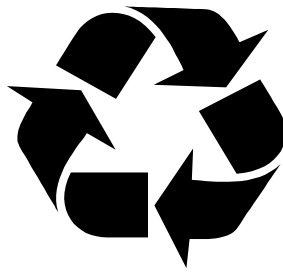
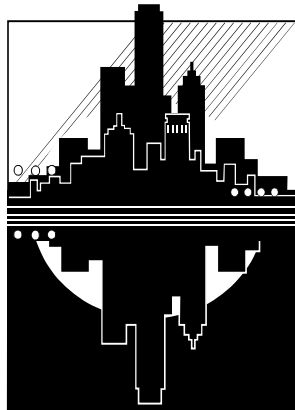


Florida Brownfields Redevelopment Program 2003 Annual Report



“Removing Roadblocks to the Recycling of Lands”



*Prepared by:
Division of Waste
Management
Bureau of Waste Cleanup
January 26, 2004*

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2003 ANNUAL REPORT

FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

EXECUTIVE SUMMARY

In 2003, the Brownfields Redevelopment program continued to build on the growth and maturity of a record setting year in 2002. Growth continued to occur in the number of developers, lenders, and other business leaders that entered the brownfields arena. The program's emphasis on rural communities in the second half of the year assisted these communities in understanding and participating in the program, and helped them gain access to state and federal brownfield incentives. The Department of Environmental Protection (DEP), with substantial support from Enterprise Florida, Incorporated (EFI), provided innovation to the Brownfields Redevelopment program as well as guidance and support to the brownfields community.

The program showed significant progress in the number of designated brownfield areas, executed brownfield site rehabilitation agreements, applications submitted for brownfield properties to receive tax credits pursuant to the Voluntary Cleanup Tax Credit (VCTC) program, and the number of jobs and amount of capital investment attributable to the program.

This year's highlights and milestones include:

- Municipalities and county governments passed local resolutions that designated eighteen additional brownfield areas. The passage of these twenty local resolutions increased the total number of designated brownfield areas in Florida from sixty-three to eighty-three;
- Fifteen brownfield site rehabilitation agreements (BSRAs) were executed;
- One No Further Action (NFA) Order (i.e., Site Rehabilitation Completion Order, SRCO) was issued for a site that

completed clean up of property to standards protective of human health and the environment. The issuance of this NFA brings the total number of NFAs issued to nine since inception of the program;

- Fifteen of the 18 applications received for the VCTC program were for site rehabilitation conducted at brownfield sites in designated brownfield areas. These 15 applications claimed \$1,354,047 of the total tax credits claimed in 2003 (89%);
- The cumulative totals for new job creation and capital investment attributable to the Brownfields Redevelopment program from inception of the program until December 31, 2003 are: 3,274 new direct jobs, 2,160 new indirect jobs, and \$172,560,000 of capital investment in designated brownfield areas; and
- The 6th Annual Florida Brownfields Conference was held in St. Petersburg in August. Attendance remained strong with approximately 300 people representing local, state, and federal governments, lenders, real estate professionals, community advocacy groups, environmental consultants, and attorneys participating during the two and a half day conference.

INTRODUCTION AND HISTORY

Many of Florida's urban areas contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Brownfields Redevelopment Act (Act) was established in 1997 [see sections 376.77 - .875, Florida Statutes, (F.S.)] by the Florida Legislature to assist local governments and persons

responsible for the voluntary cleanup and redevelopment of properties within designated brownfield areas. The Act provided the framework for the Brownfields Redevelopment program to facilitate redevelopment of properties within designated brownfield areas while also providing for environmental cleanup and protection of the public health and the environment.

The initial step to receive financial and regulatory incentives available from the program is for a local government to designate a brownfield area by resolution. *Brownfield areas* are defined by statute as, "a contiguous area of one or more brownfield sites, some which may not be contaminated, and which has been designated by a local government by resolution ...". The statutory definition of *brownfield sites* is, "sites that are generally abandoned, idled, or under-used industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination". Local governments and state agencies by offering financial and regulatory incentives partner with the private sector to revitalize and provide for sustainable reuse of sites (properties) within designated brownfield areas. Key objectives of the program are community economic enhancement through increased capital investment, increased tax base and tax revenue, job creation, better utilization of community resources, and improvements in the quality of life and the environment.

Since July 1997, the DEP has led in the early development of the program by placing emphasis on education and outreach to a variety of interest groups including communities, environmental consultants, lenders, local governments, economic redevelopment boards, and realtors. Several administrative actions were necessary in the early years of the program, including adoption of a brownfields cleanup criteria rule and a tax credit incentive rule, and the negotiation of a Memorandum of Agreement with the United States Environmental Protection Agency (USEPA) to address each agency's authority at Florida brownfield sites. For details regarding the previous years' accomplishments, visit the website:

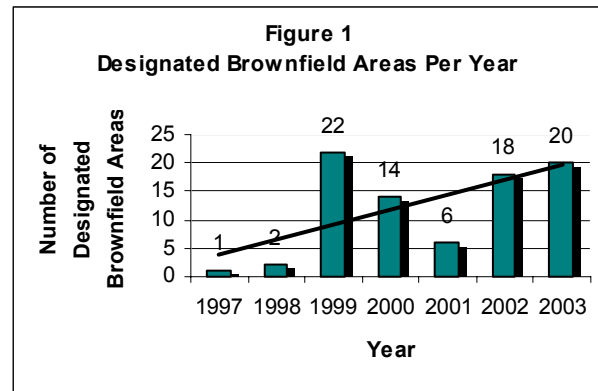
<http://www.dep.state.fl.us/waste/categories/brownfields>.

BROWNFIELDS REDEVELOPMENT PROGRAM STATUS

Florida Designated Brownfield Areas

Outreach and public education initiated in the previous years provided the means and momentum for local communities to designate brownfield areas for revitalization. Municipalities and county governments are primarily responsible for the identification, delineation, and the designation of properties by resolution for inclusion in a brownfield area. The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation by a local government simply entitle the identified person to negotiate a brownfield site rehabilitation agreement with the DEP. Also, for properties that are not contaminated, to participate in the stand-alone economic incentives such as the job bonus refund or sales and use tax exemption for building materials used in a mixed-use project or housing project, within a designated brownfield area.

Fourteen local governments in 2003 reported approval of twenty resolutions that designated brownfield areas. The total number of designated brownfield areas increased from **sixty-three** in 2002 to **eighty-three** in 2003. See Figure 1, Designated Brownfield Areas Per Year below.



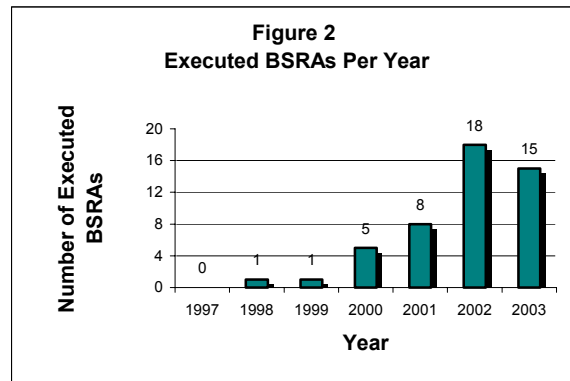
The eighty-three locally designated areas encompass approximately 71,377 acres of contaminated and uncontaminated properties including residential and viable business properties. See Table I, Designated Brownfield Areas on p. 9 for detailed listings of areas.

An excellent way for local communities to enhance existing economic incentives with the benefits of the Brownfields Redevelopment program is to expand the original boundaries of designated brownfield areas or overlay these boundaries with Enterprise Zones or Community Redevelopment Areas. Three local governments have amended their previously existing designated brownfield areas to enhance the benefits and incentives of these different programs. Amended resolutions are not counted as new designated brownfield areas, however.

Brownfield Site Rehabilitation Agreements

Another element of the Brownfields Redevelopment program is the voluntary execution of a "brownfield site rehabilitation agreement" ("agreement") between the "person responsible for brownfield site rehabilitation" ("responsible person") and the DEP. For an agreement to be executed a brownfield area must be designated by a local government resolution and a responsible person must be identified by the local government. The identified responsible person then enters into negotiations for an agreement with DEP. The agreement provides the DEP and the public assurances that site rehabilitation will be conducted in accordance with the statute and the Brownfields Cleanup Criteria rule, and it provides liability protection for the responsible person. The agreement contains various commitments by the responsible person, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans as agreed to by the responsible person and the DEP. It also contains a commitment by the DEP to review technical reports according to an agreed upon schedule. Only sites with an executed agreement are eligible to apply for a voluntary cleanup tax credit incentive pursuant to the Voluntary Cleanup Tax Credit program (for details about this program, see the section on status of financial incentives).

Responsible persons have executed forty-eight agreements with the DEP since inception of the program. See Table II, Brownfield Sites with Executed Brownfield Site Rehabilitation Agreements on p. 13 for detailed listings of executed BSRAs. **Fifteen** of the forty-eight agreements were executed in 2003. See Figure 2, Executed BSRAs Per Year below.



Also, responsible persons at other sites within designated brownfield areas have initiated cleanups without signing an agreement with the DEP due to a variety of reasons including: (1) the site was determined not to be contaminated after performance of a phase I or phase II environmental assessment; (2) the site was participating in another state-funded cleanup program; or (3) the responsible person chose to voluntarily perform the cleanup due to business decisions rather than strictly for the environmental incentives provided under the Act.

No Further Action (NFA) Order Issued

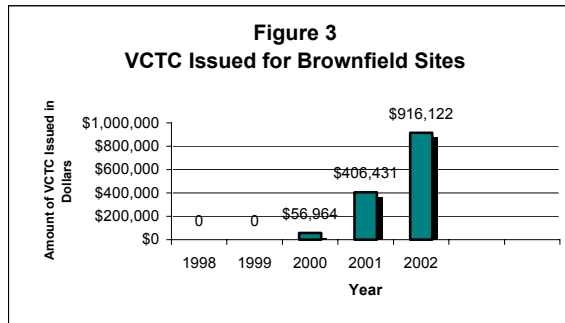
One NFA Order was issued in 2003. The NFA Order issued in 2003 increased the NFA Orders issued since inception of the program from eight to nine. Other sites with executed agreements continue to make progress on site rehabilitation and redevelopment.

Status of Financial Incentives

In order to provide additional economic incentives for brownfields redevelopment, the 1998 Florida Legislature created a tax credit applicable to either intangible personal property tax or corporate income tax for taxpayers that voluntarily participate in the cleanup of a brownfield site in a designated brownfield area pursuant to s. 376.80, F.S. A tax credit of 35 percent is allowed for the cost of voluntary cleanup activity that is integral to site rehabilitation, with a maximum of \$250,000 per site per year. The tax credit allocation for Fiscal Year 03-04 is \$2 million.

The Voluntary Cleanup Tax Credit program has issued a total of \$1,924,761 in tax

credits since inception of the program in 1998. Of the total amount issued in tax credits, \$1,379,516 (71.67%) was for brownfield sites. See Figure 3, VCTC Issued for Brownfield Sites below for a graphical presentation. Note: VCTC issued for calendar year 2003 will be available after March 1, 2004.



In January 2004, the DEP received 18 applications claiming costs for site rehabilitation conducted during the 2003 calendar year. The 18 applications claimed a total of \$1,525,647 in tax credits. The applications will undergo a review with a final tax credit eligibility determination made by March 1, 2004. Fifteen of the 18 applications received were for site rehabilitation conducted at brownfield sites in designated Florida Brownfield Areas. These 15 applications claimed \$1,354,047 of the total tax credits claimed in 2003 (89%). The remaining three applications were for site rehabilitation conducted at drycleaning-solvent contaminated sites.

The Act also provides financial and economic incentives administered by the Governor's Office of Tourism, Trade, and Economic Development (OTTED) that include the Brownfield Redevelopment Bonus Refund (a tax refund, job creation incentive); a revolving loan fund that provides assistance in the funding of low-interest loans; and a limited state loan guaranty. The cumulative totals for new job creation and capital investment attributable to the Brownfields Redevelopment program from inception of the program until December 31, 2003 are: 3,274 new direct jobs, 2,160 new indirect jobs, and \$172,560,000 of capital investment in designated brownfield areas.¹ See Table III, Brownfields Funding, State, and USEPA Programs on p. 17. Legislative changes

¹ Data reported by the Governor's Office of Tourism, Trade and Economic Development (OTTED), January 2004.

in 2002 to the Brownfield Redevelopment Bonus Refund expanded the types of businesses eligible for job bonus refunds and provided greater flexibility for businesses to benefit from this job creation incentive.

Local Pollution Control Program Delegations

Two county governments – Broward and Miami-Dade Counties – have received delegation from DEP to administer the brownfields program locally. The delegation agreements were signed in the first quarter of 2000. Presently, the Hillsborough County Environmental Protection Commission is negotiating with the DEP's Southwest District Office for delegation of the program.

Memorandum of Agreement with USEPA

On December 2, 1999, the DEP and the USEPA executed a Superfund *CERCLA*² Memorandum of Agreement (MOA) for the Florida Brownfields Redevelopment program. The *CERCLA* MOA specifies the criteria under which the USEPA will forego oversight and issue "Comfort Letters" at brownfield sites within a designated brownfield area that are cleaned up or undergoing cleanup in accordance with the provisions of the Act. One new site was added to the list of covered sites in 2003, which brings the total of sites covered under the *CERCLA* MOA to three. A responsible person requested coverage for one additional site in 2003; that site may be added in 2004, once the site meets all of the criteria for coverage.

Additionally, to be eligible to receive funding under *CERCLA* Section 128(a) 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 USEPA or demonstrate that their response program includes, or is taking responsible steps to include, the elements of a response program. All states with response programs must maintain and make available to the public a record of sites in accordance with *CERCLA* 128(b)(1)(C). The state of Florida is one of only nineteen states with an existing *CERCLA* MOA. Therefore, its

² Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

state response program (Brownfields Redevelopment program) is automatically eligible for Section 128(a) funding. For details about the CERCLA MOA and a Section 128(a) grant, see p. 7 under "Federal Brownfields Update".³

Front Porch Communities and Designated Brownfield Areas

The DEP has worked cooperatively with other state agencies to identify needs of Front Porch Communities and to use Brownfields program resources to assist these communities. Presently, three Front Porch areas overlap or are contained within a designated brownfield area: (1) The Greater South Central Neighborhood, St. Petersburg, Pinellas; (2) Escambia County and Greater Pensacola, Pensacola, Escambia County; and (3) Opa-Locka, Miami-Dade County.

Public Outreach and Education

As an ongoing responsibility of the program, DEP Districts and Tallahassee staff participated in numerous outreach and educational speaking engagements for various city and county organizations, trade shows, and industry groups.

The DEP Brownfields web site, at

www.dep.state.fl.us/waste/categories/brownfields

provides the latest program-specific information and links to OTTED, EFI, local governments, the USEPA's brownfields web site, U.S. Housing and Urban Development, and to other federal agencies involved in partnering for the redevelopment of brownfields. The web site also contains map images of all designated brownfield areas, and copies of local government resolutions and executed cleanup agreements.

Annual Florida Brownfields Conference

The 6th Annual Florida Brownfields Conference was held in St. Petersburg during August. With the theme "Sustainability in the Sunshine", approximately 300 people attended the conference. The City of St. Petersburg, Pinellas County, the Tampa Bay Regional

Planning Council, Florida Brownfields Association, OTTED, EFI, and DEP cooperated in organizing a successful conference. Numerous environmental consulting firms, vendors, and law firms provided funds for sponsorship, coordination efforts, and exhibits. The success of this annual conference is due to the many partnerships built among private and public entities.

FEDERAL BROWNFIELDS UPDATE

Small Business Liability Relief and Brownfields Revitalization Act of 2001

On January 11, 2002, President George W. Bush signed into law H.R. 2869, the Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law). The law is intended to allow brownfields cleanups to be more efficient and effective by removing federal barriers. The law provided reduction in litigation by differentiating between large contributors of toxic waste and small businesses that disposed of only small amounts of waste at contaminated sites; provided for increased funding and flexibility to state and local governments for cleanup of brownfields; provided prospective redevelopers with assurances that the federal government will not pursue them for past pollution at the redevelopment site; added a small business liability exemption to the Superfund law; and provided additional assurances to states that the federal government will not over-file on brownfields cleanup decisions under state programs. For a copy of the bill, visit the website:

<http://www.epa.gov/swerosps/bf/>

The 2002 Brownfields Law also expanded potential federal financial assistance for brownfield revitalization through competitive grant awards for assessment grants, revolving loan fund grants, and cleanup grants. The law also provides financial assistance to states to establish and enhance a state's response program (i.e., Brownfields or voluntary programs) through non-competitive grants.

In 2003, Brownfield Competitive Grants were awarded to five eligible Florida recipients that applied during the 2002 grant period. Grants totaling \$1,200,000 were awarded to the

³ Grant Funding Guidance for State and Tribal Response Programs, EPA500-F-04-002, November 2003.

cities of Clearwater (\$400,000), Cocoa (\$200,000), Jacksonville (\$200,000), and St. Petersburg (\$200,000) and to the Treasure Coast Regional Planning Council (\$200,000).

Fourteen Brownfield Competitive Grant applications were submitted in December 2003 by twelve eligible Florida applicants, which included municipalities and county governments, regional planning councils, nonprofit organizations, redevelopment agencies, and port authorities. The USEPA expects to announce recipients of these grants in the first half of 2004.

The DEP received a \$956,000 state response grant from the USEPA for Fiscal Year 03-04 to enhance its Brownfields Redevelopment program. The majority of the grant dollars will be used to fund site-specific assessments and limited cleanup of source areas for eligible applicants. A small percentage of the grant will provide USEPA Grant communities a computer application known as WebBRIMS to track and inventory brownfield sites and to report grant activities to the USEPA and to the DEP via the Internet. WebBRIMS will assist brownfield stakeholders in the research of potential brownfield sites that are available for redevelopment. WebBRIMS provides another avenue to market and highlight brownfield sites that may be sitting idle due to the lack of visibility to potential redevelopers.

ADDITIONAL INFORMATION

AND CONTACTS

For questions or information on the content of this report or the Brownfields Redevelopment program, contact Mr. Roger B. Register, Brownfields Liaison, Bureau of Waste Cleanup, Department of Environmental Protection, at (850) 245-8927 or at the e-mail address:

roger.register@dep.state.fl.us

For information about the Voluntary Cleanup Tax Credit program, contact Ms. Lisa M. Duchene, Bureau of Waste Cleanup, Department of Environmental Protection, at (850) 245-8927 or at the e-mail address:

lisa.duchene@dep.state.fl.us

For information on the aspects of the Brownfields Redevelopment program related to economic incentives administered by OTTED, contact Ms. Mary Helen Blakeslee at (850) 487-2568 or at the e-mail address:

blakesm@eog.state.fl.us

For information regarding marketing of the program and job creation incentives or other economic incentives, contact Mr. John Ray, Enterprise Florida, Inc. at (850) 922-8784 or at the e-mail address:

jray@floridabusiness.com

Table I

Designated Brownfield Areas

Designated Brownfield Areas

Total: Eighty-three (83)

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF529701000	Clearwater Area	Clearwater	Pinellas	Southwest	10/17/1997	1,100
BF139801000	Miami Area	Miami	Miami-Dade	Southeast	03/10/1998	3,932
BF429801000	Ocala Area #1	Ocala	Marion	Central	03/24/1998	329
BF139901000	Opa-Locka Area	Opa-Locka	Miami-Dade	Southeast	02/24/1999	1,286
BF369901000	Ft Myers Coal Gasification Area	Ft. Myers	Lee	South	04/19/1999	7
BF209901000	Quincy Area	Quincy	Gadsden	Northwest	04/27/1999	4,890
BF429901000	Ocala Area #2 (N Magnolia Ave)	Ocala	Marion	Central	05/11/1999	1
BF489901000	Orlando-Sunterra Area	Orlando	Orange	Central	05/24/1999	14
BF429902000	Ocala Area #3 (NW 10th Street)	Ocala	Marion	Central	06/08/1999	1
BF139912000	South Dade Area		Miami-Dade	Southeast	07/13/1999	6,081
BF139913000	Redlands/Leasure City Area		Miami-Dade	Southeast	07/13/1999	4,862
BF139911000	Perrine Area		Miami-Dade	Southeast	07/13/1999	4,271
BF139910000	Richmond Heights Area		Miami-Dade	Southeast	07/13/1999	642
BF139909000	South Miami Area		Miami-Dade	Southeast	07/13/1999	72
BF139908000	Sweetwater C Area		Miami-Dade	Southeast	07/13/1999	648
BF139906000	Sweetwater A Area		Miami-Dade	Southeast	07/13/1999	454
BF139905000	Central Miami Area		Miami-Dade	Southeast	07/13/1999	4,321
BF139904000	Model City\Brownsville Area		Miami-Dade	Southeast	07/13/1999	9,308
BF139903000	Dade-Opa-Locka Area		Miami-Dade	Southeast	07/13/1999	3,687
BF139902000	Carol City Area		Miami-Dade	Southeast	07/13/1999	4,098
BF139907000	Sweetwater B Area		Miami-Dade	Southeast	07/13/1999	194
BF179901000	Palafox Corridor Redevelopment Area	Pensacola	Escambia	Northwest	09/16/1999	598
BF529901000	St. Petersburg Area	St. Petersburg	Pinellas	Southwest	10/21/1999	122
BF429903000	Ocala Area #4 (NE 14th Street)	Ocala	Marion	Central	11/09/1999	6
BF069901000	Pompano Beach Northwest Area	Pompano Beach	Broward	Southeast	11/23/1999	3,084
BF060001000	Miramar Area	Miramar	Broward	Southeast	01/05/2000	7
BF530001000	Auburndale Wal-Mart Area	Auburndale	Polk	Southwest	01/17/2000	10
BF290001000	Robbins Manufacturing Storage Yard	Tampa	Hillsborough	Southwest	01/19/2000	24

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF010001000	Gainesville Area	Gainesville	Alachua	Northeast	01/24/2000	26
BF060002000	Lauderdale Lakes Area	Lauderdale Lakes	Broward	Southeast	01/25/2000	21
BF420001000	Ocala Area #5 (NW 1st Street)	Ocala	Marion	Central	02/15/2000	1
BF370001000	Cascade Park MGP and Landfill	Tallahassee	Leon	Northwest	03/22/2000	23
BF370002000	Gaines Street Corridor	Tallahassee	Leon	Northwest	03/22/2000	457
BF160001000	Pilot Project Area	Jacksonville	Duval	Northeast	03/24/2000	11,520
BF130001000	Potamkin Properties	Miami Beach	Miami-Dade	Southeast	06/07/2000	7
BF420002000	Ocala Area #6 (Silver Springs Blvd)	Ocala	Marion	Central	10/24/2000	1
BF290002000	WRB at Old Hopewell Road	Tampa	Hillsborough	Southwest	12/06/2000	9
BF050001000	Village Green Area	Rockledge	Brevard	Central	12/06/2000	10
BF060003000	Uniweld Products Area	Dania Beach	Broward	Southeast	12/12/2000	3
BF420101000	Ocala Area #7 (817 North Pine Avenue)	Ocala	Marion	Central	01/02/2001	2
BF290101000	Tampa Port Authority	Tampa	Hillsborough	Southwest	01/04/2001	600
BF170101000	Strategic Crossings Corporation	Pensacola	Escambia	Northwest	01/25/2001	2
BF160101000	Southside Generating Station (SGS) Area	Jacksonville	Duval	Northeast	04/03/2001	37
BF530101000	CSX Railyard - Lakeland	Lakeland	Polk	Southwest	04/20/2001	99
BF500101000	Former Palm Beach Lakes Golf Course	West Palm Beach	Palm Beach	Southeast	06/25/2001	96
BF060201000	US 441/SR 7 Corridor	Lauderhill	Broward	Southeast	03/11/2002	504
BF290202000	Wal-Mart Buckley-Shuler Area		Hillsborough	Southwest	03/20/2002	40
BF480201000	Winter Garden Downtown CRA	Winter Garden	Orange	Central	04/11/2002	726
BF290203000	Washington Street Crossing Area	Tampa	Hillsborough	Southwest	04/25/2002	1
BF300201000	Chipley Industrial Park Area	Chipley	Washington	Northwest	05/14/2002	NR
BF090201000	Wal-Mart Inverness	Inverness	Citrus	Southwest	07/09/2002	40
BF160201000	Riverplace Boulevard Area	Jacksonville	Duval	Northeast	09/05/2002	4
BF060202000	Liberia / Oakwood Hills Area	Hollywood	Broward	Southeast	09/18/2002	148
BF160202000	Phillips Highway	Jacksonville	Duval	Northeast	09/30/2002	43
BF580201000	Manatee Avenue West Area	Bradenton	Manatee	Southwest	10/04/2002	3
BF230201000	Port St. Joe Area	Port St. Joe	Gulf	Northwest	11/05/2002	168
BF290204000	North 56th Street Area		Hillsborough	Southwest	11/07/2002	8
BF480202000	DEEDS Orlando	Orlando	Orange	Central	11/21/2002	21
BF130201000	Biscayne Commons Area	North Miami Bch	Miami-Dade	Southeast	12/03/2002	12
BF160203000	Raven Transport Holding Area	Jacksonville	Duval	Northeast	12/05/2002	NR
BF160204000	Advantus Transport Area	Jacksonville	Duval	Northeast	12/12/2002	13
BF160205000	Sunbeam Hill Area	Jacksonville	Duval	Northeast	12/16/2002	NR
BF170201000	Pensacola Mainstreet Area	Pensacola	Escambia	Northwest	12/19/2002	3

Area ID	Area Name	City	County	DEP District	Resolution Date	**Acreage
BF120301000	MidTown BF Redevelopment Area	Pensacola	Escambia	Northwest	01/23/2003	NR
BF290301000	Tampa Heights Brownfield Area	Tampa	Hillsborough	Southwest	01/30/2003	10
BF580301000	Former Workman Electronics Area	Sarasota	Sarasota	Southwest	02/26/2003	9
BF290302000	Ameristeel Brownfield Area	Tampa	Hillsborough	Southwest	04/24/2003	63
BF620301000	Taylor County Brownfield Area	Perry	Taylor	Northeast	05/05/2003	20
BF500301000	Belle Glade Brownfield Area	Belle Glade	Palm Beach	Southeast	05/19/2003	1,091
BF130301000	Beacons Lake Brownfield Area		Miami-Dade	Southeast	05/20/2003	436
BF060301000	Dania Motocross Brownfield Area	Dania Beach	Broward	Southeast	05/28/2003	12
BF060302000	MABB Dania Beach Brownfield Area	Dania Beach	Broward	Southeast	05/28/2003	4
BF580302000	Fruitville Brownfields Area		Sarasota	Southwest	07/23/2003	122
BF170302000	Milton Brownfield Redevelopment Area	Milton	Escambia	Northwest	09/09/2003	NR
BF160301000	Cecil Brownfields Area	Jacksonville	Duval	Northeast	09/17/2003	NR
BF290303000	Centro Asturiano Place Brownfield Area	Tampa	Hillsborough	Southeast	10/02/2003	7
BF290304000	12th Street Operations Yard	Tampa	Hillsborough	Southwest	10/02/2003	NR
BF130302000	City of Hialeah Brownfield Area	Hialeah	Miami-Dade	Southeast	10/28/2003	NR
BF570301000	Santa Rosa Brownfield Redevelopment Area		Santa Rosa	Northwest	11/13/2003	NR
BF360301000	Ft. Myers Well Field Area	Ft. Myers	Lee	South	11/17/2003	870
BF500302000	W.P.B. Dwntrn. Northwood/Pleasant City CRA	West Palm Beach	Palm Beach	Southeast	11/24/2003	NR
BF050301000	Kirby Industrial Park 1 Brownfield Area	Palm Bay	Brevard	Central	12/04/2003	36
BF500303000	Westgate/Belvedere Homes CRA Area		Palm Beach	Southeast	12/16/2003	NR
Total Approximate Acreage**:						<u>71,377</u>

***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. This total number represents all properties (acres) included in a designated area that may be eligible for economic and regulatory incentives whether or not contaminated, pursuant to the Brownfields Redevelopment Act. The determination and designation of a brownfield area is the responsibility of the municipality or county government.*

NR – acres not reported.

Table II

Brownfield Sites with Executed Brownfield Site Rehabilitation Agreements

**Brownfield Sites with Executed
Brownfield Site Rehabilitation Agreements
Total: Forty-eight (48)**

<u>Area ID</u>	<u>Site ID</u>	<u>Site Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>BSRA Executed Date</u>	<u>SRCO Issue Date</u>	<u>Acreage</u>
BF139801000	BF139801001	Wynwood Site	Miami	Miami-Dade	Southeast	07/27/1998	*	3
BF489901000	BF489901001	Sunterra Site	Orlando	Orange	Central	06/29/1999	11/5/1999	14
BF529701000	BF529701001	Community Health Center	Clearwater	Pinellas	Southwest	01/18/2000	7/28/2000	1
BF290001000	BF290001001	Robbins Manufacturing	Tampa	Hillsborough	Southwest	08/28/2000	8/14/2002	40
BF050001000	BF050001001	Village Green Shopping Center	Rockledge	Brevard	Central	12/22/2000		10
BF290002000	BF290002001	WRB - Old Hopewell Road	Tampa	Hillsborough	Southwest	12/28/2000		10
BF130001000	BF130001001	Potamkin Properties	Miami Beach	Miami-Dade	Southeast	12/29/2000		7
BF010001000	BF010001001	Gainesville Regional Utilities/Poole Roofing Site	Gainesville	Alachua	Northeast	01/29/2001		2
BF369901000	BF369901001	City of Ft Myers Coal Gasification Site	Ft. Myers	Lee	South	03/09/2001		7
BF170101000	BF170101001	Strategic Crossing Corp. CSX Property	Pensacola	Escambia	Northwest	06/07/2001		1
BF529701000	BF529701002	Dimmit Parcel B	Clearwater	Pinellas	Southwest	07/31/2001		3
BF160101000	BF160101001	Southside Generating Station (SGS) Area	Jacksonville	Duval	Northeast	08/01/2001		42
BF179901000	BF179901001	Weatherford McIntyre Property	Pensacola	Escambia	Northwest	10/03/2001	7/01/2002	3
BF290101000	BF290101001	Port Ybor	Tampa	Hillsborough	Southwest	10/29/2001		59
BF500101000	BF500101001	BrandsMart	West Palm Beach	Palm Beach	Southeast	12/27/2001		17
BF290202000	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	Tampa	Hillsborough	Southwest	04/22/2002	5/15/2002	1
BF290202000	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Tampa	Hillsborough	Southwest	04/22/2002	6/14/2002	1
BF290202000	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Tampa	Hillsborough	Southwest	04/22/2002		2
BF290202000	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	Tampa	Hillsborough	Southwest	04/22/2002	12/16/2002	2

Area ID	Site ID	Site Name	City	County	DEP District	BSRA Executed Date	SRCO Issue Date	Acreage
BF290202000	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	Tampa	Hillsborough	Southwest	04/22/2002	7/22/2002	2
BF160001000	BF160001001	Ware Family Realty, LLC	Jacksonville	Duval	Northeast	06/03/2002	12/8/2003	1
BF500101000	BF500101002	DR Lakes Multifamily Northside	West Palm Beach	Palm Beach	Southeast	07/08/2002		13
BF500101000	BF500101003	CFC Multifamily Northwest	West Palm Beach	Palm Beach	Southeast	07/08/2002		45
BF290002000	BF290002002	CSX Spur at Old Hopewell Road		Hillsborough	Southwest	07/22/2002		1
BF429903000	BF429903001	Former White's Meats Packing Facility	Ocala	Marion	Central	07/26/2002		6
BF290101000	BF290101002	Tampa Bay Shipbuilding and Repair Company	Tampa	Hillsborough	Southwest	07/31/2002		53
BF500101000	BF500101004	DR Lakes, Inc. Parcel II	West Palm Beach	Palm Beach	Southeast	08/30/2002		16
BF290202000	BF290202001	Wal-Mart Gunn Highway Site	Tampa	Hillsborough	Southwest	11/07/2002		28
BF530001000	BF530001001	Auburndale Wal-Mart	Auburndale	Polk	Southwest	11/07/2002		10
BF010001000	BF010001002	Former-CSX Property	Gainesville	Alachua	Northeast	11/14/2002		25
BF090201000	BF090201001	Inverness Wal-Mart Site	Inverness	Citrus	Southwest	12/23/2002		40
BF160001000	BF160001002	The Shipyards	Jacksonville	Duval	Northeast	12/31/2002		41
BF160201000	BF160201001	St. Johns Center Site	Jacksonville	Duval	Northeast	12/31/2002		4
BF230201000	BF230201002	Former-Port St. Joe Kraft Papermill	Port St. Joe	Gulf	Northwest	01/27/2003		125
BF230201000	BF230201001	Former-St. Joe Site Surface Impoundment	Port St. Joe	Gulf	Northwest	01/28/2003		11
BF160202000	BF160202001	Phillips Highway Site	Jacksonville	Duval	Northeast	02/24/2003		43
BF160205000	BF160205001	4502 Sunbeam Road	Jacksonville	Duval	Northeast	03/13/2003		225
BF130201000	BF130201001	Biscayne Commons Brownfields Site	North Miami Bch	Miami-Dade	Southeast	04/07/2003		12
BF160001000	BF160001003	2100 Dennis Street Remediation Trust	Jacksonville	Duval	Northeast	05/01/2003		1
BF290101000	BF290101003	Tampa Bay Scrap Processors Site	Tampa	Hillsborough	Southwest	05/09/2003		16
BF060201000	BF060201001	McArthur Dairy Brownfield Site	Lauderhill	Broward	Southeast	06/11/2003		10
BF179901000	BF179901002	2500 North Palafox Street	Pensacola	Escambia	Northwest	07/25/2003		1

Area ID	Site ID	Site Name	City	County	DEP District	BSRA Executed Date	SRCO Issue Date	Acreage
BF160001000	BF160001004	Ford Assembly Redevelopment	Jacksonville	Duval	Northeast	09/17/2003		23
BF160001000	BF160001004	Ford Assembly Redevelopment	Jacksonville	Duval	Northeast	09/17/2003		23
BF529701000	BF529701003	Former Clearwater Sun Property	Clearwater	Pinellas	Southwest	09/17/2003		1
BF290301000	BF290301001	Riverfront Brownfields Site (BOA)	Tampa	Hillsborough	Southwest	10/01/2003		12
BF170201000	BF170201001	Pensacola Mainstreet, Inc.	Pensacola	Escambia	Northwest	10/03/2003		3
BF529901000	BF529901001	Peoples Gas System (Former TECO Complex)	St. Petersburg	Pinellas	Southwest	12/16/2003		5
BF139801000	BF139801002	FEC Buena Vista	Miami	Miami-Dade	Southeast	12/18/2003		51
Total Approximate Acreage:								<u>1049</u>

Special Notes:

* PRFBSR chose to voluntarily terminate BSRA and the BSRA was terminated in October 2001 by mutual consent

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

Table III

Brownfields Funding -- State and USEPA Programs

Brownfields Funding

State and USEPA Funding

	<i>State Funding</i>			<i>Federal Funding</i>							<i>Total</i>		
	<i>OTTED Grant</i>	<i>Other #</i>	<i>VCTC****</i>	<i>ADP</i>	<i>BCRLF</i>	<i>BEDI</i>	<i>JTDDP</i>	<i>Other</i>	<i>ShowCase</i>	<i>SRP</i>		<i>SubTitle A</i>	<i>TBA</i>
Blountstown (SE Fiberboard)												\$50,000	\$50,000
Broward County	\$140,000					\$1,000,000							\$1,140,000
Clearwater*	\$500,000	\$1,136,000		\$200,000	\$500,000		\$141,364	\$250,000			\$400,000	\$75,000	\$3,202,364
Cocoa											\$200,000		\$200,000
Escambia County	\$140,000			\$200,000	\$500,000			\$250,000					\$1,090,000
Ft. Lauderdale				\$200,000									\$200,000
Ft. Myers				\$169,000								\$50,000	\$219,000
Gainesville	\$200,000	\$111,000		\$200,000									\$511,000
Hillsborough County				\$200,000	\$500,000								\$700,000
Jacksonville**	\$200,000	\$411,000		\$200,000	\$500,000					\$200,000	\$50,000		\$1,561,000
Miami	\$500,000			\$100,000		\$1,000,000		\$296,000					\$1,896,000
Miami-Dade County**	\$200,000	\$300,000		\$200,000		\$1,750,000	\$200,000	\$65,000				\$50,000	\$2,765,000
North Miami Beach												\$50,000	\$50,000
Ocala	\$140,000			\$200,000								\$100,000	\$440,000
Opa-Locka	\$140,000			\$200,000				\$50,000				\$100,000	\$490,000
Panama City												\$50,000	\$50,000
Pompono Beach						\$500,000							\$500,000
Quincy (Wellsprings)												\$150,000	\$150,000
Sarasota				\$200,000								\$50,000	\$250,000
Seminole Tribe of Florida***								\$200,000					\$200,000
SFRPC (Eastward Ho!)				\$200,000	\$2,000,000			\$380,000	\$500,000				\$3,080,000
St. Petersburg	\$500,000	\$111,000		\$200,000	\$350,000	\$1,000,000		\$100,000			\$200,000		\$2,461,000
State of Florida DEP											\$956,000		\$956,000
Tallahassee	\$200,000	\$111,000		\$191,000									\$502,000
Tampa				\$200,000								\$100,000	\$300,000
Treasure Coast Regional Planning Council										\$200,000			\$200,000
West Palm Beach												\$50,000	\$50,000
Tax Certificates Issued			\$1,379,516										\$1,379,516
Total Amount:	\$2,860,000	\$2,180,000	\$1,379,516	\$3,060,000	\$4,350,000	\$5,250,000	\$341,364	\$1,591,000	\$500,000	\$0	\$2,156,000	\$925,000	\$24,592,880

Federal EPA Programs:

ADP--Assessment Demonstration Pilot.
ShowCase--ShowCase Community award.

JTDDP--Job Training and Development Demonstration Pilot.
BCRLF--Brownfields Cleanup Revolving Loan Fund.

TBA--Targeted Brownfields Assessment.
BEDI--Brownfields Economic Development Initiative.
SRP--Superfund Redevelopment Pilots.

*** \$200,000 funding set-aside in an Interagency Agreement
between USEPA and the U.S. Army Corp of Engineers to perform
brownfield related activities.

Federal Other--Includes Greenspace, Supplemental Assistance and other
federal funding sources.

SubTitle A: funding includes USEPA Competitive Grants for communities and state response program grant.

State Programs:

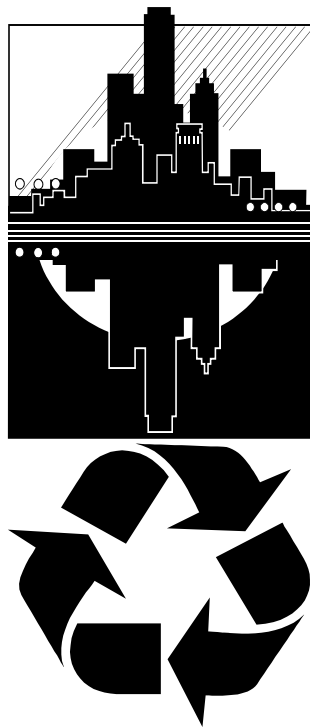
Fiscal Year 2000-2001 Includes appropriations of \$111,000 for
each of the following communities: Clearwater, Jacksonville,
Gainesville, Miami, St. Petersburg, and Tallahassee.

* Specific Appropriations: 1395A, WQATF (1998-1999);
1272A, IPTF (1999-2000); 1608A, IPTF (2000-2001)

** Specific Appropriations: 1727, GRF (1998-1999)

**** Voluntary Cleanup Tax Credit Program. The total
amount shown is for tax credit certificates issued in calendar years
1998 to 2002 for the Brownfields Redevelopment program.
For calendar year 2003, finalized amount available after March 1, 2004.

Florida Brownfields Redevelopment Program



“Removing Roadblocks to the Recycling of Lands”