

BOARD OF COUNTY COMMISSIONERS

DATE: June 2, 2015

AGENDA ITEM NO. 17

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature:

Subject:

Adoption of a Resolution Expanding the Area-Wide Ulmerton Road Opportunity Corridor (UROC) Brownfield Area.

Department:

Economic Development
Real Estate Management

Staff Member Responsible:

Mike Meidel, Director
Andrew Pupke, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS ADOPT THE RESOLUTION DESIGNATING THE ULMERTON ROAD OPPORTUNITY CORRIDOR (UROC) EXPANSION AREA AS A BROWNFIELD AREA PURSUANT TO CHAPTER 376, FLORIDA STATUTES, AND AUTHORIZE THE COUNTY ADMINISTRATOR TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) OF SAID DESIGNATION.

Summary Explanation/Background:

Pursuant to the Pinellas County Brownfields Redevelopment Program adopted by Resolution 03-125, Pinellas County Economic Development and Real Estate Management are requesting designation of the Ulmerton Road Opportunity Corridor Expansion as a Brownfield Area. Designation as a Brownfield Area is expected to combine economic development goals with environmental improvement and community revitalization goals. It is an implementation tool that supports Pinellas by Design and the Economic Innovation and Leadership Symposium's recommendation to develop more sites for primary employers.

The area affected by the designation is identified in the map in Exhibit A and referenced in the proposed resolution as the Ulmerton Road Opportunity Corridor Brownfield Expansion Area. The proposed designation as a Brownfield Area will allow Pinellas County to offer economic incentives to encourage redevelopment within the designated area.

A public hearing in the area to be designated was conducted on April 16, 2015.

Fiscal Impact/Cost/Revenue Summary:

No fiscal impact to the County.

Exhibits/Attachments Attached:

Resolution
Exhibit A - Map
Application
Transcript of April 16, 2015 Public Hearing
Copy of Public Hearing Advertisement
Planning Department Review Memo
Resolution 03-125

RESOLUTION 15-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA EXPANDING THE ULMERTON ROAD OPPORTUNITY CORRIDOR AREA-WIDE BROWNFIELD PREVIOUSLY ESTABLISHED IN ACCORDANCE WITH SECTION 376.77-86 FLORIDA STATUTES (AREA ID #BF521202000) TO INCLUDE PROPERTIES LOCATED SOUTH OF ULMERTON ROAD, WEST OF 58TH STREET N., NORTH OF 126TH AVENUE N., AND EAST OF US HIGHWAY 19 N. AS DEPICTED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF, FOR THE PURPOSES OF ECONOMIC DEVELOPMENT AND ENVIRONMENTAL REHABILITATION AND PROVIDING FOR NOTIFICATION OF THE PERSON(S) RESPONSIBLE FOR BROWNFIELDS SITE REHABILITATION; AUTHORIZING THE COUNTY ADMINISTRATOR TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION AND TO TAKE SUCH OTHER ACTIONS AND EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THIS BROWNFIELD EXPANSION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Sections 376-77-376.86, Florida Statutes, the "Brownfields Redevelopment Act" (the "Act"), the State of Florida has provided for the designation of certain contiguous areas consisting of one or more Brownfields sites as "Brownfield Areas" by resolution of such areas, and Pinellas County has established a Brownfields Redevelopment Program as provided in Resolution No. 03-125; and

WHEREAS, the County desires to provide for the expansion of a Brownfields Area, identification of the person responsible for Brownfields site rehabilitation, and notification to the Florida Department of Environmental Protection ("FDEP") of its decision to expand a Brownfields Area Pursuant to the Act; and

WHEREAS, the County has complied with the notice and public hearing requirements set forth in Section 376.80(1) and (2)(a), and 125.66(4)(2)(b), Florida Statutes, and a public hearing was held on the proposed designation near the Area proposed for designation; and

WHEREAS, the County has considered the criteria set forth in Florida Statutes Section 376.80(2)(a)1-4, Florida Statutes, including whether the proposed Brownfields Area warrants economic development and has a reasonable potential for such activities; whether the proposed area represents a reasonable focused approach and is not overly large in geographic coverage; whether the area has potential to interest the private sector in participating in rehabilitation; and

whether the area contains sites or parts of sites suitable for limited recreational open space, cultural or historical purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY FLORIDA, AT A DULY ASSEMBLED MEETING HELD ON THE 2nd DAY OF JUNE, 2015, AS FOLLOWS:

Section 1. The Area depicted on Exhibit A attached hereto and incorporated herein by reference, known as the Ulmerton Road Opportunity Corridor Brownfield Expansion Area, is hereby designated as a Brownfields Area in accordance with the Act.

Section 2. The County will notify the Florida Department of Environmental Protection of this designation of a Brownfields Area, and when there are persons who have assumed responsibility for Brownfields site rehabilitation.

Section 3. This Brownfields designation shall not render Pinellas County liable for costs of site rehabilitation or source removal, as those terms are defined in the Act, or for any other costs, above and beyond those costs attributable to the County as administrator of the Brownfields Program within the designated Brownfields Area.

Section 4. Pinellas County Real Estate Management Department is authorized and directed to receive and maintain all written requests from property owners to have their property removed from the Brownfield designation in accordance with Section 376.80(1), Florida Statutes.

Section 5. This Resolution shall take effect immediately upon its adoption.

Commissioner _____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner _____, and upon roll call, the vote was:

Ayes: _____

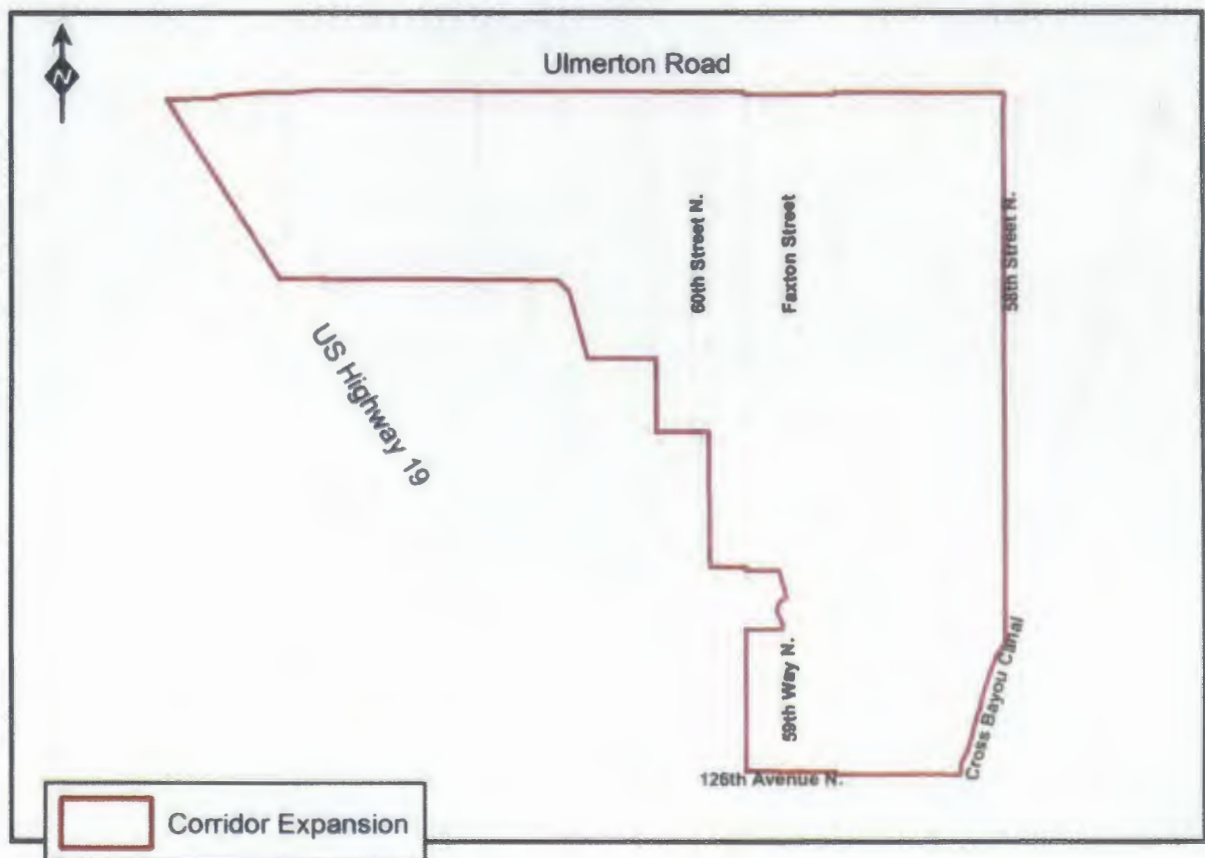
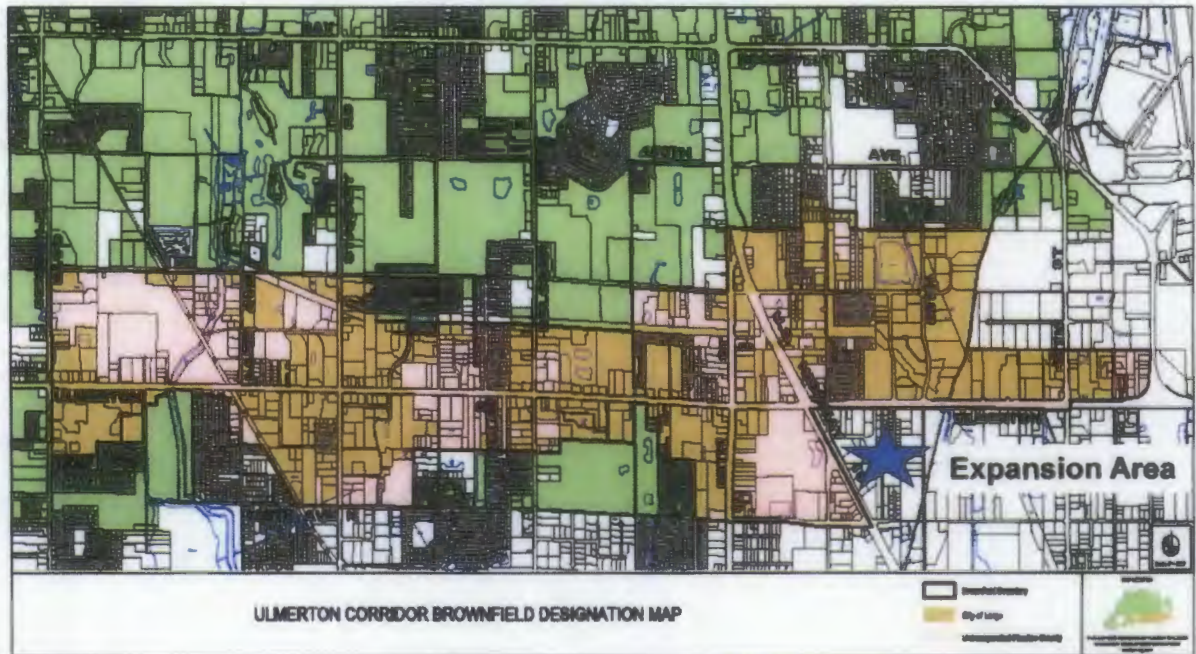
Nays: _____

Absent and not voting: _____

**APPROVED AS TO FORM
OFFICE OF THE COUNTY ATTORNEY**

By: M2ao

Exhibit A
Ulmerton Road Opportunity Corridor Brownfield Expansion Area



PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM

APPLICATION FOR COUNTY INITIATED BROWNFIELDS DESIGNATIONS

This application is to be completed by County staff that is serving as the applicant for a County Initiated Brownfields Designation in accordance with the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, and Florida Statutes. It is important to complete all applicable sections and attach all necessary information. It is required that a Brownfields Preapplication Meeting be held before submitting this application. If you have any questions concerning completion of this application or wish to schedule a Preapplication Meeting, please call (727) 464-7332 and ask to speak to the County Brownfields Coordinator.

PROPERTY INFORMATION

Property or Area Name: Ulmerton Road Opportunity Corridor (UROC AREA ID #BF521202000) Expansion

Address: Unincorporated properties (76 parcels) generally located south of Ulmerton Road, West of 58th Street North, North of 126th Avenue North, and East of US Highway 19 North.

City: Unincorporated County State FL Zip Code 37760

Property Size (acres/square feet): 91.29 acres Parcel Number(s): Various

Attach property location map and legal description of property. See Attached

PROPERTY DESCRIPTION

Briefly describe property (vacant land, unoccupied, etc.) : Approximately 91.29 acres that contain industrial and commercial properties. The area includes the "126th Avenue Landfill."

Zoning: Industrial, Commercial

Future Land Use Designation: Industrial, Commercial

Is property located within one or more of the following? (Check all that apply)

☐ EPA Brownfields Assessment Pilot Area

☐ Community Redevelopment Area

☐ Enterprise Zone

☐ Empowerment Zone

Located within one-half mile of an existing major street? ☒ Yes ☐ No

Public street access? ☒ Yes ☐ No

Existing public water and sewer distribution lines? ☒ Yes ☐ No

Outside floodplain area? ☐ Yes ☒ No The Cross Bayou canal borders the southeastern edge of the area. The area contains Zone X and Zone AE. (Source: Pinellas County's GIS 2003 FEMA Flood Map layer)

Describe all outstanding property taxes due on the property: N/A

COUNTY APPLICANT INFORMATION

Department Name and Contact: Pinellas County Economic Development, Mike Meidel

Address: 13805 58th Street North, Suite 1-200

City: Clearwater

State: FL

Zip Code: 33760

Phone: 727-464-7332

Fax: 727-464-7053

E-Mail: mmeidel@pinellascounty.org

Interest in Property: Job creation and redevelopment, Landfill redevelopment, Access to Florida Brownfield Program incentives

CURRENT PROPERTY OWNER (S) (if different from applicant)

Name: Various – not initiated by property owners

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner(s): X County/City Owned Program

_____ Individual/Sole Proprietorship _____ General Partnership _____ State

_____ Limited Liability Company _____ Limited Partnership _____ State

_____ Florida Corporation

_____ Out-of-State Corporation _____ State of Incorporation _____

If the County is not the property owner and property owner(s) within the proposed area are requesting that the County Initiate the Brownfields Designation, provide a request letter from the Property Owner(s).

ENVIRONMENTAL STATUS

Brief description of the nature and geographical extent of contamination by hazardous substances and/or pollutants,

if known: The extent of contamination is unknown to County at this time. However, the 126th Avenue Landfill is included in the designation. There are numerous additional historic industrial parcels that could be perceived as contaminated within the area being designated.

Brief description of any previous or current remedial action: Unknown

Attach Phase I or Phase II Environmental Reports or environmental summary information if available.

Has a person responsible for Brownfields site rehabilitation been identified that is willing to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection (or authorized designee)?

_____ Yes X No _____ Unknown

If yes please provide the person responsible for Brownfields site rehabilitation contact information below:

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

DESIGNATION CRITERIA

The following information addresses Brownfields designation criteria as outlined in the Florida Brownfields Redevelopment Act required for projects where the County initiates the Brownfields area designation process.

ECONOMIC PRODUCTIVITY

Does the proposed Brownfields area warrant economic development and have a reasonable potential for such activities? Yes, the industrial and commercial properties contained in the UROC Expansion Area have economic development potential, including the 126th Avenue Landfill, a 15-acre MOL vacant site requiring environmental assessment and remediation. The County's lack of shovel-ready industrial and office sites have hampered economic development efforts. The redevelopment of sites within this mid-county location, providing excellent access and a good business base, is a priority for future economic success.

REASONABLY FOCUSED APPROACH/GEOGRAPHIC AREA

Does the proposed area to be designated represent a reasonable focused approach and an area that is not overly large in geographic coverage? The designation represents approximately 91.29 acres. The Board of County Commissioners has determined that a Brownfields program was vital to the public purpose of employing Pinellas County citizens and ensuring the County's economic vitality. The redevelopment of the Ulmerton Road Opportunity Corridor (UROC) Expansion properties will be an effective way to utilize existing infrastructure within Pinellas County and to discourage urban sprawl.

PRIVATE SECTOR INVESTMENT

Does the proposed area have potential for private sector redevelopment, rehabilitation and investment? Yes, it is expected that the private sector will be responsible for most redevelopment that will occur in the area. The County and nearby Pinellas Park could incentivize investment and rehabilitation using Brownfields and other local, state and federal economic development programs.

OTHER USES

Does the proposed area contain sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes? There are no sites suitable for these purposes.

PUBLIC HEARING DOCUMENTATION

If the Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, attach the results of at least one public hearing (advertised and held in accordance with the Brownfields Redevelopment Act) in 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 must be provided prior to the approval of the application. Public Hearing documentation may be provided after application is submitted but will be required prior to application approval by the BOCC.

Date of Public Hearing: April 16, 2015

Location of Public Hearing: SPC Epicenter 13805 58th Street North, Clearwater, FL

SERVICES TO BE PROVIDED

Have you had a Brownfields Preapplication Meeting? ☒ Yes ☐ No (It is required that applicants have a Preapplication Meeting.

In order to better assist you, please check the type of County designation you are requesting and the type of assistance/incentives that are will be sought through this designation (check all that apply):

Type of Designation: ☒ Several parcels ☐ Single parcel

Type of Assistance/Incentives:

☒ Regulatory Assistance (aid for meeting government agency permitting requirements)

☒ Technical Assistance (aid in obtaining grants, loans, etc.)

☐ Grants (gap financing for Brownfields remediation)

☒ Loans (State BF Area Guarantee Loan Program)

☒ Tax Credits/Exemptions due to Brownfield Area Designation

☒ Job Creation Credits due to Brownfield Area Designation

☐ Job Training Grants due to Brownfield Area Designation

What are the County goals with respect to the property (i.e., sale, redevelopment, business expansion, etc.)?

Designation of the Ulmerton Road Opportunity Corridor Expansion Area will allow us to offer economic incentives to encourage additional investment in the area and support the economic development efforts described in the County's Comprehensive Plan. This reflects the County's long-standing policy of establishing the mid-County area as a major employment district for the Tampa Bay Metropolitan area.

The contents of this application shall be considered public records of the County. The undersigned affirms that the information contained in this application is true and accurate.

Applicant:



Signature

2/10/2015

Date

Mike Meidel, Director, Pinellas County Economic Development

Print/Type Name

For Office Use Only

Application Received by: Teri Hasbrouck Date: 2/10/2015

Application Completeness Review Completed by: Teri Hasbrouck

* X Application Complete _____ Application Incomplete (Specify reason[s] below):

*Documentation of the public hearing to be reported following the April 16, 2015 meeting

Applicant Contacted on: N/A

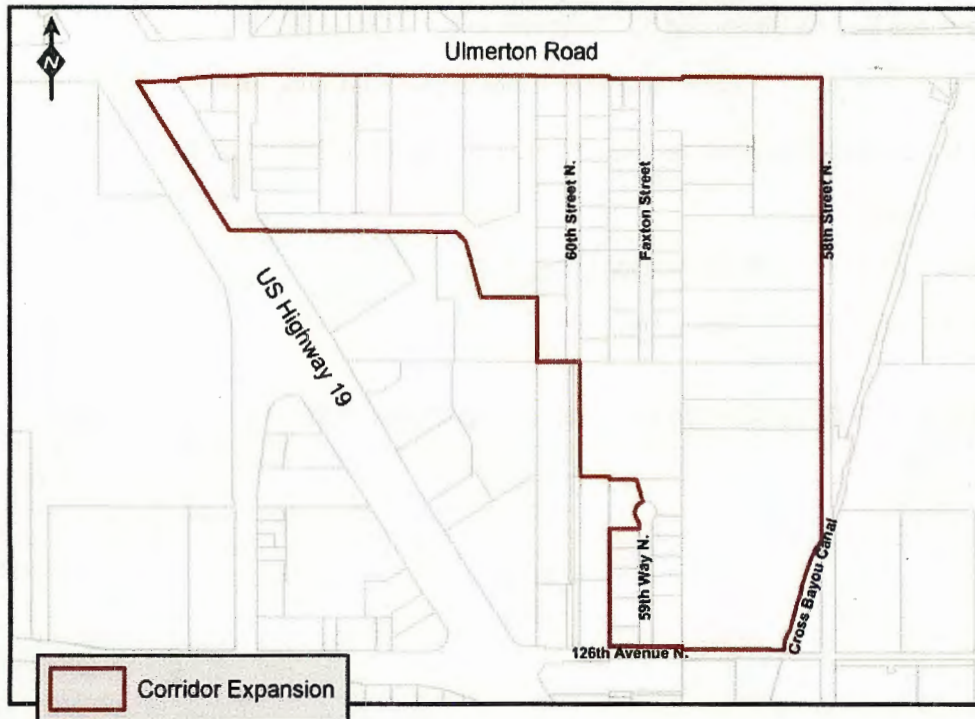
Date Information Received to Complete Application (if applicable): N/A

Signature of Reviewer: N/A Date N/A

BOCC HEARING DATE FOR DESIGNATION OF SITE AS A BROWNFIELDS AREA: June 2, 2015

UROC Expansion – Map and Parcel Numbers

Ulmerton Road Opportunity Corridor Expansion



PARCEL NUMBERS			
083016709742000101	083016920700000180	083016933660000200	083016641120000040
083016709742000102	083016920700000160	083016933660000190	083016641120000020
083016709742000103	083016920700000130	083016933660000170	083016641120000010
083016709742000104	083016920700000010	083016933660000160	083016641120000090
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083016709741000606	083016920700000040	083016933660000050	083016641120000130
083016709741000607	083016920700000060	083016933660000060	083016641120000140
083016709741000602	083016920700000070	083016933660000070	083016641120000150
083016709741000601	083016920700000080	083016933660000080	083016236160010010
083016709741000608	083016920700000120	083016933660000090	083016709741000104
083016709741000501	083016933660000270	083016933660000100	083016709741000103
083016709741000404	083016933660000280	083016933660000110	083016709741000101
083016709741000401	083016933660000260	083016933660000120	083016709741001601
083016709741000402	083016933660000250	083016933660000130	083016709741001602
083016920700000240	083016933660000240	083016933660000140	083016709741001603
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083016920700000210	083016933660000220	083016641120000060	083016709741001502
083016920700000190	083016933660000210	083016641120000050	083016709741001401

Ulmerton Road Opportunity Corridor Expansion - Brownfield Public Hearing

April 16, 2015

Board Reporter: Jenny Masinovsky

Meeting Notes

Bookmark/Speaker	Comments
	<p>Present: Cindy Margiotta Teri Hasbrouck Mike Meidel</p> <p>Public: Doug Hermann</p>
	Conversation between Doug Hermann (business owner), Teri Hasbrouck, and Mike Meidel
Hasbrouck	We should open the public hearing only because it was supposed to be at 5:30. We need to do these things close to on time. 5:43.
Meidel	I'm Mike Meidel, the Economic Development Director of Pinellas County, and we're opening this public hearing to provide public input on the proposal to extend our Ulmerton Road Opportunity Corridor, which is an area-wide Brownfield designation along both sides of Ulmerton Road. It's currently to the west side of this property. We're just adding this section. We're seeking public input, and we welcome you to the meeting. Thank you. I'm going to turn it over to Teri Hasbrouck, who's our Brownfield's manager for the County.
Hasbrouck	Thank you, Mike. Thanks for coming tonight. We're going to talk about tonight what a Brownfield is, why we designate Brownfields, and we're going to describe what other municipalities have done to do Brownfield designations. We're going to show you a map of the area that's going to be included in the designation.
Hasbrouck	We're also going to talk about designations that have occurred throughout the state and other municipalities and counties. We're going to explain what the State incentives are so that you can take advantage of those if you have a property in the Brownfield area. We're going to show you some photos of some Brownfield projects in other areas and we're going to also show any who wants to, have it opted out for the Brownfield designation. And then finally, we're going to describe the rest of the Brownfield designation process that we're going through. So let's start with that one.
Hasbrouck	So, what is a Brownfield? What's the definition of a Brownfield? A Brownfield is a site that includes real or perceived contamination and it's a property, a physical property where expansion, redevelopment or reuse is complicated by that contamination or the public perceiving if there's contamination on the property. A Brownfield area, which is what we're doing tonight, is a contiguous area of one or more Brownfield sites or properties, some of which may be contaminated, which has been designated by a local government. And that's the resolution process that we're going through to do the designation. So why do we do it? It's a tool to help us with redevelopment and revitalization.
Hasbrouck	And the Brownfield Program, the State program, brings valuable tools to the

Ulmerton Road Opportunity Corridor Expansion - Brownfield Public Hearing

April 16, 2015

Board Reporter: Jenny Masinovsky

Meeting Notes

	table for recycling properties in our County. It provides additional incentives for redevelopment of older, commercial and industrial sites. And there's an EPA study that was conducted that a Brownfield designation in an area where there are residential properties will actually raise property values in the long run by cleaning up properties.
Hasbrouck	So what is the State program status? There are 262 Brownfield areas designated in the State of Florida, over 198,000 acres. There are 21 Brownfield areas designated in Pinellas and as an example, there's St. Petersburg; there's several in Clearwater. Belleair, we designated the waste water treatment plant site there. In St. Pete Beach, there's now a community waterfront park in an area that was designated a number of years ago. And in Largo, we have the West Bay Drive and Clearwater-Largo Road Brownfield areas. This is the existing Ulmerton Road Opportunity Corridor Brownfield Area, and as you can see where the green star is, that's where we're going to expand this particular Brownfield designation. So a little bit closer map of it, you can see that your property is included in the designation and the other properties. Now the County is very interested in designating this property right here. This one and the one on top of it, or north of it, and that's where the 126 th Avenue Plant follows. So we're going to be taking advantage of some of those incentives and cleaning up the landfill. So what are some of those other Brownfield areas that have been designated in the County?
Hasbrouck	Referring to power point "existing..." and the closer map "proposed UROC..."
Hasbrouck	This is the Largo Brownfield area that I just talked about that we designated about four or five years ago. Clearwater Brownfield area includes the whole downtown and this was the first Brownfield designation in the State of Florida. So we've been doing it here in Pinellas County for quite a while.
Hasbrouck	This is a map of the St. Petersburg Brownfield Areas in St. Petersburg not only designated a site at the very beginning, but they've extended that site several times to take advantage of the incentives for redevelopment. Jacksonville decided that a small Brownfield area wasn't enough for them; they designated their whole city and county. Ocala had a Brownfield designation and then added on to it later so they expanded theirs also. The Miami Brownfield area is perhaps the largest one in the State. Obviously, they've expanded theirs a couple of times and they take advantage of incentives on a regular basis doing redevelopment projects in the city.
Hasbrouck	So what are the Brownfield incentives? We talked a minute ago about the voluntary cleanup tax credits. Those are tax credits that you can receive that help pay for the cost of cleanup if you are not the individual or the business that caused the contamination. There's a State job creation tax refund. That is, for instance, if there's a site that is cleaned up and a business comes in and builds their business on it and decides to create jobs, so they get tax refunds for the jobs that they create. There's also the tax credit on building materials for Affordable Housing. We have a non-profit in the County that has taken advantage of this particular incentive. So they didn't have to pay sales tax on

	<p>their building materials for their Affordable Housing project. There's also clean up liability protection for protection from third party liability. There are State loan guarantees and then there's a whole house of federal incentives also. There are grant programs for assessment cleanup and revolving loan funds. The County has had both assessment and cleanup grants in the past.</p>
Hasbrouck	<p>So talking about the use of Brownfield incentives in the State. The Florida Department of Environmental Protection does manage the Brownfield Program. It falls under their jurisdiction. From January 2013 to December 2013, which is the most recent numbers that we have for the program, there are almost 2,500 new direct jobs created and a little over 7,000 new indirect jobs, with Capital investment at \$194 million. Since the program inception, there are over 25,000 new direct jobs that have been created and almost 40,000 indirect jobs, with a Capital investment of \$2.5 billion in the program. So what kind or what individual localities in Florida have taken advantage of the EPA Brownfield Grant Program. And this is just a list of the different cities, counties and regional planning councils that have won EPA grants to help them with their Brownfields in their neighborhoods and cities. And those are assessment and cleanup and job training grants.</p> <p>So, a few examples. It's always easy to talk about what the definition and talk about the Statute and everything, but let's talk about some specific Brownfield redevelopment projects and give you a picture of what has been done in other areas. So, in Sun City Center, you can see this was an old gas station vacant, and a big parking lot next to it. And a Chase Bank Branch was built in that location. The City of St. Petersburg, where many of us are familiar with the Valpak building that was built in the Brownfield for the City of St. Petersburg; it was a sod farm area. The City of Tampa has Ybor Centro Place. This was an old rundown aging city run home for the individuals who needed Affordable Housing in their later years. And as you can see in the after picture, it was completely redone and it is a very, very nice facility now. The City of Melbourne had a gas station that was redeveloped into a restaurant. And I actually worked on this one – it's the City of Cocoa and it was a motorcycle repair shop and this was in their CRA or their Community Redevelopment Area, and they really needed someplace for people to be able to walk to and do some shopping so they got a Family Dollar Store there. The City of Ocala had, as you can see, a vacant rundown industrial site that was turned into new corporate headquarters. And Pensacola, another example, a vacant parcel that was turned into office space for a construction company. Beacon Lakes Miami, this looks to me like it was an old landfill, definitely an eyesore in the neighborhood. And afterwards, it became a business park.</p>
Hasbrouck	<p>So, I told you that we would talk about what the next steps are in designation. Anyone who wants to opt out, if you would happen to hear someone who doesn't want to be included in it, all they have to do is let us know and their property will not be included in the Brownfield designation. We have a form that they fill out and submit to us, and it's automatically not included.</p>

Hasbrouck	The Board of County Commissioners are going to review our resolution at their meeting on June 2 nd and then we will submit the resolution to the Florida Department of Environmental Protection. And at that point, then incentives become available to anyone who's interested in using them. So any questions?
Hermann, Doug	I have a question about the – do I have to identify myself or anything? [Hasbrouck: Yes.] Doug Hermann, I'm a property owner at 13089 60 th Street North. That whole area, the other thing that's kind of wrong in that whole area is we don't have sewers. Is there any way that this can help the County fund any type of – for the County to put in sewers or whatever?
Hasbrouck	I believe that at this point in time that the City of Largo provides those services in that area. I do know that closer to the landfill, that's who provides the services so I would expect that it would be in front of your business too, but I can check into it for you.
Hermann	There is none. There is no sewers in there.
Meidel	It's currently septic there. And there is a program that would allow for the provision of septic. And are the sewer systems part of Brownfield, or not?
Hasbrouck	Not one that I can think of, but I will look into it.
Hermann	That whole particular area is complicated because it's served by the Largo Water District, but it's in the City of Pinellas Park Annexation District and of course, we're unincorporated County and so like, nobody really wants to bother with it. There's no incentive to Largo because they're not going to get the benefit. So anyway.
Hermann	And the lines and the flows are actually not good around there. So, I've got a complete lot that I could build another building on and expand onto, but it's a septic field.
Hasbrouck	It's a septic field for your building?
Hermann	Yes. The other thing is, is industrial properties are dumping in it. It seems to be kind of anti-Brownfield, where we want to clean up the ground but at the same time, everybody's washing their oily hands and what not and it's all going into the septic again. So it seems kind of counter-productive so that's why I was just – it would be really nice if we could get sanitary sewers in that area. And I didn't know if the Brownfield would open up, you know, possible federal or State grant money to look into that for the County, not necessarily for us as individual owners or whatever, but -
Hasbrouck	The only thing that I can think of, a funding source that might help with something like that, is CDBG funding, which is Community Development Block Grants. And we can talk to the department that manages those in the County and see if there's any funding to be met in this area.
Hermann	Okay, I'm just curious because they like end right at the end of our property. And everybody on that street is on septic and it's just bizarre because it's such a hopping area right now. All the businesses are doing really well. So anyway.
Meidel	Well, this will look back to her property there too, really the same exact problem, how do we get water and sewer to that site.

Ulmerton Road Opportunity Corridor Expansion - Brownfield Public Hearing
April 16, 2015
Board Reporter: Jenny Masinovsky
Meeting Notes

Hasbrouck	Right.
Hermann	We actually have water. We have City of Largo water.
Hasbrouck	For our property, there is a project on the CIP, the County's CIP, to improve on our 26 th Avenue down here. It's pretty low range, the project. But it is an area that's going to identify, that needs some improvement for access.
Hasbrouck	Any other questions?
Hermann	How long does this take?
Hasbrouck	Well, on June 2 nd , the Commission will have the resolution before them and if they approve it on that day, then it will take like a week to send the letter up to DEP. So we're talking June.
Hermann	If the DEP still has a place to deal with this, right? Okay.
Hasbrouck	Is that it?
Hermann	I'm good. Thank you.
Meidel	At this time, if there are no further questions, we will close the public hearing. Thank you all for coming. 5:58 adjourned.

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

Before the undersigned authority personally appeared Sarah Potts who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: was published on Tampa Bay Times: 4/2/15. in said newspaper in the issues of B Pinellas

Affiant further says the said Tampa Bay Times is a newspaper published in St. Petersburg, in said Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sarah Potts

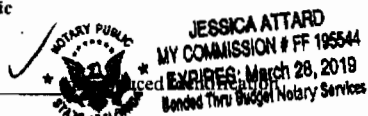
Signature of Affiant

Sworn to and subscribed before me this 04/02/2015.

Jessica Attard
Signature of Notary Public

Personally known

Type of identification produced



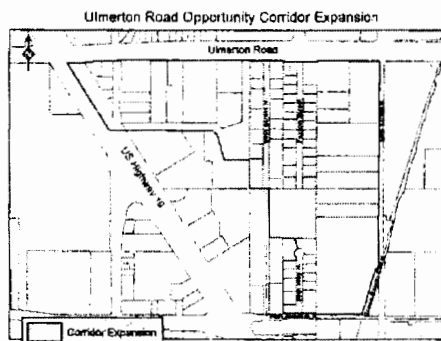
NOTICE OF PUBLIC HEARING BY PINELLAS COUNTY TO EXPAND THE DESIGNATION OPPORTUNITY CORRIDOR BROWNFIELD AREA

Notice is hereby given that on **April 16, 2015, at 5:30 P.M.** a public hearing will be held by the Economic Development Department, on behalf of the Board of County Commissioners, at the St. Petersburg College EpiCenter, located at 13805 58th Street North, Clearwater, Florida 33760, on an application to expand a Brownfield area in the Ulmerton Road Opportunity Corridor (UROC), under the State's Ch. 376, F.S., Brownfield Program and the County's Brownfield Redevelopment Program.

The purpose of the public hearing is to obtain public comment on the proposed Brownfield designation for the properties depicted on the map. A Brownfield is a site where real or perceived environmental contamination can hinder the use or redevelopment of a property.

The Brownfield application can be inspected by the public at the Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida 33756 or at Pinellas County Economic Development at 13805 58th Street North, Suite 1-200, Clearwater, Florida 33760. You can send comments to Teri Hasbrouck at Pinellas County Real Estate Management, 509 East Avenue, Clearwater, Florida 33756 or call (727) 464-6967.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of proceedings, and for such purpose, they 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.



IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756, (727) 464-4800 (VOICE), 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
Norman D. Loy, Deputy Clerk

RECEIVED
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COUNTY OF PINELLAS
CLEARWATER, FLORIDA



**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
John Morroni
Karen Williams Seel
Kenneth T. Welch



April 23, 2015

To: Mike Meidel, Director of Economic Development

From: Gordon Beardslee, Planning Director

GB

Subject: Ulmerton Road Opportunity Corridor (UROC) - Expansion of Brownfield Area

Thank you for the opportunity to review the proposed expansion to the Ulmerton Road Opportunity Corridor (UROC) Brownfield Designation (UROC area ID #BF521202000). Based on review of the proposal, staff finds that the purpose and intent of the proposal, which adds 76 parcels (roughly 91 acres) generally south of Ulmerton Road to the Brownfield area, is consistent with, and furthers, the implementation of the Pinellas County Comprehensive Plan. Inclusion of additional commercial and industrial properties, and particularly the 126th Street Landfill, within the designated area increases the redevelopment opportunity and employment potential of the area as a whole. Several goals, objectives and policies in the Comprehensive Plan support utilization of the brownfield program as a means of incentivizing redevelopment and achieving the County's economic, community and environmental goals, including the following:

Future Land Use and Quality Communities Element

1.16. Objective: Pinellas County will implement its Brownfield Program to maximize the beneficial reuse of vacant and abandoned properties in a manner that contributes to economic vitality, community revitalization, community health, and environmental improvement.

1.16.1. Policy: Pinellas County will implement its Brownfield Program in both the unincorporated County and within those municipalities who wish to participate in the County's program.

1.16.3. Policy: The Pinellas County Brownfield Program will utilize, and leverage, private, local, state and federal funding resources and incentives to recycle Brownfield properties for a beneficial economic and community purpose.

Pinellas County Planning
310 Court Street
Clearwater, FL 33756
Main Office: (727) 464-8200
FAX: (727) 464-8201
V/TDD: (727) 464-4062

www.pinellascounty.org



1.16.4. Policy: The Pinellas County Brownfield Program will facilitate the clean-up and beneficial reuse of contaminated properties and remove them as a threat to community health and safety.

1.16.5. Policy: The process of designating a Brownfield under the County's Brownfield Program will include a review for consistency with the principles, goals, objectives and policies of the Pinellas County Comprehensive Plan.

Economic Element

Goal 1: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

1.4. Objective: To achieve a business climate that promotes and supports local business retention, expansion and diversity.

1.4.1. Policy: Through its Economic Development Department, Pinellas County will continue programs that facilitate the retention and expansion of existing local businesses, particularly primary employers and locally headquartered companies.

1.4.2. Policy: Pinellas County will support and encourage a diversified local economy that is less susceptible to economic downturns and the fluctuations of a particular industry.

Please feel free to contact me if you have any questions. Thank you and we look forward to working with you on achieving the comprehensive revitalization goals for this diverse and important Pinellas County corridor.

RESOLUTION NO. 03-125

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA; APPROVING PROGRAM GUIDELINES FOR THE PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State of Florida, pursuant to §376.77, et seq., Florida Statutes, the Brownfields Redevelopment Act (the "Act"), has authorized local governments to designate certain contiguous areas consisting of one or more brownfields sites as defined in the Act, and provide for environmental remediation and economic development for such areas; and

WHEREAS, based on the finding that establishing a brownfields program is vital to the public purpose of employing Pinellas County citizens and ensuring the County's economic vitality, the Board of County Commissioners established the Pinellas County Brownfields Redevelopment Program (the "Program") pursuant to Resolution 02-259, as authorized by the Act; and

WHEREAS, the program guidelines approved herein were developed by the County's staff and consultant to implement the Program, and a public workshop was conducted by the Board of County Commissioners on the guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, at a duly assembled meeting held on the 57 day of July, 2003, as follows:

Section 1. The program guidelines implementing the Pinellas County Brownfields Redevelopment Program attached hereto are hereby approved.

Section 2. The County's staff and representatives are authorized and directed to implement the Pinellas County Brownfields Redevelopment Program as approved herein.

Section 3. This Resolution shall take effect immediately upon its adoption.

Commissioner Latvala offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Harris, and upon roll call, the vote was:

Ayes: Seel, Latvala, Todd, Stewart, Harris, Morroni and Welch.

Nays: None.

Absent and not voting: None.