

Staff Report – July 31, 2024

Brownfield Area Designation – 7407 and 7447 Salisbury Road

On behalf of Butler Creek Owner, LLC, The Goldstein Environmental Law Firm, P.A. are requesting that five parcels located at 7407 and 7447 Salisbury Road be designated as a Brownfield Area under the process authorized by §376.80, Florida Statutes (F.S.). The site has historically been used as a landfill.

The 114.2-acre site consists of five parcels that were previously used as a solid waste disposal landfill. The applicant plans to redevelop the site for use as a multi-family residential development that will be built in phases. There will also be a wetlands conservation area.

Following enactment of the legislation approving the designation, the applicant 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.

Butler Creek Owner, LLC, and The Goldstein Environmental Law Firm, P.A. have answered in the affirmative for all requirements. The site is currently in the Medium Density Residential (MDR), Business Park (BP) and Conservation (CSV) land use categories and is zoned as Planned Unit Development (PUD) and Industrial Business Park (IBP). The PUDs for the site, 2007-512-E and 2023-594-E, are consistent with the redevelopement plans submitted by the applicant.

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

Please contact Marcus Salley, City Planner II, msalley@coj.net, 255-7855, for additional information.