

**City of Tampa
Brownfields Community Redevelopment Program**



**Staff Report
on the
West Saint Louis Street
Proposed Brownfield Area Designation**

October 2011

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Introduction

The City Council adopted the City of Tampa Brownfields Community Redevelopment Program by Resolution in June of 2000. The program is authorized by Chapter 376.77 – 376.85, Florida Statutes, known as the “Brownfields Redevelopment Act”. The primary goals of the Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of these sites; derive cleanup target levels and a process for obtaining a “No Further Action” letter using Risk-Based Corrective Action principles; and provide the opportunity for environmental equity and justice.

In December of 2010 the City Council approved a Resolution for revisions to the City of Tampa Brownfield Community Redevelopment Program enabling the City to initiate brownfield area designations for its own real property, and/or to initiate a brownfield area designation for property owned by others in a qualifying geographic area in order to facilitate and encourage investment and redevelopment in areas with challenging environmental issues.

Chapter 376.79, FS, defines brownfield sites as “sites that are generally abandoned, idled, or underused industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination. Chapter 376.80, FS, provides that a local government with jurisdiction over the brownfield area may decide to designate a brownfield area for rehabilitation. This designation must include a resolution by the local government body, a map and legal description identifying the parcels to be included for designation. Upon designation, the local government must notify the Florida Department of Environmental Protection (FDEP) and must identify the person responsible for brownfield site rehabilitation.

The designation of a brownfield area and the identification of a person responsible for the site rehabilitation entitle the identified person to negotiate a brownfield site rehabilitation agreement with FDEP or approved local pollution control program. The responsible party can negotiate the necessary cleanup under the “risk-based corrective action principles” which facilitates the cleanup process and may reduce the level of remediation required.

Sites that are designated as brownfields may also be eligible for state and federal incentives including the “brownfield redevelopment bonus” under the State of Florida Qualified Target Industry Program, a voluntary cleanup tax credit, refund of state sales and use tax on building materials, loan guarantee for cleanup costs, and participation in various other programs.

Brownfield areas not investigated and remediated, if necessary, are inefficient use of urban land; contribute to community decline; present a potential hazard to public health; and if left unaddressed, result in premature expansion and sprawl of urban development. Environmental remediation and reuse of brownfields is in the best economic,

environmental and community interest of the City of Tampa. As such, it is the intention of the City to provide assistance to both public and private land owners in order to facilitate environmental investigation, cleanup and reuse of contaminated urban properties as part of the City's redevelopment and growth management strategy.

Proposed Designation Area Information

The area proposed for brownfield designation is part of a City owned parcel located just east of the Old West Tampa neighborhood in close proximity to the Hillsborough River (see Attachments A & B). This property, known as the "Rome Yard" is approximately 12 acres in size and has been owned by the City of Tampa for many years. The property is currently utilized by the City Water Department Distribution Division, the City Wastewater Department Collection Division and the City Purchasing Department Inventory and Stores Section. City staff utilizes this property in a variety of capacities including; office space, operations crew workspace, material and heavy equipment storage, and inventory warehouse space. Additionally, the Department of Public Works Fleet Maintenance Division also maintains a fuel dispensing substation at this site (see Attachment C – site photos). At this time, the City's administration is contemplating the potential sale of this property for redevelopment to its highest and best use.

This property is located within the City of Tampa Enterprise Zone (see Attachment D) which is targeted by the State of Florida for economic development. The prime location of this property combined with Enterprise Zone development incentives makes this a valuable City asset. The designation of this property as a brownfield area would assist in the assessment and remediation of any existing environmental impacts on this site in the event that the property is sold. If the designation is approved, the area would be known as the West Saint Louis Street Brownfield Area.

Environmental Issues

In addition to other City uses, the property proposed for brownfield area designation is the location of the Department of Public Works Fleet Maintenance Substation No. 3. Two 8,000 gallon above ground fuel storage tanks were installed at this site in 1996 replacing three 10,000 gallon underground fuel storage tanks that dated back to 1979.

Although unknown at this time, the potential does exist for environmental impacts due to past site use. If present, environmental impacts to soil or groundwater would have to be addressed prior to any future redevelopment.

Anticipated Redevelopment Plan

The property proposed for brownfield designation is currently being used as “light industrial” for warehouse, material and equipment storage. Surrounded by residential neighborhoods, this property is currently zoned as RM-24, suitable for residential use. With its location in close proximity to the Hillsborough River and the downtown business district, it is anticipated that this site would be better suited and utilized as a *residential* or possibly a *residential mixed-use* redevelopment.

Compliance with Brownfield Designation Criteria

Chapter 376.80(2)(a) provides that in determining the sites to be designated as a brownfield area, the local government must consider four statutory criteria which are listed below prior to its approval of a brownfield area designation. City staff provides the following information under each of the statutory criteria for the City Council’s consideration. All statutory criteria are not required to be satisfied in order for the City Council to approve a Brownfield Area Designation. City Council may exercise its discretion to approve the designation, subject to equal protection for others similarly situated if the following criteria are considered:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;

The area proposed for brownfield designation is located in the City of Tampa Enterprise Zone (see Attachment D). A brownfield area designation would add both environmental and financial incentives to an area that is already targeted for economic revitalization. This 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;

The area proposed for brownfield designation will encompass a total of 12 acres. This area 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;

The City's administration is contemplating the potential sale of this property for redevelopment of the site to its highest and best use. If this were to occur, in all likelihood, the property would be purchased by a private sector individual or business entity that would be participating in the rehabilitation and redevelopment.

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

The area proposed for brownfield designation is approximately 12 acres in size. There is sufficient area at this site to include limited recreational open space in a redevelopment plan if it is desired. Inclusion of recreational open space would be determined during the design phase of the redevelopment project.

Staff Recommendation

The details of this Proposed Brownfield Area Designation have been reviewed by staff of the Economic and Urban Development Department, Growth Management Department - Real Estate Division, Legal Department and the Department of Solid Waste and Environmental Program Management.

In an effort to encourage and facilitate environmental cleanup and redevelopment in the Old West Tampa neighborhood, City staff recommends adoption of the attached resolution to designate the property identified as the **West Saint Louis Street Brownfield Area**.

Attachment A

West St. Louis Street



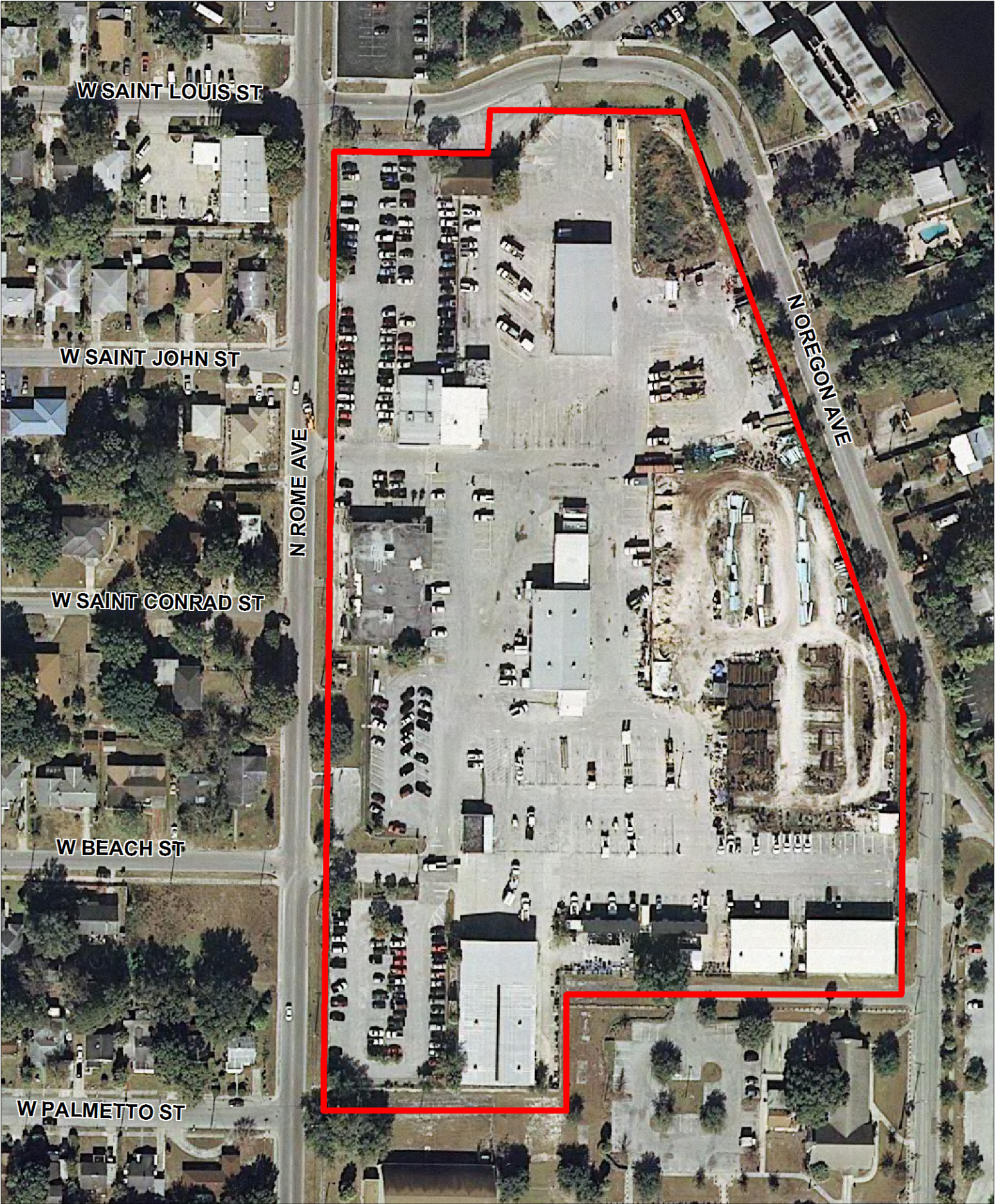
7/25/11



West St. Louis Street



7/25/11

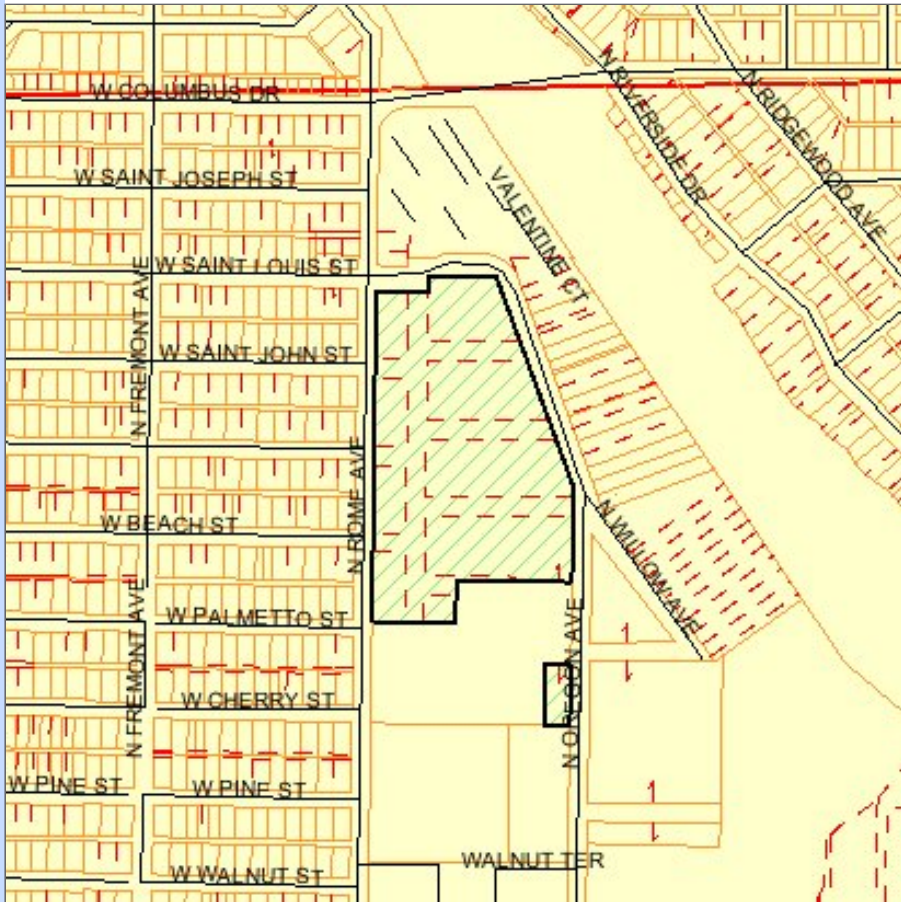


Attachment B

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**ROB TURNER, C.F.A.**

HILLSBOROUGH COUNTY PROPERTY APPRAISER



[VIEW PROPERTY RECORD INFORMATION]

FOLIO: 1773270000
 PIN NUMBER: A-14-29-18-4P8-000002-00001.0
 OWNER 1: CITY OF TAMPA

ADDRESS: 1506 LOUIS ST
 TAMPA

LEGAL DESC: VACATED STREETS AND ALLEYS
 THEREIN INCL

DOR CODE: 8900

VALUE SUMMARY:

BUILDING VALUE:	\$1,132,685
EXTRA FEATURE VALUE:	\$397,507
LAND VALUE (MARKET):	\$210,114
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$1,740,306
ASSESSED VALUE (A10):	\$1,740,306
EXEMPT VALUE:	\$1,740,306
TAXABLE VALUE:	\$0

No Sales Found.

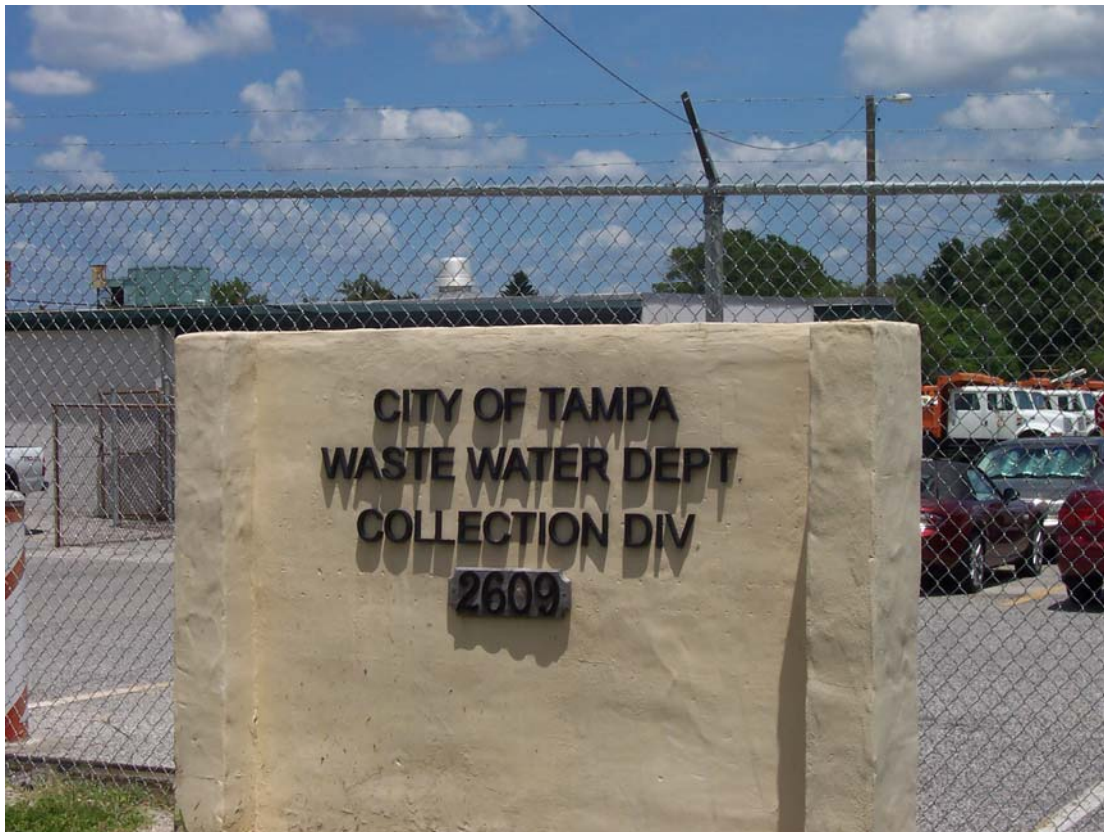
FOLIO: 1773270000 PIN: A-14-29-18-4P8-000002-00001.0 ACREAGE: 12.00 / SQFT: 522,726

Map created on 7/29/2011 10:25:12 AM.

0  270 ft

Copyright 2004. Hillsborough County Property Appraiser.

Attachment C











Attachment D

north

City of Tampa

Enterprise Zone

March 2009

0

2,000

4,000

8,000

Feet

