

Staff Report – September 13, 2023

Brownfield Area Designation – 0 and 1959 Kings Avenue

Felker-Sessions Enterprises, LLC is requesting that two parcels located at 0 and 1959 Kings Avenue (RE#s 082112-000 and 082062-0000) be designated as a Brownfield Area under the process authorized by §376.80, Florida Statutes (F.S.). The site has historic use as a pest control site and may also have been used as a dry cleaner and gas station in the past. The applicant, who is the owner of the property, plans on conducting further assessment and remediation activities to achieve regulatory site closure from the Florida Department of Environmental Protection (FDEP).

The 1.3-acre site consists of two parcels that were previously used as a pest control site and also may have previously been used as a dry cleaner and gas station. The applicant plans to redevelop the site as a mixed-use development including commercial and office uses. The applicant anticipates the creation of at least 10 new 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 applicant 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.

Felker-Sessions Enterprises, LLC has answered in the affirmative for all requirements. The site is currently in the Community/General Commercial (CGC) land use category and is zoned as Commercial/Community General – 2 (CCG-2). CGC and CCG-2 allow for a wide variety of uses, including the proposed use of commercial and office.

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

Please contact Krista Fogarty, City Planner III, kfogarty@coj.net, 255-7825, for additional information.

1959 KINGS AVE BROWNFIELDS

