Economic Enhancement District - Lake Mary	WINTER SPRINGS	SEMINOLE	Central	2/11/2008	8/13/2008	15.97
BF130814000	Miami Industrial	MIAMI	MIAMI-DADE	Southeast	2/7/2008		174.55
BF170801000	Lloyd Street and Morris Court Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	1/31/2008		2.05
BF480801000	Maitland Downtown Economic Enhancement District	MAITLAND	ORANGE	Central	1/28/2008		188.78
BF290706000	Central Park Village Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007		28.90
BF290703000	Tampa International Center Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007		29.36
BF050701000	Manatee Point Brownfield Area	MELBOURNE	BREVARD	Central	12/11/2007		0.48
BF290704000	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/11/2007		4.31
BF590703000	Fern Park Lowes	FERN PARK	SEMINOLE	Central	12/11/2007		9.45
BF590702000	Former Central Florida Drum Facility		SEMINOLE	Central	12/11/2007	7/28/2014	6.45
BF560702000	S & S Land Company Brownfield Area	FORT PIERCE	ST. LUCIE	Southeast	11/19/2007		2.33
BF480704000	Baratta ROCC Brownfield Area	APOPKA	ORANGE	Central	11/13/2007		3.05
BF590704000	Sanford Economic Enhancement District Area	SANFORD	SEMINOLE	Central	11/12/2007		1,080.76

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BF290705000	Westshore Landings One Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	11/8/2007		3.70
BF570701000	Bell Ridge Brownfield Area	PACE	SANTA ROSA	Northwest	11/8/2007		49.03
BF250701000	Hardee County Enterprise Zone	WAUCHULA	HARDEE	Southwest	11/1/2007		11,931.70
BF480703000	Holden Heights ROCC Brownfield Area	ORLANDO	ORANGE	Central	8/28/2007		322.58
BF520701000	Bryan Dairy Road Brownfield Area	PINELLAS PARK	PINELLAS	Southwest	8/7/2007		3.42
BF440701000	Old Baltuff Dump Site Brownfield Area	MIDDLE TORCH KEY	MONROE	South	7/18/2007		12.81
BF640701000	William Lofts Brownfield Area	DAYTONA BEACH	VOLUSIA	Central	6/14/2007		3.70
BF480702000	Mills Park Brownfield Area	ORLANDO	ORANGE	Central	4/23/2007		14.00
BF290702000	Former TECO Hookers Point Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/12/2007		31.97
BF170701000	Former Runyan Shipyard	PENSACOLA	ESCAMBIA	Northwest	4/12/2007		13.80
BF500701000	Carver Square Brownfield Area	DELRAY BEACH	PALM BEACH	Southeast	4/3/2007		2.42
BF590701000	Former Microvia Brownfield Area	CASSELBERRY	SEMINOLE	Central	3/12/2007		8.39
BF560701000	Coral Square Shoppes	FORT PIERCE	ST. LUCIE	Southeast	2/5/2007		15.34
BF290701000	Park N Shade Brownfield Area	RUSKIN	HILLSBOROUGH	Southwest	1/10/2007		18.30
BF290607000	Avion Park at Westshore Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/14/2006		18.89
BF130601000	Medley Redevelopment Brownfields Area	MEDLEY	MIAMI-DADE	Southeast	12/4/2006		9.27
BF550601000	St. Augustine Ponce de Leon	ST AUGUSTINE	ST. JOHNS	Northeast	11/13/2006		283.54
BF170602000	1810 Barrancas Avenue Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	11/9/2006		3.00
BF290606000	Tampa Armature Works Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/26/2006		4.27
BF170603000	Enterkin Property Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	9/21/2006		0.46
BF290603000	Circle Tampa Ventures 1	TAMPA	HILLSBOROUGH	Southwest	9/7/2006		28.00
BF290604000	Honeywell	TAMPA	HILLSBOROUGH	Southwest	8/22/2006		18.79
BF180601000	Bunnell Industrial, LLC Brownfield Area	BUNNELL	FLAGLER	Northeast	8/21/2006		43.69
BF370601000	Sunland Hospital Parcel 1 Brownfield Area	TALLAHASSEE	LEON	Northwest	7/1/2006	9/27/2006	5.18

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BF560601000	2525 Center Road Fort Pierce	FORT PIERCE	ST. LUCIE	Southeast	6/6/2006		56.62
BF060601000	Sunrise Boulevard/NW 31st Avenue Brownfield Area	LAUDERHILL	BROWARD	Southeast	5/8/2006		93.00
BF520601000	Belleair Wastewater Treatment Plant and Town Garage		PINELLAS	Southwest	5/2/2006		3.00
BF290601000	Grand Central at Kennedy Property Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/27/2006		4.00
BF290602000	Former 43rd Street Bay Drum Site Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/27/2006		4.00
BF170504000	Century Town Limits Brownfield Area	CENTURY	ESCAMBIA	Northwest	4/27/2006		583.00
BF280601000	Highlands County Brownfield Area		HIGHLANDS	South	3/7/2006		12,268.00
BF480601000	Hughes Supply Mega Center Brownfield Area	ORLANDO	ORANGE	Central	2/13/2006		73.00
BF360501000	3250 Metro Parkway	FORT MYERS	LEE	South	11/21/2005		9.86
BF170503000	501 North Navy Boulevard	PENSACOLA	ESCAMBIA	Northwest	11/17/2005		17.00
BF160506000	Hughes Electrical Brownfield Area	JACKSONVILLE	DUVAL	Northeast	11/8/2005		1.00
BF060501000	Turner Envirologic Area	DEERFIELD BEACH	BROWARD	Southeast	10/18/2005		5.00
BF520502000	Pinellas County Lealman Area-Wide Brownfield Area		PINELLAS	Southwest	9/20/2005		1,500.00
BF170502000	603 West Romana Street Area	PENSACOLA	ESCAMBIA	Northwest	9/15/2005		1.00
BF160505000	1915 Wigmore Street (Jacksonville Maritime Partners)	JACKSONVILLE	DUVAL	Northeast	9/13/2005		95.00
BF540501000	Bill Ding Avenue Brownfield Area	PALATKA	PUTNAM	Northeast	9/13/2005		9.00
BF290503000	1010-1026 North 19th Street	TAMPA	HILLSBOROUGH	Southwest	8/26/2005	12/20/2005	8.00
BF160504000	Southside Community Redevelopment Area	JACKSONVILLE	DUVAL	Northeast	8/15/2005		1,708.00
BF160503000	Kings Avenue Brownfield Area	JACKSONVILLE	DUVAL	Northeast	8/15/2005		1.00
BF420502000	Southeast Brownfield Expansion Area	OCALA	MARION	Central	8/9/2005	6/16/2008	27.00
BF170501000	929 Massachusetts Avenue Area	PENSACOLA	ESCAMBIA	Northwest	8/4/2005		8.02

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BF610501000	10747 68th Terrace Area	LIVE OAK	SUWANNEE	Northeast	8/2/2005		36.55
BF160502000	Insteel Wire Products Area	JACKSONVILLE	DUVAL	Northeast	7/5/2005		16.00
BF010501000	University Corners Brownfield Area	GAINESVILLE	ALACHUA	Northeast	6/27/2005		4.00
BF520501000	Community Waterfront Park Area	ST PETERSBURG	PINELLAS	Southwest	3/22/2005		3.00
BF130503000	Dedicated Transportation	MIAMI	MIAMI-DADE	Southeast	3/1/2005		1.61
BF100501000	Greater Green Cove Springs Area	GREEN COVE SPRINGS	CLAY	Northeast	3/1/2005	2/17/2009	5,579.73
BF130502000	Miami EZ Expansion Area	MIAMI	MIAMI-DADE	Southeast	2/24/2005		4,809.66
BF130501000	Homestead CRA Area	HOMESTEAD	MIAMI-DADE	Southeast	2/22/2005		1,188.00
BF290502000	4010 North Lois Avenue (former Borden property)	TAMPA	HILLSBOROUGH	Southwest	2/10/2005		7.50
BF290501000	W.T. Edwards Facility	TAMPA	HILLSBOROUGH	Southwest	2/10/2005		26.00
BF420501000	West Ocala Expansion Area	OCALA	MARION	Central	2/1/2005		1,015.00
BF500501000	Lake Worth Closed Municipal Landfill	LAKE WORTH	PALM BEACH	Southeast	2/1/2005		65.00
BF160501000	Cecil Field, I.I. Park & Phillips Hwy Corridor	JACKSONVILLE	DUVAL	Northeast	1/25/2005	8/22/2011	2,199.00
BF520403000	Alps Brownfield Area		PINELLAS	Southwest	12/21/2004		7.00
BF370401000	Former Bayliner Facility Area	TALLAHASSEE	LEON	Northwest	12/14/2004		31.00
BF350401000	Eustis Downtown & East Town Brownfield Area	EUSTIS	LAKE	Central	11/18/2004		926.00
BF080401000	Enterprise Charlotte Airport Park		CHARLOTTE	South	10/26/2004	11/8/2011	3,286.82
BF480401000	DEEDS Orlando Expanded	ORLANDO	ORANGE	Central	10/11/2004	1/11/2007	6,535.54
BF500402000	W.P.B. Downtown Northwood/Pleasant City CR Expanded Area	WEST PALM BEACH	PALM BEACH	Southeast	7/19/2004		26.00
BF520402000	Sod Farm Site	ST PETERSBURG	PINELLAS	Southwest	7/15/2004		122.00
BF130401000	Aguaclara Brownfield Area	MIAMI	MIAMI-DADE	Southeast	6/24/2004		2.00
BF060401000	Harbour Cove Brownfield Area	HALLANDALE BEACH	BROWARD	Southeast	6/15/2004		7.06
BF500401000	Lake Worth CRA District	LAKE WORTH	PALM BEACH	Southeast	6/1/2004		737.00

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BF580401000	Marion Anderson Place Urbaniculture Area	SARASOTA	SARASOTA	Southwest	5/6/2004		18.00
BF170401000	1123 West Scott Street	PENSACOLA	ESCAMBIA	Northwest	5/6/2004		1.00
BF240401000	Hamilton County EZ Area		HAMILTON	Northeast	4/20/2004	12/16/2008	12,807.00
BF580402000	Wireman Property, aka Sarasota Dreambuilders	SARASOTA	SARASOTA	Southwest	4/19/2004		2.00
BF640401000	Daytona Beach Area- Aero Park	DAYTONA BEACH	VOLUSIA	Central	4/7/2004	9/8/2008	1,397.00
BF110401000	Immokalee Airport Area	IMMOKALEE	COLLIER	South	3/24/2004		211.43
BF520401000	Young-Rainey Star Center Area		PINELLAS	Southwest	3/9/2004		96.00
BF050401000	Cocoa Brownfield Area	COCOA	BREVARD	Central	1/13/2004		1,549.00
BF290401000	The Place at Channelside	TAMPA	HILLSBOROUGH	Southwest	1/8/2004		2.25
BF500303000	Westgate/Belvedere Homes CRA Area		PALM BEACH	Southeast	12/16/2003		1,264.00
BF050301000	Kirby Industrial Park 1 Brownfield Area	PALM BAY	BREVARD	Central	12/4/2003		36.00
BF500302000	W.P.B. Downtown Northwood/Pleasant City CRA Areas	WEST PALM BEACH	PALM BEACH	Southeast	11/24/2003	7/18/2008	118.00
BF170302000	3415 Barrancas Avenue BF Area	PENSACOLA	ESCAMBIA	Northwest	11/17/2003		1.00
BF360301000	F1. Myers Wellfield Area	FORT MYERS	LEE	South	11/17/2003		870.00
BF570301000	Santa Rosa Brownfield Redevelopment Area		SANTA ROSA	Northwest	11/13/2003		655.00
BF130302000	City of Hialeah Brownfield Area	HIACLEAH	MIAMI-DADE	Southeast	10/28/2003		2,986.00
BF290303000	Centro Asturiano Place Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/2/2003		7.00
BF290304000	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	10/2/2003		7.50
BF160301000	Cecil Brownfields Area	JACKSONVILLE	DUVAL	Northeast	9/17/2003		8,124.00
BF570302000	Milton Brownfield Redevelopment Area	MILTON	SANTA ROSA	Northwest	9/9/2003		1,078.00
BF580302000	Fruitville Brownfields Area		SARASOTA	Southwest	7/23/2003		122.00
BF060302000	MABB Dania Beach Brownfield Area	DANIA BEACH	BROWARD	Southeast	5/28/2003		4.00
BF060301000	Dania Motocross Brownfield Area	DANIA BEACH	BROWARD	Southeast	5/28/2003		12.00
BF130301000	Beacons Lake Brownfield Area		MIAMI-DADE	Southeast	5/20/2003	7/11/2008	568.40

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Records Sorted Descending by Resolution Date

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF360302000	Dunbar Enterprise Zone Brownfield Area	FORT MYERS	LEE	South	5/19/2003		2,778.00
BF500301000	Belle Glade Brownfield Area	BELLE GLADE	PALM BEACH	Southeast	5/19/2003		1,091.00
BF620301000	Taylor County Brownfield Area	PERRY	TAYLOR	Northeast	5/5/2003		20.00
BF290302000	Ameristeel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/24/2003		63.00
BF580301000	Former Workman Electronics Area	SARASOTA	SARASOTA	Southwest	2/26/2003		9.00
BF290301000	Tampa Heights Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	1/30/2003		10.00
BF170301000	MidTown BF Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	1/23/2003		370.00
BF170201000	Pensacola Mainstreet Area	PENSACOLA	ESCAMBIA	Northwest	12/19/2002		3.00
BF160205000	Sunbeam Hill Area	JACKSONVILLE	DUVAL	Northeast	12/16/2002		224.00
BF160204000	Advantus Transport Area	JACKSONVILLE	DUVAL	Northeast	12/12/2002		13.00
BF160203000	Raven Transport Holding Area	JACKSONVILLE	DUVAL	Northeast	12/5/2002		9.00
BF130201000	Biscayne Commons Area	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	12/3/2002		12.53
BF480202000	DEEDS Orlando	ORLANDO	ORANGE	Central	11/21/2002		21.00
BF290204000	North 56th Street Area		HILLSBOROUGH	Southwest	11/7/2002		8.38
BF230201000	Port St. Joe Area	PORT ST JOE	GULF	Northwest	11/5/2002		168.00
BF410201000	Manatee Avenue West Area	BRADENTON	MANATEE	Southwest	10/4/2002		3.00
BF160202000	Phillips Highway	JACKSONVILLE	DUVAL	Northeast	9/30/2002		43.00
BF060202000	Liberia / Oakwood Hills Area	HOLLYWOOD	BROWARD	Southeast	9/18/2002		148.00
BF160201000	Riverplace Boulevard Area	JACKSONVILLE	DUVAL	Northeast	9/5/2002		4.00
BF090201000	Wal-Mart Inverness	INVERNESS	CITRUS	Southwest	7/9/2002		40.00
BF300201000	Chipley Industrial Park Area	CHIPLEY	WASHINGTON	Northwest	5/14/2002		113.00
BF290203000	Washington Street Crossing Area	TAMPA	HILLSBOROUGH	Southwest	4/25/2002		1.00
BF480201000	Winter Garden Downtown CRA	WINTER GARDEN	ORANGE	Central	4/11/2002	7/14/2008	726.00
BF290202000	Wal-Mart Buckley-Shuler Area		HILLSBOROUGH	Southwest	3/20/2002		40.00

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Records Sorted Descending by Resolution Date

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Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF060201000	US 441/SR 7 Corridor	LAUDERHILL	BROWARD	Southeast	3/11/2002		504.00
BF500101000	Former Palm Beach Lakes Golf Course	WEST PALM BEACH	PALM BEACH	Southeast	6/25/2001		96.00
BF530101000	CSX Railyard - Lakeland	LAKELAND	POLK	Southwest	4/20/2001		99.00
BF160101000	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	4/3/2001		37.00
BF170101000	Strategic Crossings Corporation	PENSACOLA	ESCAMBIA	Northwest	1/25/2001		2.00
BF290101000	Tampa Port Authority	TAMPA	HILLSBOROUGH	Southwest	1/4/2001		600.00
BF420101000	Ocala Area #7 (817 North Pine Avenue)	OCALA	MARION	Central	1/2/2001		2.00
BF060003000	Uniweld Products Area	DANIA BEACH	BROWARD	Southeast	12/12/2000		3.00
BF290002000	WRB at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/6/2000		9.00
BF050001000	Village Green Area	ROCKLEDGE	BREVARD	Central	12/6/2000		10.00
BF420002000	Ocala Area #6 (Silver Springs Blvd)	OCALA	MARION	Central	10/24/2000		1.00
BF130001000	Potamkin Properties	MIAMI BLACH	MIAMI-DADE	Southeast	6/7/2000	7/11/2008	2.85
BF160001000	Pilot Project Area	JACKSONVILLE	DUVAL	Northeast	3/24/2000		11,520.00
BF370002000	Gaines Street Corridor	TALLAHASSEE	LEON	Northwest	3/22/2000		457.00
BF370001000	Cascade Park MGP and Landfill	TALLAHASSEE	LEON	Northwest	3/22/2000		23.00
BF420001000	Ocala Area #5 (NW 1st Street)	OCALA	MARION	Central	2/15/2000		1.00
BF060002000	Lauderdale Lakes Area	LAUDERDALE LAKES	BROWARD	Southeast	1/25/2000		21.00
BF010001000	Gainesville Area	GAINESVILLE	ALACHUA	Northeast	1/24/2000		29.34
BF290001000	Robbins Manufacturing Storage Yard	TAMPA	HILLSBOROUGH	Southwest	1/19/2000		24.00
BF530001000	Auburndale Wal-Mart Area	AUBURNDALE	POLK	Southwest	1/17/2000		10.00
BF060001000	Miramar Area	MIRAMAR	BROWARD	Southeast	1/5/2000		7.00
BF069901000	Pompano Beach Northwest Area	POMPANO BEACH	BROWARD	Southeast	11/23/1999		3,084.00
BF429903000	Ocala Area #4 (NE 14th Street)	OCALA	MARION	Central	11/9/1999		6.00
BF529901000	St. Petersburg Area	ST PETERSBURG	PINELLAS	Southwest	10/21/1999	11/25/2008	122.00

Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
BF179901000	Palafox Corridor Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	9/16/1999		598.00
BF139906000	Sweetwater A Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	68.57
BF139902000	Carol City Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	3,993.38
BF139903000	Dade-Opa-Locka Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,688.11
BF139905000	Central Miami Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	4,111.32
BF139908000	Sweetwater C Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	782.60
BF139909000	South Miami Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	20.03
BF139910000	Richmond Heights Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	642.00
BF139911000	Perrine Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,689.57
BF139912000	South Dade Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	5,055.48
BF139913000	Redlands/Leisure City Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,140.27
BF139904000	Model City/Brownsville Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	9,708.02
BF429902000	Ocala Area #3 (NW 10th Street)	OCALA	MARION	Central	6/8/1999		1.00
BF489901000	Orlando-Suuterra Area	ORLANDO	ORANGE	Central	5/24/1999		14.00
BF429901000	Ocala Area #2 (N Magnolia Ave)	OCALA	MARION	Central	5/11/1999		1.00
BF209901000	Quincy Area	QUINCY	GADSDEN	Northwest	4/27/1999		4,890.00
BF369901000	Ft Myers Coal Gasification Area	FORT MYERS	LEE	South	4/19/1999		7.00
BF139901000	Opa-Locka Area	OPA-LOCKA	MIAMI-DADE	Southeast	2/24/1999		1,424.34
BF429801000	Ocala Area #1	OCALA	MARION	Central	3/24/1998		329.00
BF139801000	Miami Area	MIAMI	MIAMI-DADE	Southeast	3/10/1998		5,018.15
BF529701000	Clearwater Area	CLEARWATER	PINELLAS	Southwest	10/16/1997		2,071.06
Total Approximate Acreage:							266,132.71

Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage ¹
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¹ NR = Not Reported

Total approximate acreage includes actual contaminated and perceived contaminated properties, viable business properties, residential properties, green spaces, and parks etc. Total approximate acreage is not representative of the number of areas that may require cleanup due to contamination but properties (acres) that may be eligible for economic and regulatory incentives pursuant to the Brownfields Redevelopment Act. The determination and designation of a brownfield area is the responsibility of the municipality or county government.

APPENDIX B
Sites with Executed Brownfield Site Rehabilitation Agreements

Sites with Executed BSRA's

Florida Brownfields Redevelopment Program

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Total Sites: 261



Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF131104000	BF131104001	Hawthorne Suites Doral Décor District BF Site		MIAMI-DADE	Southeast	06/27/2016		1.19
BF131601000	BF131601001	NW 62nd St Passive Park Green Reuse Site		MIAMI-DADE	Southeast	06/27/2016		5.02
BF139912000	BF139912002	Redland Market Village Brownfield Site	MIAMI	MIAMI-DADE	Southeast	06/27/2016		23.68
BF061602000	BF061602001	Wisdom Village Crossing Brownfield Site	FORT LAUDERDALE	BROWARD	Southeast	05/02/2016		NR
BF411201000	BF411201001	Former Edenfield Property	PALMETTO	MANATEE	Southwest	01/28/2016		NR
BF521202000	BF521202001	126th Ave. N. Dump	CLEARWATER	PINELLAS	Southwest	12/28/2015		15.20
BF480801000	BF480801001	Maitland City Center	MAITLAND	ORANGE	Central	12/22/2015		3.27
BF501502000	BF501502001	Brookstone Delray Associates	DELRAY BEACH	PALM BEACH	Southeast	12/22/2015		6.75
BF591501000	BF591501001	The Shoppes at Sterling Creek	OVIEDO	SEMINOLE	Central	12/22/2015		10.01
BF131502000	BF131502001	Doral Legacy Park Green Reuse Site		MIAMI-DADE	Southeast	12/21/2015		19.55
BF131503000	BF131503001	NE 83rd St. Green Reuse Site	EL PORTAL	MIAMI-DADE	Southeast	12/21/2015		1.92
BF139904000	BF139904004	Former Westview Golf Course (South)		MIAMI-DADE	Southeast	12/21/2015		92.90
BF139912000	BF139912001	Keys Crossing, Ltd.		MIAMI-DADE	Southeast	12/21/2015		4.23
BF161501000	BF161501001	KWM Brownfield Site	JACKSONVILLE	DUVAL	Northeast	12/21/2015		4.90

Special Notes:

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Sites with Executed Brownfield Site Rehabilitation Agreements (BSRA's)

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF291501000	BF291501001	Former Amazon Hose Property Site	TAMPA	HILLSBOROUGH	Southwest	12/21/2015		2.28
BF370002000	BF370002006	ZAC Brownfield (aka CSX Parcel 4)	TALLAHASSEE	LEON	Northwest	12/21/2015		2.62
BF481502000	BF481502001	Former Chevron Brownfield Site	ORLANDO	ORANGE	Central	12/21/2015		0.57
BF650801000	BF650801001	Former St. Marks Refinery - West Parcel	ST MARKS	WAKULLA	Northwest	12/21/2015		46.20
BF650801000	BF650801002	St. Marks Refinery - East Parcel	ST MARKS	WAKULLA	Northwest	12/21/2015		9.54
BF061503000	BF061503001	West Atlantic Blvd Apartments Investors LLC	POMPANO BEACH	BROWARD	Southeast	12/18/2015		26.84
BF160001000	BF160001012	1737 Jessie Street Brownfield Site	JACKSONVILLE	DUVAL	Northeast	12/18/2015		6.65
BF160504000	BF160504001	Broadstone River House	JACKSONVILLE	DUVAL	Northeast	12/18/2015		3.60
BF131501000	BF131501001	Taylor Park Green Reuse Site	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	12/16/2015		21.88
BF250701000	BF250701001	226 W. Main St.	WAUCHULA	HARDEE	Southwest	12/16/2015		0.19
BF501501000	BF501501001	Former Servico Landfill Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	12/16/2015		8.94
BF481501000	BF481501001	GENE Brownfield Site	ORLANDO	ORANGE	Central	12/15/2015		46.40
BF061502000	BF061502001	Northwest Gardens V Brownfield Site	FORT LAUDERDALE	BROWARD	Southeast	12/10/2015		5.87
BF061501000	BF061501001	Pan American Coral Springs Brownfield Site	CORAL SPRINGS	BROWARD	Southeast	12/09/2015		3.41
BF521501000	BF521501001	Former Arab Pest Control Brownfield Site	ST PETERSBURG	PINELLAS	Southwest	10/26/2015		0.43
BF291404000	BF291404001	Port Redwing Brownfield Site	GIBSONTON	HILLSBOROUGH	Southwest	10/13/2015		31.24
BF500301000	BF500301001	Belle Glade Hospital Brownfield Site	BELLE GLADE	PALM BEACH	Southeast	08/18/2015		14.64
BF501401000	BF501401001	480 US Hwy 27 North	SOUTH BAY	PALM BEACH	Southeast	08/05/2015		0.29
BF641004000	BF641004004	Former Tire Kingdom Brownfield Site	DAYTONA BEACH	VOLUSIA	Central	12/31/2014	12/15/2015	0.94

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Sites with Executed Brownfield Site Rehabilitation Agreements (BSRA's)

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreeage ¹
BF291406000	BF291406001	Peoples Gas System - North Channelside Drive	TAMPA	HILLSBOROUGH	Southwest	12/30/2014		7.31
BF291402000	BF291402001	Delaney Creek Brownfield Redevelopment Area - Exside Tech.	TAMPA	HILLSBOROUGH	Southwest	12/29/2014		36.18
BF161402000	BF161402001	Gerdau Ameristeel Site	JACKSONVILLE	DUVAL	Northeast	12/24/2014		149.28
BF291405000	BF291405001	Spruce Street Landfill #2 Site	TAMPA	HILLSBOROUGH	Southwest	12/24/2014		3.42
BF481401000	BF481401001	Orlando Drum Co.	ORLANDO	ORANGE	Central	12/24/2014		8.21
BF521401000	BF521401001	Former Countryside Executive Golf Course	CLEARWATER	PINELLAS	Southwest	12/24/2014		44.28
BF131403000	BF131403001	Rucks Park Brownfield Site	NORTH MIAMI	MIAMI-DADE	Southeast	12/23/2014		6.64
BF161403000	BF161403001	Bill Johns Waste Oil Site	JACKSONVILLE	DUVAL	Northeast	12/23/2014		3.52
BF521304000	BF521304001	Seminole Mall Site	SEMINOLE	PINELLAS	Southwest	12/22/2014		39.56
BF161401000	BF161401001	Penman Plaza Ace Parcel Brownfield Site	NEPTUNE BEACH	DUVAL	Northeast	12/19/2014		2.07
BF480401000	BF480401007	Creative Digital Village	ORLANDO	ORANGE	Central	12/19/2014		67.00
BF480401000	BF480401008	Soccer Stadium	ORLANDO	ORANGE	Central	12/19/2014		14.85
BF480703000	BF480703002	Rio Grande Acquisition Company	ORLANDO	ORANGE	Central	12/19/2014		20.81
BF139904000	BF139904003	1255 NW 103rd Street Brownfield Site	MIAMI	MIAMI-DADE	Southeast	12/18/2014		0.86
BF590802000	BF590802002	Casselberry Former Shell Station Site	CASSELBERRY	SEMINOLE	Central	11/25/2014		0.65
BF640401000	BF640401003	ERAU Former Bus Depot	DAYTONA BEACH	VOLUSIA	Central	10/28/2014	07/20/2015	13.71
BF139901000	BF139901002	Opa-Locka CDC Brownfield Site	OPA-LOCKA	MIAMI-DADE	Southeast	09/26/2014		NR
BF500402000	BF500402001	West Palm Beach Intermodal Transfer Facility / The Wedge		PALM BEACH	Southeast	09/12/2014		NR

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreeage ¹
BF531205000	BF531205001	Cigar Factory Site	BARTOW	POLK	Southwest	09/11/2014	12/09/2015	2.06
BF291306000	BF291306001	Nebraska Avenue Site	TAMPA	HILLSBOROUGH	Southwest	09/03/2014		1.54
BF291403000	BF291403001	Former Hudson Nursery Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	08/19/2014		10.35
BF139801000	BF139801009	Wynwood N. Miami	MIAMI	MIAMI-DADE	Southeast	06/24/2014	10/29/2015	1.34
BF291303000	BF291303001	Former Redwing Trucking	TAMPA	HILLSBOROUGH	Southwest	05/16/2014		29.06
BF139801000	BF139801008	St. Martin's Place	MIAMI	MIAMI-DADE	Southeast	03/17/2014	12/19/2014 #	0.65
BF130843000	BF130843001	Procacci Sweetwater, LLC		MIAMI-DADE	Southeast	12/31/2013		5.60
BF130843000	BF130843002	Procacci 1400, LLC		MIAMI-DADE	Southeast	12/31/2013		4.33
BF131203000	BF131203001	Former Peoples Gas System	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	12/31/2013		17.69
BF139801000	BF139801007	Mandy's Market	MIAMI	MIAMI-DADE	Southeast	12/31/2013		0.97
BF171102000	BF171102001	Mahogany Mill Road Boat Ramp	PENSACOLA	ESCAMBIA	Northwest	12/27/2013	12/07/2015 #	2.93
BF481303000	BF481303001	Southside Shoppes	ORLANDO	ORANGE	Central	12/23/2013		3.14
BF481304000	BF481304001	Circle C Cars	ORLANDO	ORANGE	Central	12/23/2013		0.72
BF641004000	BF641004002	Former Llyod Buick/Cadillac Site	DAYTONA BEACH	VOLUSIA	Central	12/23/2013		4.95
BF641301000	BF641301001	Country Club Crossing and The Greens at Country Club	DELAND	VOLUSIA	Central	12/23/2013	11/06/2015 #	103.38
BF061302000	BF061302001	Sunrise Wal-Mart Site	SUNRISE	BROWARD	Southeast	12/20/2013		16.64
BF411301000	BF411301001	BAV Bradenton Brownfield Site	BRADENTON	MANATEE	Southwest	12/20/2013		0.96
BF291305000	BF291305001	Tampa Water Works Park Site	TAMPA	HILLSBOROUGH	Southwest	12/12/2013		4.39
BF641004000	BF641004001	Former Massey Motors	DAYTONA BEACH	VOLUSIA	Central	12/12/2013		2.67

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF291304000	BF291304001	Former West Tampa Convention Center Site	TAMPA	HILLSBOROUGH	Southwest	11/18/2013		1.70
BF061301000	BF061301001	5001 North Federal Highway Site	POMPANO BEACH	BROWARD	Southeast	11/14/2013		8.41
BF130502000	BF130502001	Miami River Marina Site	MIAMI	MIAMI-DADE	Southeast	11/01/2013		8.51
BF291302000	BF291302001	Former Gulf Coast Metals Site	TAMPA	HILLSBOROUGH	Southwest	09/09/2013		3.24
BF500101000	BF500101007	Jefferson at West Palm Beach	WEST PALM BEACH	PALM BEACH	Southeast	06/28/2013		11.14
BF480401000	BF480401006	400 North Orange	ORLANDO	ORANGE	Central	05/13/2013	07/10/2013	5.66
BF590802000	BF590802001	Casselberry Police Department Site	CASSELBERRY	SEMINOLE	Central	05/09/2013		1.87
BF131301000	BF131301001	Land South Partners I Brownfield Site	NORTH MIAMI	MIAMI-DADE	Southeast	03/13/2013		0.31
BF131201000	BF131201001	Wal-Mart Neighborhood Market Site	HOMESTEAD	MIAMI-DADE	Southeast	12/28/2012		5.80
BF139801000	BF139801006	Resorts World Miami Brownfield Site	MIAMI	MIAMI-DADE	Southeast	12/28/2012		13.95
BF139901000	BF139901001	TMR Cairo Lane Site	OPA-LOCKA	MIAMI-DADE	Southeast	12/28/2012		15.62
BF531206000	BF531206001	K.C. Industries Properties, LLC Site	MULBERRY	POLK	Southwest	12/26/2012		200.00
BF480702000	BF480702001	Mills Park	ORLANDO	ORANGE	Central	12/21/2012	12/26/2012	14.00
BF480703000	BF480703001	Former Daniels Publishing Facility	ORLANDO	ORANGE	Central	12/21/2012		2.01
BF050401000	BF050401002	Former Steve's Cycles	COCOA	BREVARD	Central	12/17/2012	12/10/2013	0.97
BF291202000	BF291202001	Photoengraving Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/03/2012		0.60
BF561101000	BF561101001	Parcel 1	FORT PIERCE	ST. LUCIE	Southeast	11/29/2012		3.75
BF561101000	BF561101002	Parcel 2	FORT PIERCE	ST. LUCIE	Southeast	11/29/2012	07/16/2013	0.69
BF561101000	BF561101003	Parcel 3	FORT PIERCE	ST. LUCIE	Southeast	11/29/2012	07/10/2013	0.41

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Thursday, July 07, 2016

Sites with Executed Brownfield Site Rehabilitation Agreements (BSRAs)

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF050401000	BF050401001	Marc T, LLC Brownfield Site	COCOA	BREVARD	Central	11/19/2012	04/22/2013	0.59
BF291201000	BF291201001	Brandon Toyota Site	TAMPA	HILLSBOROUGH	Southwest	08/14/2012		17.99
BF501201000	BF501201001	Former Pike Utilities Brownfield Site	LAKE WORTH	PALM BEACH	Southeast	08/09/2012		9.79
BF591201000	BF591201001	Former M&M Auto Parts & Salvage	SANFORD	SEMINOLE	Central	07/30/2012		6.60
BF461101000	BF461101001	Former Happy Food Store #526	FORT WALTON BEACH	OKALOOSA	Northwest	07/13/2012		0.67
BF370002000	BF370002002	Former Tallahassee Coca Cola Bottling Plant	TALLAHASSEE	LEON	Northwest	05/24/2012		1.19
BF291102000	BF291102001	Former Sun City BP	SUN CITY CENTER	HILLSBOROUGH	Southwest	12/29/2011	06/17/2013	0.63
BF061103000	BF061103001	ZF Brownfield Site	MIRAMAR	BROWARD	Southeast	12/22/2011	12/10/2012 #	16.00
BF370002000	BF370002005	Former Ro-Mac Lumber & Supply Co. of Tallahassee	TALLAHASSEE	LEON	Northwest	12/22/2011	10/02/2013 #	2.81
BF291001000	BF291001002	International Ship Repair	TAMPA	HILLSBOROUGH	Southwest	12/19/2011		13.33
BF481101000	BF481101001	Former Woodbury Chemical Site	ORLANDO	ORANGE	Central	12/16/2011		2.33
BF411101000	BF411101001	Widewaters Bradenton, LLC - Manatee River Brownfield Site	BRADENTON	MANATEE	Southwest	12/09/2011	01/23/2014 #	0.85
BF130601000	BF130601001	Medley Development Site	MEDLEY	MIAMI-DADE	Southeast	10/13/2011		9.00
BF480401000	BF480401005	Steel House Brownfield Site	ORLANDO	ORANGE	Central	07/15/2011		5.00
BF291002000	BF291002001	Former Stock Building Supply/McGinnis Lumber Yard	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		5.42
BF291002000	BF291002002	Gro-Mor Fertilizer Plant	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		1.26
BF291002000	BF291002003	Hydraulic Hose Site	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		1.14
BF529701000	BF529701005	CarPro	CLEARWATER	PINELLAS	Southwest	04/21/2011		0.28

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Sites with Executed Brownfield Site Rehabilitation Agreements (BSRAs)

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BF370002000	BF370002003	Salie Property	TALLAHASSEE	LEON	Northwest	12/29/2010	09/28/2012	4.30
BF370002000	BF370002004	CSX Parcel 1	TALLAHASSEE	LEON	Northwest	12/29/2010	03/14/2014 #	2.38
BF440701000	BF440701001	Old Baltuff Dump Site	MIDDLE TORCH KEY	MONROE	South	12/29/2010		17.77
BF291001000	BF291001001	Detsco	TAMPA	HILLSBOROUGH	Southwest	12/28/2010		7.71
BF411001000	BF411001001	Former Wellcraft Site	SARASOTA	MANATEE	Southwest	12/22/2010		22.33
BF290101000	BF290101004	Winner Metals	TAMPA	HILLSBOROUGH	Southwest	12/09/2010		42.00
BF069901000	BF069901001	Pompano Beach Replacement Library and Civic Campus A	POMPANO BEACH	BROWARD	Southeast	12/06/2010	12/29/2010	0.50
BF069901000	BF069901002	Pompano Beach Replacement Library and Civic Campus B	POMPANO BEACH	BROWARD	Southeast	12/06/2010	06/26/2012	0.75
BF160001000	BF160001010	North Point Brownfield Site	JACKSONVILLE	DUVAL	Northeast	07/29/2010		10.00
BF520801000	BF520801001	Dansville North Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010	01/13/2016 #	0.91
BF520801000	BF520801002	Dansville Central Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010	09/24/2015 #	0.68
BF520801000	BF520801003	Dansville South Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010	04/01/2015 #	0.95
BF500902000	BF500902001	Pahokee Plaza	PAHOKEE	PALM BEACH	Southeast	04/02/2010	11/01/2011	2.36
BF100501000	BF100501004	Former U.S. Logistics/NexGen Environmental Facility	GREEN COVE SPRINGS	CLAY	Northeast	12/30/2009		4.01
BF290901000	BF290901001	Lakewood Pointe	SEFFNER	HILLSBOROUGH	Southwest	12/30/2009		15.01
BF050802000	BF050802001	Mobility Scooter Center, Inc.	MELBOURNE	BREVARD	Central	12/22/2009		0.78
BF480401000	BF480401004	Future Dr. P. Phillips Orlando Performing Arts Center	ORLANDO	ORANGE	Central	12/22/2009	01/13/2011	3.51
BF640401000	BF640401002	Embry-Riddle Aeronautical University	DAYTONA BEACH	VOLUSIA	Central	12/22/2009	03/02/2010	77.00

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BF160001000	BF160001009	Riverside Avenue Brownfield	JACKSONVILLE	DUVAL	Northeast	12/21/2009		7.06
BF110901000	BF110901001	Hubert's Welding and Repair Site	NAPLES	COLLIER	South	12/18/2009		0.62
BF480901000	BF480901001	Bonita Fountains Phase 2: ROCC	ORLANDO	ORANGE	Central	12/18/2009		44.77
BF420901000	BF420901001	Fluid Routing Solutions, Inc.	OCALA	MARION	Central	12/17/2009		35.00
BF160506000	BF160506001	Hughes Electrical Supply Site	JACKSONVILLE	DUVAL	Northeast	11/19/2009		1.20
BF640901000	BF640901001	RJS Investments of Central Florida, d/b/a Indian River Glass	NEW SMYRNA BEACH	VOLUSIA	Central	11/03/2009	10/13/2010	0.85
BF500302000	BF500302001	Northwood Anchor Site	WEST PALM BEACH	PALM BEACH	Southeast	09/02/2009		3.02
BF290401000	BF290401001	The Place at Channelside	TAMPA	HILLSBOROUGH	Southwest	08/07/2009		2.15
BF480805000	BF480805001	Orlando Commerce Park ROCC Site	ORLANDO	ORANGE	Central	12/30/2008		60.73
BF580801000	BF580801001	Eager Beaver Car Wash & John's Auto Care	VENICE	SARASOTA	Southwest	12/30/2008		0.50
BF590806000	BF590806001	Sandefur Site	SANFORD	SEMINOLE	Central	12/30/2008	04/24/2009	69.95
BF529901000	BF529901003	Wal-Mart St. Pete (C) Brownfields Site	SAINT PETERSBURG	PINELLAS	Southwest	12/29/2008	03/21/2014 #	10.18
BF290804000	BF290804001	Crosland-Varela Site	TAMPA	HILLSBOROUGH	Southwest	12/24/2008	10/14/2015 #	6.85
BF280601000	BF280601001	Ridgewood Auto Spa	SEBRING	HIGHLANDS	South	12/23/2008		0.36
BF290803000	BF290803001	EnviroFocus Technologies	TAMPA	HILLSBOROUGH	Southwest	12/22/2008		21.18
BF160803000	BF160803001	Jacksonville Raceway	JACKSONVILLE	DUVAL	Northeast	12/18/2008	09/03/2010 #	117.03
BF160804000	BF160804001	CLH-Jacksonville	NEPTUNE BEACH	DUVAL	Northeast	12/08/2008		1.27
BF640401000	BF640401001	Clyde Morris Former Landfill	DAYTONA BEACH	VOLUSIA	Central	12/08/2008		3.63
BF050801000	BF050801001	Casbah Properties, LLC Site	MELBOURNE	BREVARD	Central	10/23/2008	12/18/2008	0.32

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BF290802000	BF290802002	SSC Tampa Kracker Road, LLC, Parcel B	GIBSONTON	HILLSBOROUGH	Southwest	09/02/2008		8.49
BF290802000	BF290802003	SSC 115 Tampa Kracker Road, Parcel C	GIBSONTON	HILLSBOROUGH	Southwest	09/02/2008		74.08
BF290702000	BF290702001	TECO Hookers Point		HILLSBOROUGH	Southwest	08/08/2008		31.88
BF290802000	BF290802001	Kracker Road aka Tampa Livestock	GIBSONTON	HILLSBOROUGH	Southwest	08/06/2008		29.73
BF500701000	BF500701001	Delray Beach CRA Brownfield Site	DELRAY BEACH	PALM BEACH	Southeast	02/01/2008	11/17/2014	2.42
BF290705000	BF290705001	Westshore Landings One	TAMPA	HILLSBOROUGH	Southwest	01/30/2008		3.70
BF560702000	BF560702001	1150 S. Federal Highway	FORT PIERCE	ST. LUCIE	Southeast	12/28/2007	11/29/2011	2.33
BF290704000	BF290704001	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/27/2007	09/14/2011	4.31
BF480401000	BF480401002	Former Spellman Engineering	ORLANDO	ORANGE	Central	12/27/2007		19.20
BF480401000	BF480401003	Former OUC Power Plant	ORLANDO	ORANGE	Central	12/27/2007		9.80
BF590702000	BF590702001	Former Central Florida Drum Facility	WINTER SPRINGS	SEMINOLE	Central	12/27/2007		6.45
BF590703000	BF590703001	Lowe's Store Fern Park	FERN PARK	SEMINOLE	Central	12/27/2007	03/31/2009	9.45
BF170701000	BF170701001	Former Runyan Shipyard, Bayou Chico	PENSACOLA	ESCAMBIA	Northwest	12/26/2007		13.80
BF560601000	BF560601001	Center Road	FORT PIERCE	ST. LUCIE	Southeast	12/26/2007		56.62
BF100501000	BF100501001	GCS Downtown Phase I, Parcel A	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007	02/15/2010 #	2.15
BF100501000	BF100501002	GCS Downtown Phase I, Parcel B	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		1.74
BF100501000	BF100501003	GCS Downtown Phase I, Parcel C	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007	06/21/2013	1.75
BF170502000	BF170502001	Mosquito Control Facility	PENSACOLA	ESCAMBIA	Northwest	12/24/2007		1.00
BF170504000	BF170504001	Century Florida Site	CENTURY	ESCAMBIA	Northwest	12/20/2007	06/26/2009 #	37.00
BF290703000	BF290703001	Tampa International Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2007	06/12/2009 #	29.36

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BF050701000	BF050701001	Manatee Point	MELBOURNE	BREVARD	Central	12/19/2007	11/01/2012	0.48
BF480704000	BF480704001	Baratta ROCC Site	APOPKA	ORANGE	Central	12/19/2007	05/30/2008	3.05
BF580302000	BF580302003	BKOP1	SARASOTA	SARASOTA	Southwest	12/14/2007		48.94
BF640701000	BF640701001	William Lofts	DAYTONA BEACH	VOLUSIA	Central	11/21/2007	05/05/2014	3.70
BF480401000	BF480401001	Orlando Events Center	ORLANDO	ORANGE	Central	09/05/2007		8.91
BF590701000	BF590701001	Former Microvia Facility	CASSELBERRY	SEMINOLE	Central	08/06/2007		8.39
BF160001000	BF160001008	Keystone/Wigmore Street	JACKSONVILLE	DUVAL	Northeast	07/11/2007		70.00
BF160001000	BF160001006	Hogan's Creek Site, Parcel 1A	JACKSONVILLE	DUVAL	Northeast	06/19/2007		3.18
BF160001000	BF160001007	Hogan's Creek Site, Parcel 1B	JACKSONVILLE	DUVAL	Northeast	06/19/2007		2.27
BF360501000	BF360501001	Garden Street Iron & Metal, Inc.	FORT MYERS	LEE	South	05/29/2007		9.86
BF160001000	BF160001005	JM Family Enterprises	JACKSONVILLE	DUVAL	Northeast	12/27/2006	11/26/2007	3.94
BF290604000	BF290604001	Waters Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/27/2006	05/27/2010 #	18.88
BF540501000	BF540501001	Bill Ding Avenue Brownfield Site	PALATKA	PUTNAM	Northeast	12/27/2006	01/29/2014 #	8.34
BF180601000	BF180601001	Bunnell Industrial/Former Rayonier Plant Site	BUNNELL	FLAGLER	Northeast	12/21/2006		43.69
BF290606000	BF290606001	Former Tampa Armature Works Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006		4.27
BF290607000	BF290607001	Avion Park at Westshore Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006	10/13/2010	18.89
BF360301000	BF360301001	Eastwood Village Brownfield Site	FORT MYERS	LEE	South	12/19/2006		608.45
BF370601000	BF370601001	Sunland Hospital Parcel I	TALLAHASSEE	LEON	Northwest	12/12/2006	12/22/2006	5.18
BF550601000	BF550601001	Former Ponce de Leon Golf Course	ST AUGUSTINE	ST. JOHNS	Northeast	12/11/2006		284.00

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BF529901000	BF529901002	City of St. Petersburg/Former Atherton Oil	ST PETERSBURG	PINELLAS	Southwest	10/10/2006		0.83
BF290603000	BF290603001	Circle Tampa Venture I	TAMPA	HILLSBOROUGH	Southwest	09/20/2006	05/31/2007 #	28.00
BF360302000	BF360302001	2780 South Street	FORI MYERS	LEE	South	06/20/2006	04/23/2008	1.68
BF290602000	BF290602001	Former 43rd Street Bay Drum Site	TAMPA	HILLSBOROUGH	Southwest	05/03/2006		4.30
BF290302000	BF290302001	Gerdau Ameristeel Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	04/10/2006		30.00
BF580302000	BF580302002	Lewes Crofut Parcel and Outparcel A Site	SARASOTA	SARASOTA	Southwest	02/27/2006		4.00
BF160501000	BF160501001	Wal-Mart Phillips Highway Brownfields Site	JACKSONVILLE	DUVAL	Northeast	12/21/2005		21.23
BF290503000	BF290503001	Channelside Holdings Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2005		8.00
BF500101000	BF500101006	DR Palm Beach Residential Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	12/01/2005		14.11
BF290501000	BF290501001	W.T. Edwards Brownfields Site	TAMPA	HILLSBOROUGH	Southwest	11/29/2005	05/07/2008	26.00
BF580302000	BF580302001	Lewes DMB Parcel and Outparcels B&C Site	SARASOTA	SARASOTA	Southwest	11/15/2005	04/05/2013 #	19.00
BF050301000	BF050301001	KIP I, L.L.C. Brownfield Site	PALM BAY	BREVARD	Central	10/20/2005		33.00
BF500101000	BF500101005	DR Palm Beach Hotel Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	10/20/2005		1.50
BF139801000	BF139801005	McArthur Dairy 7th Avenue	MIAMI	MIAMI-DADE	Southeast	10/07/2005		5.20
BF529701000	BF529701004	Clearwater Automotive Site	CLEARWATER	PINELLAS	Southwest	09/26/2005	07/01/2009	3.00
BF130503000	BF130503001	Dedicated Transportation Corporaton HQs	MIAMI	MIAMI-DADE	Southeast	09/08/2005	^	1.66
BF290204000	BF290204001	Former Southern Mill Creek Products Site	TAMPA	HILLSBOROUGH	Southwest	07/25/2005		8.38
BF370002000	BF370002001	Tallahassee Residence Inn Brownfield Site	TALLAHASSEE	LEON	Northwest	07/14/2005	03/19/2007 #	2.26

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BF520501000	BF520501001	Community Waterfront Park	ST PETERSBURG	PINELLAS	Southwest	05/19/2005	09/23/2010 #	1.93
BF139801000	BF139801004	Los Suenos Multifamily Apartments (Dreamers, LLC)	MIAMI	MIAMI-DADE	Southeast	12/20/2004		1.46
BF060401000	BF060401001	Harbour Cove Associates	HALLANDALE BEACH	BROWARD	Southeast	12/17/2004	05/06/2009 #	7.06
BF139904000	BF139904002	Corinthian Multifamily Apartments (Liberty City Holdings, LLC)	MIAMI	MIAMI-DADE	Southeast	12/17/2004		5.74
BF290304000	BF290304001	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	12/10/2004	11/03/2011 #	9.66
BF139801000	BF139801005	Wagner Square (Former Civic Center)	MIAMI	MIAMI-DADE	Southeast	08/13/2004	10/07/2005	3.00
BF480201000	BF480201001	Former Gray Truck Line Property	WINTER GARDEN	ORANGE	Central	04/19/2004		5.00
BF060301000	BF060301001	Dania Motocross	DANIA BEACH	BROWARD	Southeast	04/12/2004	08/01/2006 #	12.00
BF170302000	BF170302001	Sunray Enterprises, Inc. (Keck)	PENSACOLA	ESCAMBIA	Northwest	03/17/2004	03/02/2006	1.00
BF290303000	BF290303001	Centro Asturiano Place	TAMPA	HILLSBOROUGH	Southwest	03/10/2004	09/01/2006	7.00
BF139904000	BF139904001	Siegel Gas and Oil Corp	MIAMI	MIAMI-DADE	Southeast	02/11/2004	05/17/2011	2.22
BF139801000	BF139801002	FEC Buena Vista	MIAMI	MIAMI-DADE	Southeast	12/18/2003		51.00
BF529901000	BF529901001	Peoples Gas System (Former TECO Complex)	ST PETERSBURG	PINELLAS	Southwest	12/16/2003		5.00
BF130301000	BF130301001	Beacon Lakes (AMB Codina)	MIAMI	MIAMI-DADE	Southeast	11/24/2003	05/09/2012	156.00
BF170201000	BF170201001	Pensacola Mainstreet, Inc.	PENSACOLA	ESCAMBIA	Northwest	10/03/2003	10/01/2010 #	3.00
BF290301000	BF290301001	Riverfront (Tampa Heights) Complex	TAMPA	HILLSBOROUGH	Southwest	10/01/2003	11/23/2005	12.00
BF160001000	BF160001004	Ford Assembly Redevelopment	JACKSONVILLE	DUVAL	Northeast	09/17/2003		23.00
BF529701000	BF529701003	Former Clearwater Sun Property	CLEARWATER	PINELLAS	Southwest	09/17/2003	01/18/2007 #	1.00

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BF179901000	BF179901002	2500 North Palatof Street	PENSACOLA	ESCAMBIA	Northwest	07/25/2003	02/29/2012 #	0.75
BF060201000	BF060201001	McArthur Dairy Brownfield Site	LAUDERHILL	BROWARD	Southeast	06/11/2003		10.35
BF290101000	BF290101003	Tampa Bay Scrap Processors Site	TAMPA	HILLSBOROUGH	Southwest	05/09/2003		16.00
BF160001000	BF160001003	2100 Dennis Street Remediation Trust	JACKSONVILLE	DUVAL	Northeast	05/01/2003		1.00
BF130201000	BF130201001	Biscayne Commons Brownfields Site	NORTH MIAMI	MIAMI-DADE	Southeast	04/07/2003		12.00
BF160205000	BF160205001	4502 Sunbeam Road	JACKSONVILLE	DUVAL	Northeast	03/13/2003		225.00
BF160202000	BF160202001	Phillips Highway Site	JACKSONVILLE	DUVAL	Northeast	02/24/2003		43.00
BF230201000	BF230201001	Former-St. Joe Site Surface Impoundment	PORT ST JOE	GULF	Northwest	01/28/2003	07/09/2010 #	11.00
BF230201000	BF230201002	Former-Port St. Joe Kraft Papermill	PORT ST JOE	GULF	Northwest	01/27/2003	05/15/2013 #	125.00
BF160001000	BF160001002	The Shipyards	JACKSONVILLE	DUVAL	Northeast	12/31/2002		40.55
BF160201000	BF160201001	St. Johns Center Site	JACKSONVILLE	DUVAL	Northeast	12/31/2002		4.00
BF090201000	BF090201001	Inverness Wal-Mart Site	INVERNESS	CITRUS	Southwest	12/23/2002		40.00
BF010001000	BF010001002	Former-CSX Property	GAINESVILLE	ALACHUA	Northeast	11/14/2002		25.00
BF290202000	BF290202001	Wal-Mart Gunn Highway Site	TAMPA	HILLSBOROUGH	Southwest	11/07/2002	06/12/2009	28.00
BF530001000	BF530001001	Auburndale Wal-Mart	AUBURNDALE	POLK	Southwest	11/07/2002	11/12/2013 #	10.00
BF500101000	BF500101004	DR Lakes, Inc. Parcel II	WEST PALM BEACH	PALM BEACH	Southeast	08/30/2002	**	16.00
BF290101000	BF290101002	Tampa Bay Shipbuilding and Repair Company	TAMPA	HILLSBOROUGH	Southwest	07/31/2002		53.00
BF429903000	BF429903001	Former White's Meats Packing Facility	OCALA	MARION	Central	07/26/2002	10/23/2006	6.00
BF290002000	BF290002002	CSX Spur at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	07/22/2002		1.00

Special Notes:

Site Rehabilitation Completion Order with Conditions Issued

* PRFBSR chose to voluntarily terminate BSRA and the BSRA was terminated in October by mutual consent

** Please note, BSRA BF00101004 has been superseded by BSRAs BF500101005 and BF00101006. Please refer to the new BSRAs for detail regarding responsible parties, site boundaries, etc.

^ BSRA revoked for failure to comply.

¹ NR = Not Reported

BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)

SRCO = Site Rehabilitation Completion Order ("No Further Action")

Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF500101000	BF500101002	DR Lakes Multifamily Northside	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002	06/29/2015 #	13.00
BF500101000	BF500101003	CFC Multifamily Northwest	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002		45.00
BF160001000	BF160001001	Ware Family Realty, LLC	JACKSONVILLE	DUVAL	Northeast	06/03/2002	12/08/2003	1.00
BF290202000	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	05/15/2002	1.00
BF290202000	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	06/04/2002	1.00
BF290202000	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	11/23/2004	2.00
BF290202000	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	12/16/2002	2.00
BF290202000	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	07/22/2002	2.00
BF500101000	BF500101001	BrandsMart	WEST PALM BEACH	PALM BEACH	Southeast	12/27/2001	03/01/2016 #	17.00
BF290101000	BF290101001	Port Ybor	TAMPA	HILLSBOROUGH	Southwest	10/29/2001		59.00
BF179901000	BF179901001	Weatherford McIntyre Property	PENSACOLA	ESCAMBIA	Northwest	10/03/2001	07/01/2002 #	3.00
BF160101000	BF160101001	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	08/01/2001		42.00
BF529701000	BF529701002	Dimmit Parcel B	CLEARWATER	PINELLAS	Southwest	07/31/2001	12/18/2009	3.00
BF170101000	BF170101001	Strategic Crossing Corp. CSX Property	PENSACOLA	ESCAMBIA	Northwest	06/07/2001	12/15/2006 #	1.00
BF369901000	BF369901001	City of Ft Myers Coal Gasification Site	FORT MYERS	LEE	South	03/09/2001	01/03/2011 #	7.00
BF010001000	BF010001001	Gainesville Regional Utilities/Poole Roofing Site	GAINESVILLE	ALACHUA	Northeast	01/29/2001		2.00
BF130001000	BF130001001	Potamkin Properties	MIAMI BEACH	MIAMI-DADE	Southeast	12/29/2000	03/14/2012 #	7.00
BF290002000	BF290002001	WRB @ Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/28/2000		10.00
BF050001000	BF050001001	Village Green Shopping Center	ROCKLEDGE	BREVARD	Central	12/22/2000		10.00

Special Notes:

Site Rehabilitation Completion Order with Conditions Issued

* PRFBSR chose to voluntarily terminate BSRA and the BSRA was terminated in October by mutual consent

** Please note, BSRA BF00101004 has been superseded by BSRAs BF500101005 and BF00101006. Please refer to the new BSRAs for detail regarding responsible parties, site boundaries, etc.

^ BSRA revoked for failure to comply.

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BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)

SRCO = Site Rehabilitation Completion Order ("No Further Action")

Area ID	Site ID	Site Name	City	County	District	BSRA	SRCO	Acreage ¹
						Executed Date	Issue Date	
BF290601000	BF290001001	Robbins Manufacturing	TAMPA	HILLSBOROUGH	Southwest	08/28/2000	08/14/2002 #	40.00
BF529701000	BF529701001	Community Health Center	CLEARWATER	PINELLAS	Southwest	01/18/2000	07/28/2000	1.00
BF489901000	BF489901001	Sunterra Site	ORLANDO	ORANGE	Central	06/29/1999	11/05/1999	14.00
BF139801000	BF139801001	Wynwood Site	MIAMI	MIAMI-DADE	Southeast	07/27/1998	*	4.95
Total Approximate Acreage:								5,020.52

Special Notes:

- # Site Rehabilitation Completion Order with Conditions Issued
- * PRFBRSR chose to voluntarily terminate BSRA and the BSRA was terminated in October by mutual consent
- ** Please note, BSRA BF00101004 has been superseded by BSRAs BF500101005 and BF00101006. Please refer to the new BSRAs for detail regarding responsible parties, site boundaries, etc.
- ^ BSRA revoked for failure to comply.

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 BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)
 SRCO = Site Rehabilitation Completion Order ("No Further Action")

**APPENDIX C
Success Stories**

BROWNFIELDS REDEVELOPMENT SUCCESS STORIES

The effectiveness of the Florida Brownfields Redevelopment Program (Program) is demonstrated through the cleanup and reuse of previously underused properties. The following projects benefitted from the Program. Expanded summaries are provided for projects that achieved closure since July 1, 2015. Projects completed in earlier years are summarized in the table that follows.



Country Club Crossing and The Greens at Country

Location: DeLand
Historical Use: Golf Course
Contaminants: Dieldrin
Reuse: Commercial and residential

The Country Club Corners and The Greens at Country Club Brownfield Site began with the cleanup and redevelopment of the former DeLand Country Club in DeLand, Florida. The approximately 105-acre site was abandoned after the golf course closed in 2012. Soil and groundwater contamination found at the site was attributed to historic turf management operations on the property. TKG DeLand, LLC purchased the property and entered the Florida Brownfields Redevelopment Program in 2013 along with its redevelopment affiliate Tailwinds DeLand CC, LLC. The BSRA was signed on December 23, 2013. Assessment and cleanup was completed in less than two years and DEP issued a Site Rehabilitation Completion Order on November 6, 2015. TKG and Tailwinds have redeveloped the site into a mixed-use project featuring a Publix-anchored shopping center, a 155 single family home community (now known as Bentley Greens), a proposed office and assisted living facility, and open space. The total capital investment in the project to date has exceeded \$25 million and the project has already resulted in the creation of more than 100 new jobs.

Dansville North

Location: Largo
Historical Use: Borrow Pit
Contaminants: Arsenic and PAHs
Reuse: Ready for redevelopment



This property is part of a three-site (north, south, central) redevelopment in Pinellas County known as the Dansville Redevelopment. During Phase I conducted in 1997, debris was found on the site, including 55 gallon drums, paint containers, household garbage, automotive fuel tanks, tires, and C&D debris. Source removal was performed in 2011 and a groundwater monitoring program was conducted in 2012 to confirm groundwater had not been affected. Over 11,000 tons of debris and soil were removed, however due to budget issues, it was decided that a portion of the contaminated soils would be used as backfill. A restrictive covenant was recorded in January 2016 to limit exposure to the soil contaminants by restricting use of the property. A Conditional Site Rehabilitation Completion Order (SRCO) was issued the same month. The property is currently vacant.



Dansville Central

Location: Largo
Historical Use: Borrow Pit
Contaminants: BAP and Dieldrin
Reuse: Ready for redevelopment

Also part of the Dansville Redevelopment in Pinellas County, the Dansville Central property contained numerous types of solid waste. A Phase II site assessment in 2003 revealed soil contamination in the unsaturated zone, including arsenic, lead, benzo(a)pyrene (BAP), and dieldrin. A site assessment followed in June 2011 and confirmed the presence of dieldrin and BaPs above soil cleanup target levels (SCTLs). However, arsenic and lead were not detected. The groundwater was not impacted at the site. The County chose to conditionally close the Dansville Central site by restricting future land use because of the soil contamination. A Restrictive Covenant was recorded and a Conditional SRCO was issued in September 2015.

Bartow Cigar Factory

Location: Bartow
Historical Use: Cigar Factory
Contaminants: Arsenic
Reuse: Building and property ready for re-use



The Bartow cigar factory was constructed in 1925 for the Cuban American Cigar Corp. Phase I and Phase II assessments were completed in June 2011 and August 2011, respectively. The Phase II assessment identified arsenic in soils at concentrations above the SCTLs. After reviewing groundwater characteristics, the Department determined that groundwater sampling was not necessary. A Source Removal Completion Report in October 2015 indicated that 16.4 tons of soil were removed and samples taken from the perimeter of the excavation identified no arsenic above laboratory detection limits. An Unconditional SRCO was issued in December 2015.



Mahogany Mill Boat Ramp

Location: Pensacola
Historical Use: Saw Mill
Contaminants: Benzene, PCP, TRPH, BaPs
Reuse: Public boat ramp and public park

The Mahogany Mill boat ramp park was once part of the Weis-Fricker Mahogany Company saw mill. The mill processed mahogany logs harvested from Central America at an average of 400,000 board feet per month and was reportedly the largest mahogany mill in the country. Escambia County purchased the property in 2009 and it remained vacant until 2013. A July 2013 site assessment found volatile and semi-volatile organic compounds and petroleum contaminants in soils above cleanup target levels. A Remedial Action Plan was approved in November 2013 and a BSRA was executed in December 2013.

The construction completion report documented the use of a geosynthetic cap and protective soil layer to control exposure and contaminant migration. Environmental features of the project include pervious pavement for the parking area, which prevents stormwater runoff into nearby waters. The site now contains a multi-lane public boat ramp, public gazebo, parking area, sidewalks, drainage and sewer improvements, and a 2.32-acre marine park. The project was constructed using National Resource Damage Assessment funding through DEP.

ERAU Former Bus Depot Brownfield Site

Location: Daytona Beach
Historical Use: Bus Maintenance Depot
Contaminants: Petroleum, Arsenic, Landfill Debris
Reuse: Research park



Embry-Riddle Aeronautical University (ERAU/University) acquired the former Volusia County School District bus depot and maintenance area property in 2014. Petroleum contaminants associated with the bus operations were found in site soils and groundwater. A BSRA was executed in October 2014. Excavation and offsite disposal of soil and solid waste materials with documented contamination above residential direct-exposure soil cleanup target levels (CTLs) was completed in March 2015. A total of 3,448.27 tons of impacted material was removed from the site. DEP issued a Site Rehabilitation Completion Order (SRCO) without Conditions in July 2015. The redevelopment project, called ERAU Research Park West, is slated to include a university research facility, a state-of-the-art subsonic wind tunnel facility, multiple airplane hangars, and a runway extension from the Daytona Beach International Airport. The 50,000-square-foot, \$26 million building features 10,000 square feet of flex lease space to meet the needs of future tenants.

Former Tire Kingdom Brownfield Site

Location: Daytona Beach
Historical Use: Auto Repair Facility
Contaminants: Petroleum Hydrocarbons
Reuse: Commercial / Restaurant



The subject site is a former single-story tire retail and vehicle service business. The building was equipped with seven vehicle bays and an office area. Each vehicle bay contained an underground hydraulic lift. A Brownfield Site Rehabilitation Agreement was signed and executed for the property in December 2014. All seven lifts were removed from the site in June 2015. After the lifts were removed, no soil or groundwater contamination was found to be present. A SRCO was issued for the site in December 2015. The site is now being redeveloped into a 4000 square foot Kentucky Fried Chicken restaurant with 40-45 employees.



BrandsMart

Location: West Palm Beach
Historical Use: Golf Course
Contaminants: Arsenic
Reuse: Commercial

From 1965-1998 the property operated as part of the 96-acre Palm Beach Lakes Golf Course. Soil and groundwater on the property were found to contain high levels of arsenic due to more than 30 years of insecticide, fungicide, and herbicide application. The city of West Palm Beach designated the abandoned golf course as a Brownfield area in July 2001. A partial restrictive covenant was recorded in the Palm Beach County Clerk's office in Dec 2001 to legally cap the site with an impervious layer (asphalt parking lot/ bldg. pad) to prevent soil contaminants from leaching into groundwater. The 17.7-acre BrandsMart site was completed in 2002. After many years of groundwater monitoring, arsenic levels reached cleanup target levels and the Department issued a SRCO with conditions in March 2016.

DR Lakes Multifamily Northside

Location: West Palm Beach
Historical Use: Golf Course
Contaminants: Arsenic
Reuse: Multi-family Residential



Also part of the former 96-acre Palm Beach Lakes Golf Course, the DR Lakes Northside site is a 13.5-acre parcel that was developed into a 264-unit affordable housing project. The redevelopment of the property was completed in 2005. After the recession, natural attenuation monitoring commenced. Groundwater contaminants were found to be below cleanup target levels in the summer of 2015 and a conditional SRCO was issued in September 2015. The site was closed with a restrictive covenant that documents an engineered cap to prevent soil contaminants from leaching into the groundwater. The covenant also restrict the use of groundwater at the site.

Projects completed prior to July 1, 2015, are presented in the following table. Expanded summaries for each project can be found at: http://www.dep.state.fl.us/waste/quick_topics/publications/wc/brownfields/AnnualReport/2016/Success-Stories-2016.pdf.

SITE	CITY	CONTAMINANTS	SUMMARY
BREVARD			
Former Steve's Cycles	Cocoa	Petroleum Hydrocarbons	Previously, the property functioned as a transmission repair/fuel oil supply facility, then a motorcycle sales/repair shop. After cleanup, the site was redeveloped into a Family Dollar Store.
MarcT	Cocoa	Arsenic	Soil contamination was discovered and the owner entered into a BSRA in 2012. The property was cleaned up soon afterward. The site is being developed for a company that assembles and distributes backpacks for the U.S. Department of Defense.
Casbah Properties	Melbourne	Petroleum	Previously occupied by a gas station, the new owner had the storage tanks removed. It is now home to Matt's Restaurant, a popular dining destination in Melbourne.
Manatee Point	Melbourne	Petroleum Hydrocarbons	The Manatee Point site is a 1/2-acre former auto repair and gas station. Numerous previously-identified underground storage tanks were discovered and were removed. Cleanup was completed and a Starbuck's Coffee Shop was constructed. A SRCO was issued in 2012.
BROWARD			
Harbour Cove	Hallandale	Petroleum, Ammonia, Arsenic	The property was originally a lake-fill site. An assessment was completed and a conditional closure order was issued in May 2009. It has been redeveloped into an apartment complex, with taxable value increasing from \$290,950 to \$6.6 million.
ZOM Foxcroft, LP	Miramar	Arsenic	A former 15.16-acre golf course, the site was found to contain groundwater and soil contamination. A restrictive covenant addressing groundwater use and a soil management strategy have led to the property being developed into a multi-story apartment complex with 100 percent unit lease rate.
Pompano Beach Library and Civic Campus A	Pompano Beach	Petroleum	During 2010, the City of Pompano Beach completed a site assessment and removed source materials. Cleanup was completed and an unconditional closure issued in December 2010. Future development includes a new government campus and public library.
Pompano Beach Library and Civic Campus B	Pompano Beach	Arsenic	Having had various past uses, the property contained soil and groundwater contamination. The soils were removed and restrictions put on groundwater use. Work was completed in spring 2012 and an unconditional closure was approved in June 2012.
Dania Motocross	Dania Beach	Metals	The Dania Motocross facility operated from 1995-2005. The developer entered into a BSRA with Broward County to address metals contamination in the groundwater. A conditional closure was issued in August 2006 and a warehouse complex is planned for the property.

*Florida Department of Environmental Protection
August 2016*

SITE	CITY	CONTAMINANTS	SUMMARY
CLAY			
GCS Downtown Phase I, Parcel A	Green Cove Springs	Petroleum Constituents	Parcel A is the first site along the Highway 17 corridor to complete site rehabilitation under the Brownfields Program. The property is planned for residential and commercial land use.
GCS Downtown Phase I, Parcel C	Green Cove Springs	Petroleum Hydrocarbons	The property is a former automobile dealership. Two underground storage tanks along with associated contamination were cleaned up under a BSRA with DEP. A SRCO was issued in June 2013 and the property is ready for reuse.
DUVAL			
Former Jacksonville Raceway	Jacksonville	Petroleum Constituents, Old Tires, Debris	More than 52,000 tons of contaminated soils, 1,176 tons of debris and approximately 52,500 tires were removed from this former motor sports complex. A conditional SRCO was issued in September 2010 and the site is ready for reuse.
JM Family Enterprises	Jacksonville	Petroleum	Petroleum contamination was discovered in the soil at this former bulk petroleum storage facility. Cleanup was completed and the site was closed without conditions in 2007.
Ware Family Realty, LLC	Jacksonville	Chlorinated Solvents	A drycleaner previously occupied the property until purchased by a neighboring property owner. Cleanup was completed and the redevelopment has increased the property value from \$325,000 to \$1.2 million.
ESCAMBIA			
Century	Century	Volatile Organic Compounds	Groundwater and soil contamination from wood door manufacturing was discovered and cleanup was conducted. A conditional closure was issued in 2009 and the property is now vacant.
2500 North Palafox	Pensacola	Arsenic, Petroleum Hydrocarbons	The site has been used in a variety of ways for more than 50 years. Soil contamination was discovered and some of the soils removed. The new building and parking lot serve as engineering control for the contaminated soils left in place. It is now used as general office space.
Pensacola Main Street	Pensacola	Arsenic	Part of the Pensacola Bay waterfront area, the property was found to contain arsenic-contaminated soils. Contamination was addressed through the use of soil caps (parking lot and building). The property is now occupied by two businesses and has seen a significant increase in property value.
Sunray Enterprises, Inc.	Pensacola	Petroleum	Storage tanks were removed in the 1970s and contaminated soils were removed by the new owner. The property is currently being used as an automobile repair shop.

*Florida Department of Environmental Protection
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SITE	CITY	CONTAMINANTS	SUMMARY
Weatherford McIntyre Property	Pensacola	Arsenic	The property was formerly a construction and demolition debris landfill, and under the program, approximately 500 tons of arsenic contaminated soil were removed. As a result of \$724,000 in private investment funds, the property is now a marine parts supply facility and has created 25 new jobs.
Strategic Crossing Corp., CSX Property	Pensacola	Arsenic, Semi-Volatile Organic Compounds	Redeveloped to provide much needed downtown area parking, this former industrial railroad spur was entered into the program by the City of Pensacola. The total project resulted in \$8 million of private investment and the creation of 120 jobs.
GULF			
Former St. Joe Paper Mill	Port St. Joe	Polychlorinated Biphenyls, Metals, Volatile Organic Hydrocarbons	A former pulp and paper mill, Stone Container Corp. acquired and closed the mill in January 2000. Stone Container entered into a BSRA with DEP shortly after demolition began in 2002. The BSRA was transferred to St. Joe Company with final closeout being delayed due to the property transfer. A SRCO was issued in May 2013 and commercial redevelopment is planned.
Former St. Joe Surface Impoundment	Port St. Joe	Metals, Polycyclic Aromatic Hydrocarbons	This area received wastewater and waste materials from the paper-making process at the adjacent St. Joe paper mill. Contaminated soils were discovered, capped and a restrictive covenant was recorded on the deed. The area is part of a planned expansion of the Port.
HILLSBOROUGH			
Former Sun City BP	Sun City	Petroleum Hydrocarbons	This former gas station was in disrepair when purchased by the new owner. A BSRA was executed in December 2011, cleanup was completed and an SRCO issued in June 2013. The property was redeveloped and is now occupied by a bank that employs 10 full-time staff.
Tampa Tank	Tampa	Arsenic	The site had arsenic-impacted soil along with contamination from Chloride Battery, an off-site source, all addressed under the BSRA. A SRCO was issued in September 2011. The redevelopment by Padgett-Swann Machinery Company will provide 12 permanent jobs.
Avion Park at Westshore	Tampa	Petroleum	The property originally contained underground storage tanks, as well as being the site of a City of Tampa landfill. Cleanup was completed and a SRCO issued in October 2010. The 19-acre site is now home to three hotels, retail stores and 425,000 square feet of office space.
Tampa International Center - IKEA	Tampa	Petroleum Constituents, Arsenic, Aluminum, Iron	Originally developed and operated as a cannery from 1936-1981, this site was found to contain groundwater contamination. Source materials, as well as soils were removed and engineering and institutional controls were used. The 353,000 square foot IKEA store that now occupies the property created 500 construction jobs and 400 new, in-store jobs.
Former W.T. Edwards Property	Tampa	Petroleum	The W.T. Edwards Hospital closed in 1974 and was eventually purchased by the Hillsborough Community College in 2003. Soil contamination was found and was cleaned up soon after the purchase. The college also received an EPA revolving loan to assist in asbestos removal.

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SITE	CITY	CONTAMINANTS	SUMMARY
Circle Tampa Ventures	Tampa	Metals, Solvents, Polychlorinated Biphenyls, Oil and Grease	The Ball Metal Plant was purchased by Circle Tampa Ventures, who soon entered the site into the Program. Cleanup was completed and a restrictive covenant prohibiting the use of groundwater was issued. The property is now home to 468 apartments and townhomes, which has increased the taxable value from \$3 million to \$45 million.
Centro Asturiano	Tampa	Petroleum, Incinerator Debris, Biohazards	The Centro Asturiano Hospital was condemned in 1996, and after site rehabilitation under the Program, is currently a 7-acre facility providing affordable housing to seniors.
Riverfront Complex	Tampa	Metals, Petroleum Compounds, Polychlorinated Biphenyls	Low-level concentrations of contaminants were found in the soils of this former dump site and were removed after the developer entered into a BSRA with DEP. The property is currently ready for redevelopment and is included in the Heights Community Redevelopment Area.
Wal-Mart Buckley Shuler	Tampa	Volatile and Semi-Volatile Organic Compounds	Wal-Mart purchased the property, which was once used for a paint factory and dairy farm, in 2001. Cleanup was completed in 2009 by the developer Buckley Shuler. Wal-Mart and the businesses on the out parcels now provide more than 400 jobs to the area.
Robbins Manufacturing	Tampa	Wood Treating, Pole Storage	The site's past uses include treatment of lumber and electric poles, as well as, storage of treated poles. Site rehabilitation removed contaminated soils from the area planned for residential redevelopment and moved them to the planned commercial area. Engineering controls and deed restrictions were used to cap and control exposure on the commercial site.
LEE			
City of Ft. Myers Coal Gasification Site	Ft. Myers	Petroleum Constituents	The Imaginarium Hands-On Museum and Aquarium sits on the site of a former coal gasification plant. During construction, contaminants were discovered, resulting in a soil cap and groundwater use restrictions being recorded on the deed in January 2011.
2780 South St.	Ft. Myers	Petroleum Constituents	From 1962-1993, the property was used as a truck servicing facility and subsequently used by a plastics manufacturer for five years. Cleanup addressed soil and groundwater contamination, and now the site is under contract to a landscape supply company.
LEON			
Former Ro-Mac Lumber	Tallahassee	Arsenic and Petroleum Hydrocarbons	Former Ro-Mac Lumber & Supply Co., is now home to 130 student housing units and 3,500 square feet of retail space. The building foundations, paved areas and other features of the \$25 million redevelopment were designed to act as engineering controls to eliminate exposure to contaminated soil.

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SITE	CITY	CONTAMINANTS	SUMMARY
Former CSX Parcel 1, Gaines Street Corridor	Tallahassee	Arsenic	This area once served multiple commercial and industrial operations in the CSX railroad corridor. After finding contamination in soils, the City of Tallahassee entered into a BSRA, conducted site rehabilitation and recorded a deed restriction on the property. The area will now be used for parking in the Gaines Street Corridor redevelopment area.
Salie Property	Tallahassee	Arsenic, Polycyclic Aromatic Hydrocarbons, Chromium, Dieldrin	This 5.07 acres of land was acquired by the City of Tallahassee as part of its economic redevelopment efforts. Using EPA grant funds, DEP completed a source removal in 2006 and a BSRA was executed in 2010. An unconditional SRCO was issued in September 2012.
Tallahassee Marriott Residence Inn	Tallahassee	Petroleum, Dioxin	The property was formerly a bulk petroleum storage facility. The City of Tallahassee secured commitment for redevelopment, and following cleanup and implementing registered engineering and land use controls, DEP approved conditional closure in 2007. The property, previously valued at \$588,166, is now valued at \$10 million.
MANATEE			
Widewaters, LLC	Bradenton	Petroleum Hydrocarbons	Widewaters, LLC acquired the property in 2010 and began the cleanup and redevelopment process. Cleanup addressed underground storage tanks on the property. After a \$21 million renovation, the property was reopened as the Bradenton Hampton Inn and Suites.
MARION			
Former White's Meat Packing Facility	Ocala	Petroleum, Unknown Hazards	After the owner deeded the property to the City of Ocala, several unregistered underground storage tanks containing petroleum products and more than 30 55-gallon drums of unknown substances were removed. An investor was found and the property is now home to a multi-level office complex.
MIAMI-DADE			
St. Martin's Place	Miami	Polycyclic Aromatic Hydrocarbons	A SRCO was issued December 2014. There are restrictions on the use of groundwater based on contamination originating from the former Biscayne Chemical facility, located to the northeast. The site is being developed into multifamily, transit-oriented, affordable housing.
Beacon Lakes	Miami	Polycyclic Aromatic Hydrocarbons, Arsenic, Petroleum Hydrocarbons	A BSRA was executed for the site in 2003 following solid waste and source removal. A SRCO was issued in 2012. The redevelopment consists of a business park with warehouses, office buildings and retail space.
AR&J SOBE	Miami Beach	Petroleum Contaminants, Metals	The property, which previously served as a car dealership, auto repair facility and gas station is now an \$80 million, three level retail space with six levels of parking. A BSRA was executed in 2000 and a SRCO with conditions was issued in 2012.

*Florida Department of Environmental Protection
August 2016*

SITE	CITY	CONTAMINANTS	SUMMARY
Siegel Gas and Oil Corp.	Miami	Petroleum Hydrocarbons, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds	Soil and groundwater contamination was documented at the bulk storage tank facility during the removal of eight above-ground storage tanks. Approximately 2,500 tons of soil were removed and the exposed groundwater treated. Post-active remediation was completed in 2011 and the site was closed without conditions later that year.
Wagner Square	Miami	Incinerator Ash, Metals, Dioxins/Furans	The property was purchased by Wagner Square in 2004 and a BSRA was executed later that same year. Source removal consisted of 15,863 tons of soil and ash. Redevelopment began in 2008.
ORANGE			
400 North Orange	Orlando	Benzo(a)pyrene	The land was purchased by Rida Development Corp. in 2008. From spring 2013 to fall 2014, more than 21,000 tons of soil was removed. SRCOs were issued in July 2013 (North Parcel) and December 2014 (South Parcel). The property is slated for development along the SunRail corridor.
Mills Park	Orlando	Polycyclic Aromatic Hydrocarbons, Arsenic	This former 12-acre lumber yard is now occupied by retail, restaurant, medical, general office and residential space. In 2012, more than 11,000 tons of soil were removed while a BSRA was negotiated. An unconditional SRCO was issued in December 2012.
Future Dr. Phillips Orlando Performing Arts Center	Orlando	Polycyclic Aromatic Hydrocarbons	Contamination was discovered on the 3.1-acre site in 2008. The City of Orlando entered into a BSRA in 2009 and 7,197 tons of soil were removed. An unconditional closure was approved in 2011 and the \$274 million Performing Arts Center opened in 2014.
Baratta ROCC	Apopka	88,000 Buried Tires	After discovering buried tires during the early stages of site preparation, the developer signed a BSRA in 2007 and the tires were removed by the end of the year. DEP approved closure of the site in May 2008. The developer's plans include turning the property into a brightfield.
Sunterra Site	Orlando	Hydraulic Oils	Sunterra Corp. purchased the property, which at one time was a retail and automotive service center. Eight hydraulic lifts were removed along with the associated contaminated soils after the company entered into a BSRA with DEP.
PALM BEACH			
Delray Beach CRA Site	Delray Beach	Arsenic, Metals, Pesticides, PCBs	Homes were built over a former unregulated dump. Many homes experienced drastic settling in the past 20 years. Contamination was discovered in the soils and groundwater. Delray Beach Community Redevelopment Agency designated 2.4 acres a Brownfield Area in 2007 after purchasing the property. Removal of homes and source materials was completed in 2008. An unconditional SRCO was issued in November 2014.
Pahokee Properties	Pahokee	Arsenic	Contamination on the property was found to be the result of agricultural operations predating the retail development of the site in the 1980s. Soils were removed from 'hot spots' and a deed restriction instituted. The property currently awaits development.

*Florida Department of Environmental Protection
August 2016*

SITE	CITY	CONTAMINANTS	SUMMARY
PINELLAS			
Dansville South	Largo	Arsenic and Benzo(a)pyrene	The Brownfield Area Designation was executed in August 2008 and a BSRA in June 2010. Over 6,600 tons of contaminated soil and debris were removed. A conditional SRCO was issued in April 2015. Contamination remains above residential SCTLs but below commercial SCTLs. Institutional controls are in place and the site is ready for commercial redevelopment.
Community Waterfront Park	St. Petersburg	Petroleum, Arsenic	The City of St. Petersburg transformed a former marine construction company site into a community waterfront park. Petroleum remediation included dewatering with groundwater treatment to support soil removal. A conditional site closure was completed in September 2010.
Dimmit Parcel B	Clearwater	Volatile and Semi-Volatile Organic Compounds, Metals	After many years of automotive-related businesses occupying the site, the City of Clearwater purchased the property in 1999. Contaminated soils were removed and groundwater cleanup was completed in 2009. DEP approved an unconditional closure for the property and it currently awaits development.
Clearwater Automotive	Clearwater	Metals, Polycyclic Aromatic Hydrocarbons	After hosting a variety of businesses, this site was operated as the Clearwater Automotive salvage yard from 1981-2005. The City of Clearwater purchased the property and a BSRA was executed. Cleanup was completed in 2009 and the property is ready for development.
Former Clearwater Sun Property	Clearwater	Arsenic, Petroleum	The Clearwater Sun operated a printing and publishing facility on the property. After assessment and remediation, a conditional closure was issued in 2007. The original building was left in place and renovated. The site now contains an industrial equipment supply company.
Community Health Center	Clearwater	Petroleum	After acquiring a rundown former gas station, the City of Clearwater assembled a community group with knowledge of the Program. Along with underground storage tanks and hydraulic lifts, 450 tons of soils were removed. A community health resource center now occupies the site.
PUTNAM			
Bill Ding Avenue	Palatka	Petroleum Hydrocarbons	After contamination was discovered by the property owner and a BSRA executed, remediation began. The remediation resulted in a significant reduction of the plume size to an area measuring 0.18 acres. Redevelopment is currently being planned.
SARASOTA			
Lowe's of NE Sarasota	Sarasota	Arsenic	Lowe's purchased the former sprayfield and discovered arsenic in the soils and groundwater. Groundwater assessment and cleanup continued after development was complete. A SRCO was issued in 2013. The development created approximately 175 jobs.

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SITE	CITY	CONTAMINANTS	SUMMARY
SEMINOLE			
Lowe's of Fern Park	Fern Park	Petroleum Constituents	After the property was purchased by Lowe's, contamination associated with the former car maintenance facility was discovered. Two above-ground storage tanks, one underground storage tank, three hydraulic lifts and 73.2 tons of soils were removed. Completion of the project resulted in 125 jobs.
Sandefur Site	Sanford	Arsenic	Seminole County purchased the property for construction of the Midway Elementary School of the Arts. Contamination in site soils was discovered prior to development. The soils were excavated and the site was closed without conditions in 2009. The school opened in 2010.
ST. LUCIE			
Former H.D. King Power Plant, Parcels 2 and 3	Ft. Pierce	Benzo(a)pyrene, Benzo(a)anthracene, Arsenic, Chromium	This former power plant was comprised of three parcels. A separate BSRA was executed for each parcel due to three separate contamination sources. Parcels 2 and 3 both contained contaminated soils but not groundwater. Each parcel received an unconditional SRCO in July 2013.
1150 South Federal Highway	Ft. Pierce	Petroleum Contaminants	Groundwater contamination was found on the property, and after ownership changed, the new owner elected to perform voluntary cleanup. Source removal and groundwater remediation were conducted. The site received an unconditional closure in November 2011.
VOLUSIA			
Williams Square	Daytona Beach	Arsenic	The site consists of two parcels and both entered into a BSRA under separate owners in 2007. The soils were excavated and the groundwater was treated to help with remediation. A SRCO was issued in 2014 and the new mixed-use development is scheduled to open in 2015.
Indian River Glass	New Smyrna Beach	Petroleum	Indian River Glass was planning a business expansion when soil and groundwater contamination was discovered. A previously unknown underground storage tank was discovered near the edge of a dry retention pond. A BSRA was executed in 2009 and an unconditional closure approved in 2010 following cleanup.
Embry-Riddle Aeronautical University	Daytona Beach	Arsenic	Groundwater contamination was discovered on the 77.6-acre property, owned by Embry-Riddle Aeronautical University, following an assessment. The University entered into a BSRA with DEP to address the contamination and the site was closed without conditions in 2010.

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GUIDANCE FOR DISTURBANCE AND USE OF OLD CLOSED LANDFILLS OR WASTE DISPOSAL AREAS IN FLORIDA

Version 2.2
FINAL

August 19, 2015



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Old Disposal Guidance – Final v.2.2
August 19, 2015

DISCLAIMER

The information contained in this document is intended for guidance only. It is not a rule and does not create any standards or criteria which must be followed by the regulated community. Furthermore, compliance with this document does not relieve the owner or operator from the responsibility for complying with the Department's rules nor from any liability for environmental damages caused by the disturbance of or activities near old landfills or waste disposal areas.

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LIST OF ACRONYMS

EDP	Excavation and Disposal Plan
EPA	U. S. Environmental Protection Agency
F.A.C.	Florida Administrative Code
F.S.	Florida Statutes
GWMP	Ground Water Monitoring Plan
HRA	Health Risk Assessment
MOP	Monitoring Only Plan
NELAP	National Environmental Laboratory Accreditation Program
PCAP	Preliminary Contamination Assessment Plan
PCAR	Preliminary Contamination Assessment Report
QA/QC	Quality Assurance/Quality Control
RCRA	Resource Conservation and Recovery Act
RSM	Recovered Screened Material
RTL	Reuse Target Level
SPLP	Synthetic Precipitation Leaching Procedure
SSW	Screened Solid Waste
WPF	Waste Processing Facility
WTE	Waste-to-Energy

1.0 BACKGROUND AND PURPOSE

In the past, the Florida Department of Environmental Protection (Department) has received notifications that old landfills or old disposal areas were unexpectedly discovered during various construction projects. The Department has also been contacted by property owners who were seeking to develop property which was known to contain areas where waste had been disposed. As such, the Department was asked to provide guidance regarding proper management of waste for similar situations. Questions are typically raised about the relocation of wastes, where they can be properly disposed, permitting requirements, back-filling of excavated areas, use of screened material from the waste and ground water monitoring requirements.

There have also been situations where development projects, such as residential housing units, schools, recreational areas or retail businesses, have been constructed on top of or adjacent to old disposal areas. Some of these projects have resulted in considerable health and safety concerns for individuals living or working near these disposal areas and for the integrity of the environmental protection measures that may be in place at the disposal sites.

The potential risks from old disposal sites may vary considerably and are usually not well understood. This can be due to a variety of factors such as a lack of records on the types of waste disposed at a site or a lack of data on the generation and fate of gases and leachate from these wastes. For example, some wastes contain more biodegradable material than others and as a result may generate more methane gas under anaerobic conditions causing odors and green house gases. Or, due to the age of the wastes, they may have stabilized to the point that gas generation is no longer of concern. If gases are still being generated, they may or may not be migrating off-site depending on the specific geological and physical features of the site. Also, since these old disposal sites were unlined, impact to ground water from leachate generation may be a problem, but this can not be determined without a ground water investigation.

Due to the difficulties encountered in dealing with these old sites, the Department has been asked to develop recommendations for managing the problems arising from construction near or over them. Consequently, this document is intended to provide guidance to the regulated community on the Department's requirements and recommendations for disturbing or using old, closed landfills or disposal areas. While owners of these old sites are encouraged to use this guidance, this document is not a rule and does not create any standards or criteria which must be followed by the regulated community.

The original document for this guidance was issued on May 3, 2001. Since that time, changes have occurred which require the Department to update this document. For example, on April 17, 2005, Chapter 62-780, Florida Administrative Code (F.A.C.) became effective. This new chapter establishes the procedures for the assessment and cleanup of contaminated sites when it has been established that a person is legally responsible for conducting site rehabilitation or when a person voluntarily rehabilitates a

contaminated site. As a result, the previous process used by the Department, (i.e., the process known as Corrective Actions for Contaminated Site Cases) is an obsolete tool and individuals choosing to conduct contamination assessment and possibly cleanup are now encouraged to use the process identified in Chapter 62-780, F.A.C. In addition, concentrations for some of the Reuse Target Levels (RTLs) listed in the original document have been changed. Consequently, this guidance document needed to be revised to implement these updates. This revision was completed on June 3, 2009 in version 2.0. The basic processes contemplated in the original document remained the same. This version of the document dated February 3, 2011, version 2.1, merely updated some statute and rule references that had changed since version 2.0 was issued.

2.0 APPLICABILITY

In general, this document only applies to old disposal sites that are inactive, i.e. no longer receiving wastes, and can normally be placed into one of three categories:

- (1) old permitted landfills that had a final cover¹ installed before July 1, 1985 without a closure permit;
- (2) old disposal sites, such as dumps, open dumps and promiscuous dumps, that were operated and closed without permits and which may have had few or no records available of their operations; and
- (3) construction and demolition (C&D) debris disposal areas which were operated and closed prior to August 2, 1989.

The application of this document to any other sites will be determined on a case-by-case basis by the Department.

For the purposes of this document, a "landfill" means a Class I, II or III landfill as it is currently defined in the Department's Solid Waste Management Facilities rule, Chapter 62-701, F.A.C. Also, C&D debris² in this document means the same as it is currently defined in Section 403.703(6), Florida Statutes (F.S.) which reads:

- (6) "Construction and demolition debris" means discarded materials generally considered to be not water-soluble and nonhazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure, and includes rocks, soils, tree remains, trees, and other vegetative matter that normally results from land clearing or land development operations for a construction project, including such debris from construction of structures at a site remote from the construction or demolition project site. Mixing of construction and demolition debris with other types of

¹ In July 1, 1985, final cover was generally defined as a 24-inch thick soil layer placed over the wastes in the landfill.

² An additional explanation of how C&D debris wastes are defined is contained in Section 4.3.2 of this document.

solid waste will cause the resulting mixture to be classified as other than construction and demolition debris. The term also includes:

- (a) Clean cardboard, paper, plastic, wood, and metal scraps from a construction project;
- (b) Yard trash and unpainted, nontreated wood scraps and wood pallets from sources other than construction or demolition projects;
- (c) Scrap from manufacturing facilities which is the type of material generally used in construction projects and which would meet the definition of construction and demolition debris if it were generated as part of a construction or demolition project. This includes debris from the construction of manufactured homes and scrap shingles, wallboard, siding concrete, and similar materials from industrial or commercial facilities; and
- (d) De minimis amounts of other nonhazardous wastes that are generated at construction or destruction projects, provided such amounts are consistent with best management practices of the industry.

Dumps, open dumps, and promiscuous dumps were defined in earlier rules by the Department. In 1974, dumps were defined in Rule 17-7.02(7), F.A.C. as:

"Dump" is a land disposal site at which solid waste is disposed of in a manner which does not protect the environment and is exposed to the elements, vectors and scavengers.

In 1979, open dumps and promiscuous dumps were defined in Rules 17-7.02(33) and (36), F.A.C., respectively, as:

"Open Dump" means a site for the disposal of solid waste which does not comply with the criteria of Chapter 17-7, F.A.C.; and

"Promiscuous Dump" means an unauthorized site where indiscriminate deposits of solid waste are made.

3.0 GOAL

If plans are made to disturb an old landfill, the owner is required to notify the Department before beginning this activity. The basic regulatory requirements for the old, closed landfills are contained in Rule 62-701.610(1), F.A.C. and read as follows:

Use of closed landfill areas. Closed landfill areas, if disturbed, are a potential hazard to public health, ground water and the environment. The Department retains regulatory control over any activities which may affect the integrity of the environmental protection measures such as the landfill cover, drainage, liners, monitoring system, or leachate and stormwater controls.

Consultation with the Department is required prior to conducting activities at the closed landfill areas.

The goal of this document is not to impose new regulatory burdens on owners of old landfills or disposal sites but to clarify what the Department's expectations are if an old site is disturbed or used. The owners of these sites are strongly encouraged to consult with the Department prior to disturbing any of these areas or conducting any construction near or over them and to develop a plan of action that achieves the goals of the owner but is also protective of human health and the environment. To facilitate communication with the Department in these matters, a list of contacts and addresses for the Tallahassee and District offices is provided in APPENDIX A.

The remaining portions of this document describe the activities that should be conducted or considered when attempting development near or over these old sites. The Department encourages the owners of these sites to follow these recommendations.

4.0 WASTE DISTURBANCE

4.1 Waste Relocation On-site

There have been occasions when construction projects have included the on-site relocation of existing wastes (i.e., within the footprint of the original landfill disposal area) which were either known to exist at the site before construction or discovered during construction. The owner may also desire to sort uncontaminated concrete from the waste before reburial³.

In 2001, the Department revised its solid waste rule to address the relocation of these on-site wastes at closed landfills. Specifically, Rule 62-701.610(2), F.A.C., reads:

Relocation of waste. The owner of a closed landfill may request permission from the Department to move waste from one point to another within the footprint of the same solid waste disposal unit. If the landfill has a valid closure permit, the permittee shall seek a modification to reflect the relocation of waste. The Department shall approve such a request upon a demonstration that:

(a) The activity will not cause or contribute to any leachate leakage from the landfill, and will not adversely affect the closure design of the landfill;

(b) Any leachate, stormwater runoff, or gas which is generated by the activity is controlled on site;

(c) Any hazardous waste which is generated by the activity will be managed in accordance with Chapter 62-730, F.A.C.;

³ Sorting materials other than uncontaminated concrete will require written approval by the Department before the sorting begins in accordance with the requirements of Section 4.4 of this document.

(d) Immediately after the activity is completed, the landfill will be covered, vegetated, and graded so as to comply with the closure requirements that apply to that landfill, which shall include a final cover of at least two feet of soil; and

(e) The appropriate District Office of the Department is notified at least seven days before the activity takes place in order to have the opportunity to inspect the site.

If the landfill has a valid closure permit, then a modification of that closure permit will be required to relocate on-site wastes. The owner of the landfill will have to demonstrate that the requirements of Rule 62-701.610(2), F.A.C. will be satisfied during the relocation activities. Uncontaminated concrete which is excavated from the disposal site and removed from the wastes may be used as a raw material or as fill material without a permit⁴, i.e. used as clean debris. But it must meet the definition of clean debris contained in Rule 62-701.200(15), F.A.C. before it can be used as fill or raw material.

If the landfill was closed before closure permits were required, then waste relocation activities may still be allowed and the Department will not require a closure permit or long-term care requirements provided the following occur.

- (a) A Relocation Plan must be submitted for review and approval to the Department's District office in the District where the disposal site is located (see contacts and addresses in APPENDIX A). At a minimum, it should include the following:
- a site map showing which waste will be removed and where it will be reburied;
 - an estimate of the total volume of wastes to be relocated and the time needed to complete the project;
 - a description of how the wastes will be excavated and relocated; and
 - a description of how odors will be minimized and how surface water and leachate resulting from the relocation activities will be controlled.
- (b) The waste must only be relocated within the original landfill or disposal site footprint⁵, and must be covered with two feet of soil, compacted and revegetated.
- (c) No off-site waste can be transported to the site and disposed of in the relocation areas.
- (d) Should any hazardous wastes be encountered, they will be managed as a hazardous waste according to Chapter 62-730, F.A.C.

⁴ For the Department's requirements on this use, see Rules 62-701.220(2)(f) and 62-701.730(15), F.A.C.

⁵ Relocation of wastes outside the original footprint is considered new disposal and may require a permit.

- (e) The only wastes to be relocated are those which are necessary to implement the construction project.
- (f) If sorting of uncontaminated concrete from the waste is planned, a description of how the sorting will be accomplished shall be provided. Uncontaminated concrete may be used as a raw material or as fill without a permit provided it meets the requirements stated above for facilities having valid closure permits.
- (g) If it is determined that the waste at the site is causing ground water contamination, then some water quality monitoring, and possibly corrective actions, will be required as described in Section 4.6.

4.2 Waste Left In-place

Waste left in-place and not disturbed, is generally subject only to the closure requirements that applied at the time the site was operated. If there are questions about these requirements, the summaries in APPENDICES B and C may provide some guidance.

Normally, no further action is required by the Department in the areas containing undisturbed waste. However, if the waste is not stabilized⁶ and the final cover is inadequate, the Department may require the soil cover be repaired (for example, at least two feet of soil cover and no areas of ponding). Also, if it is determined that the waste is causing ground water contamination, then some water quality monitoring, and possibly corrective action, will be required according to Section 4.6.

4.3 Waste Removal and Off-site Disposal

Removing the waste may be the best option to achieve unrestricted use of former disposal areas. This option may not be practical if a large area of land was used for disposal or if much of the waste was disposed of in the ground water and cannot be easily removed. In those cases, a partial removal may be appropriate. The Department must be notified prior to beginning these activities. However, a permit will not generally be required for these activities provided the work is conducted under a Department approved Excavation and Disposal Plan (see Section 4.3.1).

Uncontaminated concrete which is excavated from the disposal site and removed from the wastes may be used as a raw material or as fill material without a permit⁷, i.e. used as clean debris. But it must meet the definition of clean debris contained in Rule 62-701.200(15), F.A.C. before it can be used as fill or raw material.

⁶ Rule 62-701.200(120), F.A.C. defines stabilized to mean the "biological and chemical decomposition of the wastes has ceased or diminished to a level so that such decomposition no longer poses a pollution, health, or safety hazard."

⁷ For the Department's requirements on this use, see Rules 62-701.220(2)(f) and 62-701.730(15), F.A.C.

4.3.1 Excavation and Disposal Plan

Before beginning waste removal, an Excavation and Disposal Plan (EDP) must be submitted for review and approval to the Department's District office in the District where the disposal site is located. An EDP should include at least the following items.

- (a) **Extent of Waste** - The extent of the disposal area where the waste will be removed must be fully delineated as follows:
- The extent of the in-place waste disposal area must be fully delineated in both the vertical and horizontal directions. Normally this delineation can be conducted using soil borings or test pits. Other geophysical methods may also be used.
 - A site plan showing the location of the disposal area and locations of the test pits or soil borings must be provided.
 - A description of the materials found in the test pits or borings and the depths where these materials were encountered must also be provided.
 - If ground water was encountered in the pits or borings, the depth to water should be described.
- (b) **Gas Concerns** - To ensure there are no potential adverse effects from waste gas, a combustible gas⁸ survey of ambient air conditions must be conducted at the site before the wastes are removed and again within ninety days after removal. Combustible gases in confined spaces must not exceed twenty-five percent of the lower explosive limit of methane. Ambient air monitoring must also be conducted periodically during excavation to ensure conditions for combustible gases are not being created. In addition, before wastes are removed, soil monitoring probes must be installed where the wastes are located and sampled for combustible gases. Sampling must be conducted in the headspace of the monitoring probe without purging the gas before collecting the sample.
- (c) **Waste Removal** – The EDP should describe the waste removal activities planned including a description of:
- the procedures for staging wastes prior to removal and an estimate of the length of time wastes will be staged;
 - an estimate of the total volume of wastes to be removed and the time needed to complete the project;
 - the methods(s) that will be used to characterize the various types of waste encountered according to the recommendations of Section 4.3.2;
 - the procedures for handling any hazardous waste or hazardous materials should they be encountered;
 - the procedures for handling any land clearing debris should it be generated and designated for off-site disposal or recycling;

⁸ Combustible gas meters shall be calibrated to methane.

- the intended permitted disposal facility(s) for wastes removed;
- how odors and dust will be minimized and the procedures for controlling leachate from disturbed or staged waste areas prior to removal of the wastes from the site;
- if sorting of uncontaminated concrete from the waste is planned, a description of how the sorting will be accomplished shall be provided; and
- the procedures that will be used to ensure the water quality monitoring, and possibly corrective action, requirements of Section 4.6 will be followed.

4.3.2 Waste Characterizations

Before excavated waste can be disposed of off-site, it will need to be characterized to determine which method of disposal is appropriate. The waste can usually be placed into one of four categories:

- (1) a hazardous waste;
- (2) a waste suitable for disposal in a permitted Class I landfill;
- (3) a waste suitable for disposal in a permitted Class III landfill; and
- (4) C&D debris waste (if it meets the definition of C&D debris waste as described below).

In addition, some sites may involve a significant amount of land clearing operations prior to excavation of the waste. The vegetative waste generated from these land clearing operations may be suitable for disposal in a permitted Class III landfill, C&D debris facility, or a land clearing debris disposal facility.

If the excavated waste is a hazardous waste, it will need to be managed in accordance with the requirements of Chapter 62-730, F.A.C. The generator is responsible for determining if the excavated material is a hazardous waste. The Department's Hazardous Waste Regulation Section can be contacted if there are any questions about the hazardous waste determination for this material at 850/245-8790.

If the excavated material is not a hazardous waste and if it is not considered a liquid waste according to Rule 62-701.200(65), F.A.C., then it may be disposed of in a permitted Class I landfill⁹. The landfill owner/operator, however, is not required to accept this material for disposal. The generator of the waste should contact the landfill owner/operator before transporting the material to ensure it can be received at the landfill for disposal.

Some wastes may qualify for disposal in a permitted Class III landfill, provided they are not putrescible household wastes or other Class I wastes, and meet the definition of Rule 62-701.200(14), F.A.C. which reads as follows:

"Class III waste" means yard trash, construction and demolition debris, processed tires, asbestos, carpet, cardboard, paper, glass,

⁹ While not typically expected to be an option, the wastes could also be disposed of at a Waste-to-Energy (WTE) facility if the WTE facility is authorized by its permit to process it and the material is not a hazardous waste.

plastic, furniture other than appliances, or other materials approved by the Department that are not expected to produce leachate which poses a threat to public health or the environment.

Some of the wastes removed from old disposal sites may meet the definitions of the specific items listed in the rule and may be suitable for disposal in a Class III landfill if they are not contaminated with other wastes. However, the definition of Class III wastes also allows the Department to approve "other materials" for disposal in Class III landfills if the wastes are "not expected to produce leachate which poses a threat to public health or the environment." Many of the wastes from these old disposal sites may qualify for this "other materials" category at a Class III landfill¹⁰. But the burden will be on the generator to show entitlement to this determination by the Department. These determinations will be made on a case-by-case basis.

Some waste may be considered C&D debris and qualify for disposal in a C&D debris disposal facility or a Class III landfill, however, this determination may be difficult. There are essentially three tests that must be satisfied. The first two deal with the definition of C&D debris contained in Section 403.703(6), F.S., and the third deals with the problem of mixing. First, the material must be "not water-soluble and nonhazardous in nature" including a list of included materials¹¹. In other words, it must be of a certain "type." Second, the material must be "from the construction or destruction of a structure as part of a construction or demolition project," meaning that it must also be from a certain "source." Third, the law says that mixing of C&D debris with other types of waste will cause it to be classified as other than C&D debris.

Thus, for wastes from an old disposal site to be classified as C&D debris, the generator will have the burden to demonstrate that the waste met the "type" and "source" requirements and also show that it had never been mixed with other types of solid waste. If these three criteria cannot be satisfied, then the waste may not be disposed of at a C&D debris facility. However, it may still be allowed for disposal at a Class III landfill if the Department approves it as an "other material" according to Rule 62-701.200(14), F.A.C. Otherwise, it will have to be disposed of at a Class I landfill.

Vegetative waste that meets the definition of "yard trash" contained in Rule 62-701.200(135), F.A.C., may not be disposed of in a Class I landfill (see Section 403.708(12)(c), F.S.). However, it may be disposed of in a permitted Class III landfill. Yard trash may also be disposed of in a permitted C&D debris disposal facility, while land clearing debris may be disposed of in a permitted land clearing debris disposal facility. The definition of yard trash reads as follows:

¹⁰ More information can be found in policy memorandum SWM-04.39 which is available at the following web site address:
http://www.dep.state.fl.us/waste/quick_topics/publications/shw/solid_waste/policymemos/SWM-04-39.pdf

¹¹ These included materials are generally items such as: (1) steel, glass, brick, concrete, asphalt material, pipe, gypsum wallboard and lumber; (2) rocks, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project; and (3) clean cardboard, paper, plastic, wood, and metal scraps from a construction project.

"Yard trash" means vegetative matter resulting from landscaping maintenance or land clearing operations and includes materials such as tree and shrub trimmings, grass clippings, palm fronds, trees and tree stumps.

The definition of land clearing debris reads as follows:

"Land clearing debris" means rocks, soils, tree remains, trees, and other vegetative matter which normally results from land clearing or land development operations for a construction project. Land clearing debris does not include vegetative matter from lawn maintenance, commercial or residential landscape maintenance, right-of-way or easement maintenance, farming operations, nursery operations, or any other sources not related directly to a construction project.

4.4 Recycling Wastes or Vegetative Matter

In some cases, the owner of a site may wish to recycle some of the excavated waste or the vegetative matter generated during land clearing operations. This recycling might be on-site or the wastes may be sorted from non-recyclable wastes and transported off-site for recycling. If the only waste to be sorted and recycled is uncontaminated concrete, then, as stated earlier, this waste may be used as a raw material or as fill material without a permit¹², i.e. used as clean debris. But it must meet the definition of clean debris contained in Rule 62-701.200(15), F.A.C. before it can be used as fill or raw material. If other wastes are planned for sorting or recycling, then the requirements become more complicated.

If the waste is excavated and transported off-site for recycling, then it may be suitable for processing at a Waste Processing Facility¹³ (WPF). Likewise, the vegetative materials generated during the operation and transported off-site may be suitable for recycling at a yard trash processing facility.

If the excavated wastes are sorted on-site for the purpose of recycling them either on-site or at a permitted or registered facility located off-site, then the owner of the landfill will be required to obtain written approval by the Department before beginning the sorting operations. The owner must contact the Department's District office in which the landfill is located to determine the exact requirements.

A WPF that recycles the waste must have a solid waste permit to operate according to the requirements of Rule 62-701.710, F.A.C. No excavated waste should be transported to a WPF unless the facility is authorized by permit to receive this

¹² For the Department's requirements on this use, see Rules 62-701.220(2)(f) and 62-701.730(15), F.A.C.

¹³ The requirements for Waste Processing Facilities are contained in Rule 62-701.710, F.A.C.

material and the owner or operator of the WPF is willing to process it. The characterization of the waste in Section 4.3.2 of this document should help clarify if the waste can be processed by the WPF.

Yard trash¹⁴ from the site may be recycled at yard trash processing facilities. These facilities will not normally need a solid waste permit provided they meet the criteria for a yard trash processing facility in Rule 62-709.330, F.A.C. and register with the Department in accordance with Rule 62-709.320(3), F.A.C.

The excavation, on-site sorting or recycling, transportation and off-site recycling of wastes or vegetative materials may be allowed, with prior written approval by the Department, provided the following occur:

- (a) A Recycling Plan must be submitted for review and approval to the Department's District office in the District where the disposal site is located. It should include the following:
 - a site map showing where the waste staging, sorting and screening areas will be located and which areas of the disposal site will be excavated;
 - an estimate of the total volume of wastes to be sorted or recycled and the time needed to complete the project;
 - a description of how the excavation will occur;
 - a description of how the recyclable wastes will be sorted from the excavated wastes including operation of the staging areas;
 - a description of how the screened waste will be managed in accordance with the recommendations of Section 4.5;
 - a description of how odors will be minimized and how surface water and leachate resulting from the excavation, staging, sorting and screening activities will be controlled;
 - a description of how dust from the recycling operation will be controlled¹⁵;
 - a description of the permitted facilities where the recyclable wastes shall be transported to and processed; and
 - a description of how the excavated areas will be back-filled, covered, compacted and revegetated.
- (b) Should any hazardous wastes be encountered, they must be managed as a hazardous waste according to Chapter 62-730, F.A.C.
- (c) If it is determined that the waste at the site is causing ground water contamination, then some water quality monitoring, and possibly corrective actions, will be required according to Section 4.6.

¹⁴ Yard trash is defined in Section 4.3.2 of this document.

¹⁵ The owner should also be aware that the Department may regulate this dust as a fugitive particulate emission. The Department's Air Section, in the District where the landfill is located, can be contacted for further details.

4.5 Use of Screened Solid Waste

Screened solid waste (SSW) refers to the fines fraction of material that is produced by screening excavated wastes. This would normally occur during the on-site recycling operations. If the wastes that are screened meet the criteria for being C&D debris wastes in Section 4.3.2, then the fines fraction generated by this screening shall be considered Recovered Screen Material (RSM) and should be managed in accordance with the Department's RSM guidance¹⁶ dated September 28, 1998 (DEP, 1998). Screened material from any other wastes shall be designated as SSW rather than RSM. For the purposes of this document, most of the screened material from recycling wastes at old disposal sites will be treated as SSW rather than RSM¹⁷.

In order to use any SSW, the owner will have to provide reasonable assurances to the Department that the proposed use is protective of human health and that applicable Department standards and criteria will not be violated. The main goals that must be accomplished for owners to use the SSW are summarized as follows:

- (a) The SSW must be managed and used so that it will not cause violations of applicable Department air, ground water, or surface water standards or criteria.
- (b) The use of the SSW must not pose a significant threat to human health, which, for the purposes of this document, means an incremental risk of no greater than 1×10^{-6} for carcinogens and a health hazard index (hazard quotient) of no greater than one (1.0) for non-carcinogens¹⁸.
- (c) The use of the SSW must not create a public nuisance.

In some cases, it will be easy to provide a satisfactory demonstration that the proposed use of the SSW will be safe. In other cases, chemical testing may be required and evaluations of the proposed uses may be more difficult. The following discussion attempts to clarify some of these issues for use in back-filling excavated areas and in off-site applications.

4.5.1 Back-filling Excavated Areas

Back-filling on-site excavated areas can be placed into two categories. The first, and easiest to address, occurs when the SSW is placed in the excavated areas of the original waste disposal footprint (above the water table), compacted, covered with two

¹⁶ This guidance can be found at the following web site address:
http://www.dep.state.fl.us/waste/quick_topics/publications/shw/solid_waste/RSMFINALtotal.pdf. In addition, memorandum SWM-21.38 has some information on arsenic sampling. It is found at:
http://www.dep.state.fl.us/waste/quick_topics/publications/shw/solid_waste/policymemos/SWM-21-38.pdf.

¹⁷ The Department assumes that it will be difficult to classify old waste as C&D debris according to the three tests in Section 4.3.2. Therefore, the screened material from these wastes should be treated as SSW rather than RSM.

¹⁸ For additional information, see Chapter 62-777, F.A.C.

feet of clean fill¹⁹ and re-vegetated. In this case, the Department considers the likelihood of direct human exposure with the SSW to be negligible. Also, since the SSW is placed within the boundaries of the original waste disposal footprint, the leachability concerns are probably similar to the waste before it was disturbed. Therefore, no further action will be required if this method of backfilling is used unless it is determined that the residual waste at the site is causing ground water contamination. Then some water quality monitoring, and possibly corrective actions, will be required according to Section 4.6.

The second category of backfilling occurs when SSW is placed on the ground surface or mixed within the top 24 inches of soil at the site (above the water table). In these cases, the owner needs to ensure that all the goals of Section 4.5 are achieved. When showing the risks from these uses will not exceed the human health risk goals of Section 4.5, Item (b), the owner may choose to conduct a separate human health risk assessment (HRA) to determine the potential risks from the proposed uses of SSW. The owner may also elect to use the Department's soil cleanup target levels (SCTLs) contained in Table II of Chapter 62-777, F.A.C. as a guide for evaluating the potential risks. To use the Department's SCTLs, the following testing will be required.

- (a) Representative discrete and composite samples shall be collected of the SSW as it will be used at the minimum frequency indicated in TABLE 1. Sampling and analysis must meet the requirements of Chapter 62-160, F.A.C. and the Department's Standard Operating Procedures.
- (b) Total analysis shall be conducted on the composite samples for the eight Resource Conservation and Recovery Act (RCRA) metals²⁰ using the approved EPA Methods and for semi-volatile organic compounds using EPA Method 8270C, and pesticides using EPA Method 8081A.
- (c) Total analysis shall be conducted on the discrete samples for volatile organic compounds using EPA Method 8260B.
- (d) The leaching potential for detected parameters in the total analyses of the samples can be estimated by comparing the total concentrations of those parameters to the Department's corresponding SCTL leachability values. To further evaluate leaching potential, the samples can also be prepared using the Synthetic Precipitation Leaching Procedure (SPLP), EPA Method 1312. The extracts prepared from this procedure can then be analyzed²¹, using the approved EPA methods with the results compared to the Department's ground water standards and criteria.

¹⁹ For the purposes of this document, "clean fill" means soil which has not become contaminated by human activity or soil which meets the "cleaned soil" criteria of Chapter 62-713, F.A.C. Soil may include other similar materials if approved by the Department.

²⁰ These metals are: arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver.

²¹ When analyzing for parameters such as sulfates and TDS, it is likely that de-ionized water will need to be used as the extraction fluid in the SPLP test rather than the extraction fluid specified in the method itself.

- (e) Laboratories conducting the analyses must be certified by an accrediting authority recognized by the National Environmental Laboratory Accreditation Program (NELAP) and must submit their results in an acceptable electronic format. Analysis of the SPLP extracts must be conducted using detection limits at or below the Department's ground water standards and criteria.

Based on the results of the above testing, possible uses for SSW can then be considered. SSW may be used as backfill on-site above the water table without further restrictions provided: (1) the total concentrations of detected chemicals are below the Department's corresponding residential direct exposure SCTLs; and (2) the detected chemicals are not expected to be a leaching concern. However, filling jurisdictional surface waters or wetlands is not allowed unless a permit specifically authorizing this use of the SSW is issued by the Department. If these conditions cannot be met, then the Department should be contacted about appropriate uses for the SSW.

4.5.2 Off-site Uses

SSW must not be used as fill material in jurisdictional surface waters or wetland unless a permit specifically authorizing this use has been issued by the Department. SSW may be suitable for use as initial and intermediate cover at permitted Class I, II or III landfills provided it meets the criteria of Rules 62-701.200(59) and (61), F.A.C. These uses of SSW may require approval by the Department's District office in the District where the disposal site is located as part of its landfill permit.

Other potential uses of SSW will depend on the chemical nature of the material. Testing similar to that contained in Section 4.5.1, Items (a) through (e) must be conducted to evaluate total and leachable concentrations of chemicals in the SSW. The Department must be consulted before using any SSW off-site from the disposal area.

4.6 Water Quality Evaluations

When wastes are removed or left in-place, water quality monitoring will generally be needed to ensure there are no adverse effects to ground water from the wastes. The actual requirements for water quality evaluations will vary depending upon the site-specific circumstances.

4.6.1 Wastes Removed

If all the wastes are removed from the site, then limited water quality sampling (usually one to three sampling events) will usually be required in the area where the wastes were previously disposed to determine if there are any violations of the Department's water quality standards or criteria. The Department recommends preparing a Preliminary Contamination Assessment Plan (PCAP) and getting it approved by the Department. After conducting the activities in the PCAP, then a Preliminary Contamination Assessment Report (PCAR) must be prepared for review by

the Department. If the PCAR demonstrates that no water quality violations are occurring, then no further testing will be required. A description of the tasks required for developing PCAPs and PCARs is included in APPENDIX D.

If the PCAR demonstrates that water quality violations are occurring at the site, then further work will be required. Depending on the level of the contamination and the nature of the site, the Department may allow the owner to initiate a Monitoring Only Plan (MOP) and simply monitor the level of ground water contamination. As an alternative, the Department may require the owner to conduct additional assessment to evaluate the extent of the contamination and based on the results of that additional assessment then implement some form of remedial action. The remedial action may be simply to continue monitoring the site for some period of time, or it may require some ground water control and treatment. The actual requirements are determined on a case-by-case basis. When it is determined that additional assessment is needed, the process described in Chapter 62-780, F.A.C. should be followed.

4.6.2 Wastes Left In-place

If the wastes are left in place or only partially removed, then monitoring of the water quality at the site for some period of time will be required. The Department may allow monitoring wells to be installed according to the PCAP and PCAR requirements described in Section 4.6.1 and then require these wells be sampled for a period of time. As an alternative, the Department may require a Ground Water Monitoring Plan (GWMP) according to the requirements of Rule 62-520.600, F.A.C. and have the wells installed under this plan monitored for a period of time. In either case, the owner must contact the Department to determine which approach will be required. The duration of the monitoring will depend on the site-specific conditions and the results of the water quality testing. If it is determined by the Department that water quality violations are not occurring at the site, then no further water quality evaluations will be required.

If sampling results from the PCAP or the GWMP show there are violations of the Department's water quality standards or criteria, then further work will be required. The owner must follow the additional assessment procedures described in Section 4.6.1 to evaluate the extent of the contamination. Based on the results of the additional assessment, the owner will then be required to implement some form of remedial action. This may be simply to continue monitoring the site for some period of time, or it may require some ground water control and treatment. The actual requirements are determined on a case-by-case basis.

5.0 CONSTRUCTION NEAR WASTE-FILLED AREAS

There have been occasions where construction projects were conducted near old disposal sites without actually disturbing the wastes. The Department encourages caution be used when planning and implementing these projects since their proximity to old disposal areas may result in unacceptable risks to human health and the

environment. At a minimum, the Department encourages implementation of the following recommendations:

- (a) a combustible gas²² survey of ambient air conditions should be conducted periodically at the project site to ensure combustible gases from the disposal area are not exceeding twenty-five percent of their lower explosive limit in structures;
- (b) soil monitoring probes should be installed between the proposed construction and the waste-filled areas to ensure combustible gases exceeding their lower explosive limit are not moving from the disposal area;
- (c) any structures located near the disposal areas which could be impacted by combustible gas should be designed with good ventilation and with explosion proof electrical wiring;
- (d) access to the disposal site should be restricted; and
- (e) shallow potable water wells and irrigation wells should not be installed within 500 feet of the waste-filled areas unless it is confirmed there are no adverse affects to ground water from the wastes in the disposal area.

6.0 CONSTRUCTION OVER WASTE-FILLED AREAS

The appropriate District office must be consulted before any construction activity is conducted over an old disposal site. The goals of this consultation are to ensure that the integrity of the environmental protection measures of the disposal area is not adversely impacted and to protect the health and safety of individuals who may be using the disposal area.

6.1 Cautions For Construction

When considering construction projects over old disposal sites, the Department recommends the following guidelines be used.

- (a) The Department strongly discourages the construction of residential structures over old waste-filled areas. Instances of landfill gas seeping into the structures and structural settlement problems are well documented difficulties with this use of old disposal sites.
- (b) Any construction projects should consider potential impacts from combustible gas. Inside structures, combustible gases must not exceed twenty-five percent of the lower explosive limit for methane. Any structures located on disposal areas must be designed with good ventilation and with explosion proof electrical wiring. Enclosed ground level and underground structures should be avoided

²² Combustible gas meters shall be calibrated to methane.

- unless designed with adequate protection against landfill gas intrusion and accumulation.
- (c) If the construction project may cause combustible gas to migrate off-site, then gas monitoring on a quarterly basis will be required in soil monitoring probes according to Rule 62-701.530(2), F.A.C., i.e., along the property boundary.
 - (d) If any waste is disturbed because of the construction project, then the guidelines in Section 4.0 should be followed, as appropriate.
 - (e) When planning the construction, concentrated weight loading should be avoided, if possible, to prevent uneven settlement of the underlying wastes. Also, disturbance of the landfill cover or barriers should be minimized or avoided when structures are built, particularly if pilings are used. Any disturbance of the cover or barrier must be repaired.
 - (f) Irrigation systems, if installed, must be designed to minimize disturbance to the underlying waste-filled areas and must not withdraw water from areas where ground water may be contaminated.
 - (g) Surface water management systems must not be located over contaminated areas or over waste-filled areas unless they are lined. Also, an Environmental Resource Permit from the Department will be required prior to constructing a surface water system.
 - (h) The disposal site must be maintained. For example, areas that have settled must be filled with clean fill to minimize leachate generation due to rainfall and irrigation and to protect individuals who may walk or play on the site.
 - (i) The landfill cover must be maintained to prevent human contact with the underlying waste materials.
 - (j) Care must be taken during any waste relocation, construction or recreational activities to prevent damage to ground water monitoring and gas monitoring systems.
 - (k) Underground utilities and similar installations that are placed within 200 feet of, or across, any side of the filled areas should be avoided. If they cannot be avoided and if combustible gases are being generated, then a properly located gas barrier or ventilation system must be placed at each waste boundary which is crossed by the utility line to prevent the landfill gas from migrating along the utility line to off-site structures.

6.2 Alternate Uses of Disposal Areas

Some creative alternate uses of closed landfills and old disposal areas have been implemented in recent years. One very successful use is the creation of recreational facilities. Facilities such as ball parks, soccer fields, hiking trails, golf courses and golf driving ranges appear to be acceptable and successful land uses for these old sites. The Department prefers these types of uses be selected for an old site rather than the construction of structures such as residential housing or educational facilities.

Before beginning one of these projects, the owner must develop construction plans and a detailed description of the project and present these for review to the Department's District office where the project is located. A list of contacts and addresses for these offices is provided in APPENDIX A.

In most cases, a permit will not be required, except for an Environmental Resource Permit addressing the surface water control system. The construction plans must show the major features of the project including locations of: waste disposal areas, on-site structures, the surface water management system, irrigation systems and planned utility lines. The description of the project must include how the recommendations for waste disturbance in Section 4.0 will be addressed. It must also address the recommendations of Sections 5.0 and 6.1.

REFERENCES

DEP (Florida Department of Environmental Protection), 1998, Guidelines For The Management Of Recovered Screen Material From C&D Debris Recycling Facilities in Florida, Department of Environmental Protection, Solid Waste Section, Tallahassee, Florida, September 28.

Table 1. Minimum Number of Soil Samples Required

Amount of Soil by Volume, yd ³	Amount of Soil by Weight, tons	Number of Discrete Samples Required for Volatile Organics	Number of Composite Samples Required for non-Volatile Organics
<100	<140	1	1
100 to <500	140 to <700	3	3
500 to <1000	700 to <1400	5	5
For each additional 500 yd ³	For each additional 700 tons	1	1

APPENDIX A
Department Solid Waste Contacts and Addresses

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOLID WASTE CONTACTS
(updated 08/18/2015)**

Northwest District:	Dawn Templin, Professional Engineer Department of Environmental Protection 160 Governmental Center, Suite 308 Pensacola, Florida 32502-5794 850/595-0644 Dawn.Templin@dep.state.fl.us
Northeast District:	Rick Rachal, Program Administrator Department of Environmental Protection 8800 Baymeadows Way West Jacksonville, Florida 32256-7590 904/256-1543 Richard.Rachal@dep.state.fl.us
Central District:	Tom Lubozynski, Environmental Administrator Department of Environmental Protection 3319 Maguire Blvd., Suite 232 Orlando, Florida 32803-3767 407/897-4300 Tom.Lubozynski@dep.state.fl.us
Southwest District:	Steve Morgan, Permitting Manager Department of Environmental Protection 13051 N. Telecom Parkway Temple Terrace, Florida 33637-0926 813/470-5754 Steve.Morgan@dep.state.fl.us
Southeast District:	Amede Dimonnay, Environmental Specialist Department of Environmental Protection 3301 Gun Club Road / MSC7210-1 West Palm Beach, Florida 33406 561/681-6672 Amede.Dimonnay@dep.state.fl.us
South District:	Jennifer Carpenter, Assistant Director Department of Environmental Protection 2295 Victoria Avenue, Suite 364 Fort Myers, Florida 33901-3881 239/344-5676 Jennifer.Carpenter@dep.state.fl.us
Tallahassee:	Richard Tedder, Environmental Administrator Department of Environmental Protection 2600 Blair Stone Road, MS# 4565 Tallahassee, Florida 32399-2400 850/245-8735 Richard.Tedder@dep.state.fl.us

APPENDIX B

**Partial Summary of Landfill Permit, Closure
and Long-term Care Requirements**

**PARTIAL SUMMARY OF LANDFILL PERMIT,
CLOSURE AND LONG-TERM CARE REQUIREMENTS**
(June 30, 2000)

AGENCY "CHAPTER TITLE"	GENERAL DESCRIPTION OF REQUIREMENTS
Dept. of Health and Rehabilitative Services Chapter 10D-12, "Garbage and Rubbish" October 20, 1964	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • None, but an operational work plan approval by the Division of Health was required before receiving waste. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • None. <p><u>Closure Design:</u></p> <ul style="list-style-type: none"> • Final cover depth of 24 inches of compacted earth. • 2:1 slopes were allowed. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • Maintenance program required to assure prompt repair of cracks, depressions and erosion of the surface and side slopes until the site stabilized.
Dept. of Pollution Control Chapter 17-7, "Resource Recovery and Management Part I: Solid Waste Facilities" October 1, 1974	<p><u>Landfill Permit:</u></p> <ul style="list-style-type: none"> • Permit required after January 1, 1975 to operate, maintain, construct, expand or modify a landfill. • No permits required for closure. • Normal farming operations and persons who dispose of solid waste resulting from their own activities on their own property are specifically exempted from permitting provided no public nuisance or conditions adversely affecting public health is caused and provided the activity does not violate other rules, laws or ordinances. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • Not required, but the Department had the option to require it at the time of design approval or if ground water contamination was suspected. <p><u>Landfill Closure Design:</u></p> <ul style="list-style-type: none"> • Two feet of earth compacted in 6 inch layers with the top 6 inch layer loosely compacted to promote plant growth. • Side slopes for landfills \geq five feet above grade to be covered with 3.5 feet of compacted earth cover. • Slopes no greater than 3:1 required (2:1 slopes no longer allowed). <p><u>Dump Closure:</u></p> <ul style="list-style-type: none"> • Dumps required to be eliminated or converted to "sanitary landfills" by July 1, 1977. • Dumps were closed by controlling access, taking steps to divert surface water around the site, removing wastes from the water table, and seeding or planting grass to minimize erosion. • No final cover requirement mentioned. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • None.

**PARTIAL SUMMARY OF LANDFILL PERMIT,
CLOSURE AND LONG-TERM CARE REQUIREMENTS**
(June 30, 2000)

AGENCY "CHAPTER TITLE"	GENERAL DESCRIPTION OF REQUIREMENTS
Dept. of Environmental Regulation Chapter 17-7, "Resource Recovery and Management Part I: Solid Waste Facilities" May 25, 1979	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • No landfill to be operated, maintained, constructed, expanded, or modified without a valid Department permit. • No permits required for closure. <p><u>Ground Water Monitoring (by 9 months from eff. date, ~ 2/25/80):</u></p> <ul style="list-style-type: none"> • Class I landfills required to have a minimum of three monitoring wells. Class II landfills are required to have at least one. • Wells required to be sampled at least every six months for various indicator parameters. <p><u>Closure Design (for sanitary landfills and open dumps):</u></p> <ul style="list-style-type: none"> • Two feet of earth compacted in 6 inch layers with the top 6 inch layer loosely compacted to promote plant growth, slopes no greater than 3 to 1. • Site access controlled. • Site seeded or planted with grass or suitable vegetation. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • Site to be maintained until stabilized by controlling erosion, maintaining grass cover, prevention of ponding, and prevention of deposited wastes from becoming a hazard or nuisance. • Landfill to be monitored, including collection and treatment of leachates, until the site is stabilized.
Dept. of Environmental Regulation Chapter 17-4 January 1, 1983 (aka: Ground Water Rule)	<p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • Landfills (domestic or industrial) which are "existing installations" required to submit a ground water monitoring plan by May 1983. • New landfills required to submit a ground water monitoring plan in conjunction with their permit applications.
Dept. of Environmental Regulation Chapter 17-7, "Resource Recovery and Management Part I: Solid Waste Facilities" July 1, 1985	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • No landfill to be operated, maintained, constructed, expanded, modified or closed without a valid Department permit. • For the first time, permits were required for closure of Class I, II or III landfills and applied to all landfills receiving waste, portions of landfills not having final cover and all future landfills requiring solid waste permits (but see exceptions in next bullet). • Closure permit requirements did not apply to: (1) a person disposing of their own waste on their own property; (2) any disposal of C&D debris; and (3) a Class I, II or III landfill which had a modification of an operation permit to close or a closure plan approved by the Department by July 1, 1985. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • Monitoring to be in accordance with Rules 17-3.401, 17-4.245 and 17-4.246. <p><u>Closure Design:</u></p> <ul style="list-style-type: none"> • Barrier layer must be a geomembrane, soils or chemically/physically amended soils. Minimum final cover thickness must be two feet of soils or one foot of soils plus a geomembrane or soil admixture. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • 20 year long-term care period. • Landfill to be monitored and maintained after closure in accordance with approved closure plan. • Language on "use of closed landfill areas" added to rule. Consultation with the Department required before conducting activities at a closed landfill. • Language providing guidance for "construction on closed landfill" areas added to rule.

**PARTIAL SUMMARY OF LANDFILL PERMIT,
CLOSURE AND LONG-TERM CARE REQUIREMENTS**
(June 30, 2000)

AGENCY "CHAPTER TITLE"	GENERAL DESCRIPTION OF REQUIREMENTS
Dept. of Environmental Regulation Chapter 17-701, "Solid Waste Management Facilities" July 19, 1990	<p><u>Permit:</u></p> <ul style="list-style-type: none"> The on-site exemption from permitting by persons disposing of their own waste on their own property is modified. It applies only if: (1) the waste is from their residential property; or (2) is rocks, soils trees, tree remains and other vegetative matter which normally results from land clearing operations; or (3) the environmental effects of the disposal on ground water and surface water are addressed in a permit, site certification or ground water monitoring plan approved by the Department.
Dept. of Environmental Regulation Chapter 17-701, "Solid Waste Management Facilities" January 6, 1993	<p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> Downgradient well spacing no greater than 500 feet. Upgradient well spacing no greater than 1500 feet. Specific leachate and surface water sampling added. Monitoring parameters detailed including addition of EPA Method 601/602 parameters. Added language for consistency with Federal Subtitle D requirements including detection wells and assessment monitoring with corrective action. <p><u>Closure Design:</u></p> <ul style="list-style-type: none"> If a soil barrier layer is used, it must be 18 inches thick and covered by another 18 inches of soil. The soil barrier layer must have a minimum hydraulic conductivity of 1×10^{-5} cm/sec for Class III landfills or 1×10^{-7} cm/sec for Class I landfills. If a geomembrane is used, it must be covered by a 24-inch thick soil layer. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> 30 year long-term care period, per Subtitle D requirements. Landfill to be monitored and maintained after closure in accordance with approved closure plan. Language providing guidance for "construction on closed landfill" areas removed from the rule. Language on "use of closed landfill areas" remained in the rule.
Dept. of Environmental Regulation Chapter 17-701, "Solid Waste Management Facilities" January 2, 1994	<p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> Added requirements for APPENDIX I and II analyses in accordance with Subtitle D requirements. <p><u>Closure Design:</u></p> <ul style="list-style-type: none"> Added language for consistency with Federal Subtitle D requirements. This included requiring a geomembrane in the cap if it was also used in the bottom liner system (bathtub effect), and allowed for alternate closure designs if the applicant could show a substantially equivalent rate of storm water infiltration with the alternate design.
Dept. of Environmental Protection Chapter 62-701, "Solid Waste Management Facilities" May 27, 2001	<p>Current rule. No additional changes to closure requirements. Earlier, the chapter title was changed because of the DER/DNR merger to form DEP. The current rule also included the "rule reduction" exercise.</p>

APPENDIX C

**Partial Summary of Construction and Demolition (C&D) Debris
Permit, Closure and Long-term Care Requirements**

**PARTIAL SUMMARY OF CONSTRUCTION AND
DEMOLITION (C&D) DEBRIS FACILITY PERMIT,
CLOSURE AND LONG-TERM CARE REQUIREMENTS**
(June 30, 2000)

AGENCY "CHAPTER TITLE"	GENERAL DESCRIPTION OF REQUIREMENTS
Dept. of Environmental Regulation Chapter 17-7, "Resource Recovery and Management Part I: Solid Waste Facilities" May 25, 1979	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • First time the definition of C&D Debris appears in the rule. • All C&D disposal sites are specifically exempted from permitting provided no public nuisance or conditions adversely affecting public health is caused and provided the activity does not violate other rules, laws or ordinances. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • None. <p><u>Closure Design:</u></p> <ul style="list-style-type: none"> • None. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • None.
Dept. of Environmental Regulation Chapter 17-701, "Solid Waste Management Facilities" August 2, 1989	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • General permits now required for off-site disposal of C&D debris, but on-site disposal is still exempt from permitting. • New C&D facilities have to comply by the effective date of rule. • Existing C&D facilities have to comply within 90 days of the effective date or ~November 2, 1989. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • None. <p><u>Closure Design (both on-site and off-site disposal areas):</u></p> <ul style="list-style-type: none"> • Final cover with a 24-inch thick soil layer required with upper six inches capable of supporting vegetation and graded to eliminate ponding, promote drainage and minimize erosion. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • None.
Dept. of Environmental Protection Chapter 62-701, "Solid Waste Management Facilities" April 23, 1997	<p><u>Permit:</u></p> <ul style="list-style-type: none"> • Regular permits now required for construction or operation (but not for closure) of an off-site C&D disposal facility. • General permits still allowed for off-site disposal of land clearing debris. • On-site disposal is still exempt from permitting provided the site is properly closed. <p><u>Ground Water Monitoring:</u></p> <ul style="list-style-type: none"> • Limited ground water monitoring required for off-site C&D disposal facilities but not for land clearing debris sites. • C&D disposal facilities required to have ground water monitoring plans in place by July 1, 1998. <p><u>Long-term Care:</u></p> <ul style="list-style-type: none"> • C&D disposal facilities to be maintained and monitored (ground water) for five years from the date of closing.

APPENDIX D

Preliminary Contamination Assessment Actions

PRELIMINARY CONTAMINATION ASSESSMENT ACTIONS

1. The owner of the disposal facility, hereinafter referred to as the "Respondent", shall submit to the Department as part of any assessment report documents certification that the organization(s) and laboratory(s) performing the sampling and analysis have used procedures approved by the Department. All field sampling activities and field measurements shall follow the applicable procedures and requirements described in the most current version of DEP-SOP-001/01, per Rule 62-160.210, Florida Administrative Code (F.A.C.). Laboratories conducting analysis must be NELAP certified.
2. Within sixty (60) days of written authorization from the Department, Respondent shall submit a Preliminary Contamination Assessment Plan ("PCAP") to the Department. Applicable portions of the PCAP shall be signed and sealed by an appropriate professional. The PCAP shall describe the tasks that Respondent proposes to perform in order to determine whether the soil, sediment, surface water or ground water are contaminated at Respondent's facility; and, if so, whether such contamination has resulted in a violation of the water quality standards and minimum criteria established in Chapters 62-520 and 62-302, F.A.C. or constitutes a risk to the public health, the environment, or the public welfare. The PCAP shall include a time schedule for each task so that all tasks can be completed and a Preliminary Contamination Assessment Report ("PCAR") can be submitted to the Department within ninety (90) days of approval of the PCAP by the Department.
3. The PCAP shall include provisions for the installation and sampling of, in most cases, a minimum of four (4) monitor wells to determine the groundwater quality and flow direction at the site. Proposal of fewer wells or an alternate well configuration is subject to Department approval. Provision to sample surface waters, sediments and soils shall be included as necessary.
 - A. One of the wells shall be located in the area suspected of greatest contamination and two wells shall be located downgradient of the area suspected of highest contamination.
 - B. One of the wells shall be an unaffected background well.
 - C. The wells, surface waters, sediments and soils, as applicable, shall be sampled and analyzed for the following parameters with the listed method:
 - (1) priority pollutant metals using Department approved Methods;
 - (2) priority pollutant organic chemicals using EPA methods 624/8240 and 625/8250 or 8270;
 - (3) all non-priority pollutant organic chemicals with peaks greater than 10 micrograms per liter (ug/l) using EPA methods 624/8240 and 625/8250 or 8270;
 - (4) pesticides and herbicides using EPA methods 8080, 8140, 8150 or 625/8250 or 8270, if applicable, or other Department approved methods for pesticides and herbicides for which the listed methods are not applicable; and,
 - (5) others, as applicable.

The proposal of any alternate analytical methods is subject to approval by the Department. The number of contaminants to be analyzed may be reduced if Respondent can demonstrate to the Department's satisfaction that the contaminants proposed to be deleted from the list cannot be attributed to any activities that have taken place at Respondent's facility. The Department shall submit written notification to the Respondent if the number can be reduced.

4. The PCAP shall include provisions for investigation of the following conditions, as applicable, at the disposal site and the surrounding area:
 - A. the presence and thickness of any free product at the site;
 - B. the presence of soil contamination at the site;
 - C. the aquifers present beneath the site and their Chapter 62-502, F.A.C., groundwater classification;
 - D. the number and locations of all public and private potable supply wells within a 1/2 mile radius of the site;
 - E. the presence of surface waters of the State within a 1/2 mile radius of the site and, if applicable, their Rule 62-302, F.A.C., classification; and,
 - F. the geology and hydrogeology of the site focusing on aquifers and confining units which are present, the potential for movement of contaminants both horizontally and vertically, zones that are likely to be affected, and actual and potential uses of the groundwater as a resource.
5. The PCAP shall contain the following site specific information:
 - A. proposed well construction details including methods and materials, well installation depths and screened intervals and well development procedures;
 - B. a description of methods and equipment to be used to quantify soil and sediment contamination;
 - C. a description of water sampling methods;
 - D. name of laboratory to be used for analytical work;
 - E. the parameters to be analyzed for, the analytical methods to be used and the detection limits of these analytical methods;
 - F. site map depicting monitoring well locations and other proposed sampling sites and justification for their selection; and,
 - G. a detailed site history including: a description of past and present property and/or facility owners; a description of past and present operations; a summary of current and past environmental permits; and a summary of known spills or releases of materials which may be potential pollution sources.
6. The Department shall review the PCAP and provide Respondent with a written response to the proposal. In the event that additional information is necessary for the Department to evaluate the PCAP, the Department shall make a written request to Respondent for the information and Respondent shall provide the requested information within sixty (60) days from receipt of said request. The PCAP shall incorporate all required modifications to the PCAP identified by the Department. Any action taken by Respondent with regard to the implementation of the PCAP prior to the Respondent

receiving written notification from the Department that the PCAP has been approved shall be at Respondent's risk.

7. Within (90) days of the Department's approval of the PCAP (unless a written time extension is granted by the Department), Respondent shall submit a written Preliminary Contamination Assessment Report ("PCAR") to the Department. Applicable portions of the PCAR shall be signed and sealed by an appropriate professional. The PCAR shall:

- A. summarize and analyze all "PCAP" tasks;
- B. include, but not be limited to, the following tables and figures:
 - (1) a table with well construction details, top of casing elevation, depth to water measurements, and water elevations;
 - (2) a site map showing water elevations, water table contours and the groundwater flow direction for each aquifer monitored for each sampling period;
 - (3) a table with water quality information for all monitor wells;
 - (4) site maps showing contaminant concentrations and contours of the contaminants; and,
 - (5) cross sections depicting the geology of the site at least to the top of the confining unit. In general there should be at least one north to south cross section and one east to west cross section.
- C. include copies of field notes pertaining to field procedures, particularly of data collection procedures;
- D. specify results and conclusions regarding the objectives of the Preliminary Contamination Assessment;
- E. identify, to the extent possible, the source(s), extent, and concentrations of contaminants, and the existence of any imminent hazards; and,
- F. provide the following quality assurance data along with the analytical data from all media:
 - (1) dates of sample collection, sample preparation including extraction and sample analysis;
 - (2) the detection limits for these analyses;
 - (3) the results from the analyses of field quality control samples; including field equipments, trip blanks and duplicates;
 - (4) the results from reagent water blanks run on that day (5 percent of samples run, minimum);
 - (5) the spike and surrogate percent recoveries for the data set;
 - (6) the actual chromatograms, if requested by the Department;
 - (7) any other QA/QC information Department deems necessary to evaluate validity of the submitted data; and,
 - (8) a water quality data Electronic Data Deliverable (EDD) of the results in an electronic format consistent with requirements for running the data through Florida DEP Automated Data Processing Tool (ADaPT) and importing the data into the Department's databases.

8. The Department shall review the PCAR and determine whether it is adequate to meet the objectives of the PCAP. In the event that additional information is necessary

to evaluate the PCAR, the Department shall make a written request and Respondent shall provide all requested information within sixty (60) days of receipt of said request.

9. Respondent shall provide notification to the Department at least twenty (20) days prior to the installation or sampling of any monitoring wells, and shall allow Department personnel the opportunity to observe installation and sampling and to take split samples. All necessary approvals must be obtained from the appropriate Water Management District before any wells are installed. Raw data shall be exchanged between Respondent and the Department as soon as the data is available.

10. The Respondent is required to comply with all local, state and federal regulations and to obtain any necessary approvals from local, state and federal authorities in carrying out these assessment actions.

11. If the Department's review of the PCAR indicates that the site is not contaminated and does not constitute a risk to the public health or the environment the Department will so notify the Respondent in writing.

12. If the Department's review of the PCAR indicates that the soil, sediments, surface water or ground water is contaminated, or constitutes a risk to the public health, the environment, or the public welfare, the Respondent will be required to initiate risk based corrective actions as required by Chapter 62-780, F.A.C.

TAB 5



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. *Tab 5*

Agenda Title: Resolution to Increase Transient and Annual rates for the Lake Park Harbor Marina

- SPECIAL PRESENTATION/REPORTS CONSENT AGENDA
 BOARD APPOINTMENT OLD BUSINESS
 PUBLIC HEARING ORDINANCE ON _____ READING
 NEW BUSINESS
 OTHER: _____

Approved by Town Manager *[Signature]* Date: *10/31/2016*

ACTING TOWN MGR.

[Signature]
/ Marina Director
 Ted Schiafone / Marina Director

Originating Department: <p style="text-align: center;">Marina</p>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: -Resolution No. <i>53</i> -11-16 -Proposed Price Schedule for January 1, 2017 -Competitive Market Analysis -Nearest Competitor Pricing -Price Adjustment Analysis -Ariel View of Marina
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <i>SS</i> Please initial one.

Summary Explanation/Background:

The Marina has been through a period of changing market conditions. After the real estate bust in the mid 2000's the Marina has slowly worked its way back to near 100% occupancy. The boating industry has rebounded and has had steady growth over the past five years. Other marinas in the area have also seen these benefits and have increased their prices to reflect the increasing demands.

Lake Park Harbor Marina is in the process of improving its operations and image in the marketplace. We must now improve our financial strength so that we can continue to maintain, preserve and improve this very important Town of Lake Park asset. Accordingly, the purpose of this agenda item

is to increase the rates for transient and annual use of boat slips at the Lake Park Harbor Marina. Although proposed, the staff is not recommending an Annual Boat Launch Pass for 2017.

Recommended Motion: I move to approve Resolution No. 53 -11-16.

RESOLUTION NO. 53-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA ESTABLISHING RATES FOR THE USE OF BOAT SLIPS AND THE BOAT RAMP BY DIFFERENT CLASSIFICATIONS OF USERS AT THE LAKE PARK HARBOR MARINA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission has previously adopted general provisions pertaining to the use and operation of the Lake Park Harbor Marina (“Marina”); and

WHEREAS, the Town Manager has recommended to the Town Commission that a revised rate schedule for the transient and annual use of boat slips at the Marina be adopted and become effective January 1, 2017; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

SECTION 1. The foregoing “**WHEREAS**” clauses are incorporated herein.

SECTION 2. The rate schedule as set forth in **Exhibit “A”** which is attached hereto and incorporated herein, is hereby adopted by the Town Commission.

SECTION 3. This Resolution shall become effective immediately upon adoption.



EXHIBIT "A"

Lake Park Harbor Marina

Proposed Pricing Schedule for January 1, 2017

SUMMARY: Lake Park Marina suffered significantly low occupancy after the real estate bust of the mid 2000's. Since then there were a series of price increases and decreases. The more recent economy has improved and occupancy at the Marina is now averaging in the low 90% during the summer and over 100% in the winter. Lake Park Marina is the lowest priced competitor in the market. As mentioned in my Marina Update in September 2016, we must take action to improve our operations, financial condition and future maintenance. Therefor a price adjustment is necessary. My position is that we initiate a small to medium price increase and then monitor occupancy during 2017 to determine if an additional increase is justified in future years.

<u>SLIP LEASE</u>	<u>Current Price</u>	<u>Proposed Price</u>
ANNUAL (12 month minimum)*	17.00/ft.	18.00/ft.
E Dock Special -30ft.*	300/mo.	360/mo.
CHARTER ANNUAL (12 month minimum)	20.00/ft.	22.00/ft.
COMMERCIAL (requires a minimum lease of 8 slips)	17.00/ft.	17.50/ft.
SEASONAL		
Summer Monthly – May 1 to October 31*	18.00/ft.	19.00/ft.
Winter Monthly – November 1 to April 30*	24.00/ft.	24.00/ft.
Winter Monthly – Four (4) month minimum**	22.00/ft.	22.00/ft.
TRANSIENT (per foot per day)	2.00/ft.	2.00/ft.
Boat Ramp Fees		
Daily Boat Launch	10.00	10.00
Overnight Parking/night	25.00	25.00
Annual Pass	N/A	150.00
Commercial Annual Pass	N/A	360.00

NO CHANGES TO UTILITY FEES - Currently \$70 for 30amp and \$110 for 50amp. These are flat monthly charges.

*requires credit/debit card on file for auto payment

**requires payment in advance to receive this rate

MARKET RATES w/ UTILITIES vs NEAREST COMPETITORS

September 2016

MARINA NAME	RATE DISCRIPTION	30 Ft		40 Ft		50 Ft		60 Ft		70 Ft	
		Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
Lake Park	Annual	300.00	360.00	680.00	720.00	850.00	900.00	1020.00	1080.00	1190.00	1260.00
	Utilities	70.00	70.00	70.00	70.00	110.00	110.00	110.00	110.00	110.00	110.00
	Tax	18.00	21.60	40.80	43.20	51.00	54.00	61.20	64.80	71.40	75.60
	Total Cost	\$388.00	\$451.60	\$790.80	\$833.20	\$1011.00	\$1064.00	\$1191.20	\$1254.80	\$1371.40	\$1445.60
	Total Increase		\$63.60		\$42.40		\$53.00		\$63.00		74.20
Riviera Beach	Annual		624.00		780.00		1100.00		1320.00		1540.00
	Utilities		80.00		80.00		120.00		120.00		120.00
	Tax		37.44		46.80		66.00		79.20		92.40
	Total Cost		\$741.44		\$906.80		\$1286.00		\$1519.20		\$1752.40
	vs Lake Park		+\$290.00		+\$73.60		+\$222.00		+\$264.40		+\$306.80
New Port Cove	Annual		510.00		680.00		850.00		1045.00		N/A
	Utilities		82.50		110.00		144.00		190.00		N/A
	Tax		30.60		40.80		51.00		62.70		N/A
	Total Cost		\$623.10		\$830.80		\$1045.00		\$1297.70		N/A
	vs Lake Park		+\$171.50		(\$2.40)		(\$19.00)		+\$42.90		

MARKET RATES

September 2016

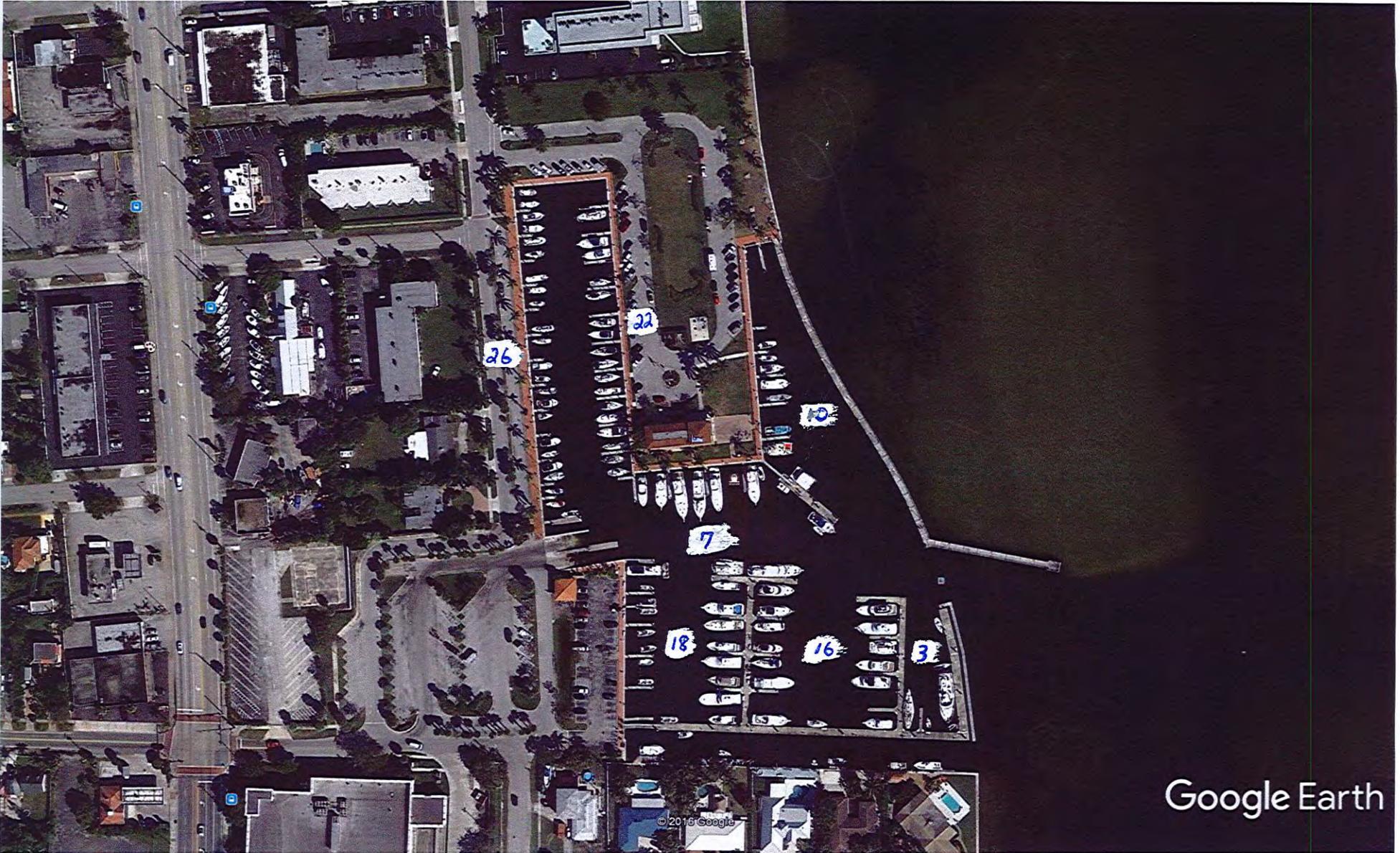
MARINA NAME	Regular/Charter	30 Feet	40 Feet	45 Feet	50 Feet	55 Feet	60 Feet	70 Feet	80 Feet	Other
Lake Park	Regular Rates	10.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	
	Charter Rates	20.00	20.00	20.00	20.00	20.00	N/A	N/A	N/A	
Sailfish	Regular Rates			22.57		25.04		30.90		Unable to obtain current rates. These rates are from January 2016
	Charter Rates			22.57		25.04		30.90		
Riviera Beach	Regular Rates	19.50-22.00	19.50-22.00	19.50-22.00	22.00-24.50	22.00-24.50	22.00-24.50	22.00-24.50	22.00-24.50	
	Charter Rates	19.50-22.00	19.50-22.00	19.50-22.00	22.00-24.50	22.00-24.50	22.00-24.50	22.00-24.50	22.00-24.50	Additional \$3 charged per charter vessel passenger
North Palm Beach	Regular Rates		31.37		32.80		32.33	30.57		
	Charter Rates		31.37		32.80		32.33	30.57		
New Port Cove	Regular Rates	17.00	17.00-18.75	17.21			17.41			Approximately 43 Wet Slits. This is primarily a Dry Storage marina
	Charter Rates	17.00	17.00-18.75	17.21			17.41			
Old Port Cove	Regular Rates	23.83		27.00	27.00	27.90	29.50	31.35	38.00	No Charters allowed
	Charter Rates	N/A								
Cannon Sport	Regular Rates		22.18		24.54		26.55			
	Charter Rates		22.18		24.54		26.55			
Logger Head	Dry Storage Only	19.00++	19.00++	19.00++						Add for width and height. Max 45'

Lake Park Harbor Marina

Price Adjustment Analysis

Summary: Lake Park Harbor Marina shows approximately 108 boat slips available for lease, however, we only have 102 slips that can safely be leased due to the dock configurations. This analysis uses the 102 slips and assumes a lease rate based on the dock size. In reality we have boats that exceed the dock size and we charge them for the additional rent. This analysis assumes all docks are rented and no seasonal rates are being applied. It's not possible to forecast the number of annual tenants vs. seasonal tenants, therefore all annual tenants were assumed. This will produce the lowest annual gross revenue for both the current pricing and the recommended future pricing. The important comparison is what would be the increase in the gross rental income.

<u>Dock Length</u>	<u>Number of Slips</u>	<u>Total Footage</u>	<u>Rate</u>	<u>Current Annual Rent</u>	<u>Future Annual Rent</u>
30 ft	26	780	10.00	\$93,600	
30 ft	26	780	12.00		\$112,320
40 ft	22	880	17.00	\$179,520	
40 ft	22	880	18.00		\$190,080
45 ft (Freedom)	10	450	17.00	\$91,800	
45 ft (Freedom)	10	450	17.50		\$94,500
50 ft	25	1250	17.00	\$225,000	
50 ft	23	1150	18.00		\$248,400
50 ft (Freedom)	2	100	17.50		\$21,000
60 ft	8	480	17.00	\$97,920	
60 ft	8	480	18.00		\$103,680
Charter					
35 ft (Average)	11	385	20.00	\$92,400	
35 ft (Average)	<u>11</u>	385	22.00	_____	<u>\$101,640</u>
TOTAL	102			\$810,240	\$871,620
<i>Average Occupancy throughout the Full Year is approximately 95%</i>				<u>_____</u> \$769,728	<u>_____</u> \$828,039
			Future Revenue	\$828,039	
			Current Revenue	\$769,728	
			Net Increase	\$ 58,311	7.5% Increase



Google Earth

Google Earth

feet
meters



102 Leasable Slips

TAB 6



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. *Tab: 6*

Agenda Title: Freedom Boat Club Expansion / Contract Amendment

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON ____ READING
- NEW BUSINESS**
- OTHER: _____

Approved by Town Manager *[Signature]* Date: 11/9/16
[Signature] / Marina Director
 Ted Schiafone / Marina Director

Originating Department: <p style="text-align: center;">Marina</p>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: -Resolution No. <i>54</i> -11-16 -Proposed Request -Contract Addendum
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <i>TS</i> Please initial one.

Summary Explanation/Background:

Freedom Boat Club has been a Lake Park Harbor Marina tenant for several years. They currently lease ten (10) 45' boat slips. They operate near the boat ramp and have not posed any operational issues for the Marina. Due to their growth and success, they would like to lease two (2) additional boat slips with the option to lease two (2) more slips within 12 months. Freedom Boat Club contributes over 10% of our annual gross slip lease revenue and over 25% of our gross fuel sales revenue.

Recommended Motion:

I move to approve Resolution No. *54*-11-16 and the Freedom Boat Club Contract Addendum

RESOLUTION NO. 54-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT WITH FREEDOM ADVENTURES, LLC D/B/A FREEDOM BOAT CLUB; PROVIDING FOR THE TO LEASEING OF ADDITIONAL SLIPS AT THE LAKE PARK HARBOR MARINA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town has all of the powers and authority conferred upon it pursuant to the Florida constitution and Chapter 166, Florida Statutes; and

WHEREAS, pursuant to its proprietary functions and authority, the Town owns and operates a marina known as the Lake Park Harbor Marina (the Marina) which leases slips to the operators of both recreational and commercial vessels; and

WHEREAS, Freedom Boat Club (FBC) has acquired the right to own and operate an exclusive Palm Beach County FBC franchise and would like to base its franchise at the Lake Park Harbor Marina; and

WHEREAS, FBC has negotiated an agreement with the Town whereby it would lease 10 slips to accommodate vessels it owns and leases to its members; and

WHEREAS, FBC has requested an amendment to its agreement with the Town to lease 2 additional slips for a total of 12 slips, and a 12 month option to lease 2 more additional slips for a total of 14 slips, based on availability.

WHEREAS, the Town Manager and Marina Director have recommended to the Town Commission that entering into the Second Amendment to the Agreement with FBC is in the best interests of the Marina.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized and directed to execute the Agreement with FBC which is attached hereto and incorporated herein as **Exhibit "A"**.

Section 3. This Resolution shall be effective upon adoption.

FREEDOM BOAT CLUB

Proposed Request

Summary: Freedom Boat Club has operated a commercial boat club membership business at Lake Park Harbor Marina for the past two and one half years. They currently lease 10 boat slips on F Dock. F Dock is all fixed concrete piers approximately 45' in length and is unprotected from access by the general public. These are not the easiest slips to rent. By leasing these 45' slips on F Dock to one customer (that does not go beyond 45' in length) it allows us to lease G Dock boat slips to much larger vessels, thus improving our gross revenue. Freedom Boat Club fuels all of their boats at the Marina. On average they purchase \$100,000 per year in fuel. At our margin, that amounts to over \$30,000 in additional profit to the marina, plus allows us to purchase fuel at discount due to the large volume. Since Freedom Boat Club lease 10 slips, we only have to invoice one customer to collect 10% of our monthly slip revenue. If we had multiple customers renting these 10 slips, I am certain that additional staff time would be necessary to service them. Freedom Boat Club has been very successful in the past few years and needs the ability to expand slightly on the property. As Marina Director, I am fully in favor of this expansion.

Request:

- 1) Add slip G98 and G99 to the current lease for a total of 12 boat slips.
- 2) Provide a 12 month option (upon availability) to lease slip G100 and G101 to the current lease.
- 3) No change to the exclusive use of the 19 parking spaces.

Recommendations:

- 1) Increase Slip rent from \$17.00 per foot to \$17.50 per foot.
 - a. Current slip revenue = \$91,800 annually
 - b. Future slip revenue = \$113,400 annually
- 2) Pay monthly Slip rent by the 10th of each month or pay 5% penalty
- 3) Pay ALL fuel charges weekly.
- 4) Total net revenue to the Marina:
 - a. Current agreement - \$91,800 Slip revenue + \$30,000 Fuel profit = \$121,800
 - b. New agreement - \$113,400 Slip revenue + \$36,000 Fuel profit (assumes additional boats fueling due to additional slip rentals) = \$149,400

**SECOND AMENDMENT TO THE DOCKAGE AGREEMENT TO LEASE SLIPS TO
FREEDOM ADVENTURES, LLC (dba Freedom Boat Club)
at LAKE PARK HARBOR MARINA**

This Second Amendment to the Dockage Agreement to Lease Slips to Freedom Adventures, LLC, aka Freedom Boat Club (FBC) and the Town of Lake Park (the Agreement) is made this ___ day of November, 2016.

WHEREAS, the Town has all of the powers and authority conferred upon it pursuant to the Florida constitution and Chapter 166, Florida Statutes; and

WHEREAS, pursuant to its proprietary functions and authority, the Town owns and operates a marina known as the Lake Park Harbor Marina (the Marina) which leases slips to the operators of both recreational and commercial vessels; and

WHEREAS, FBC has acquired the right to own and operate an exclusive Palm Beach County FBC franchise and would like to base its franchise at the Lake Park Harbor Marina; and

WHEREAS, the Town and FBC have previously entered into a Dockage Agreement whereby FBC leases slips at the Marina: and

WHEREAS, FBC has requested that it be permitted to lease additional slips at the Marina; and

WHEREAS, the Marina Director is recommending an increase in the rent of the slips and a penalty provision in the event that the rent is not timely paid.

NOW THEREFORE THE PARTIES HAVE AGREED TO AMEND THE AGREEMENT AS FOLLOWS:

3. **PROPERTY SUBJECT TO LEASE.**

The property to be leased by the Town to FBC is located within the Marina as shown on Exhibit "A" attached hereto and incorporated herein. As shown in Exhibit "A", FBC is permitted to lease additional slips G98 and G99, for a total of 12 slips. In addition, the Town agrees to provide FBC an option to lease slips G100 and G101, based upon the Marina Director's determination of their availability and for a period of time to be determined by the Marina Director in his sole discretion.

6. **RENT.**

a. FBC shall pay a monthly slip rental fee of \$17.50 per foot of dock space. Payment shall be due by the 10th day of each month. If payment is not received on or

before the 10th day of each month, the Marina Director may assess a penalty of 5% of the monthly rent.

b. FBC shall pay all fuel charges on a weekly basis. Payment for the prior week shall be due on the following Monday no later than 5 pm.

c. FBC shall reimburse the Town for the cost of electricity provided to all rented slips at the established rate of .11 cents per kilowatt or at the prevailing rate during the term of this Agreement.

d. Water service shall be provided through the Town at a cost of \$60.00 per month for all rented slips

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year last executed below.

ATTEST:

TOWN OF LAKE PARK

By: _____
Vivian Mendez, Town Clerk

By: _____
James Dubois, Mayor

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Thomas J. Baird, Town Attorney

WITNESSES:

FREEDOM ADVENTURES, LLC
(dba Freedom Boat Club)

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

TAB 7



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. Tab 7

Agenda Title: Thirty-Day Separation of Major Events in the Town of Lake Park

- SPECIAL PRESENTATION/REPORTS
 - BOARD APPOINTMENT
 - PUBLIC HEARING ORDINANCE ON _____ READING
 - NEW BUSINESS
 - OTHER: _____
- CONSENT AGENDA
 - OLD BUSINESS

Approved by Town Manager *J. D'Agostino* Date: 11/4/16

John O. D'Agostino, Town Manager

Name/Title

Originating Department: Town Manager	Costs: \$ 0 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: <ul style="list-style-type: none"> Resolution providing for a 30 day separation of Major Events.
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case JOD Please initial one.

Summary Explanation/Background: The Town Commission requested a Resolution providing for a thirty-day separation of time between major events. The Administration established a threshold of 5,000 attendees as a major event for which a separation of at least thirty-days shall occur between the major event and another planned event. Furthermore, the resolution exempts Town Sponsored Events such as the Tree Lighting Ceremony, Easter Egg Hunt, Veterans Day and other such Town Sponsored events from the Thirty-Day Separation requirement.

Recommended Motion: Motion to approve Resolution No. 55-11-16.

RESOLUTION NO. 55-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA PROVIDING FOR THE DEFINITION OF A “MAJOR EVENT”; ESTABLISHING A MASTER CALENDAR OF MAJOR EVENTS; ESTABLISHING A ONE MONTH SEPARATION PERIOD BETWEEN THE OCCURRENCES OF MAJOR EVENTS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park (“Town”) is a municipal corporation of the State of Florida with such powers and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town desires to attract events of national or state-wide significance attracting a gathering of 5,000 attendees or more, which shall be defined as a “major event”, while at the same time ensuring that such events have a level of flexibility in the time, date, and location and are not in conflict with each other; and

WHEREAS, in order to ensure that there is no conflict between such events the Town is establishing a period of separation between such events of thirty (30) calendar days; and

WHEREAS, the Town desires to establish a Town Sponsored Master Calendar of Events on which Town Sponsored major events will be posted which shall serve as the official events notification page of the Town’s official website; and

WHEREAS, Town Sponsored events that occur monthly, weekly or yearly such as the Christmas Tree Lighting, the Fall Feast, Easter Egg Hunt or any other such Town sponsored event shall be exempt from the Thirty-Day separation requirement; and

WHEREAS, in order for a major event to be listed on the Town Sponsored Master Calendar of Events **all official paperwork including the payment in full of any required deposits and/or fees** shall be received by the Town at least thirty (90) business days in advance of the event date; and

NOW THEREFORE BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The Town Commission hereby adopts the definition of a major event as any event of national or state-wide significance attracting a gathering of 5,000 or more attendees.

Section 3. The Town Commission establishes an exemption from the Thirty-Day Separation requirement for Town Sponsored events that occur on a weekly, monthly or yearly basis.

Section 4. The Town Commission hereby establishes a period of separation of thirty (30) calendar days between major events.

Section 5. The Town Commission hereby establishes a Town Sponsored Master Calendar of Events on which major events will be posted which shall serve as the official events notification on the Town's official website.

Section 6. The Town Commission hereby establishes the deadline of thirty (90) business days by which all official paperwork and the payment in full of any required deposits and/or fees must be received by the Town in order for a major events to be posted on the Master Calendar of Events.

Section 7. This Resolution shall become effective immediately upon adoption.

TAB 8



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 16, 2016

Agenda Item No. *Tab 8*

Agenda Title: Combine Two Part-Time Special Event Coordinator positions to One Full Time Position

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON _____ READING
- NEW BUSINESS
- OTHER: _____

Approved by Town Manager *[Signature]* **Date:** *11/8/16*

John O. D'Agostino, Town Manager

Name/Title

Originating Department: Town Manager	Costs: \$ Funding Source: General Fund Acct. # <input type="checkbox"/> Finance _____	Attachments: Budget Adjustment Resolution
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case _____ JOD Please initial one.

Summary Explanation/Background:

“Following approval of the Fiscal Year 2017 budget, the Town advertised for applications to fill the two part-time positions of Special Events Coordinators in the Special Events Department, which were each budgeted at 15 hours per week. The Town has been unable to fill this position with a qualified person. The administration is proposing to fill the position with a full-time employee. Currently, funding exists to fill the position at thirty hours. The additional ten hours required to add one full-time Special Event Coordinator can be absorbed in the current FY 17 Special Events Department Budget. However, since the expenditure will be reoccurring, there is an additional cost of \$ 21,500 including benefits, which represents the difference of 10 additional

hours for the next Fiscal Year and beyond.

Recommended Motion: Move to approve Resolution No. 56-11-16 the Special Events Coordinators position from thirty hours to forty hours.

Budget Adjustment Itemization

November 16, 2016

ATTACHMENT "A"

General Fund

	Account Number	Proposed Change	Totals
Total General Fund Expenses			\$ 7,725,562
Regular Salaries	600-12000	\$ 19,589	
Retirement	600-22000	\$ (3,483)	
Other & Part Time Salaries	600-13000	\$ (23,400)	
Medical Insurance	600-23100	3,865	
Insurance - Dental	600-23200	439	
Insurance - Life	600-23300	261	
Insurance - Vision	600-23400	63	
Disability	600-23500	765	
Wages Reclassified	600-19900	1,901	
Total of Expense Changes		\$ -	-
Proposed Budget			<u>\$ 7,725,562</u>

RESOLUTION NO. 56-11-16

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE TOWN BUDGET FOR FISCAL YEAR 2016-2017 AS PREVIOUSLY ADOPTED BY RESOLUTION NO. 50-11-16; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the Town Commission has previously established the budget for the Town of Lake Park for the fiscal year beginning October 1, 2016 and ending September 30, 2017; and

WHEREAS, at the time of its adoption, the budget properly reflected expected revenues and appropriations; and

WHEREAS, to implement this budget, the Town Commission adopted and levied by Resolution No. 49-11-16 a final millage rate for the Fiscal Year 2016-2017; and

WHEREAS, the Town Commission deems it necessary and advisable to amend the budget for the Town of Lake Park for Fiscal Year 2016-2017, which was adopted by Resolution No. 50-11-16.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK FLORIDA:

Section 1. The whereas clauses are true and correct and are supported herein.

Section 2. An amended budget of the Town of Lake Park's General Fund is hereby approved and adopted as set forth in the attached Attachment "A".

Section 3. The Annual Budget establishes limitations on expenditures by fund and by department within funds, and the total appropriation of each fund may not be increased or decreased without specific authorization by a duly enacted resolution effecting such amendment or transfer. However, specific activity and department amounts may be exceeded upon authorization of the Town Manager so long as excesses exist in other activities within said fund budget. Notwithstanding the forgoing, the Town Commission shall approve by resolution the transfer of all appropriations in excess of \$10,000 and all transfers from the Town's Unassigned Fund Balance Account or the Town's Contingency Account.

Section 4. If any section, subsection, sentence, clause, phase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This resolution shall take effect immediately upon adoption.