Treasure Coast Regional Planning Council
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 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:

Stephanie Heidt, AICP
Economic Development and
Intergovernmental Programs Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, Florida 34994
Phone: 772.221.4060
Cell: 772.475.3863
E-mail: sheidt@tcrpc.org

APPLICANT INFORMATION

1. **Applicant Organization**

    Address

    City/State/Zip

    Contact Person

    Phone/Email

Describe Applicants Eligibility.

        Municipality/Local Government   Non-Profit Organization

        Private Property   Other (Please specify)

        Citizen Affected By Potential Site

SITE INFORMATION

Site Name/Parcel

        Parcel Control No.

        Site Address

        City

Current Site Ownership (if different from applicant)

        Name

        Address

        City/State/Zip

        Phone/Fax/Email

1. **Site Zoning:**   **Total Acreage of Site:** (attach site map, if available)

2. **# Buildings on Site:**

   Approx. Sq. Footage:

   Condition: (e.g., usable, partially razed, gutted by fire, etc.)

3. **Amount of Delinquent Property Taxes** (if any) $

   Assessed Value $

4.   If the applicant owns the property, please describe whether you are responsible for any of the environmental concerns at the site.

5.   **Past Site Uses and Approximate Dates**: (e.g., type of manufacturing, landfill, industrial, commercial, retail, etc.)

6.   Describe how the property became contaminated.

7.   Describe the nature and extent of contamination.

8.   **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).

9.   **If the property is <u>not </u>owned by the applicant, please describe any plans for property acquisition.**

10.   If the applicant does not own the property, does applicant have legal permission authorizing Council to enter the property to conduct site assessment activities?

   Yes. If yes, please attach the executed Site Access Agreement form.

   No. If no, please Explain.

Note: Failure to obtain legal permission for site access will result in delay of the application.

11. Describe the anticipated flow of ownership of site/property throughout the process of assessment, cleanup, and redevelopment and describe any problems.

GENERAL

1. Is the brownfields site eligible for State of Florida cleanup funding under the Inland Protection Trust Fund?

2. If yes, what is the DEP priority score?

3. What is the timeline for proposed site development/redevelopment activities?

ASSESSMENT

1. Describe prior site assessment activities, if known. Please attach relevant assessment report(s).

2. Describe any compliance or enforcement actions, historically or pending, at the site.

3. Describe site assessment activities being requested (Phase I or Phase II, etc) and estimated costs.

4. Describe the financial needs for each phase of the project (assessment, cleanup, and redevelopment), if known.

REDEVELOPMENT

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

2. Describe applicant's proposed vision for reuse.

3. Provide a proposed budget for the project.

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.

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

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?

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

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

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

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

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

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

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