

City Council Workshop
Thursday, May 21, 2026
City Hall - Council Chambers
1300 9th Street
2:30 PM
Agenda

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
 - Mayor Chris Robertson
 - Deputy Mayor Ken Gilbert
 - Council Member Jennifer A. Paul
 - Council Member Kolby Urban
 - Council Member Shawn Fletcher
- IV.** Discussion Item
 - 1. Presentation regarding Brownfields by Dr. Christian Wells
 - 2. Presentation by Goman York
- V.** Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300

Regulatory Benefits

- Risk-Based Corrective Action is a clear process using Rules 62-780 and 62-777, Florida Administrative Code, that provide –
 - Default Cleanup Target Levels (CTLs).
 - Risk assessment tools to drive alternative CTLs.
 - Risk management options.
 - Institutional and/or engineering controls (IC/EC) to achieve a Conditional Site Rehabilitation Completion Order (SRCO).
- Cleanup Liability Protection provided upon execution of a BSRA.
- A Brownfield Coordinator in each DEP District office and three delegated counties who facilitate implementation of BSRAs and SRCOs.
- Expedited review of all technical documents.
- Lender Liability Protection.
- Additional benefits may be available through local and federal government agencies.

On the cover:

Bonnet Springs Park Brownfield Site, Lakeland, Florida. Following its closure in the early 1980's, the nearly century-old railyard operation, once the largest in Florida, left a deep environmental footprint. After languishing for 40 years, a group of community investors and developers united to repurpose the historic site into a 168-acre park.

Assessment identified arsenic in soil as the primary contaminant to be managed at the site. More than 1,000 sample locations characterized soil across 80-acres of the former railyard. Source removal of soil was conducted to meet recreational exposure criteria. Site rehabilitation was completed in 2020, and the site closed with conditions restricting soil and groundwater use in April 2023.

Bonnet Springs Park opened its doors in October 2022. The community now has access to a world-class park on a beautiful property within walking distance of downtown Lakeland.



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Brownfields Program | Florida Department of
Environmental Protection



Florida Brownfields Redevelopment Program

Transforming Communities



What Are Brownfields?

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

Why Develop Brownfields?

Cleaning up and reinvesting in Brownfields 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:

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



Brownfields Staff

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Financial Incentives

Voluntary Cleanup Tax Credit (VCTC) Program

This program encourages voluntary cleanup of Brownfield sites by awarding tax credits* to partially offset the cost of site rehabilitation or solid waste removal. If you enter into a Brownfield Site Rehabilitation Agreement (BSRA), you may be eligible for:

- **Annual 50% VCTC** for eligible site rehabilitation costs.
- **One-time 25% SRCO Bonus VCTC** when cleanup is complete.
- **One-time 25% Bonus VCTC** for development of 100% affordable housing or healthcare facility/providers.
- **One-time 50% VCTC** for solid waste removal.

*VCTCs are applicable to Florida's corporate income tax.

[Voluntary Cleanup Tax Credit | Florida Department of Environmental Protection](#)

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Other Financial Incentives

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

- **Up to \$2,500 Job Bonus Tax Refund** for each new job created by an eligible business on or abutting a site with a BSRA. This incentive is offered through FloridaCommerce.
- **Refunds on Sales Tax** paid on the purchase of building materials used for affordable or mixed-use housing projects built on or abutting a site with a BSRA. This incentive is offered through Florida Department of Revenue.

Additional benefits that may be available:

- **Targeted Brownfield Assessment/Site-Specific Activities grant.**
- **U.S.EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants.**



Florida's Targeted Brownfields Assessment/Site-Specific Activity Program

Brownfields Redevelopment Supplement

The Florida Department of Environmental Protection can help municipalities – especially those without federal Brownfields Assessment grants – reach their redevelopment goals by supplementing cleanup and redevelopment efforts through the U.S. Environmental Protection Agency's Brownfields Initiative and the Florida Brownfields Redevelopment Program.

Cleaning up and remediating contaminated or underused property protects both public health and the environment. Additionally, successful revitalization of former brownfields sites has been proven to bolster local economies and strengthen community pride.

The brownfields projects approved in 2019 alone are projected to create over 5,700 new direct and indirect jobs, and over \$527 million in capital investments throughout the life of the projects.

DEP's Targeted Brownfields Assessment and Site-Specific Activity program provides brownfields supplement service to conduct environmental assessments and/or limited cleanups.

- Up to \$200,000 per site for cleanups
- Up to \$200,000 per site for assessments

Types of services provided

- Screening: background and historical investigation, preliminary site inspection
- Full site assessment to identify types and concentrations of contaminants and areas to be cleaned
- Analysis of Brownfield Cleanup Alternatives to establish cleanup options and cost estimate based on future uses and redevelopment plans

- Site Assessment Report to delineate contamination
- Limited cleanups for source removals and remediation
- Site monitoring

Selection criteria

- Legal permission to access the property
- Ability to complete the project within the budget period
- Locally approved redevelopment plan in place for the property
- Preference will be given to applicants who demonstrate community need

Eligibility

- Local governments
- Nonprofit organizations
- Community redevelopment agencies
- Housing authorities
- Regional planning councils
- Water management districts
- Private landowners

Restrictions

- Services cannot be used for assessments or cleanups at sites that do not meet the legal definition of a brownfield
- Assessments and cleanups must comply with federal and state laws
- Properties must be eligible for EPA Brownfields funding

Learn how your community can benefit

Contact DEP's Brownfields Program Manager at Scott.L.Sweeney@FloridaDEP.gov or call 850-245-8958.

Apply

Download application: FloridaDEP.gov/SSA-Application



FloridaDEP.gov/BrownfieldsProgram