

## *Lloyd Interchange Brownfields District*

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# What is a Brownfield?

- ▶ In 1997, Florida established a model for overcoming the barriers to brownfield redevelopment.
- ▶ The Brownfields Redevelopment Act as amended (Act) [§ 376.78-.875, Florida Statutes, (F.S.)] was created to enable the Florida Department of Environmental Protection (FDEP) and other agencies to assist in the reduction of public health and environmental hazards on existing commercial and industrial sites and the reuse of these lands.
- ▶ Brownfield site means real property, the expansion, redevelopment or reuse of which may be complicated by **actual or perceived** environmental contamination. 376.79(3) F.S.
- ▶ Brownfield area means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. 376.79(4) F.S.

# What is a Brownfield?

## Redevelopment tool that results in:

- ▶ Economic development
- ▶ Community development
- ▶ Residential projects, and
- ▶ Open-Space/ Green-Space projects

## and

- ▶ Reduction of public health and environmental hazards
- ▶ Removal of stigma
- ▶ Promoting effective use of community resources



Gaines Street 2015



St. Marks 2015

## Local government must consider whether the Brownfield area:

- ▶ Warrants economic development
- ▶ Is reasonably focused, not overly large
- ▶ Has potential interest to the private sector
- ▶ Is suitable for recreation or preservation

Section 376.80(2)(a), Fla. Stat.



# Brownfield Designation

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## **Local government shall designate if:**

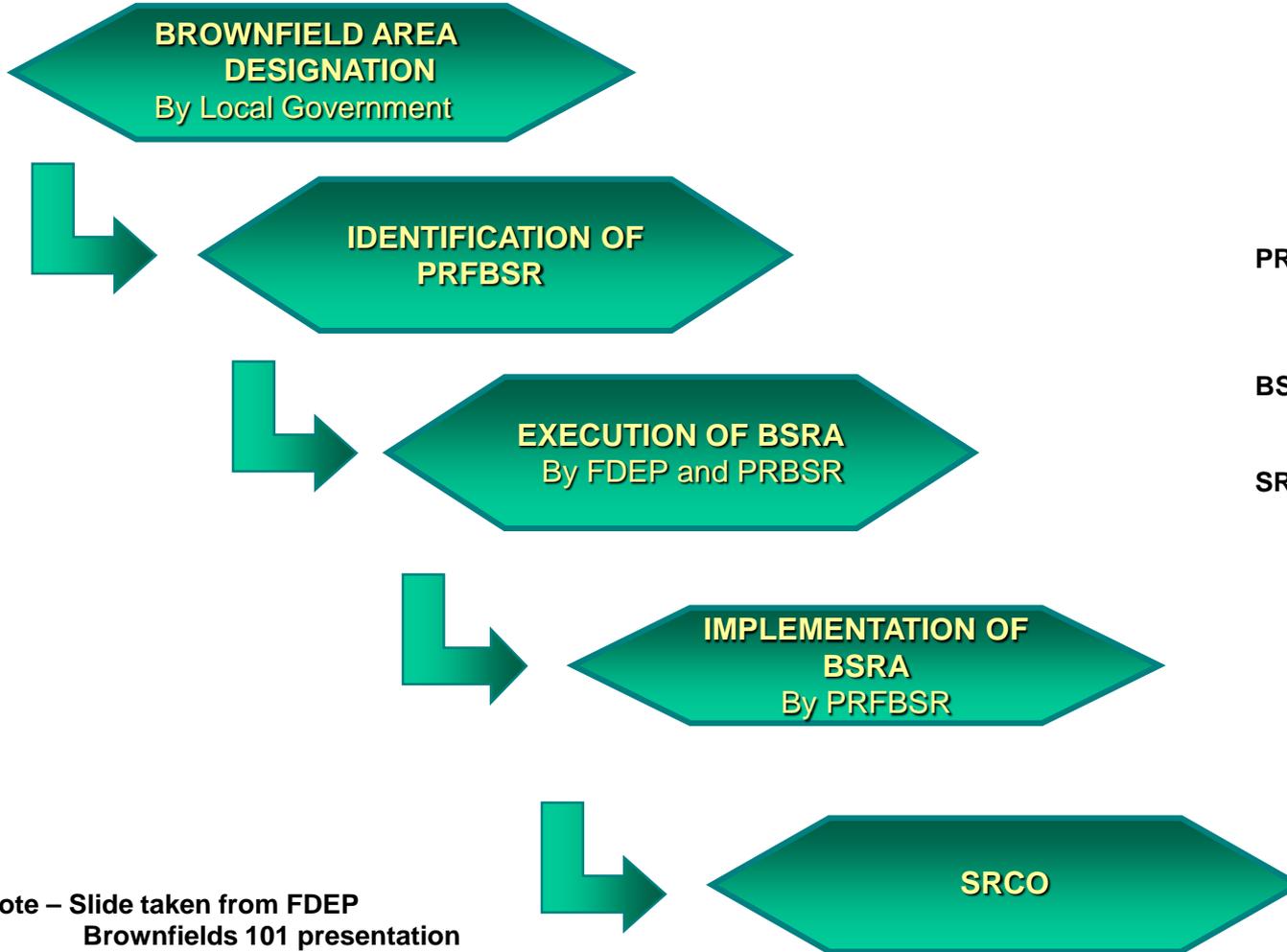
- ▶ Owner/controller agrees to site rehabilitation
  - ▶ 5 new permanent jobs will be created
  - ▶ Redevelopment consistent with comp plan
  - ▶ Designation is properly noticed
  - ▶ Reasonable assurance of financial viability
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# Redevelopment/Development Considerations

- ▶ Human health and Environmental Preservation
- ▶ Economic Stimulus and Jobs
- ▶ Commercial and Recreational Land Use
- ▶ Local Community Development



# Florida Brownfields Process



## Acronym Key

- PRFBSR** Person responsible for brownfield site rehabilitation
- BSRA** Brownfield site rehabilitation agreement
- SRCO** Site rehabilitation completion order

Note – Slide taken from FDEP  
Brownfields 101 presentation

# Brownfield Designation

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**Resolution to be adopted pursuant to Section 125.66(4)(b), Florida Statutes and Section 376.80, Florida Statutes. These provisions require:**

- ▶ Two advertised public hearings with required advertisements
- ▶ At least one of the required public hearings shall be conducted as closely as is reasonably practicable to the area to be designated
- ▶ Owners can opt out of the area

**The First Designation Hearing was held on August 27, 2015 at the Capital City Travel Center.**

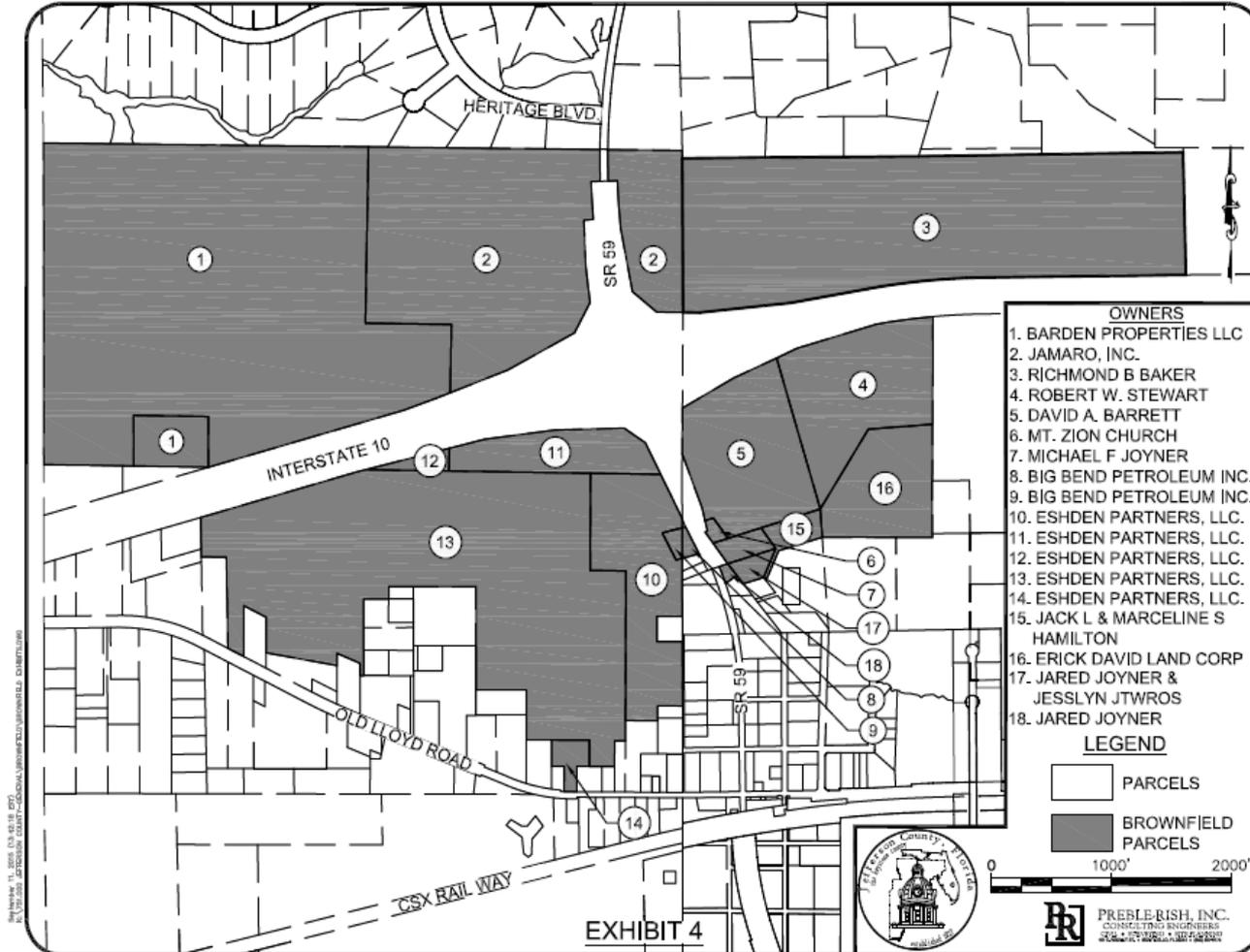
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# Brownfield Designation- Public Hearing



- ▶ Newspaper advertisement prior to each hearing.
  - ▶ The First Designation Hearing was held on August 27, 2015 at the Capital City Travel Center. Second public hearing was held on September 30, and third public hearing was held on October 20, 2015.
  - ▶ Public Involvement – approx. 25 to 30 participants.
  - ▶ Additional two public hearings after the initial public hearing (held at Jefferson County Courthouse).
  - ▶ On October 20, 2015, following three public hearings, the Jefferson County Commission approved a resolution designating 18 parcels on both sides of I-10 and SR-59 in Lloyd as the Lloyd Interchange Brownfield District.
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# Current and Historic Area Use – Lloyd Interchange



# Protecting the Environment



# Petroleum Contamination Cleanup Capital City Travel Centre

- ▶ Located on the southwest corner of intersection of SR 59 and Interstate I-10 at Exit 217
- ▶ The 24 acre site includes a truck stop/gas station, truck repair facility, truck wash and hotel
- ▶ The site is covered under Florida Department of Environmental Protection (FDEP) Preapproval, Petroleum Liability & Restoration Insurance Program (PLRIP)
- ▶ Most of the contamination is under the gas and diesel canopies and below the main building
- ▶ Going Green - Cleanup contaminated soils using land farming technology



# Proposed Redevelopment Plan



# Proposed Area Redevelopment

- ▶ Indoor Sports/Events Facility
- ▶ Entertainment Village
- ▶ Hotel Conference Centre
- ▶ Fuel/Convenience Store
- ▶ Retail



# Indoor Sports Event Facility

## Typical Air-Supported Structure

- ▶ A structure that derives its structural integrity from the use of internal pressurized air to inflate a pliable material (i.e. structural fabric) envelope, so that air is the main support of the structure.
- ▶ Significantly less cost in structure. Current estimate shows an approximately 110,000-plus square foot structure at approx. \$20 to \$30 per square foot. Would need to build 15,000-plus sf space in front as shown for kitchen, café, offices, etc



# Entertainment Village

## ► Zip Line / Canopy Tour Adventure Area



# Social Benefits

- ▶ Stigma Removal
- ▶ Improve property values and often new sources of revenue
- ▶ Create vibrant and diverse communities
- ▶ Improve quality of life and promote a sense of community



# Economic Benefits

- ▶ Create Jobs
- ▶ Encourage Private Investment
- ▶ Expand Local Economy
- ▶ Promote smart growth practices by reclaiming underused space and establishing new growth in areas with existing infrastructure
- ▶ Increased tax revenues – tourist development tax, fuel tax.. etc





# Moving Forward

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- ▶ Contamination Cleanup
- ▶ Grant Application
- ▶ Indoor Sports Facility Design
- ▶ Conceptual Masterplan/Design
- ▶ Infrastructure Layout

**Questions?**

