

## Staff Report – February 9, 2022

### Brownfield Area Designation – 2861 and 0 College Street

CLH-Jacksonville, LLC. is requesting that three parcels located at 2861 and 0 College Street be designated as a Brownfield Area under the process authorized by §376.80, Florida Statutes (F.S.). The site is impacted by pesticide contamination including dieldrin and other chlorinated pesticides. The owner plans on conducting further assessment and remediation activities in order to achieve regulatory site closure from the Florida Department of Environmental Protection (FDEP).

The 3 acre site consists of three contiguous parcels that were previously used as a pest control company. The applicant plans to redevelop and lease the site for use as a pest control company, which will create 11-16 permanent full-time jobs.

Following enactment of the legislation approving the designation, the owner will negotiate a Brownfield Site Rehabilitation Agreement (BSRA) with FDEP. The enactment of the BSRA will allow the owner to pursue Voluntary Cleanup Tax Credits and cleanup liability protection from the State of Florida.

As required by §376.80(2)(c), F.S., the property owner proposing the designation of a new Brownfield Area must establish the following:

1. The owner or entity controlling the brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the site;
2. The rehabilitation and redevelopement of the site will result in five permanent jobs;
3. The redevelopement is consistent with the comprehensive plan and land development regulations;
4. Public notice for the proposal will be provided pursuant to §376.80(1)(c), F.S; and,
5. The owner or entity has provided real assurance of sufficient financial resources to implement and complete the Brownfield Site Rehabilitation Agreement.

CLH-Jacksonville, LLC. has answered in the affirmative for all requirements. The site is currently in the Light Industrial (LI) and Business Park (BP) land use categories and is zoned as Industrial Light (IL) and Industrial Business Park (IBP). Additionally, the site is located within the boundaries of the Riverside/Avondale Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of the Historic District requirements.

The Planning and Development Department recommends **APPROVAL** of the Brownfield Area designation.

Please contact Krista Fogarty, City Planner III, [kfogaty@coj.net](mailto:kfogaty@coj.net), 255-7825, for additional information.



**City of Jacksonville Brownfields Redevelopment Program  
Application for Brownfield Area Designation**

Please complete this application to initiate the brownfield area designation process if the property is located outside of a designated Brownfields Area, Community Redevelopment Areas, Enterprise Zones, Empowerment Zones, closed military bases, or the designated Brownfield Pilot Project Areas. It is important to complete all applicable sections and attach all necessary information. Section 376.80 of Florida Statutes (F.S.) establishes the legal requirements for an applicant, other than a local government, to request a brownfield area designation.

**I. Property Information**

Property Address 2861 College Street, Jacksonville, FL 32205 (RE#062991-00000 and 064389-0000) and  
0 College Street, Jacksonville, FL 32205 (RE# 064390-0000)

Property Name CLH Jacksonville Brownfield Area

City Jacksonville

State FL

Zip Code 32205

Property Size (acres or sq./ft.) 3 Acres

Parcel I.D. (RE #) See above

City Council District 14 – Randy Defoor

Land Use Designation (if known) \_\_\_\_\_

Zoning District (if known) \_\_\_\_\_

EPA I.D. \_\_\_\_\_  Not Applicable

Applicant's Interest in Property; please select below.

- Owner
- Tenant
- Under Contract
- Option to Purchase/Lease
- Letter of Intent
- Other (If other, please describe) \_\_\_\_\_

Is the property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), or Chapter 376 or 403, Florida Statutes? YES  NO

If so, please provide details below.  
\_\_\_\_\_

Are there outstanding property taxes due on the property? YES  NO

If yes, please explain. \_\_\_\_\_

Are there any liens on the property? YES NO X

If yes, please explain. \_\_\_\_\_

## II. Project Description

Provide a brief description of current and past known property use(s).

The property comprises 3 contiguous properties that were previously used as a pest control site. The current use is underutilized (prospective tenant will not sign long-term lease without entry into BSRA).

Provide a brief description of all environmental conditions and issues associated with the property.

The property is a former pest control site.

Provide a brief description of anticipated plans for assessment and remediation of environmental conditions and issues associated with the property.

The site will be redeveloped as a pest control office and service center for use by McCall Service NW, LLC (tenant).

Provide a brief description of the anticipated redevelopment plan.

The site will be redeveloped for the use by the tenant's operations (outlined above).

Is the project consistent with the local Comprehensive Plan and a permitted use under the applicable local Land Development Regulations, as required per Section 376.80(2)(c)(3), F.S.?

Yes

Or, will the proposed project involve a request for a change in Zoning and/or Land Use? If so, please provide a brief description of the circumstances associated with the anticipated request.

Provide a detailed statement describing how the property/project currently qualifies for a Brownfields Designation per Section 376.80, F.S.

The current property will be redeveloped to make better use of the site. The property is impacted by pesticide contamination, including dieldrin and other chlorinated pesticides which will be fully assessed and brought to closure in order to redevelop the site.

Provide reasonable assurance that sufficient financial resources are available to implement and complete the redevelopment plan and a rehabilitation agreement, as required per Section 376.80(2)(c)(5), F.S.

CLH completed (under the Brownfield Program) a similar site in Neptune Beach and has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the site.

Provide information on how the redevelopment project will improve economic productivity of the area, and whether a minimum of five (5) new permanent jobs will be created, as required per Section 376.80(2)(c)(2), F.S.

The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of 11-16 permanent new full-time jobs.

Please attach any non-confidential environmental assessment documentation associated with the project. This includes Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans.

Please check here if all existing environmental documentation at time of application is considered confidential.

III. Applicant Information

Name Jennings Bryan Cooksey, III

Corporation CLH-Jacksonville, LLC

Address 3858 Concord ST

City Jacksonville

State FL

Zip Code 32305

Phone 904-463-6022

Fax N/A

Email: bcooksey@mccallservice.com

Legal Status of Applicant

- Individual/Sole proprietorship
- Limited Liability Company
- Florida Corporation
- Out-of-State Corporation
- General Partnership
- Limited Partnership

State of Incorporation FL

Name of current property owner if different from Applicant NA

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

If the current property owner is not the Applicant, please provide information from the current owner that they do not object to the property being designated a brownfield area. \_\_\_\_\_

Has the Applicant previously spoken to and/or met with the City Brownfields Redevelopment Office?

YES  NO

Please list the types of State or Federal assistance/incentives the Applicant is interested in.

Tax Credits for site rehabilitation.

I am applying for a designation by the City of Jacksonville of the subject property as a brownfield area, under the process established by Section 376.80, F.S. I affirm that the content presented in this application is correct to the best of my knowledge.



Signature (Attorney/Agent)

Date: January 22, 2022

Please return completed applications and attachments to:

Brownfields Coordinator  
COJ Planning and Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, FL 32202-4310



# EXHIBIT A

## Property Ownership Affidavit

### Certification of Property Ownership Pursuant to the Florida Brownfields Redevelopment Act

Date: November 11, 2021

City of Jacksonville

Brownfields Program/ Planning and Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

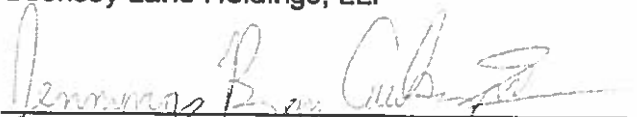
To Whom It May Concern:

I, Jennings Bryan Cooksey, III, Managing Partner of Cooksey Land Holdings, LLC, the sole member of CLH-Jacksonville, LLC, hereby certify that CLH-Jacksonville, LLC is the Owner of the properties described in the attached legal description in connection with the official request for brownfields designation of said property.

Addresses: 2861 College Street, Jacksonville, FL, 32205  
(RE# 062991-0000 and 064389-0000)


0 College Street, Jacksonville, FL 32205  
(RE# 064390-0000)

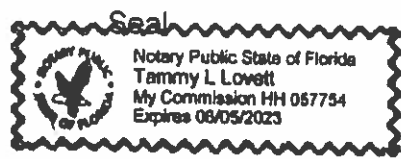
CLH-Jacksonville, LLC, by and through  
Cooksey Land Holdings, LLP

  
Jennings Bryan Cooksey, III, Managing Partner

STATE OF FLORIDA  
COUNTY OF Duval

The forgoing affidavit was sworn and subscribed before me this 11<sup>th</sup> day of November (month), 2021 (year) by Jennings Bryan Cooksey, III, Managing Partner of Cooksey Land Holdings, LLP, who is personally known to me ✓ or has produced Florida Driver's License # \_\_\_\_\_ for identification.

  
(Notary Signature)



# BROWNFIELDS COLLEGE ST

