

## FINANCIAL INCENTIVES

If your property is located in a designated Brownfield area, you may be eligible for:

- **\$2,500 Job Bonus Refund** for each new job created in a designated brownfield area by an eligible business. These benefits may be greater if the area has other designations (i.e., Enterprise Zone, etc.)
- **Sales Tax Credit on building materials** purchased for the construction of a housing project or mixed-use project in a designated brownfield area.

In addition, if you enter into a Brownfield Site Rehabilitation Agreement (BSRA) you will be eligible for:

- **50% Voluntary Cleanup Tax Credit (VCTC)** applicable to Florida's corporate income tax;
- **25% Additional VCTC** if the property is redeveloped with affordable housing;
- **State Loan Guarantees** for primary lenders, up to 50% on all brownfield sites and up to 75% if the property is redeveloped as affordable housing.

Federal benefits that may also be available:

- **Site-Specific Activities Grant to DEP** to conduct Phase I or II assessments and/or limited source removals for eligible recipients using federal grant funds;
- **National Brownfields Assessment, Revolving Loan Fund and Cleanup Grants;**
- **Brownfields Federal Tax Incentive** that allows environmental cleanup costs to be fully deducted in the same year they occur.

## WEB SITES

**Brownfields Redevelopment Program**

[www.dep.state.fl.us/waste/categories/brownfields](http://www.dep.state.fl.us/waste/categories/brownfields)

**Voluntary Cleanup Tax Credit Program**

[www.dep.state.fl.us/waste/categories/vctc](http://www.dep.state.fl.us/waste/categories/vctc)

**Enterprise Florida, Inc.**

[www.eflorida.com](http://www.eflorida.com) or [www.floridabusiness.com](http://www.floridabusiness.com)

## REGULATORY BENEFITS

- **Risk-Based Corrective Action** is a clear process using rules 62-785 and 62-777, F.A.C., that provide:
  - Default Cleanup Target Levels (CTLs);
  - Risk assessment tools to drive alternative CTLs;
  - Risk management options;
  - Institutional and engineering controls to achieve a Site Rehabilitation Completion Order (SRCO);
  - Special relief for sites with groundwater CTLs based on nuisance, organoleptic or aesthetic considerations.
- **Cleanup Liability Protection** provided upon execution of a BSRA;
- **Dedicated Brownfields Staff** in each DEP district office whose primary responsibility is facilitating implementation of BSRA's;
- **Expedited Review** of all technical documents;
- **EPA Comfort Letters** issued for Comprehensive Environmental Response, Compensation, and Liability Act sites;
- **Lender Liability Protection**  
Additional benefits may be available through local and federal government agencies.



*Malibu Bay  
Affordable Housing*

*West Palm Beach, FL*

## BROWNFIELDS STAFF

Main Office Contacts	
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## DELEGATED LOCAL PROGRAMS

There are three local programs delegated by the Florida Department of Environmental Protection (DEP) to administer the Brownfields program in their communities. The contacts for these local programs are:

Broward County	Hillsborough County	Miami-Dade County
Dave Vanlandingham	Mary Yeargan	Sandra Rezola
954.519.1478	813.627.2600, ext. 1303	305.372.6700

## ECONOMIC DEVELOPMENT CONTACTS

**Governor's Office of Tourism, Trade & Economic Development**

Mary Helen Blakeslee, 850.487.2568

[maryhelen.blakeslee@myflorida.com](mailto:maryhelen.blakeslee@myflorida.com)

**Enterprise Florida, Inc.**

Joseph Bell, 407.956.5622

[jbelleflorida.com](mailto:jbelleflorida.com)

## WHAT ARE BROWNFIELDS?

Any real property where the expansion, redevelopment or reuse is complicated by actual or perceived contamination.

## WHY REDEVELOP BROWNFIELDS?

Cleaning up and reinvesting in Brownfield properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land as well as both improving and protecting the environment.

### Florida's Brownfields Redevelopment Program:

- Prevents the premature development of greenspace (farmland, open space and natural areas);
- Reduces public cost for installing infrastructure in greenspaces;
- Creates jobs;
- Encourages the highest and best use of blighted properties;
- Promotes voluntary cleanup;
- Minimizes or eliminates the need for state cleanup and/or enforcement costs;
- Encourages community revitalization.

Brownfield redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge.

### The Strand



St. Johns River, Downtown Jacksonville, FL

*On the cover: Centro Asturiano Hospital was built in 1928 and served the Ybor City community until the early 1990's when it was abandoned. In 1996, the city condemned and demolished all but one of the buildings on the hospital's campus. The remaining hospital building, at times home to transients, suffered from neglect and vandalism during its 10-year vacancy. The property remained in bankruptcy proceedings for several years until it was purchased at a tax deed sale by a development group in 2002.*

*The development group entered into a Brownfields Site Rehabilitation Agreement with the State of Florida to voluntarily address contamination at the site. Environmental concerns included storage of petroleum for backup generators; incineration of hospital wastes, broken and unsecured equipment, and biohazardous waste. The Centro Asturiano property has been rehabilitated in accordance with state environmental standards and redeveloped to benefit the community. The 7-acre campus is now a mixed-income apartment complex for people over age 55. The 7,000 square-foot historic hospital building was renovated to house administrative functions and a clubhouse for residents.*



Department of Environmental Protection  
Brownfields Redevelopment Program  
Bureau of Waste Cleanup MS 4505  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400  
(850) 245-8934  
[www.dep.state.fl.us](http://www.dep.state.fl.us)

# FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

## TRANSFORMING COMMUNITIES



Centro Asturiano Hospital  
Tampa, Florida