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COUNTY

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# Pinellas County Brownfields Program

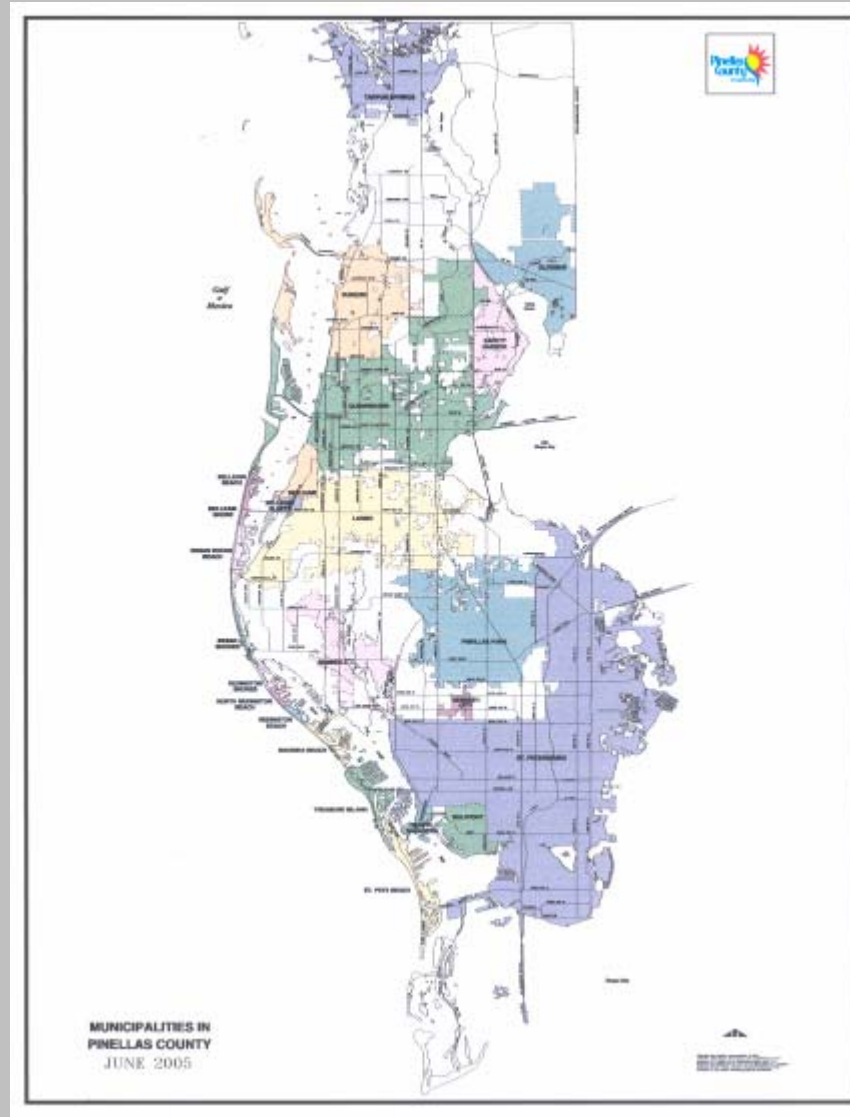




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# Pinellas County Municipalities





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# What is a Brownfield ? ? ?

- A Brownfield site includes any real property where the expansion, redevelopment, or reuse is complicated by actual or perceived contamination.

# Pinellas County Brownfields Program

- Brownfields Program adopted by resolution on Sept. 17, 2002.
  1. Grant Funding for Site Assessments
  2. Brownfield Designation

# Why?

## Redevelopment & Revitalization

- Cleanup and redevelop abandoned or unused sites,
- Improve employment opportunities and economic vitality,
- Increase affordable housing units,
- Create greenspace and other community amenities.

# Assessment Grant

- Received EPA assessment grant in 2004.
  - Phase I and Phase II environmental site assessments
    - Up to \$3,500 for Phase I site assessment
    - Up to \$10,000 for Phase II site assessment



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# Participating Federal Agencies

- Environmental Protection Agency
- Department of Energy
- Housing and Urban Development
- Department of Transportation
- Federal Housing Finance Board
- Small Business Administration

# Florida Department of Environmental Protection

- Tax Incentives
- Job Creation Tax Credits
- Loan Guarantees
- Sale Tax Credit on Building Materials
- Site Assessment Assistance
- Liability Protection



# Clearwater Harbor Oaks Shopping Center



# Clearwater Town Lake

**BEFORE**



**AFTER**



# Town of Belleair Wastewater Treatment Plant & Town Garage







# Challenges

- Public is not informed
- 22/24 municipalities
- Location of brownfields unknown and widely dispersed





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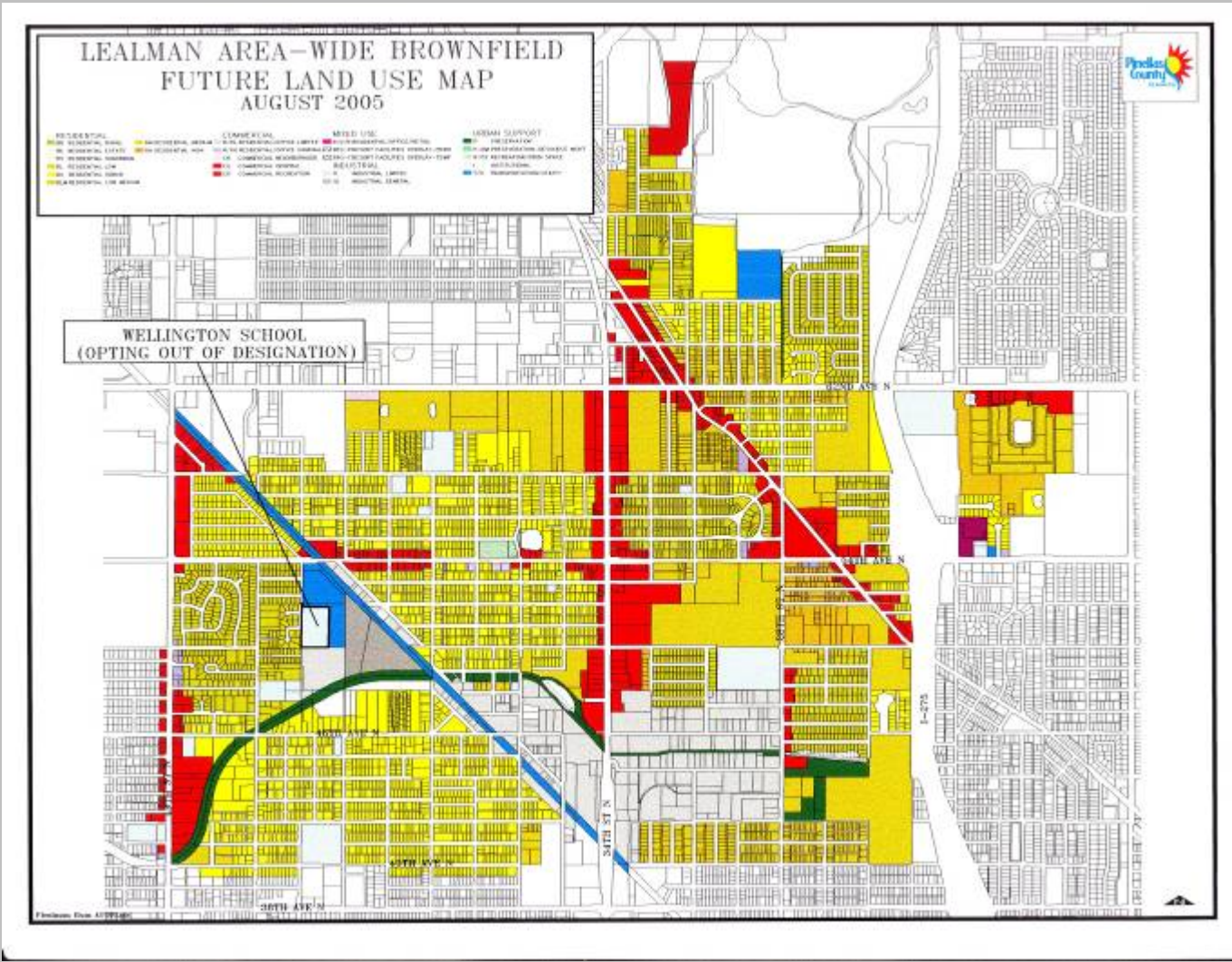
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[www.siliconbay.org](http://www.siliconbay.org)

# Strategies

- Municipal outreach & education
- Brownfield site inventories
  - Lealman area
  - Cross Bayou watershed
  - Gateway area



# Lealman Area-Wide Designation





# Lealman Community



Trash Collection



County Connection Center



Joe's Creek Greenway

# Gateway Inventory





# Property Owner Invitation

**DRAFT**  
LESLIAN BROWNFIELD INVENTORY  
6/2/06

MAP ID	Photo	Priority Location	Parcel ID	Zoning	Property Size	Existing Land Use Classification	Future Land Use Classification	BBR Report	BBR ID	BBR Database Linkage	Features
1700	1	9401 HAINES RD	35301800024001700	C-2	0.195293505	Single Bldg. Store - Free Standing		Yes	Road Zett	LIST	
902	4	8869 HAINES RD	35301800026130190	C-2	0.119002748	duplex/Triplex					
903	6	8869 HAINES RD	35301800026130190	C-2	0.330544737	Vacant Office/Commercial Land					
903	6	8077 HAINES RD	35301800026090200	C-2	0.104371505	Single-Family Detached Home					
1930	8	8000 31ST ST N	35301800020300500	C-2	0.248729551	Contractors, All Trades and Services, HVAC, Gasbag					
904	9	54TH AVE N	35301801404300170	C-2	0.418360233	Vacant Office/Commercial Land					
905	10	54TH AVE N	35301801404304200	C-2	0.258804952	Auto Garages/Body Shops					
1403	13	52ND AVE N	35301802205000010	C-2	0.502694947	Vacant Office/Commercial Land					
2598	11	45TH AVE N	35311800004100701	M-2	0.102591952	Vacant Industrial Land	IL				
2143	12	8702 34TH ST N	343018290280240100	C-2	0.391020869	General Service - Nonprofessional one story build	CO				
2144	13	8600 34TH ST	343018290280240191	C-2	0.502694911	Vacant Office/Commercial Land	CO				
2144	13	8608 34TH ST	343018290280240190	C-2	0.120610317	Auto, motorcycle, farm equipment, tractor/trailer	CO				
2145	13	34TH ST	343018290280240140	C-2	0.216050256	Stalls, Garages, Non-Motorized Parking Areas, with Co	CO				
1723	14	8602 34TH ST	343018290280240190	C-2	0.138838714	Auto, motorcycle, farm equipment, tractor/trailer	CO				
4878	16-18	54TH AVE N	35311805040204000	C-2	0.130791688	Hightail/Trailer, Driveway, and Backs	CO				
4877	15-18	54TH AVE N	353118050402040100	C-2	0.242354874	Vacant Office/Commercial Land	CO				
4878	16-18	54TH AVE N	353118050402040100	C-2	0.128544871	Vacant Office/Commercial Land	CO				
4878	16-18	54TH AVE N	353118050402040100	C-2	0.141800569	Vacant Residential	CO				
4880	16-18	54TH AVE N	353118050402040100	C-2	0.428434771	Vacant Office/Commercial Land	CO				
4890	17	6030 34TH ST N	35311805040130000	C-2	0.102030784	Stores or Offices with Apartments above or in rear	CO				
4019	16-19	4892 34TH ST N	35311800020140700	C-2	0.887860509	Auto, motorcycle, farm equipment, tractor/trailer	CO				
4483	20	47TH AVE N	35311801102028010	C-4	0.187291828	Vacant Residential	IL				
5497	21	MADE ST N	353118011040480100	M-1	0.471558004	General Service - Nonprofessional one story build	IL	Yes	Attes Fuel CR	AST	
2811	22	5300 MADE ST N	353118011040480100	M-2	0.146245213	Open Storage, Plumbing & Electrical Supplies, Auto	CO				
2818	23	4820 48TH ST N	343118717840000800	C-2	0.190344317	Single-Family Detached Home	CO				
2085	24	4720 48TH ST N	343118717840000800	C-2	0.171789862	General Service - Nonprofessional one story build	CO				
5373	49	4100 54TH AVE N	353118010400410000	C-1	0.204443089	General Service - Nonprofessional one story build	CO				
1897	46-51	4100 54TH AVE N	34301808105000200	C-2	0.523204878	General Warehouse for commercial materials, truck	CO				
4081	52	4302 48TH ST N	343118128780000000	C-2	0.000519944	Single Bldg. Store - Free Standing	CO				
1284	28	Lincoln Way	353018019800020100	C-2	0.098755895	Nurseries, Greenhouses, Landscapers, Sod (Nongas)	CO				
1284	28	Lincoln Way	353018019800020100	C-2	0.098734464	Nurseries, Greenhouses, Landscapers, Sod (Nongas)	CO				
1953	31-32	8219 31ST ST N	35301805700100110	C-2	0.115864608	Single Bldg. Store - Free Standing	CO				
1286	33	HAINES RD	353018019800020200	C-2	0.087138950	Auto, motorcycle, farm equipment, tractor/trailer	CO				
1285	33	8200 HAINES RD	353018019800020210	C-2	0.098824238	Auto, motorcycle, farm equipment, tractor/trailer	CO				
1291	33	HAINES RD	353018019800020221	C-2	0.543088973	Vacant Office/Commercial Land	CO				
1874	35	8204 HAINES RD	353018019800020230	C-2	0.188878152	Repair service/Body shop, auto, landscape, tv, etc	CO				
1788	35	HAINES RD	353018080780180070	C-2	0.101502031	Car/Trailer Storage	CO				
4720	40	44TH AVE N	35311804118000020	M-1	0.487813810	Vacant Industrial Land	IL				
4720	41	44TH AVE N	353118041180000500	M-1	0.425005180	Vacant Industrial Land	IL				
4708	43	28TH ST N	35311804100000012	M-1	0.489814872	Vacant Industrial Land	IL				
4727	44	2889 48TH AVE N	35311804100000000	M-4	0.198264513	Boat Sales and Marine Equip., Mobile/Motor Homes	IL	Yes	Moisty Bldg. Chr	LIST, LIST	



September 26, 2006

Michael Mastry  
1700 4<sup>th</sup> St. S  
St. Petersburg, FL 33701-5811

Dear Property Owner,

The Pinellas County Brownfields Program supports the redevelopment of abandoned, idle or underused industrial or commercial properties in the County. The program allows parties that are interested in land recycling to apply for funds to assist in determining the environmental status of a property to facilitate redevelopment. Additionally, the state Brownfields Program offers businesses and developers a very generous and flexible set of regulatory and financial incentives to clean up and redevelop a brownfields site.

In September 2005, the Pinellas Board of County Commissioners designated Central and East Leslian as a brownfield area, a move that provides access to additional State and Federal funds for development activities.

Brownfield sites are generally abandoned, idled, or underused properties where expansion or redevelopment is complicated by *actual* or *perceived* environmental contamination. Your property at 54<sup>th</sup> Ave. N (Parcel #02-31-16-33930-001-0010), has been identified as a property that has potential for redevelopment under the Brownfields Program. If you are interested in discussing the redevelopment of your property under the Program, please contact Teri Hasbrouck, manager of the Pinellas County Brownfield Program at 727-464-7319, to discuss the incentives that are available for job creation, assessment, cleanup, and cleanup liability protection.

I look forward to hearing from you.

Sincerely,

Teri Hasbrouck  
Business Development Manager

# Property Portfolio



**PINELLAS  
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## Property Portfolio

Pinellas County Economic Development  
*Property Inventory*

**Property Location:**

1075 Ponce De Leon Boulevard  
Bellair, Florida 33756

**Parcel ID:** 113016000003400800

**Zoning:** Industrial

**Property Size:** 2.5 acres

**Existing Land Use Classification:**

**Future Land Use Classification:**

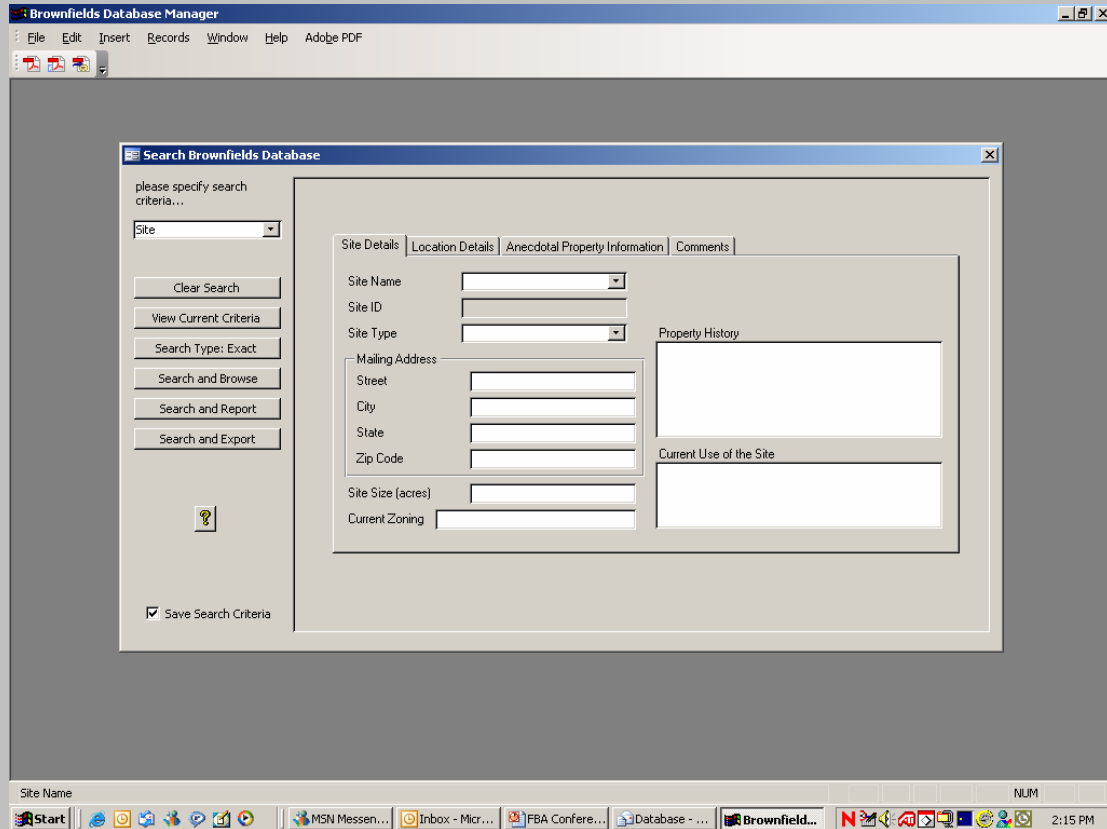
**Historical Use:** This property has been occupied by the Town of Bellair Wastewater Treatment Facility and Town Garage since its construction in the early 1960's.

**Features:** Include description of onsite attributes such as stormwater pond, municipal water/sewer, number and type (warehouse, office, etc) of buildings.



**General Description:** Site is located on the south side of the roadway and southwest corner of its intersection with Pinellas Trail (former railroad). The property consists of 2.5 acres and is available for redevelopment. May want to discuss surrounding properties in this section. Discuss with Teri if we are to include environmental concerns identified through field investigations.

# Brownfield Database Manager



The screenshot displays the 'Brownfields Database Manager' application window. The main window has a menu bar with 'File', 'Edit', 'Insert', 'Records', 'Window', 'Help', and 'Adobe PDF'. Below the menu bar is a toolbar with several icons. The central area is dominated by a 'Search Brownfields Database' dialog box. This dialog box contains a search criteria selection dropdown set to 'Site', a 'Clear Search' button, a 'View Current Criteria' button, a 'Search Type: Exact' button, and three search action buttons: 'Search and Browse', 'Search and Report', and 'Search and Export'. A 'Save Search Criteria' checkbox is checked at the bottom left of the dialog. The search criteria form itself is divided into several sections: 'Site Details' (Site Name, Site ID, Site Type), 'Mailing Address' (Street, City, State, Zip Code), 'Site Size (acres)', and 'Current Zoning'. To the right of these fields are two large text input areas labeled 'Property History' and 'Current Use of the Site'. The dialog box also features a tabbed interface with 'Site Details' selected. The application window title bar shows 'Site Name' and 'NUM'. The Windows taskbar at the bottom includes the Start button, several application icons (MSN Messenger, Inbox, FBA Conference, Database, Brownfield...), and a system tray with the time '2:15 PM'.



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# Summary

- Unique challenges
- Inventory to identify potential opportunities
- Market sites to businesses and developers
- Create:
  - Jobs
  - Affordable housing
  - Greenspace

