

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 redevelopment of the site will result in five permanent jobs;
3. The redevelopment 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, 255-7825, for additional information.