

Staff Report – September 27, 2023

Brownfield Area Designation – 5079 West Beaver Street

DAS Holdings EBRA, LLC is requesting that one parcel located at 5079 Beaver Street (RE# 059273-0000) be designated as a Brownfield Area under the process authorized by §376.80, Florida Statutes (F.S.). The site has historic use as various equipment retail/service companies, a laydown yard, and a diesel truck repair business. 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 1.7-acre site consists of one parcel. The applicant plans to redevelop the site for use as a laydown yard/storage area for a diesel parts facility and a future development of a 20,000 square foot auto parts shop, to support the neighboring diesel repair shop. The applicant anticipates the creation of 25-30 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 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.

DAS Holdings EBRA, LLC has answered in the affirmative for all requirements. The site is currently in the Light Industrial (LI) land use category and is zoned as Industrial Light (IL). LI and IL allow for a wide variety of uses, including the proposed industrial and commercial uses.

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.



September 21, 2023

Via Email

Krista Fogarty
City Planner II
City of Jacksonville Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

Re: Brownfield Designation Request – 5079 W Beaver Street, Jacksonville FL 32254

Dear Krista:

Please accept this request for Brownfield designation for the property located at 5079 West Beaver Street, RE# 059273-0000 in Jacksonville, Duval County, Florida (“Property”). The Property is owned by **DAS Holdings EBRA, LLC**. The executed Property Ownership Affidavit, application, survey and deed are attached for your review.

Please let me know if additional information is needed for the designation of this Site.
Thank you.

Sincerely,

Kristina Garcia Nelson

Tel 904.565.1235 · Fax 904.212.1156 · knelson@flenvlaw.com
Mailing Address: 1650 Margaret Street · Suite 302, #258 · Jacksonville, FL 32204



**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: 5079 W Beaver Street

Property Name: 5079 W Beaver Street Brownfield Area

City Jacksonville

State FL

Zip Code 32254

Property Size (acres or sq./ft.) 1.7 Acres

Parcel I.D. (RE #) RE#059273-0000

City Council District 9 – Tyrona Clark-Murray

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

If yes, please explain. _____

II. Project Description

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

The site was previously used as different equipment retail/service companies, a laydown yard, and diesel truck repair business. The current site is vacant underutilized.

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

The property is contaminated with total recoverable petroleum hydrocarbons (TRPH).

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

The site will be assessed and remediated in order to redevelop.

Provide a brief description of the anticipated redevelopment plan.

Redevelopment plans include use as a laydown/storage area for a diesel parts facility and, in the future, a 20,000 square foot parts shop to support the diesel repair shop next door with a job creation of 25-30 new jobs.

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.? _____

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 TRPH contamination, which will be fully assessed and brought to closure.

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.

The applicant, who is owner of the property, has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the site. The members of DAS Holdings EBRA LLC have extensive business experience in Northeast Florida. Based on the credentials and record of business success of various commercial properties in the Jacksonville and south Florida areas, DAS Holdings EBRA LLC has the necessary expertise and financial resources to implement and complete the site development pursuant to a rehabilitation agreement and redevelopment plan.

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 25-30 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 **David Stringfield, Manager through DAS HoldCo, LLC**

Corporation **DAS Holdings EBRA LCC**

Address **9465 County Rd 13 N**

City **St. Augustine**

State **FL**

Zip Code **32092**

Phone **904-**

Fax **N/A**

Email:

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: September 21, 2023

Please return completed applications and attachments to:

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