

**TREASURE COAST BROWNFIELDS PROGRAM
BROWNFIELDS SITE ASSESSMENT APPLICATION**

On behalf of a qualifying applicant, the Treasure Coast Regional Planning Council (TCRPC) may perform via qualified contractor, an environmental site investigation, such as a Phase I or Phase II, for a qualifying Brownfield property. The goal of the program is to facilitate the redevelopment of properties that are suspected to be contaminated with petroleum or hazardous substances.

Projects sponsored by public agencies with firm redevelopment plans and a strong commitment to facilitating the development of the site after it is assessed, are preferred. Projects that have financing available for potential cleanup costs and community involvement in reuse planning will be given higher priority. This year's program focuses on potential brownfield redevelopment projects encompassing one or more of the following program areas:

- Workforce Housing
- Mixed-Use Development
- Health and Welfare
- Job Creation
- Creation of Parks and Open Space

For each site, please provide the requested information and submit application along with letters of support to:

Greg Vaday
 Economic Development Coordinator
 Treasure Coast Regional Planning Council
 421 SW Camden Avenue
 Stuart, Florida 34994
 Phone: (772) 221-4060
 Fax: (772) 221-4067
 E-mail: gvaday@tcrpc.org

APPLICANT INFORMATION

- 1. Applicant Organization** City of Fort Pierce / Fort Pierce Redevelopment Agency
- Address 100 North U.S. Hwy.1
 - City/State/Zip Fort Pierce, Florida 34950
 - Contact Person Libby Woodruff
 - Phone/Fax/Email Phone: 772-467-3169 / Email: ewoodruff@city-ftpierce.com

2. Describe Applicants Eligibility.

- | | | | |
|-------------------------------------|------------------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Municipality/Local Government | <input type="checkbox"/> | Non-Profit Organization |
| <input type="checkbox"/> | Private Property | <input type="checkbox"/> | Other (Please specify) |
| <input type="checkbox"/> | Citizen Affected By Potential Site | | |



SITE INFORMATION

1. **Site Name/Parcel** Vacant Lot
 - Parcel Control No. 2410-711-0041-000-7
 - Site Address 301 Florida Avenue
 - City Fort Pierce

2. **Current Site Ownership (if different from applicant)** N/A

3. **Site Zoning:** C-3 **Total Acreage of Site:** (attach site map, if available) .38

4. **# Buildings on Site:** N/A **Approx. Sq. Footage:** _____ **Condition:** (e.g., usable, partially razed, gutted by fire, etc.) _____

5. **Amount of Delinquent Property Taxes (if any)** \$ 0 **Assessed Value** \$ 44,900

6. **If the applicant owns the property, please describe whether you are responsible for any of the environmental concerns at the site.** The City of Fort Pierce owns the property but is not responsible for any of the potential environmental issues at this site.

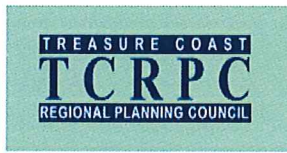
7. **Past Site Uses and Approximate Dates:** This site appears to be developed only on the 1965 Sanborn Map, and is depicted with an auto body shop and a produce warehouse. It is just one quadrant of a relatively small city block that contains two paint stores and another auto body shop. There's also a machine shop and auto repair facility on an adjacent property to the north across Florida Avenue. The site to the south within the same block (identified as Culligan Water in FDEP files) has a 1,000 gasoline tank that on the north side of its structure (very close to the site's south boundary). No assessment was found in agency files, and the tank has been there since 1969 (according to its registration card).

8. **Describe how the property became contaminated.** Please see 'Site Uses' (#7) above. We do not know for certain that the site is contaminated. This request is for funding for a Phase I and possibly Phase II.

9. **Describe the nature and extent of contamination.** Please see 'Site Uses' (#7) above. We do not know for certain that the site is contaminated. This request is for funding for a Phase I and possibly Phase II.

10. **If the site is contaminated with petroleum, provide documentation of the following that:**
 - a. the site is of "relatively low risk" compared with other "petroleum-only" sites in the state;
 - b. there is "no viable responsible party" legally capable of satisfying obligations under Federal or state law to assess, investigate, or clean up the site;
 - c. funding for the site will be used by a party that is not potentially liable for the petroleum contamination to assess, investigate, or clean up the site; and
 - d. the site is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA).

We do not know for certain that the site is contaminated.



11. If the property is not owned by the applicant, please describe any plans for property acquisition.
N/A
12. If the applicant does not own the property, does applicant have legal permission authorizing Council to enter the property to conduct site assessment activities?
N/A
 - Yes. If yes, please attach the executed Site Access Agreement form.
 - No. Please Explain.Note: Failure to obtain legal permission for site access will result in delay of the application.
13. Describe the anticipated flow of ownership of site/property throughout the process of assessment, cleanup, and redevelopment and describe any problems. N/A

GENERAL

1. Is the brownfields site eligible for State of Florida cleanup funding under the Inland Protection Trust Fund? We do not know for certain that the site is contaminated.
2. If yes, what is the DEP priority score? N/A
3. What is the timeline for proposed site development/redevelopment activities? We would like to offer this site for development immediately following the receipt of clean assessment reports.

ASSESSMENT

1. Describe prior site assessment activities, if known. Please attach relevant assessment report(s).
We have been unable to locate any prior assessment activities for this site.
2. Describe any compliance or enforcement actions, historically or pending, at the site?
There are no compliance or enforcement actions, historically or pending at this site.
3. Describe site assessment activities being requested (Phase I or Phase II, etc.) and estimated costs.
Phase I – estimated cost - \$3,500
Phase II – estimated cost - \$15,000
4. Describe the financial needs for each phase of the project (assessment, cleanup, and redevelopment), if known.
Financial needs for the assessment of the project are only estimates (shown in #3 above). Assessments will help determine the amount of funding, if any, needed for cleanup. The City of Fort Pierce has no funding available for assessment or cleanup activities. Funding to redevelop the site will be provided by the buyer/developer.

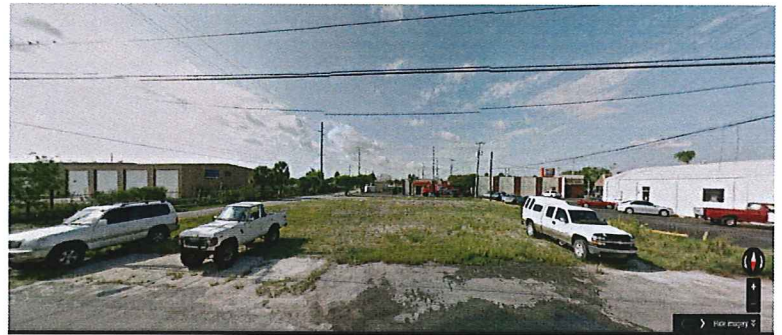
REDEVELOPMENT

1. Anticipated Future Use: (i.e. residential, recreational, commercial, retail, industrial, greenspace area)
Industrial

2. Describe applicant's proposed vision for reuse.

Please see photo →

The site is located in an industrial area. Our proposed vision for reuse is a project that will complement the existing businesses and cause no future contamination to the site.



3. Provide a proposed budget for the project.

N/A. The City intends to sell or lease the property for development.

4. Describe municipal commitment such as financial incentives to encourage redevelopment (i.e., tax incentives, tax increment financing, fast-tracking permitting etc.). Attach any supporting documents.

The City of Fort Pierce is not providing any financial incentives to encourage redevelopment of the property.

5. Describe proposed funding sources for any site cleanup and current/past evidence of developer interest.

The City hopes to secure funding to cleanup the site, if needed through collaborative grant applications with the Treasure Coast Regional Planning Council. Developer interest includes multiple telephone calls from surrounding business owners inquiring on the status of the property.

6. How do proposed reuse(s) and your ongoing efforts to prevent the creation of future brownfields fit into your community's master plan, economic development plan/activities and other relevant plans/activities?

N/A

7. Describe the extent to which the grant would facilitate the creation and/or preservation of parks and open spaces.

This site will not be used for parks and open spaces.

8. Describe whether the project will use existing infrastructure or require its expansion.

Existing infrastructure should be adequate for any project developed on this site.

COMMUNITY

1. Provide a detailed description of the target community that the project will benefit. Explain how the targeted community will benefit.

We believe that the development of a business at this site will create jobs for citizens of Fort Pierce, which will benefit our entire area.

2. Describe how your plans for reuse of the site will enhance your community's social, economic, and environmental well-being?

We believe that the development of a business at this site will create jobs for citizens of Fort Pierce, which will benefit our entire area economically. Should this site be diagnosed as a brownfield, cleaning up the contamination will enhance our City's environmental well-being.

3. Describe efforts to involve community organizations in project development and implementation activities.

N/A. Once the brownfield determination and cleanup is completed, as needed, the City will promote the site for sale and development, based on the other types of businesses located in the immediate area.



4. Describe how affected communities will be involved in future land use and site ownership decisions.

Once the brownfield determination and cleanup is completed, as needed, the City will promote the site for sale and development, based on the other types of businesses located in the immediate area. Citizens in the community will be able to participate in purchasing and developing the property, if interested.

5. Describe any environmental justice concerns associated with the site.

N/A. There are no environmental justice concerns associated with this site.

Please date and print name below:

Date Submitted: 1/23/2014

Submitted By: LIBBY WOODRUFF
Print Name

Date Received
By TCRPC: _____