Scott W. Cichon Robert A. Merrell III John P. Ferguson Mark A. Watts Heather Bond Vargas Michael J. Woods Raymond L. Schumann Kathleen L. Crotty Michael O. Sznapstajler Matthew S. Welch Robert E. Doan William A. Rice Douglas J. Collins Sara E. Glover Holly W. Zitzka Jessica L. Gow Joseph A. Cottingham Nika K. Hosseini Sydney V. Cichon



Daytona Beach · DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

OF COUNSEL Larry D. Marsh

RETIRED
Thomas S. Hart

William M. Cobb (1881-1939) Thomas T. Cobb (1916-2004) W. Warren Cole, Jr. (1926-2008)

December 21, 2020

VIA E-MAIL AND US MAIL

Pinellas County Public Works Division Attn: Dan Nedvidek, P.G. Brownfield Program Manager 14 S. Ft. Harrison Avenue, 4th Floor Clearwater, FL 33765

Re:

Request for Brownfield Area Designation 2nd Resubmittal - Restoration Bay

11832 66th Ave, FL

Parcel ID No.: 33-30-15-00000-240-0100

Dear Mr. Nedvidek:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). Please accept this letter as the Applicant's second resubmittal of the formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes.

County Staff, in an email correspondence dated May 6, 2020, deemed the application for Brownfield Designation complete, pending review of the concurrent applications for a rezoning and Future Land Use amendment applicable to the Property. The Applicant has continued to work with County Staff on revised materials for the rezoning and Future Land Use amendment applications, which now show an increase in the preservation and open space within the redevelopment and a revised conceptual plan that highlights the protection of natural resources within the Property. In response to these changes, enclosed herein is a revised summary of the proposed redevelopment and updated conceptual plan included with these materials.

In connection with this application, enclosed herein please find the following resubmittal documents:

• Tab 1: Summary of the proposed redevelopment;

- Tab 2: July 2019 Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments;
- Tab 3: April 2020 Brownfield Area Designation Resubmittal Package; and
- Tab 4: May 2020 Pinellas County Correspondence on Completeness Review.

The Applicant understands that the County is moving forward with a Brownfield Area designation for the former Baypointe Golf Course with a final hearing set for January 12, 2021. We understand that the proposed Brownfield Area designation contemplates use of the former Baypointe Golf Course for recreational uses and stormwater improvements, similar to the benefits associated with the proposed redevelopment of this Property. The Applicant commends the County on following the Applicant's lead in recognizing the connection between former golf courses and use of the Florida Brownfields Redevelopment Program to facilitate redevelopment of vacant and underutilized properties and eliminate potential impacts to human health and the environment.

If you have any questions or comments regarding this resubmittal, please do not hesitate to contact me. We appreciate your time and assistance with this matter, and look forward to conferring regarding the meeting/hearing schedule on this pending application.

Sincerely,

Michael O. Sznapstajler

Direct Dial (386) 323-9222 Michael.Sznapstajler@CobbCole.com Fax (386) 944-7963

Enclosures

cc: Chelsea Hardy, Esquire

Ron Carpenter Joel Tew, Esquire

(each via e-mail with enclosures)

Tab 1
Summary of the proposed redevelopment

Restoration Bay – Summary of Proposed Redevelopment (December 2020)

The Restoration Bay project proposes to redevelop a former golf course into a residential, recreational and conservation project in accordance with the original plat approved for the property prior to the development of the golf course. The redevelopment plan is designed to result in a unique, environmentally responsible, residential redevelopment, which is compatible with existing, surrounding uses. Specifically, the proposed redevelopment plan includes 273 residential lots, 35 acres of recreation and open space areas that will be open to the public, and significant areas to be placed in conservation. While the development under the proposed future land use for the property could exceed 273 units, the applicant will voluntarily limit its maximum density rights to 273 lots, to exactly match the prior, platted approval for the property, via a Development Agreement, conditional use overlay, or other regulatory mechanism acceptable to the County, as it is the property owner's desire only to restore the prior, approved density for the property, nothing more and nothing less. The preliminary concept plan for Restoration Bay is attached hereto as Exhibit "A".

A public benefit of the proposed development is the retention of stormwater runoff on site. Stormwater runoff from the site as well as from existing residential development in the adjacent neighborhoods will be retained and treated to improve the quality of water discharged into Boca Ciega Bay. Therefore, the redevelopment of the Property will produce substantial, area-wide public benefits from an environmental perspective. Further, the proposed development will provide for the removal of invasive vegetation in favor of native species, the creation and preservation of upland coastal habitat, and the establishment of a wetland buffer adjacent to the bay, where none exists today. These benefits will promote environmental growth and greatly enhance the community.

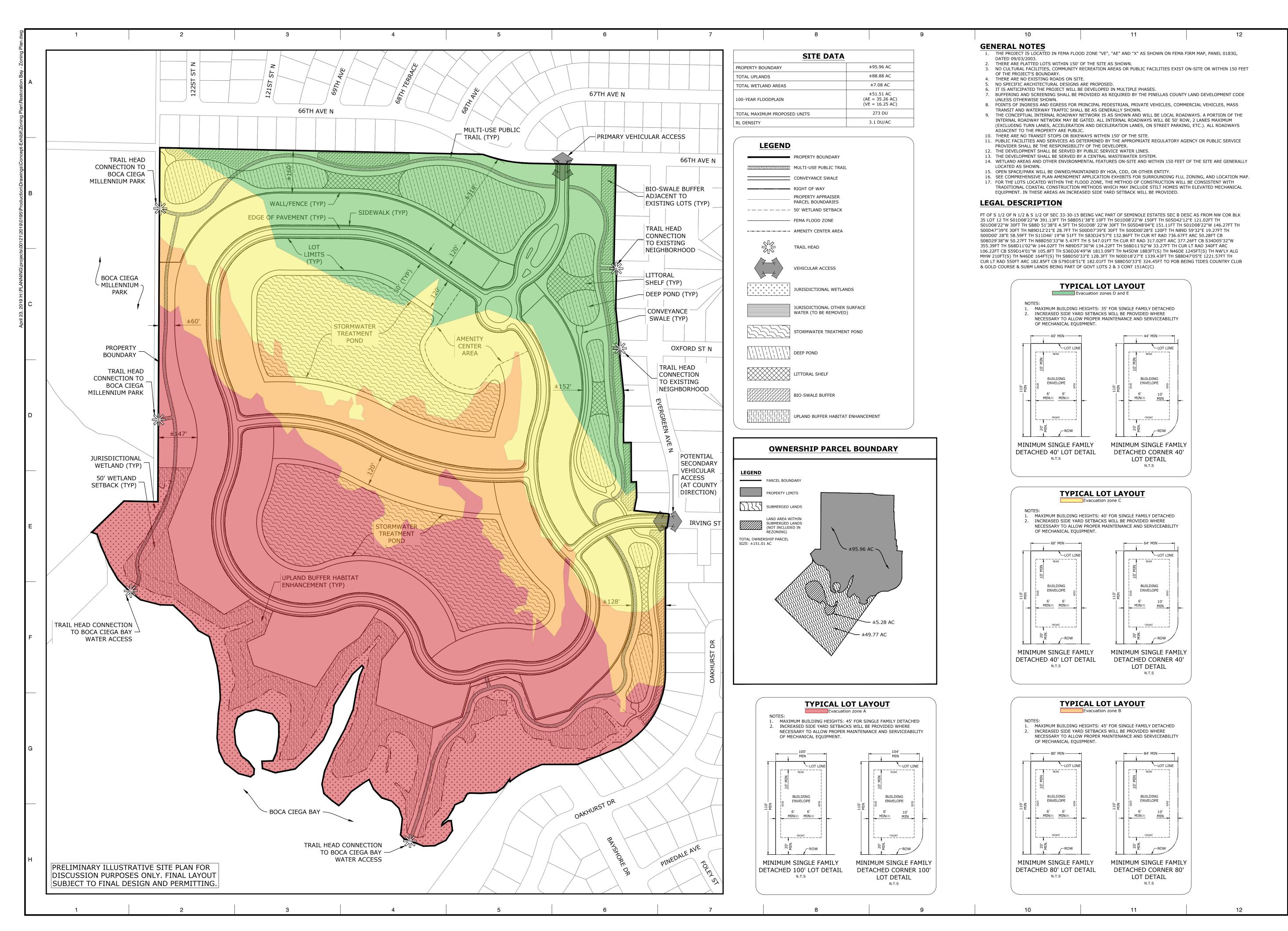
Moreover, the proposed redevelopment provides for a significant portion of the site to be set aside for a linear greenway and trail system accessible to the public. This public open space will provide pedestrian connectivity from Pinellas County's Millennium Park to the edge of Boca Ciega Bay, and will promote the use and enjoyment of natural resources within the property. In addition to preserving approximately thirty-five (35) acres of the site for open space and recreational purposes, the open space is designed to serve as a buffer to the adjoining residential areas, which will create a neutral green space between the proposed development and the surrounding areas. All of these proposed uses, benefits, and improvements noted above will be memorialized in a Development Agreement executed between Pinellas County and the applicant, specifying the scope and limits of the development and ensuring the completion of the improvements.

The resultant development plan provides for a clustered development pattern around a series of stormwater management ponds, generous separation distances and open space buffers in relationship to existing residential use, and provision for public access to a linear greenbelt connecting Millennium Park to Boca Ciega Bay. The plan for this property will (i) add an intergenerational, quality residential community to the County's housing stock, (ii) provide on-site recreational amenities for both the new project residents and the surrounding, pre-existing community-at-large, (iii) remediate environmental impacts associated with the property's former golf course operations, (iv) improve water quality discharge to Boca Ciega Bay, (v) eliminate the

continued contamination of the bay by the subject property and the surrounding communities, and (vi) provide publicly-accessible open space.

Redevelopment of the property is complicated by environmental issues associated with the historic use and operation of the property as a golf course, as well as adverse impacts from external, untreated stormwater from adjacent properties flowing into Boca Ciega Bay. The applicant is interested in redeveloping the property under the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues. Florida's Brownfields Program promotes economic development, community development, open and green space projects, and reduces the potential public health and environmental hazards impacted properties. As such, the applicant is seeking to have the property designated as a Brownfield Area in accordance with Section 376.80, Florida Statutes to help facilitate the assessment and cleanup of any environmental issues. This designation will positively benefit the community by spurring economic opportunity at the property and improving the property values of the surrounding neighborhood, as well as protecting public health and the environment by cleaning up the site to Florida Department of Environmental Protection's stringent standards, and providing additional and enhanced open and green spaces for the community to enjoy.

046828-001: MSZNA/NHOSS: 02507757.DOCX; 4





0 160 SCALE: FEET



COLLABORATE. INNOVATE. CREATE
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com

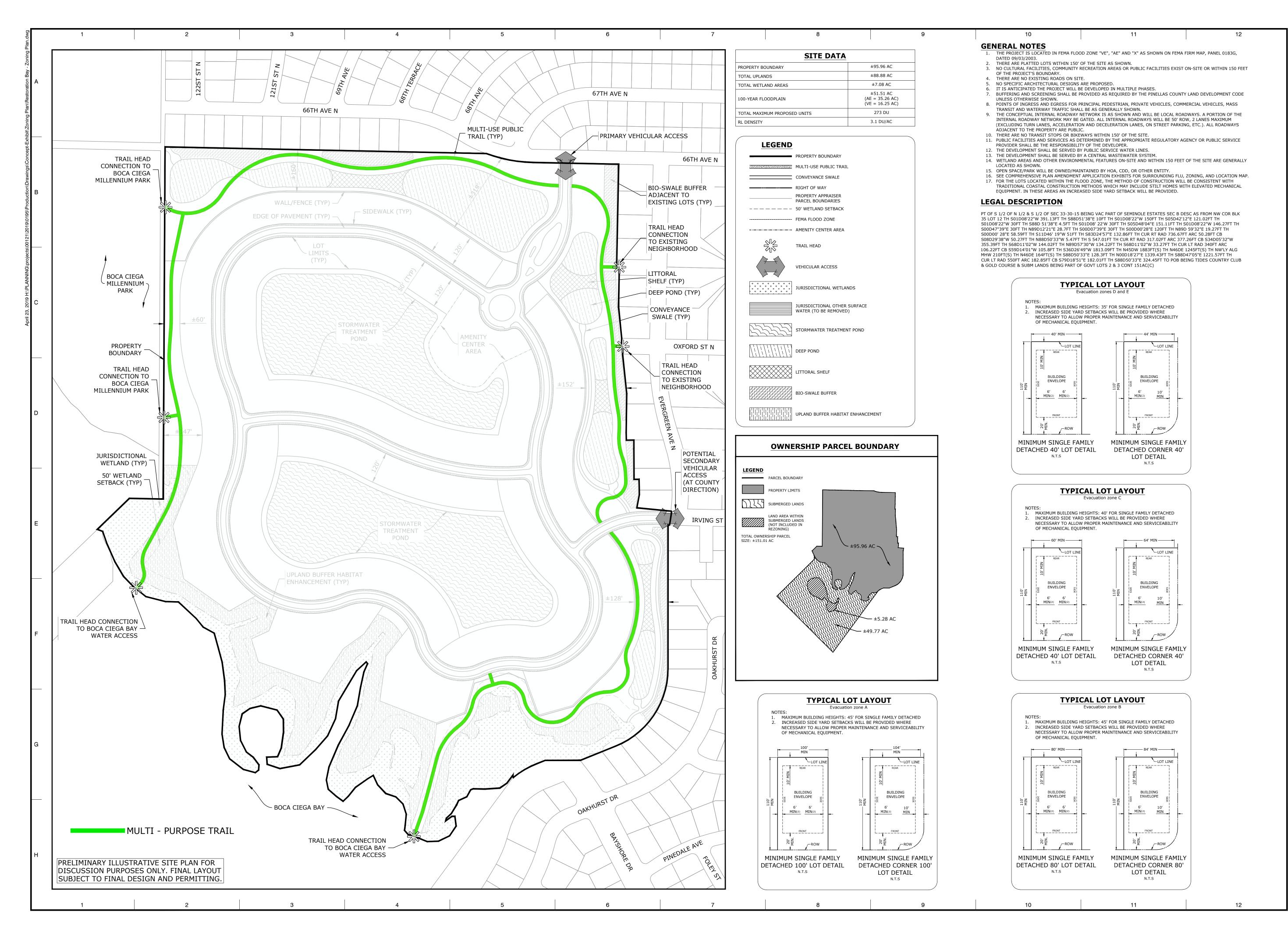
License #2610

O. DATE REVISION

RESTORATION BAY
PINELLAS COUNTY, FLORIDA
BIT B - EVACUATION ZONI
OVERLAY EXHIBIT

2019-0195-00

JOB NO: DATE:



0 160
SCALE: FEET



COLLABORATE. INNOVATE. CREATE
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com

License #2610

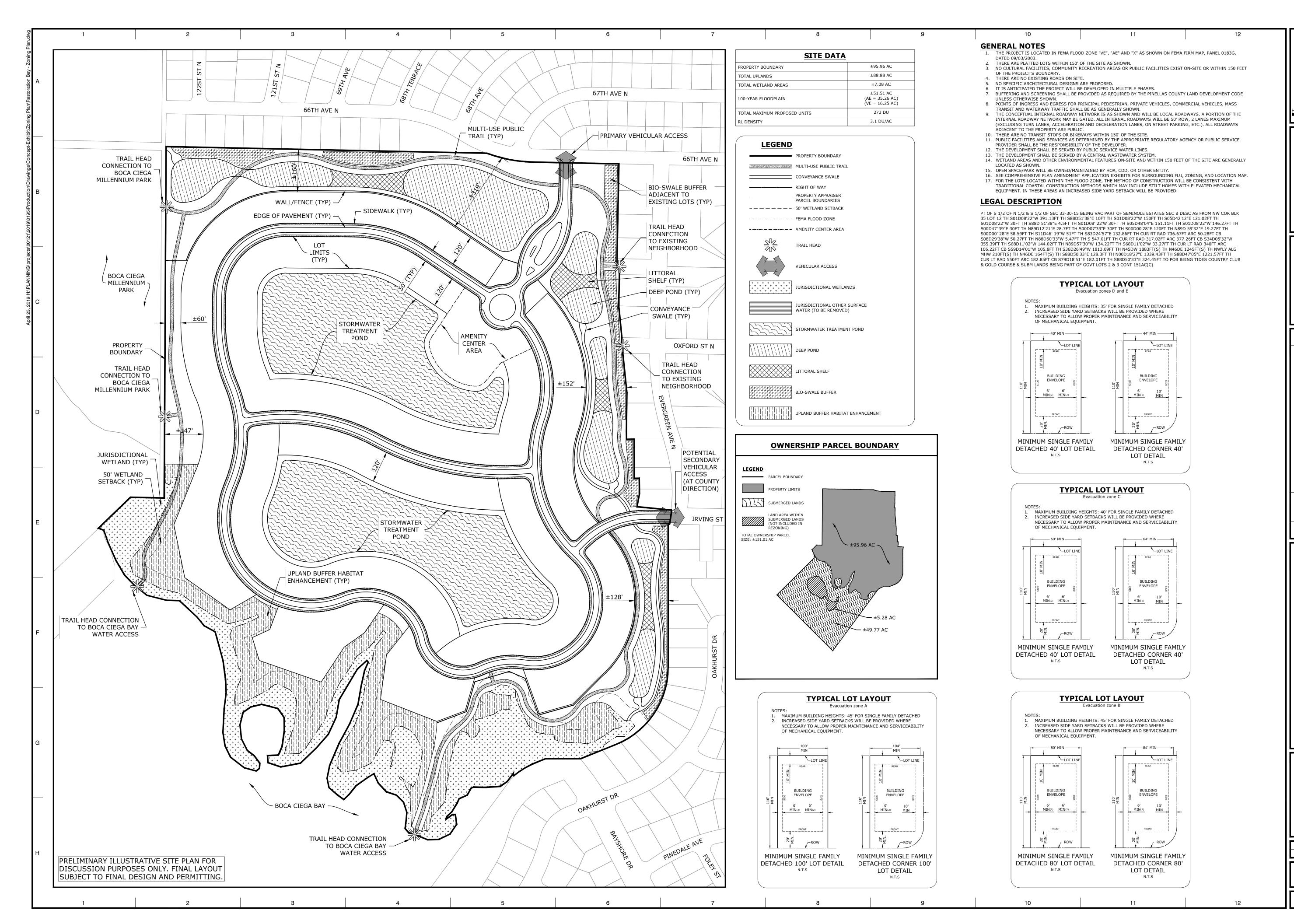
BY

RESTORATION BAY
PINELLAS COUNTY, FLORIDA
T A - MULTI PURPOSE TR
EXHIBIT

JOB NO: DATE:

1 OF 5

2019-0195-00



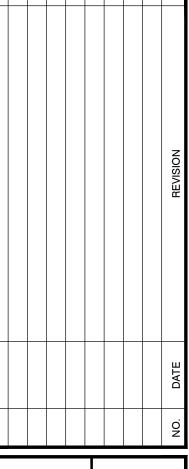


0 160 SCALE: FEET



ARDURRA COLLABORATE. INNOVATE. CREATE. 4921 Memorial Highway

One Memorial Center, Suite 300 Tampa, Florida 33634 Phone: (813) 880-8881 www.Ardurra.com License #2610



RESTORATION BAY
PINELLAS COUNTY, FLORIDA
DEVELOPMENT MASTER PLA

DB NO: 2019-0195-00 ATE: 11/12/2020

July 2019 Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments

Tab 2

Scott W. Cichon Robert A. Merrell III John P. Ferguson Mark A. Watts Heather Bond Vargas Andrea M. Kurak Michael J. Woods Raymond L. Schumann Kathleen L. Crotty Michael O. Sznapstajler Matthew S. Welch Robert E. Doan Douglas J. Collins Holly J. Woersching Sarah Zimmerman Fogle Taylor M. Westfall Jessica L. Gow



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

July 23, 2019

OF COUNSEL Kelly Parsons Kwiatek Harold C. Hubka Larry D. Marsh

Larry D. Marsh
Maja Sander Bowler
Peter R. J. Thompson*
*Practice limited to federal
immigration matters

RETIRED

Thomas S. Hart

William M. Cobb (1881-1939) Thomas T. Cobb (1916-2004) W. Warren Cole, Jr. (1926-2008)

VIA ELECTRONIC AND US MAIL

Teri Hasbrouck, CPM Brownfield Land Recycling Program County of Pinellas 13805 58th Street North, Suite 1-200 Clearwater, FL 33760

Re: Request for Brownfield Area Designation - Restoration Bay

11832 66th Ave, FL

Parcel ID No.: 33-30-15-00000-240-0100

Dear Ms. Hasbrouck:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as the Applicant's formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes. In addition, enclosed herein please find a completed Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments.

The Applicant is interested in redeveloping the Property for residential, recreational, and conservation uses focused around the natural resources present on the property. However, the redevelopment of the Property is complicated by environmental issues associated with the historic use and operation of the Property as a golf course. The Applicant is interested in redeveloping the Property using the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues.

Under Section 376.80(2)(c), Florida Statutes, a local government designates a property as a Brownfield Area if the applicant meets the applicable criteria provided for in the statute. A description of said criteria and an analysis of how the Applicant meets the same is provided below.

<u>I. Section 376.80(2)(c)1, Florida Statutes.</u> A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.

The Applicant, who is the owner of the Property, is requesting the Brownfield Area designation. As the owner of the property, the Applicant plans to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection in order to complete site rehabilitation and redevelopment of the brownfield site.

II. Section 376.80(2)(c)2, Florida Statutes. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.

The redevelopment of the Property for residential uses will include the creation of recreational areas, conservation areas, and/or park areas. As such, the job creation requirement does not apply to the proposed redevelopment. However, the Applicant anticipates that the redevelopment of the Property will result in the creation of more than 10 new permanent, full-time equivalent jobs for association management, home sales, and maintenance of the new residential community, which will not be associated with redevelopment project demolition or construction at the Property.

<u>III. Section 376.80(2)(c)3, Florida Statutes.</u> The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations.

The proposed Future Land Use categories associated with the redevelopment are Residential Low, and Preservation. The proposed designations allow for the development of a residential subdivision while preserving sensitive natural lands and habitat. As a part of the proposed development, the Applicant is dedicating roughly 6 acres for public open space uses, which includes a Greenscape Corridor which connects the Boca Ciega Millennium Park all the way to Boca Ciega Bay. The installation of educational signage, pedestrian access walkways, and canoe/kayak launches can be utilized to encourage individuals to observe and understand the importance of protecting natural spaces. The Property, located next to a 187-acre resource-based park, is the perfect opportunity for smart development that allows for an interconnected wildlife and habitat corridor while providing for the continued growth of Pinellas County.

The Property's current Future Land Use categories are Recreation/Open Space and Preservation. These land use designations were meant to depict the areas of the County that are now used, or appropriate to be used for open space and recreational purposes and in this instance, were specific to the previous Golf Course use (now terminated). Concurrent with this Brownfield Area designation request, there are pending, concurrent applications for FLUM and zoning designation amendments to coincide with the proposed redevelopment of the Property for residential, open space, recreation, and conservation uses. Consequently, upon concurrent approval of all related applications, the Brownfield designation will be consistent with the current Future Land Use category.

Redevelopment of the Property for residential use requires an amendment to the Future Land Use Designation and Zoning Designations applicable to the property. The proposed Future Land Use is Residential Low. The property's current Future Land Use is not compatible with the current zoning on the Property, which allows for large residential lots associated with agricultural development. The proposed Future Land Use change and rezoning will clarify the permitted uses and ensure a consistent application of the regulations on the Property.

Policy 1.16.2 of the Pinellas County Land Development Code states that "[t]he Pinellas County Brownfield Program will work with public and private entities, landowners and purchasers to assess the impacts of previous site uses and to facilitate cleanup of eligible properties in order to return them to a productive economic purpose and desirable community use." While the Property's former use as a golf course was considered a viable open space use under the Comprehensive Plan, the golf course has since gone out of operation and is no longer economically productive. If left undeveloped, the property may fall into a state of overgrowth and disrepair that will negatively affect the overall character of the surrounding area. Further, the landscaping used on the former golf course included non-native vegetation, and the continued growth of these species may result in impacts to local habitat and wildlife. The Applicant has committed to providing native vegetation throughout the redevelopment to ensure a healthy and vibrant natural corridor. The Applicant further proposes to protect the Boca Ciega waterfront corridor through appropriate limitation of permissible passive uses therein.

The operation of a golf course can have significant impacts to local waterbodies, groundwater, and soil resulting from the application of pesticides and herbicides in large quantities. The contaminants found in pesticides and herbicides can negatively affect human health and safety, impact water quality, and disrupt natural food chain processes. As a part of the redevelopment, any environmental impacts resulting from the former golf course operation will be assessed and remediated to the standards required by the Florida Department of Environmental Protection. In addition, the proposed layout of the ponds and swales will provide an opportunity for stormwater treatment before the water reaches Boca Ciega Bay, which will further improve water quality in the area.

The Property's current zoning is Residential Agricultural, with a small portion of the property designated as Aquatic Lands. The proposed zoning includes is to a Residential Planned

Pinellas County July 23, 2019 Page 4

Development (RPD). The proposed residential redevelopment includes a density of less than 2.5 units per acre, which is less than the maximum allowed of 5 units per acre, and is in line with the 273-lot plat approved for the Property before its use as a golf course. This density is less than what is developed in adjoining subdivisions and provides for greater open space and recreational areas as part of the development.

The proposed redevelopment of the former golf course into a residential subdivision will help provide for the continued growth by converting disused land into new living opportunities for residents. The proposed development preserves approximately 39% of the property for recreational and open space uses, in addition to the open space areas that will be contained within the development area itself. This Property presents the opportunity to remediate potential impacts resulting from its former use a golf course while continuing to provide open space recreational opportunities to residents through the use of the planned nature boardwalks and conservation areas. The planned development and associated open space preservation meets Objective 3.2 of the Pinellas County Comprehensive Plan, which states that Pinellas County shall "ensure that [natural] resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored."

IV. Section 376.80(2)(c)4, Florida Statutes. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.

The Applicant is committed to providing proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment of the Property. The Applicant will assist the County in complying with the required notice provisions for the Brownfield Area, including notifying neighbors and stakeholders, providing the County with any and all comments and suggestions it receives regarding site rehabilitation, posting the notice at the proposed Brownfield Area, and reimbursing the County with all costs incurred in complying with the notice requirements.

<u>V. Section 376.80(2)(c)5, Florida Statutes.</u> The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

Information regarding the Applicant's financial resources is attached to the enclosed Application. As an affiliate of a successful, state-wide business with a history of responsible redevelopment, the Applicant has sufficient financial resources to implement and complete site rehabilitation and redevelopment of the Property.

Pinellas	County
July 23,	2019
Page 5	

If you have any questions or comments regarding the Applicant's request, please do not hesitate to contact me. We look forward to working with Pinellas County on this matter.

Sincerely,

Michael O. Sznapstajler

Direct Dial (386) 323-9222 Michael.Sznapstajler@CobbCole.com Fax (386) 944-7963

Enclosure

cc: Ron Carpenter, MSRE

Joel Tew, Esquire (each with enclosure)

Exhibit A

Property Description



EXHIBIT A

LEGAL DESCRIPTION: PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 12062805 JJS, EFFECTIVE DATE JULY 19, 2012 at 5:00PM.

TIDES GOLF COURSE (PARCEL 1)

Commence at the Northwest corner of Lot 12, Block 35 of said Section B Seminole Estates for a Point of Beginning, proceed South 01°08'22" West, 391.13 feet; thence South 88°51'38" East, 10.00 feet; thence South 01°08'22" West, 150.00 feet; thence South 05°42'12" East, 121.02 feet; thence South 01°08'22" West, 30.00 feet; thence South 88°51'38" East, 4.50 feet; thence South 01°08'22"West, 30.00 feet; thence South 05°48'04" East, 151.11 feet; thence South 01°08'22" West, 146.27 feet; thence South 00°47'39" East, 30.00 feet; thence North 89°12'21" East, 28.70 feet; thence South 00°47'39" East, 30.00 feet; thence South 00°00'28" East, 120.00 feet; thence North 89°59'32" East, 19.27 feet; thence South 00°00'28" East, 58.59 feet; thence South 11°46'19" West, 51.00 feet; thence South 83°24'57" East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South 08°29'38" West. 50.27 feet; thence North 88°50'33" West, 5.47 feet; thence South 547.01 feet; thence 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34°05'32" West, 355.39 feet; thence South 68°11'02" West, 144.02 feet; thence North 89°57'30" West, 134.22 feet; thence South 68°11'02" West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59°14'01" West. 105.80 feet; thence North 00°08'29" East, 17.76 feet; thence along the government meander line North 65°03'45" West, 850.03 feet; thence North 45°03'45" West, 790,22 feet; thence North 00°18'27" East, 1464.36 feet; thence South 88°47'05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79°18'51" East, 182.01 feet; thence South 88°50'33" East, 324.45 to the Point of Beginning.

AND (PARCEL 2)

A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a Point of Beginning; said Point of Beginning being on the Northern boundary line of Government Lot 2, thence South 00°18'27" West, 124.93 feet; thence South 46°00'00" West, 270.00 feet More or Less to Point "A", said Point "A" being on the approximate Mean High Water Line; thence return to the Point of Beginning; thence North 88°50'33" West, 128.30 feet; thence South 46°00'00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line, thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described. Government Lot 2 together with any accretions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along

EXHIBIT A

Section line, 1320 feet; thence South 43°30'00" West, 1450.00 feet; thence North 45°00'00" West, 1950.00 feet to a Point of Beginning; continue North 45°00'00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46°00'00" East 1450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36°26'49" West, 1813.09 feet, more or less to the Point of Beginning.



PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM INDIVIDUAL APPLICATION FOR BROWNFIELDS DESIGNATION

Complete this form to request designation by Pinellas County as a Brownfields area. It is important to complete all applicable sections and attach all necessary information. It is required that a Brownfields Preapplication Meeting be held before submitting this application. If you have any questions concerning completion of this application or wish to schedule a Preapplication Meeting, please call (727) 464-7332 and ask to speak to the Brownfields Coordinator. This application is to be completed by a person who owns or controls a potential brownfields site and is requesting designation and has agreed to rehabilitate and redevelop the brownfields site or area in accordance with the Florida Brownfields Redevelopment Sections 376.77-376.84, Florida Statutes.

*Please submit an original and thirteen copies of the application and supporting documentation.

PROPERTY INFORMATION
Property or Area Name Restoration Bay
Address_ 11832 66th Avenue
City Seminole State FL Zip Code 33772
Property Size (acres/square feet) 20,088 sq. ft. Parcel Number(s) 33-30-15-00000-240-0100
Attach property location map and legal description of property.
PROPERTY DESCRIPTION
Briefly describe property (vacant land, unoccupied, incorporated, etc.): The property consists of a former golf course, which has ceased to operate.
Current Zoning: Residential Agriculture (R-A), small portion of Aquatic Lands (AL) Zoning Proposed zoning: Residential Planned Development (RPD)
Exising FLU: Recreation/Open Space (R/OS), small portion of Preservation (P) Future Land Use Designation Proposed FLU: Residential Low (RL), Preservation (P)
Is property located within one or more of the following? (Check all that apply)
EPA Brownfields Assessment Pilot/Grant Area
Community Redevelopment Area
Enterprise Zone
Empowerment Zone



Located within one-half mile of an existi	ng major s	treet?	_X	_Yes	_	No	
Public street access?x_Yes	No						
Existing public water and sewer distribu	tion lines?		_x_Yes	_	No		
Outside floodplain area?Yes	X	_No	(If No)	X	100 Yr.	25 Yr.	
Describe all outstanding property taxes As of 5/22/19, there is an outstanding pro			,	or the pr	operty.		
APPLICANT INFORMATION							
Name TTGC, LLC							
Address 142 W. Platt Street, Suite 116							
City Tampa	_ State _F	FL	Z	Zip Co	de <u>3360</u>	6	
Phone 813-323-3330 F	ax		E-N	/lail _F	Ron@carp	enterCoFI.com	
Interest in Property:							
Current Property Owner							
CURRENT PROPERTY OWNER(S) (if		,	, ,				
Address							
City	State		Zip (Code_			
Phone	Fax			_E-Ma	il		
Legal Status of the Current Property Ov	. ,						
Individual/Sole Proprietorship			eral Partne	•		State)
XLimited Liability CompanyFlorida Corporation		Lim	ted Partner	ship		Florida State)
Out-of-State Corporation	State	of Inco	rporation				



If the owner is not the applicant a letter or Affidavit of Authorization is required.

Brief description of the nature and geographical extent of contamination by hazardous substances and/or pollutants, if known: A golf course was historically operated at the property. As a result of this use, the Applicant understands that certain constituents of concern may be present from the historic and customary application of pesticides. Brief description of any previous or current remedial action: The proposed remedial action plan involves the assessment and cleanup of soil and/or groundwater to facilitate the redevelopment of the property. If remediation is needed, will you agree to enter into a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection (or authorized designee)? X Yes ______No Attach Phase I or Phase II Environmental Reports, if available.

DESIGNATION CRITERIA

The following information addresses Brownfields Designation Criteria as outlined in s 378.80 F.S. required for projects where an individual who owns or controls a potential Brownfields site is requesting the designation and has agreed to rehabilitate the brownfields site.

DEVELOPMENT PLAN/ECONOMIC PRODUCTIVITY

Provide a general description of the proposed redevelopment plans for the site also describes how the rehabilitation and redevelopment of the proposed Brownfields site or area will result in economic productivity of the area. Attach additional sheets as necessary to complete your response. **Be sure to attach further illustrative or graphic information, as appropriate.**

Applicant is reminded that the proposed site development is subject to final approval by County Administrator and must be in compliance with all applicable Local Government and County Codes and regulations in effect at the time of permitting.



JOB CREATION

How many new permanent full-time or part-time jobs will the project create, which are not associated with the assessment and remediation of the project site? (Please note that section s.376.80 (20(b)(2) F.S. requires a minimum of ten (10) new jobs be created?) A minimum of ten (10) new jobs will be created.

Does the applicant have an agreement with the County, which contains the terms for the redevelopment of the Brownfield site or brownfield area (provide copy if available)?

An application for redevelopment of the Brownfield site is pending.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Is the proposed redevelopment of the proposed Brownfields site consistent with the local comprehensive plan? Yes*

An application to amend the zoning and future land use applicable to the property is being processed concurrently with this application.

Please provide a letter from the Pinellas Planning Council stating that the proposed Brownfields area is consistent with the Pinellas Countywide Plan.

ZONING

Is the proposed project a permittable use under the local land development regulations? Yes*

*An application to amend the zoning and future land use applicable to the property is being

Please provide a zoning verification letter from the local government Zoning Department stating that the proposed project is a permittable use.

FINANCIAL RESOURCES

Reasonable assurances must be provided by the applicant that sufficient financial resources are available to the applicant to implement and complete a rehabilitation agreement and redevelopment plan. Attach a statement, as well as any other appropriate information, outlining the financial resources available to the applicant for rehabilitation and redevelopment. This statement can include financial resources the applicant anticipates to obtain (private loans, equity and assistance) through designation as a Brownfields area. In short, describe your general financial plan for your project. *Please see the Financial Statement attached as "Exhibit B" to this Application and incorporated by reference herein.

Documentation of Public Notice

Has the required public notice been given to nearby neighbors and residents of the proposed Brownfields area in accordance the Florida Brownfields Redevelopment Act? No* A copy of the newspaper advertisement and a photo of the posted notification(s) shall be provided by applicant. *Notice will be provided upon the scheduling of the area

PUBLIC HEARING DOCUMENTATION

If the proposed Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, attach the results of at least one public hearing (advertised and held in accordance with the Brownfields Redevelopment Act) in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns must be provided prior to the approval of the

designation hearings.





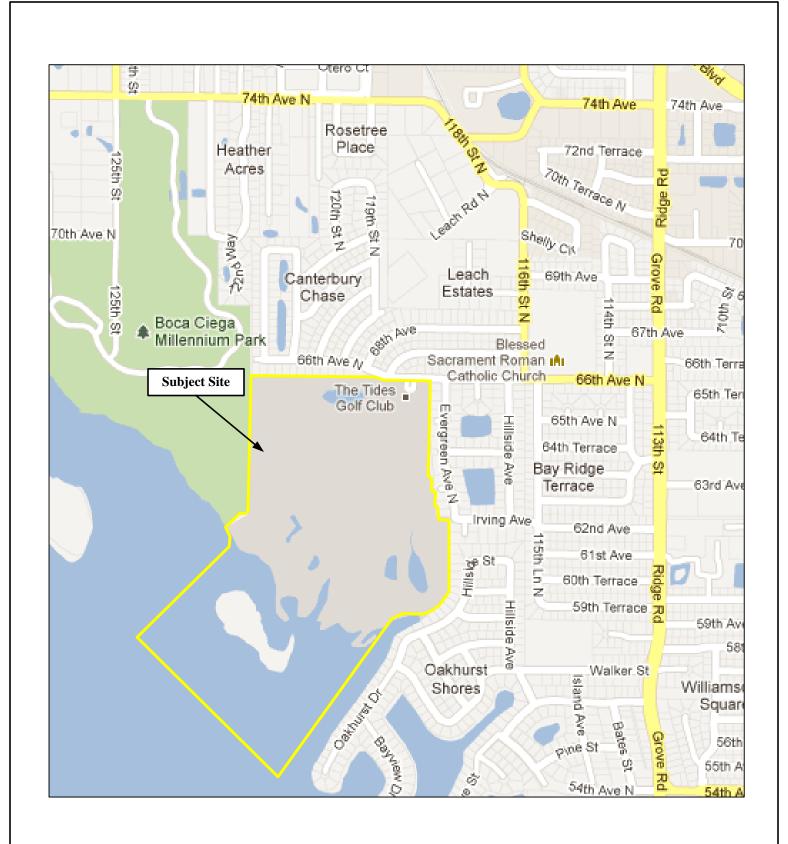
application. Public Hearing documentation may be provided after application is submitted but will be required prior to application approval by the BOCC. Date of Public Hearing __TBD Location of Public Hearing TBD **SERVICES TO BE PROVIDED** Have you had a Brownfields Preapplication Meeting? x Yes No (It is required that applicants have Per the Applicant's discussions with County Staff, a Preapplication Meeting. Please call (727) 464-7332 for more information. the Applicant would like to participate in a Brownfields Preapplication Meeting. In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives you are seeking through this designation (check all that apply): Type of Designation: _____ Several parcels ___ X __ Single parcel Type of Assistance/Incentives: X Regulatory Assistance (aid for meeting government agency permitting requirements) Technical Assistance (aid in obtaining grants, loans, etc.) Grants (gap financing for Brownfields remediation) Loans (remediation loan funds) X Tax Credits/Exemptions due to Brownfield Area Designation Job Creation Credits due to Brownfield Area Designation Job Training Grants due to Brownfield Area Designation State-level Brownfield Program Incentives x Other: Please describe in greater detail the services you would like to receive as a participant in the Brownfields program (optional): Participation in the Brownfields Program will provide a regulatory framework to facilitate the assessment and redevelopment of the property. What are your goals with respect to the property (i.e., sale, redevelopment, business expansion, etc.)? The Applicant's goal is to redevelop the property into a mixed use development, including but not limited to residential, park/open space, and natural preservation uses while improving the environmental condition of the property and surrounding natural resources.

The contents of this application shall be considered public records of the County. The undersigned affirms

that the information contained in this application is true and accurate.



Applicant:	7/23/19
Signature	Date
Print/Type Name	
For Office Use Only	
Application Received by:	Date:
Application Completeness Review Completed I	ation (if applicable):by:by:bince [s] below):
Signature of Reviewer:	
BOCC HEARING DATE FOR DESIGNATION	OF SITE AS A BROWNFIELDS AREA:





LOCATION: 11832 66th Ave

Seminole, FL 33772

Site Location Map			
Date:	September 4, 2012		
Figure No.:	1		

75-61513

HSA Project No.:

EXHIBIT A

LEGAL DESCRIPTION: PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 12062805 JJS, EFFECTIVE DATE JULY 19, 2012 at 5:00PM.

TIDES GOLF COURSE (PARCEL 1)

Commence at the Northwest corner of Lot 12, Block 35 of said Section B Seminole Estates for a Point of Beginning, proceed South 01°08'22" West, 391.13 feet; thence South 88°51'38" East, 10.00 feet; thence South 01°08'22" West, 150.00 feet; thence South 05°42'12" East, 121.02 feet; thence South 01°08'22" West, 30.00 feet; thence South 88°51'38" East, 4.50 feet; thence South 01°08'22"West, 30.00 feet; thence South 05°48'04" East, 151.11 feet; thence South 01°08'22" West, 146.27 feet; thence South 00°47'39" East, 30.00 feet; thence North 89°12'21" East, 28.70 feet; thence South 00°47'39" East, 30.00 feet; thence South 00°00'28" East, 120.00 feet; thence North 89°59'32" East, 19.27 feet; thence South 00°00'28" East, 58.59 feet; thence South 11°46'19" West, 51.00 feet; thence South 83°24'57" East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South 08°29'38" West. 50.27 feet; thence North 88°50'33" West, 5.47 feet; thence South 547.01 feet; thence 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34°05'32" West, 355.39 feet; thence South 68°11'02" West, 144.02 feet; thence North 89°57'30" West, 134.22 feet; thence South 68°11'02" West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59°14'01" West. 105.80 feet; thence North 00°08'29" East, 17.76 feet; thence along the government meander line North 65°03'45" West, 850.03 feet; thence North 45°03'45" West, 790,22 feet; thence North 00°18'27" East, 1464.36 feet; thence South 88°47'05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79°18'51" East, 182.01 feet; thence South 88°50'33" East, 324.45 to the Point of Beginning.

AND (PARCEL 2)

A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a Point of Beginning; said Point of Beginning being on the Northern boundary line of Government Lot 2, thence South 00°18'27" West, 124.93 feet; thence South 46°00'00" West, 270.00 feet More or Less to Point "A", said Point "A" being on the approximate Mean High Water Line; thence return to the Point of Beginning; thence North 88°50'33" West, 128.30 feet; thence South 46°00'00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line, thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described. Government Lot 2 together with any accretions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along

EXHIBIT A

Section line, 1320 feet; thence South 43°30'00" West, 1450.00 feet; thence North 45°00'00" West, 1950.00 feet to a Point of Beginning; continue North 45°00'00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46°00'00" East 1450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36°26'49" West, 1813.09 feet, more or less to the Point of Beginning.

Exhibit B

Financial Statement for Brownfield Area Designation

The Applicant is an affiliate of Carpenter Companies Florida, LLC and Eisenhower Property Group. As an affiliate of these entities, the Applicant brings over 110 years of combined experience in real estate development having been involved in the development of over 10,000 residential units throughout Florida.

The Carpenter Companies represent a full spectrum approach to real estate. Mr. Carpenter is a licensed Real Estate Broker in Florida and has a Master's Degree in Real Estate from the University of Florida's Warrington College of Business. Mr. Carpenter's main expertise is in Residential and Commercial Development.

Eisenhower Property Group (an affiliate of Hills and Associates) is a major community developer currently active in the Tampa Bay Area with over 10,000 residential units under control. Eisenhower Property Group has the experience and resources to partner in the transformation of the subject property to benefit the surrounding area.

The Applicant plans to use this expertise to facilitate to development of the property through practical investment strategies and financial planning. The Applicant intends to use traditional/private lending and private investment strategies to finance the redevelopment of the property. In addition to private investment and lending, the Applicant intends to utilize the Voluntary Cleanup Tax Credits awarded for voluntary site rehabilitation to offset assessment and cleanup expenses and to facilitate the proposed redevelopment.

http://carpentercofl.com/



Tab 3
April 2020 Brownfield Area Designation Resubmittal Package

Scott W. Cichon Robert A. Merrell III John P. Ferguson Mark A. Watts Heather Bond Vargas Michael J. Woods Raymond L. Schumann Kathleen L. Crotty Michael O. Sznapstajler Matthew S. Welch Robert E. Doan Douglas J. Collins Sara E. Glover Holly J. Woersching Taylor M. Westfall Jessica L. Gow Joseph A. Cottingham Nika K. Hosseini Sydney V. Cichon



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

April 20, 2020

OF COUNSEL Harold C. Hubka Larry D. Marsh

RETIREDThomas S. Hart

William M. Cobb (1881-1939) Thomas T. Cobb (1916-2004) W. Warren Cole, Jr. (1926-2008)

VIA E-MAIL AND US MAIL

Pinellas County Attn: Mr. Brent D. Hall Public Works 22211 US 19 Clearwater, FL 33765

Re: Request for Brownfield Area Designation Resubmittal - Restoration Bay

11832 66th Ave, FL

Parcel ID No.: 33-30-15-00000-240-0100

Dear Mr. Hall:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). Please accept this letter as the Applicant's resubmittal of the formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes.

Per the discussions at our meeting on February 25, 2020 and conference call on March 16, 2020, County Staff requested that the Applicant supplement its application, dated July 23, 2019, with a summary of the redevelopment and additional information on the Applicant's resources to complete the redevelopment. In connection with County Staff's request, enclosed herein please find the following resubmittal documents:

- Tab 1: Summary of the proposed redevelopment;
- Tab 2: Lender statement regarding the Applicant's resources to complete the redevelopment; and
- Tab 3: July 2019 Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments.

046828-001: MSZNA/MSZNA: 02521519.DOCX; 2

Pinellas County	
April 20, 2020	
Page 2	

If you have any questions or comments regarding this resubmittal, please do not hesitate to contact me. We appreciate your time and assistance with this matter.

Sincerely,

Michael O. Sznapstajler Direct Dial (386) 323-9222

Michael O. Syngstylk

Direct Dial (386) 323-9222 Michael.Sznapstajler@CobbCole.com Fax (386) 944-7963

Enclosures

cc: Chelsea Hardy, Esquire

Ron Carpenter Joel Tew, Esquire

(each via e-mail with enclosures)

Tab 1 Summary of Redevelopment

Restoration Bay – Summary of Proposed Redevelopment

The Restoration Bay project proposes the redevelopment of a former golf course into a residential, recreational and conservation project in accordance with the original plat approved for the property prior to the development of the golf course. The redevelopment plan is designed to result in a unique, environmentally responsible, residential redevelopment, which is compatible with existing, surrounding uses. Specifically, the proposed redevelopment plan includes 273 residential lots, 10 acres of recreation and open space areas that will be open to the public, and significant areas to be placed in conservation. While the development under the proposed future land use for the property could exceed 273 units, the applicant will voluntarily limit its maximum density rights to 273 lots, to exactly match the prior, platted approval for the property, via a Development Agreement, conditional use overlay, or other regulatory mechanism acceptable to the County, as it is the property owner's desire only to restore the prior, approved density for the property, nothing more and nothing less. The preliminary concept plan for Restoration Bay is attached hereto as Exhibit "A".

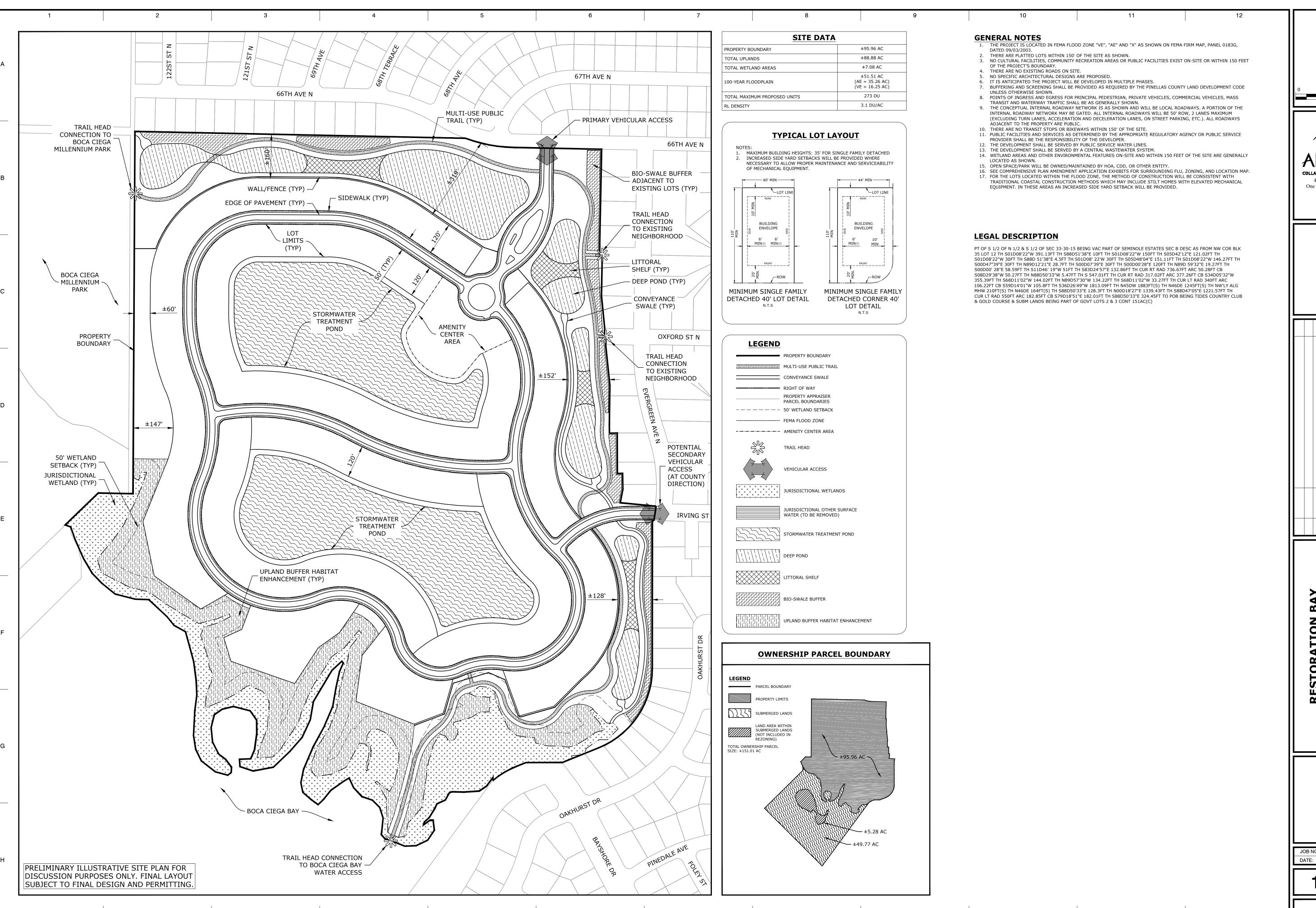
A public benefit of the proposed development is the retention of stormwater runoff on site. Stormwater runoff from the site as well as from existing residential development in the adjacent neighborhoods will be retained and treated to improve the quality of water discharged into Boca Ciega Bay. Therefore, the redevelopment of the Property will produce substantial, area-wide public benefits from an environmental perspective. Further, the proposed development will provide for the removal of invasive vegetation in favor of native species, the creation and preservation of upland coastal habitat, and the establishment of a wetland buffer adjacent to the bay, where none exists today. These benefits will promote environmental growth and greatly enhance the community.

Moreover, the proposed redevelopment provides for a significant portion of the site to be set aside for a linear greenway and trail system accessible to the public. This public open space will provide pedestrian connectivity from Pinellas County's Millennium Park to the edge of Boca Ciega Bay, and will promote the use and enjoyment of natural resources within the property. In addition to preserving approximately ten (10) acres of the site for public open space, the open space is designed to serve as a buffer to the adjoining residential areas, which will create a neutral green space between the proposed development and the surrounding areas. All of these proposed uses, benefits, and improvements noted above will be memorialized in a Development Agreement executed between Pinellas County and the applicant, specifying the scope and limits of the development and ensuring the completion of the improvements.

The resultant development plan provides for a clustered development pattern around a series of stormwater management ponds, generous separation distances and open space buffers in relationship to existing residential use, and provision for public access to a linear greenbelt connecting Millennium Park to Boca Ciega Bay. The plan for this property will (i) add an intergenerational, quality residential community to the County's housing stock, (ii) provide on-site recreational amenities for both the new project residents and the surrounding, pre-existing community-at-large, (iii) remediate environmental impacts associated with the property's former golf course operations, (iv) improve water quality discharge to Boca Ciega Bay, (v) eliminate the continued contamination of the bay by the subject property and the surrounding communities, and (vi) provide publicly-accessible open space.

Redevelopment of the property is complicated by environmental issues associated with the historic use and operation of the property as a golf course, as well as adverse impacts from external, untreated stormwater from adjacent properties flowing into Boca Ciega Bay. The applicant is interested in redeveloping the property under the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues. Florida's Brownfields Program promotes economic development, community development, open and green space projects, and reduces the potential public health and environmental hazards impacted properties. As such, the applicant is seeking to have the property designated as a Brownfield Area in accordance with Section 376.80, Florida Statutes to help facilitate the assessment and cleanup of any environmental issues. This designation will positively benefit the community by spurring economic opportunity at the property and improving the property values of the surrounding neighborhood, as well as protecting public health and the environment by cleaning up the site to Florida Department of Environmental Protection's stringent standards, and providing additional and enhanced open and green spaces for the community to enjoy.

046828-001: MSZNA/NHOSS: 02507757.DOCX; 4



SCALE: FEET

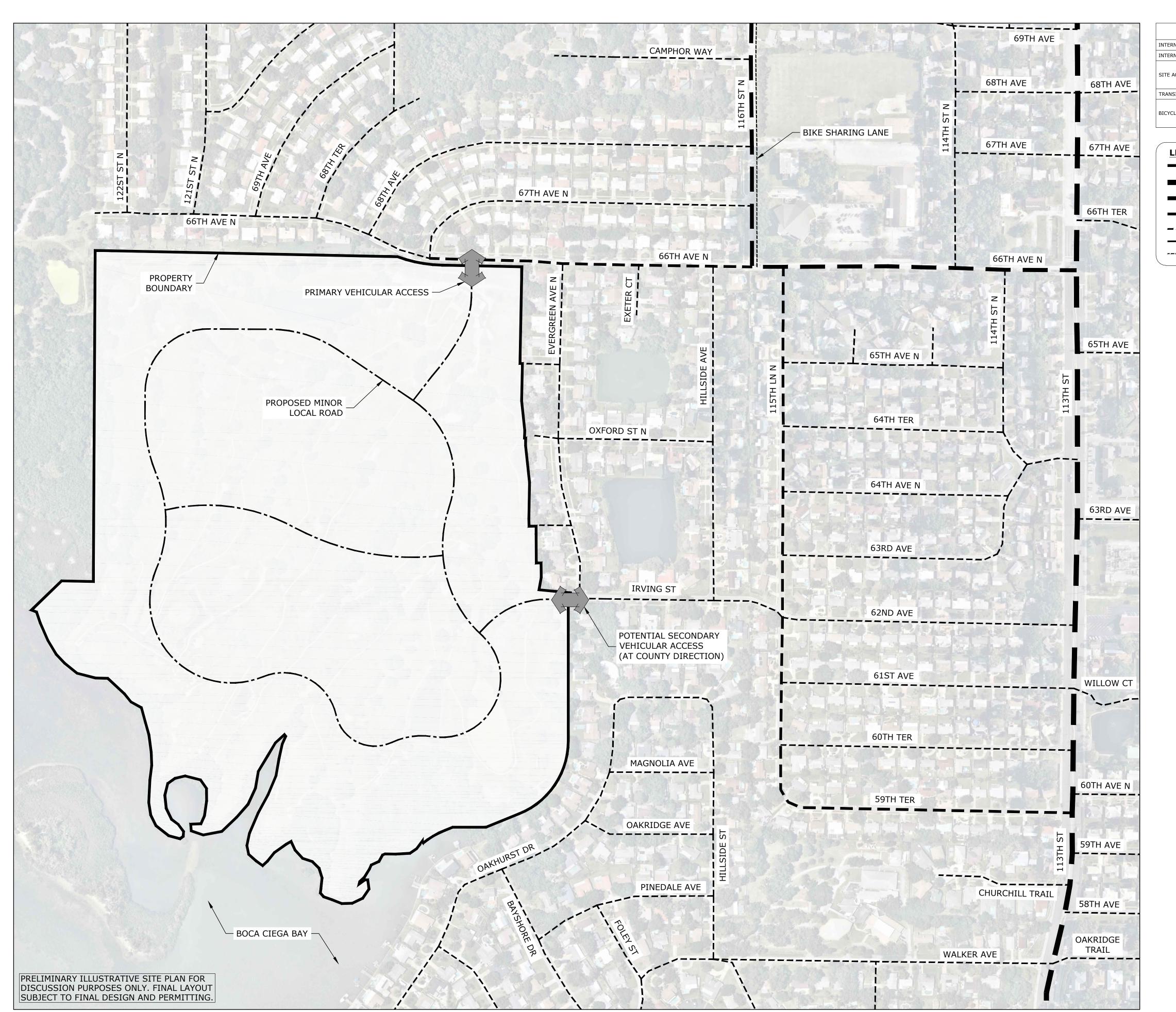
ARDURRA COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

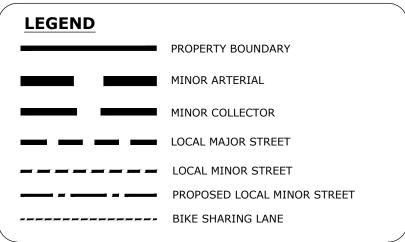
REVISION

RESTORATION BAY
PINELLAS COUNTY, FLORIDA

JOB NO: 2019-0195-00
DATE: 11/27/2019



TRANSPORTATION DATA			
INTERNAL STREET CLASSES	MINOR LOCAL		
INTERNAL ROW WIDTH	50 FEET		
SITE ACCESS POINTS	UP TO 2 TOTAL (1 PRIMARY, 1 POTENTIAL SECONDARY AT COUNTY DIRECTION)		
TRANSIT STOPS	NONE		
BICYCLE/PEDESTRIAN FACILITIES	MULTI-USE TRAIL WITH PUBLIC ACCESS (SEE OPEN SPACE FRAME WORK PLAN, SHEET 4 OF 5)		





SCALE: FEET

ARDURRA
DILIABORATE, INNOVATE, CREATE,

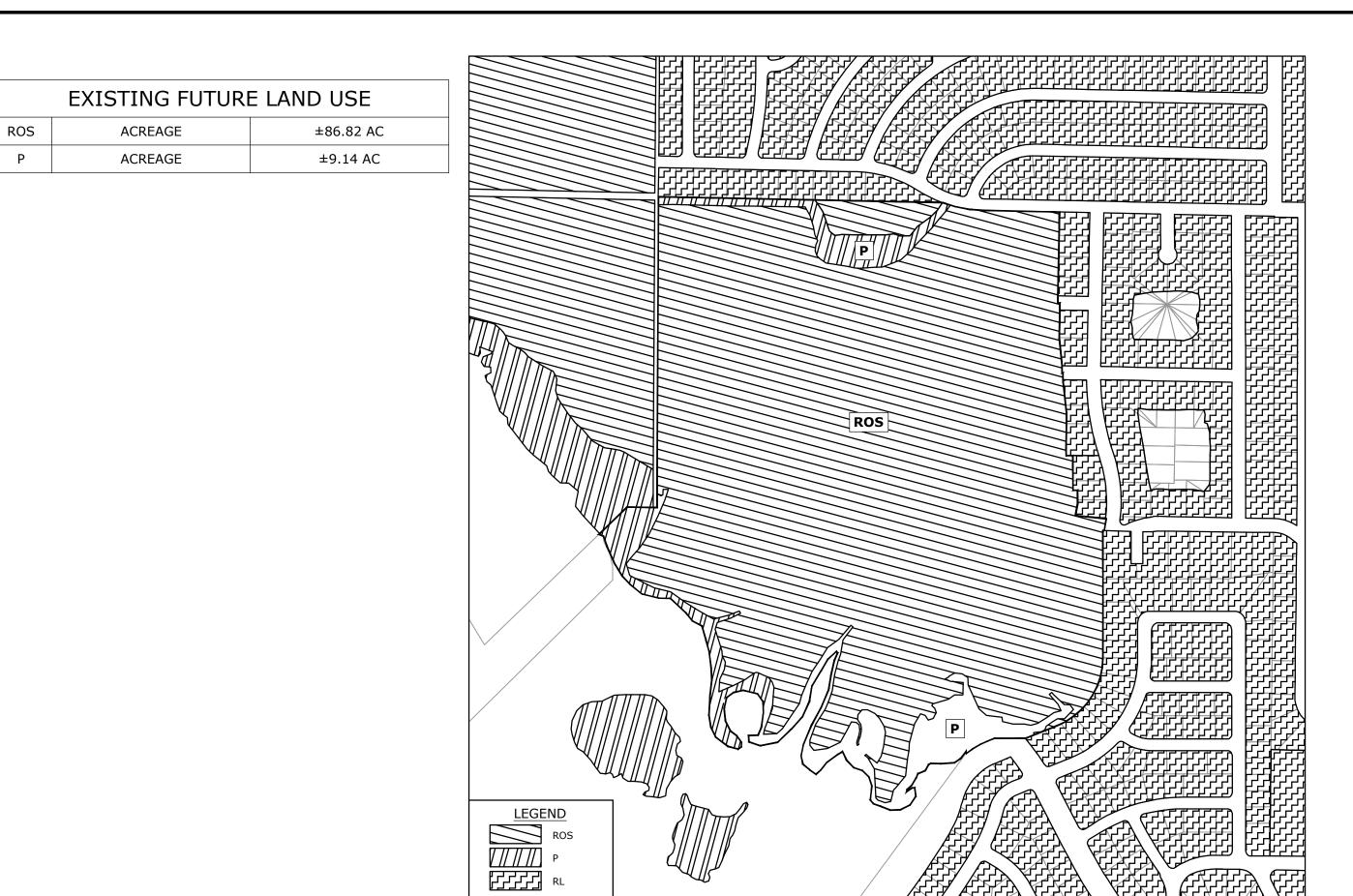
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

REVISION BY

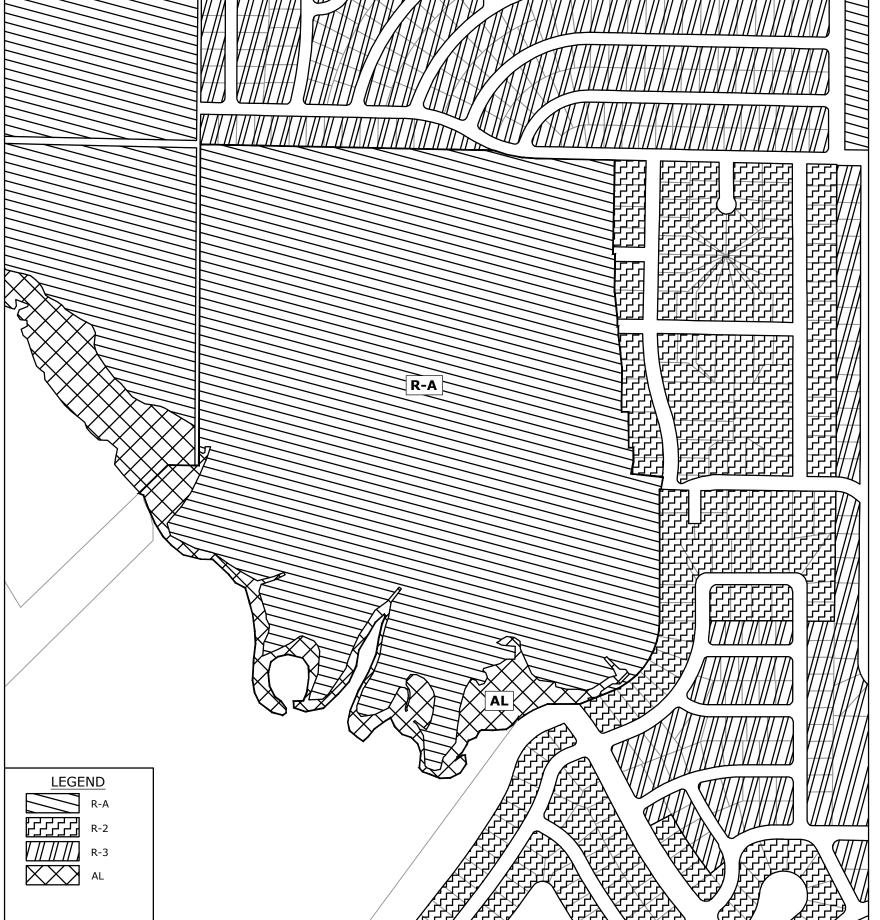
RESTORATION BAY
PINELLAS COUNTY, FLORIDA
ELOPMENT MASTER PLAN
PORTATION FRAMEWORK PLAN

DEVELOPMENT N TRANSPORTATION F

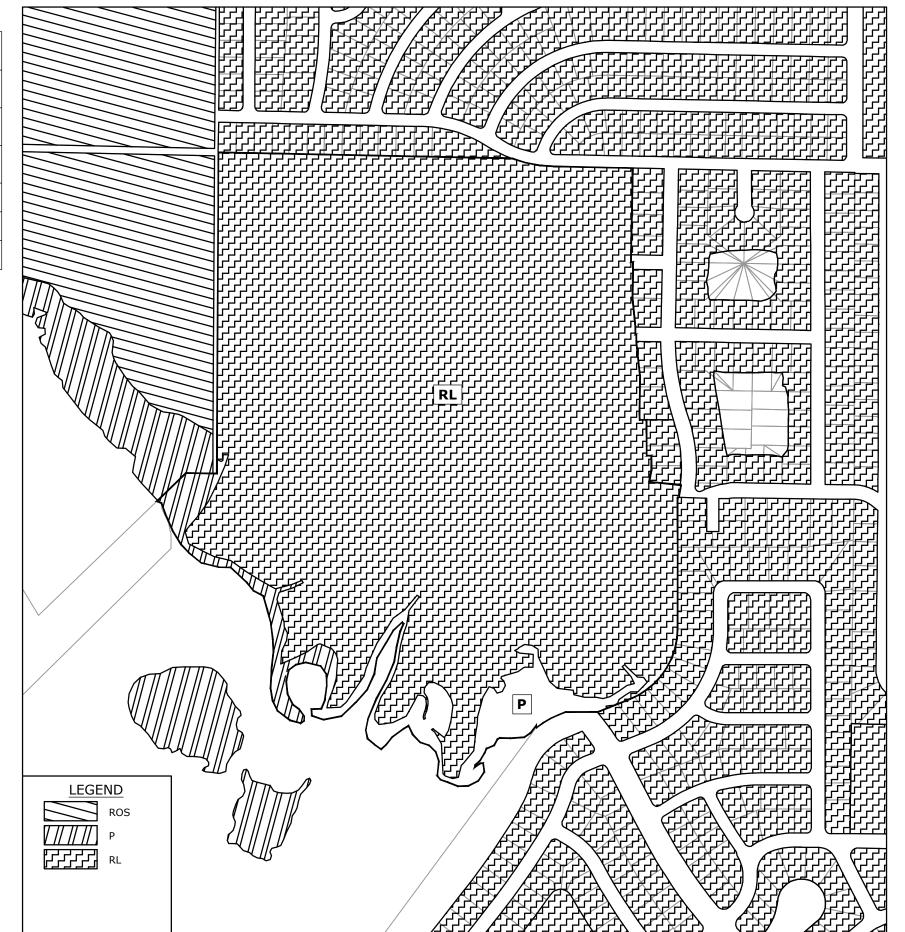
JOB NO: 2019-0195-00 DATE: 11/27/2019



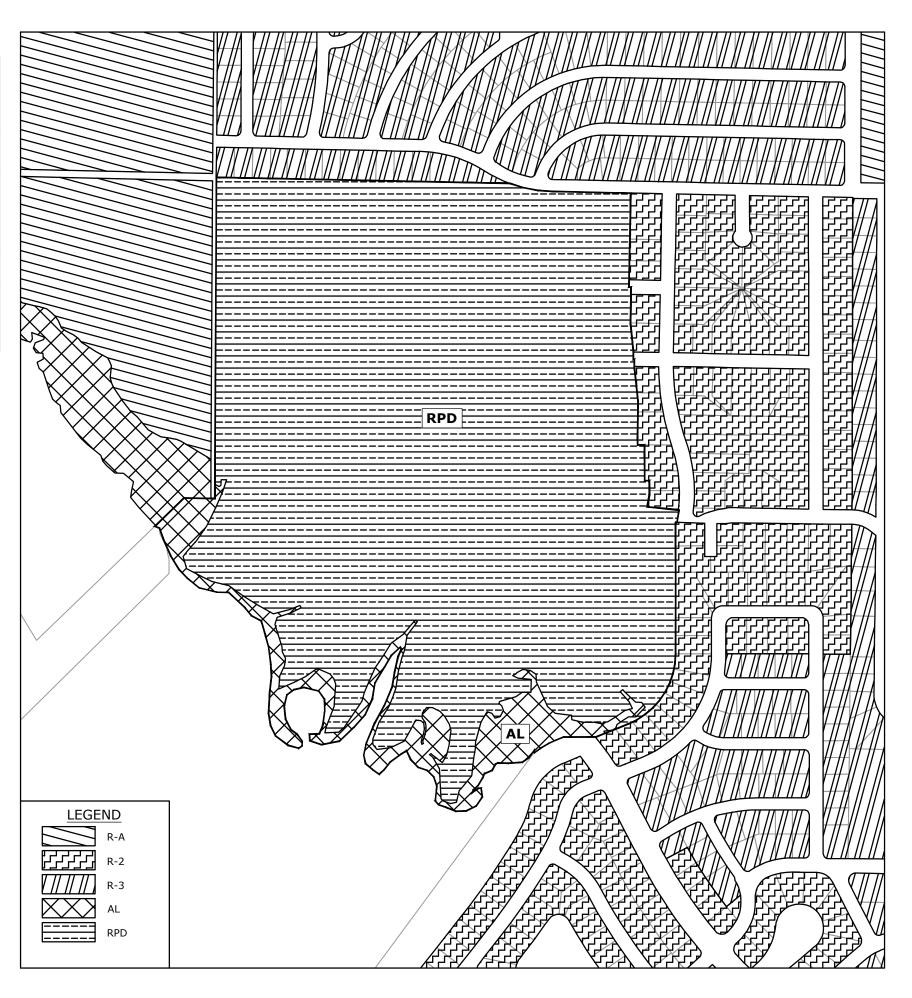
EXISTING ZONING			
R-A	ACREAGE	±88.88 AC	
AL	ACREAGE	±7.08 AC	

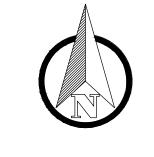


PROPOSED FUTURE LAND USE			
TROPOSED FOTORE LAND USE			
	ACREAGE	±88.88 AC	
RL	PROPOSED DENSITY	5 DU PER ACRE	
	PROPOSED USES	RESIDENTIAL	
	ACREAGE	±7.08 AC	
Р	PROPOSED DENSITY	N/A	
	PROPOSED USES	PRESERVATION	



PROPOSED ZONING				
	ACREAGE	±88.88 AC		
RPD	PROPOSED DENSITY	5 DU PER ACRE		
PROPOSED USES		SINGLE FAMILY DETACHED, MULTI-FAIMLY, ACCESSORY USES		
	ACREAGE	±7.08 AC		
AL	PROPOSED DENSITY	N/A		
	PROPOSED USES	OPEN SPACE, NATURAL RESOURCE MANAGEMENT, DOCKS AND PIERS, STORMWATER FACILITIES		





SCALE: FEET

ARDURR A

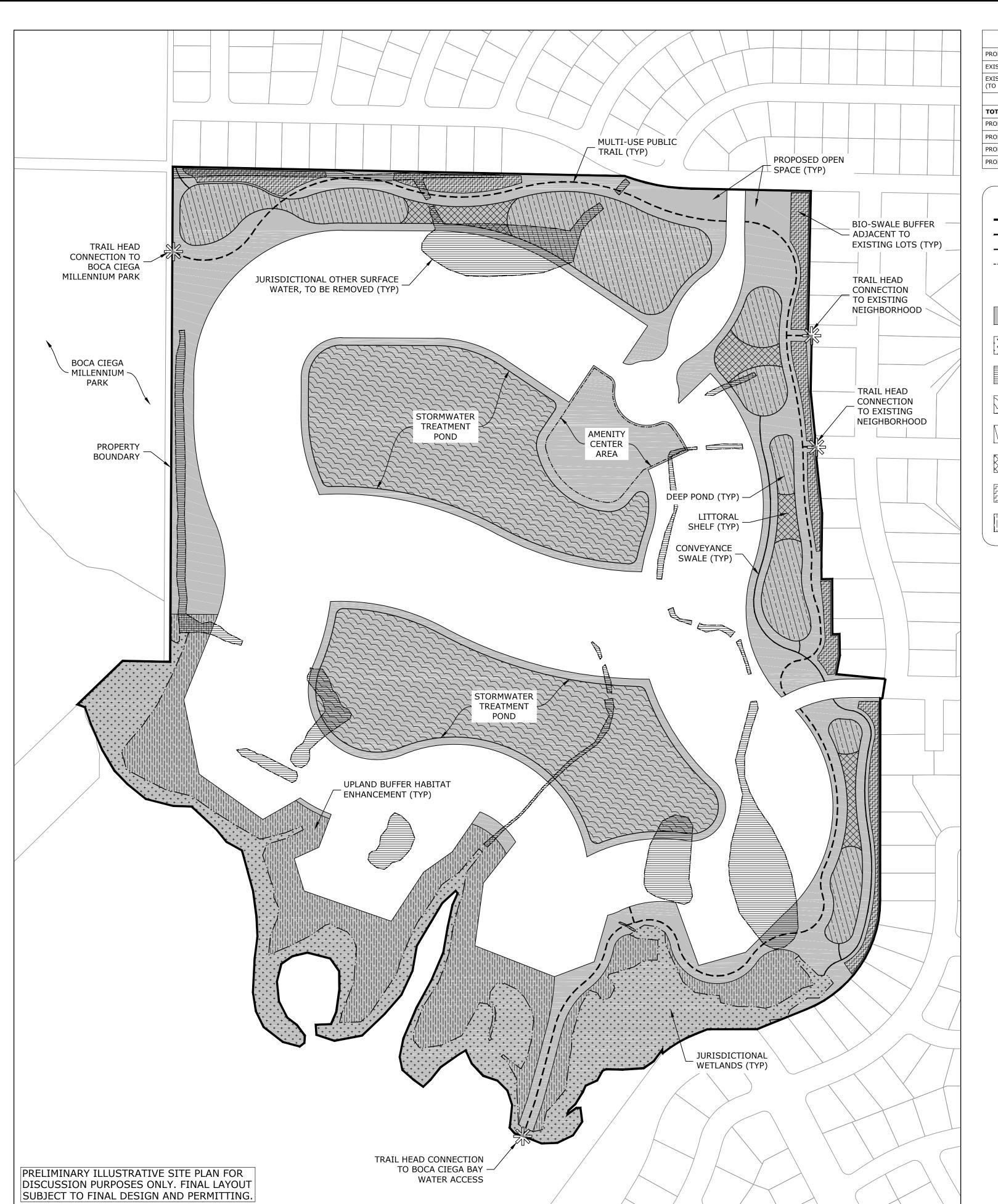
4921 Memorial Highway One Memorial Center, Suite 300 Tampa, Florida 33634 Phone: (813) 880-8881 www.Ardurra.com License #2610

DATE REVISION RY

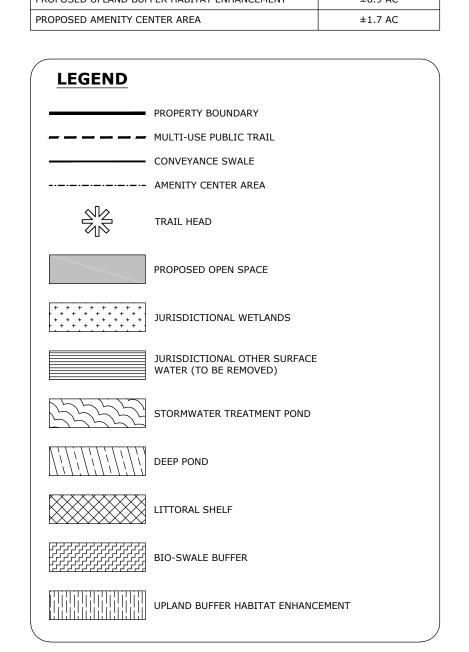
RESTORATION BAY
PINELLAS COUNTY, FLORIDA

DEVELOPMENT MASTER PLAN
LAND USE FRAMEWORK PLAN

JOB NO: 2019-0195-00
DATE: 11/27/2019



OPEN SPACE	
PROPERTY BOUNDARY	±95.96 AC
EXISTING JURISDICTIONAL WETLANDS	±7.1 AC
EXISTING JURISDICTIONAL ON SURFACE WATER (TO BE REMOVED)	±5.1 AC
TOTAL PROPOSED OPEN SPACE	±53.9 AC
PROPOSED POND (STORMWATER, DEEP, LITTORAL)	±21.1 AC
PROPOSED BIO-SWALE BUFFER	±1.8 AC
PROPOSED UPLAND BUFFER HABITAT ENHANCEMENT	±6.9 AC
PROPOSED AMENITY CENTER AREA	±1.7 AC





0 160 SCALE: FEET

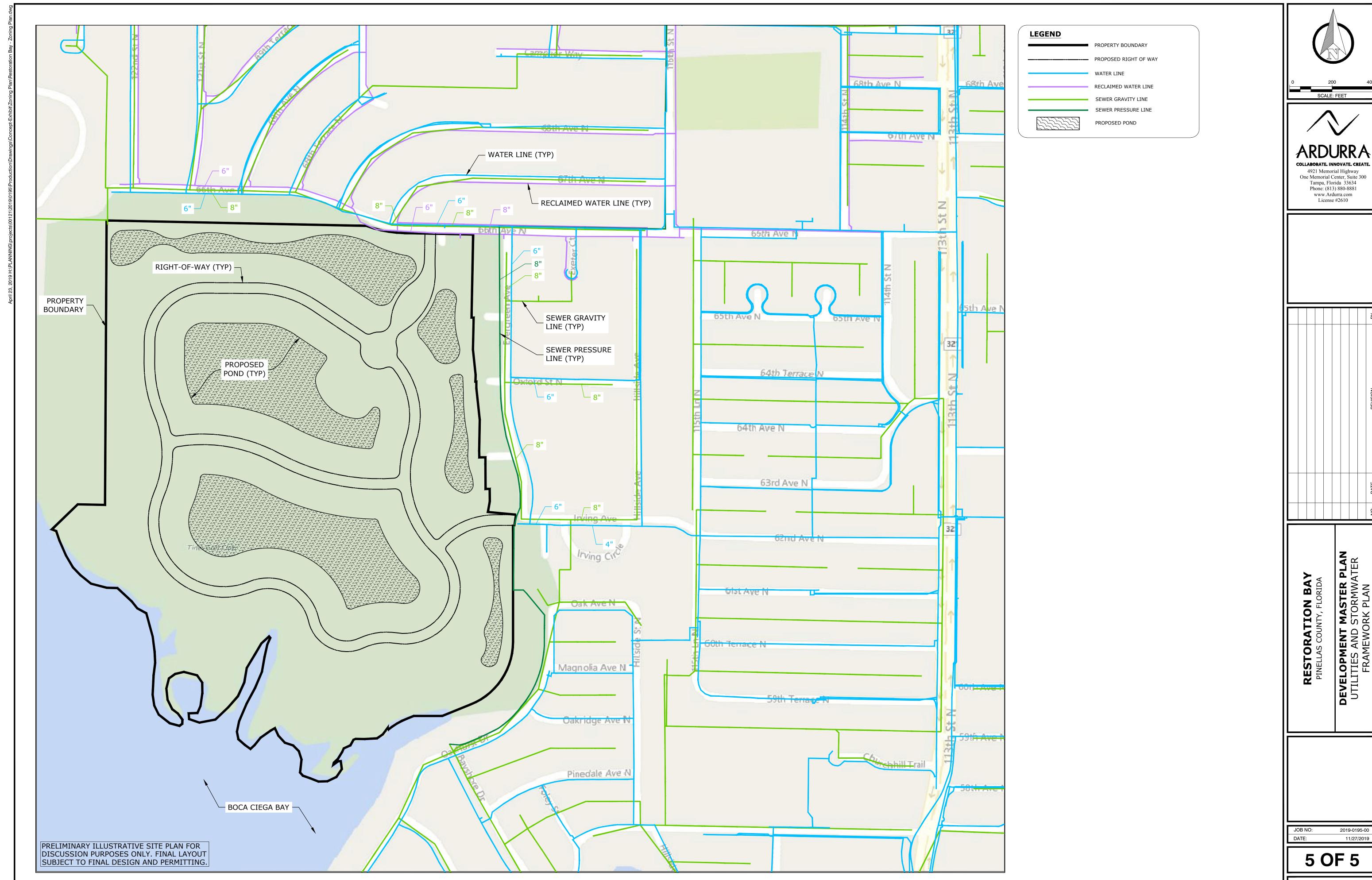
ARDURRA COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

DEVELOPMENT MASTER PLA
OPEN SPACE FRAMEWORK PLA

JOB NO: 2019-0195-00
DATE: 11/27/2019

4 OF 5



Tab 2 Lender Statement

Private Financing Alternatives, LLC

14608 N. Dale Mabry Highway Tampa, Florida 33618 (813) 961-8715

April 15, 2020

TTGC, LLC

Attn: Mr. Ron Carpenter

Re: Restoration Bay Project

Dear Mr. Carpenter:

Thank you for giving Private Financing Alternatives, LLC ("PFA") an opportunity to provide funding for your project. As you know, we have had a long standing finance relationship with Mr. Jeffrey Hills and his related entities. PFA has provided its' clients nearly two hundred million dollars of asset based funding on projects, including but not limited to, redevelopments with actual or perceived environmental issues. We specialize in funding for the acquisition of vacant land, large commercial and residential real estate development projects, portfolio backed credit lines.

Per your request, we are pleased to confirm that PFA, has approved credit facilities for TTGC, LLC in an amount up to SEVEN MILLION DOLLARS (\$7,000,000) for the development of the Restoration Bay project. We understand that the Restoration Bay project will include the construction of 273 residential lots and associated recreation and open space amenities on a +/- 96-acre property located in Pinellas County, Florida that is currently owned by TTGC, LLC. The financing provided by PFA, is for future working capital needs, including but not limited to the cleanup of environmental impacts, design and construction of utility, road, stormwater, and lot improvements, and development of recreation and open space and amenities.

Please note that this letter is a conditional commitment and not an actual loan transaction document. The specific terms and conditions of the loan shall be documented at the loan closing in definitive agreements and documents that are satisfactory to PFA and TTGC, LLC.

This commitment shall terminate if any material adverse change occurs with respect to the economic value, financial condition or business prospects for TTGC, LLC or any of its subsidiaries, or any statements, information, materials, representations or warranties provide untrue or inaccurate in any respect. This letter and our commitments hereunder are for the sole benefit of TTGC, LLC, and only TTGC, LLC may rely on this letter and our commitments contained herein. In no event shall PFA have any obligation to any third party with respect to any provision of this letter.

We appreciate the opportunity to provide this commitment to you and look forward to working with you on a successful project.

Sincerely,

Jøsh Horrocks

Private Financing Alternatives, LLC

July 2019 Application

Scott W. Cichon Robert A. Merrell III John P. Ferguson Mark A. Watts Heather Bond Vargas Andrea M. Kurak Michael J. Woods Raymond L. Schumann Kathleen L. Crotty Michael O. Sznapstajler Matthew S. Welch Robert E. Doan Douglas J. Collins Holly J. Woersching Sarah Zimmerman Fogle Taylor M. Westfall Jessica L. Gow



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

July 23, 2019

OF COUNSEL Kelly Parsons Kwiatek Harold C. Hubka Larry D. Marsh

Larry D. Marsh
Maja Sander Bowler
Peter R. J. Thompson*
*Practice limited to federal
immigration matters

RETIRED

Thomas S. Hart

William M. Cobb (1881-1939) Thomas T. Cobb (1916-2004) W. Warren Cole, Jr. (1926-2008)

VIA ELECTRONIC AND US MAIL

Teri Hasbrouck, CPM Brownfield Land Recycling Program County of Pinellas 13805 58th Street North, Suite 1-200 Clearwater, FL 33760

Re: Request for Brownfield Area Designation - Restoration Bay

11832 66th Ave, FL

Parcel ID No.: 33-30-15-00000-240-0100

Dear Ms. Hasbrouck:

As you know, Cobb Cole has the pleasure of representing TTGC, LLC (the "Applicant") with respect to redevelopment of the property located at 11832 66th Avenue in Seminole, Florida (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as the Applicant's formal request to have Pinellas County designate the Property as a Brownfield Area in accordance with Section 376.80, Florida Statutes. In addition, enclosed herein please find a completed Pinellas County Brownfields Redevelopment Program Individual Application for Brownfield Designation with attachments.

The Applicant is interested in redeveloping the Property for residential, recreational, and conservation uses focused around the natural resources present on the property. However, the redevelopment of the Property is complicated by environmental issues associated with the historic use and operation of the Property as a golf course. The Applicant is interested in redeveloping the Property using the Florida Brownfields Redevelopment Program to facilitate the cleanup of any environmental issues.

Under Section 376.80(2)(c), Florida Statutes, a local government designates a property as a Brownfield Area if the applicant meets the applicable criteria provided for in the statute. A description of said criteria and an analysis of how the Applicant meets the same is provided below.

Pinellas County July 23, 2019 Page 2

<u>I. Section 376.80(2)(c)1, Florida Statutes.</u> A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.

The Applicant, who is the owner of the Property, is requesting the Brownfield Area designation. As the owner of the property, the Applicant plans to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection in order to complete site rehabilitation and redevelopment of the brownfield site.

II. Section 376.80(2)(c)2, Florida Statutes. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.

recreational areas, conservation areas, and/or park areas. As such, the job creation requirement does not apply to the proposed redevelopment. However, the Applicant anticipates that the redevelopment of the Property will result in the creation of more than 10 new permanent, full-time equivalent jobs for association management, home sales, and maintenance of the new residential community, which will not be associated with redevelopment project demolition or construction at the Property.

<u>III. Section 376.80(2)(c)3, Florida Statutes.</u> The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations.

The proposed Future Land Use categories associated with the redevelopment are Residential Low, and Preservation. The proposed designations allow for the development of a residential subdivision while preserving sensitive natural lands and habitat. As a part of the proposed development, the Applicant is dedicating roughly 6 acres for public open space uses, which includes a Greenscape Corridor which connects the Boca Ciega Millennium Park all the way to Boca Ciega Bay. The installation of educational signage, pedestrian access walkways, and canoe/kayak launches can be utilized to encourage individuals to observe and understand the importance of protecting natural spaces. The Property, located next to a 187-acre resource-based park, is the perfect opportunity for smart development that allows for an interconnected wildlife and habitat corridor while providing for the continued growth of Pinellas County.

The Property's current Future Land Use categories are Recreation/Open Space and Preservation. These land use designations were meant to depict the areas of the County that are now used, or appropriate to be used for open space and recreational purposes and in this instance, were specific to the previous Golf Course use (now terminated). Concurrent with this Brownfield Area designation request, there are pending, concurrent applications for FLUM and zoning designation amendments to coincide with the proposed redevelopment of the Property for residential, open space, recreation, and conservation uses. Consequently, upon concurrent approval of all related applications, the Brownfield designation will be consistent with the current Future Land Use category.

Redevelopment of the Property for residential use requires an amendment to the Future Land Use Designation and Zoning Designations applicable to the property. The proposed Future Land Use is Residential Low. The property's current Future Land Use is not compatible with the current zoning on the Property, which allows for large residential lots associated with agricultural development. The proposed Future Land Use change and rezoning will clarify the permitted uses and ensure a consistent application of the regulations on the Property.

Policy 1.16.2 of the Pinellas County Land Development Code states that "[t]he Pinellas County Brownfield Program will work with public and private entities, landowners and purchasers to assess the impacts of previous site uses and to facilitate cleanup of eligible properties in order to return them to a productive economic purpose and desirable community use." While the Property's former use as a golf course was considered a viable open space use under the Comprehensive Plan, the golf course has since gone out of operation and is no longer economically productive. If left undeveloped, the property may fall into a state of overgrowth and disrepair that will negatively affect the overall character of the surrounding area. Further, the landscaping used on the former golf course included non-native vegetation, and the continued growth of these species may result in impacts to local habitat and wildlife. The Applicant has committed to providing native vegetation throughout the redevelopment to ensure a healthy and vibrant natural corridor. The Applicant further proposes to protect the Boca Ciega waterfront corridor through appropriate limitation of permissible passive uses therein.

The operation of a golf course can have significant impacts to local waterbodies, groundwater, and soil resulting from the application of pesticides and herbicides in large quantities. The contaminants found in pesticides and herbicides can negatively affect human health and safety, impact water quality, and disrupt natural food chain processes. As a part of the redevelopment, any environmental impacts resulting from the former golf course operation will be assessed and remediated to the standards required by the Florida Department of Environmental Protection. In addition, the proposed layout of the ponds and swales will provide an opportunity for stormwater treatment before the water reaches Boca Ciega Bay, which will further improve water quality in the area.

The Property's current zoning is Residential Agricultural, with a small portion of the property designated as Aquatic Lands. The proposed zoning includes is to a Residential Planned

Pinellas County July 23, 2019 Page 4

Development (RPD). The proposed residential redevelopment includes a density of less than 2.5 units per acre, which is less than the maximum allowed of 5 units per acre, and is in line with the 273-lot plat approved for the Property before its use as a golf course. This density is less than what is developed in adjoining subdivisions and provides for greater open space and recreational areas as part of the development.

The proposed redevelopment of the former golf course into a residential subdivision will help provide for the continued growth by converting disused land into new living opportunities for residents. The proposed development preserves approximately 39% of the property for recreational and open space uses, in addition to the open space areas that will be contained within the development area itself. This Property presents the opportunity to remediate potential impacts resulting from its former use a golf course while continuing to provide open space recreational opportunities to residents through the use of the planned nature boardwalks and conservation areas. The planned development and associated open space preservation meets Objective 3.2 of the Pinellas County Comprehensive Plan, which states that Pinellas County shall "ensure that [natural] resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored."

IV. Section 376.80(2)(c)4, Florida Statutes. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.

The Applicant is committed to providing proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment of the Property. The Applicant will assist the County in complying with the required notice provisions for the Brownfield Area, including notifying neighbors and stakeholders, providing the County with any and all comments and suggestions it receives regarding site rehabilitation, posting the notice at the proposed Brownfield Area, and reimbursing the County with all costs incurred in complying with the notice requirements.

<u>V. Section 376.80(2)(c)5, Florida Statutes.</u> The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

Information regarding the Applicant's financial resources is attached to the enclosed Application. As an affiliate of a successful, state-wide business with a history of responsible redevelopment, the Applicant has sufficient financial resources to implement and complete site rehabilitation and redevelopment of the Property.

Pinellas	County
July 23,	2019
Page 5	

. .

If you have any questions or comments regarding the Applicant's request, please do not hesitate to contact me. We look forward to working with Pinellas County on this matter.

Sincerely,

Michael O. Sznapstajler

Direct Dial (386) 323-9222 Michael.Sznapstajler@CobbCole.com Fax (386) 944-7963

Enclosure

cc: Ron Carpenter, MSRE Joel Tew, Esquire

(each with enclosure)

Exhibit A

Property Description



EXHIBIT A

LEGAL DESCRIPTION: PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 12062805 JJS, EFFECTIVE DATE JULY 19, 2012 at 5:00PM.

TIDES GOLF COURSE (PARCEL 1)

Commence at the Northwest corner of Lot 12, Block 35 of said Section B Seminole Estates for a Point of Beginning, proceed South 01°08'22" West, 391.13 feet; thence South 88°51'38" East, 10.00 feet; thence South 01°08'22" West, 150.00 feet; thence South 05°42'12" East, 121.02 feet; thence South 01°08'22" West, 30.00 feet; thence South 88°51'38" East, 4.50 feet; thence South 01°08'22"West, 30.00 feet; thence South 05°48'04" East, 151.11 feet; thence South 01°08'22" West, 146.27 feet; thence South 00°47'39" East, 30.00 feet; thence North 89°12'21" East, 28.70 feet; thence South 00°47'39" East, 30.00 feet; thence South 00°00'28" East, 120.00 feet; thence North 89°59'32" East, 19.27 feet; thence South 00°00'28" East, 58.59 feet; thence South 11°46'19" West, 51.00 feet; thence South 83°24'57" East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South 08°29'38" West. 50.27 feet; thence North 88°50'33" West, 5.47 feet; thence South 547.01 feet; thence 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34°05'32" West, 355.39 feet; thence South 68°11'02" West, 144.02 feet; thence North 89°57'30" West, 134.22 feet; thence South 68°11'02" West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59°14'01" West. 105.80 feet; thence North 00°08'29" East, 17.76 feet; thence along the government meander line North 65°03'45" West, 850.03 feet; thence North 45°03'45" West, 790,22 feet; thence North 00°18'27" East, 1464.36 feet; thence South 88°47'05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79°18'51" East, 182.01 feet; thence South 88°50'33" East, 324.45 to the Point of Beginning.

AND (PARCEL 2)

A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a Point of Beginning; said Point of Beginning being on the Northern boundary line of Government Lot 2, thence South 00°18'27" West, 124.93 feet; thence South 46°00'00" West, 270.00 feet More or Less to Point "A", said Point "A" being on the approximate Mean High Water Line; thence return to the Point of Beginning; thence North 88°50'33" West, 128.30 feet; thence South 46°00'00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line, thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described. Government Lot 2 together with any accretions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along

EXHIBIT A

Section line, 1320 feet; thence South 43°30'00" West, 1450.00 feet; thence North 45°00'00" West, 1950.00 feet to a Point of Beginning; continue North 45°00'00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46°00'00" East 1450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36°26'49" West, 1813.09 feet, more or less to the Point of Beginning.



PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM INDIVIDUAL APPLICATION FOR BROWNFIELDS DESIGNATION

Complete this form to request designation by Pinellas County as a Brownfields area. It is important to complete all applicable sections and attach all necessary information. It is required that a Brownfields Preapplication Meeting be held before submitting this application. If you have any questions concerning completion of this application or wish to schedule a Preapplication Meeting, please call (727) 464-7332 and ask to speak to the Brownfields Coordinator. This application is to be completed by a person who owns or controls a potential brownfields site and is requesting designation and has agreed to rehabilitate and redevelop the brownfields site or area in accordance with the Florida Brownfields Redevelopment Sections 376.77-376.84, Florida Statutes.

*Please submit an original and thirteen copies of the application and supporting documentation.

PROPERTY INFORMATION
Property or Area Name Restoration Bay
Address_ 11832 66th Avenue
City Seminole State FL Zip Code 33772
Property Size (acres/square feet) 20,088 sq. ft. Parcel Number(s) 33-30-15-00000-240-0100
Attach property location map and legal description of property.
PROPERTY DESCRIPTION
Briefly describe property (vacant land, unoccupied, incorporated, etc.): The property consists of a former golf course, which has ceased to operate.
Current Zoning: Residential Agriculture (R-A), small portion of Aquatic Lands (AL) Zoning Proposed zoning: Residential Planned Development (RPD)
Exising FLU: Recreation/Open Space (R/OS), small portion of Preservation (P) Future Land Use Designation Proposed FLU: Residential Low (RL), Preservation (P)
Is property located within one or more of the following? (Check all that apply)
EPA Brownfields Assessment Pilot/Grant Area
Community Redevelopment Area
Enterprise Zone
Empowerment Zone



Located within one-half mile of an existi	ng major s	treet?	_X	_Yes	_	No	
Public street access?x_Yes	No						
Existing public water and sewer distribu	tion lines?		_x_Yes	_	No		
Outside floodplain area?Yes	X	_No	(If No)	X	100 Yr.	25 Yr.	
Describe all outstanding property taxes As of 5/22/19, there is an outstanding pro			,	or the pr	operty.		
APPLICANT INFORMATION							
Name TTGC, LLC							
Address 142 W. Platt Street, Suite 116							
City Tampa	_ State _F	FL	Z	Zip Co	de <u>3360</u>	6	
Phone 813-323-3330 F	ax		E-N	/lail _F	Ron@carp	enterCoFI.com	
Interest in Property:							
Current Property Owner							
CURRENT PROPERTY OWNER(S) (if		,	, ,				
Address							
City	State		Zip (Code_			
Phone	Fax			_E-Ma	il		
Legal Status of the Current Property Ov	. ,						
Individual/Sole Proprietorship			eral Partne	•		State)
XLimited Liability CompanyFlorida Corporation		Lim	ted Partner	ship		Florida State)
Out-of-State Corporation	State	of Inco	rporation				



If the owner is not the applicant a letter or Affidavit of Authorization is required.

Brief description of the nature and geographical extent of contamination by hazardous substances and/or pollutants, if known: A golf course was historically operated at the property. As a result of this use, the Applicant understands that certain constituents of concern may be present from the historic and customary application of pesticides. Brief description of any previous or current remedial action: The proposed remedial action plan involves the assessment and cleanup of soil and/or groundwater to facilitate the redevelopment of the property. If remediation is needed, will you agree to enter into a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection (or authorized designee)? X Yes ______No Attach Phase I or Phase II Environmental Reports, if available.

DESIGNATION CRITERIA

The following information addresses Brownfields Designation Criteria as outlined in s 378.80 F.S. required for projects where an individual who owns or controls a potential Brownfields site is requesting the designation and has agreed to rehabilitate the brownfields site.

DEVELOPMENT PLAN/ECONOMIC PRODUCTIVITY

Provide a general description of the proposed redevelopment plans for the site also describes how the rehabilitation and redevelopment of the proposed Brownfields site or area will result in economic productivity of the area. Attach additional sheets as necessary to complete your response. **Be sure to attach further illustrative or graphic information, as appropriate.**

Applicant is reminded that the proposed site development is subject to final approval by County Administrator and must be in compliance with all applicable Local Government and County Codes and regulations in effect at the time of permitting.



JOB CREATION

How many new permanent full-time or part-time jobs will the project create, which are not associated with the assessment and remediation of the project site? (Please note that section s.376.80 (20(b)(2) F.S. requires a minimum of ten (10) new jobs be created?) A minimum of ten (10) new jobs will be created.

Does the applicant have an agreement with the County, which contains the terms for the redevelopment of the Brownfield site or brownfield area (provide copy if available)?

An application for redevelopment of the Brownfield site is pending.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Is the proposed redevelopment of the proposed Brownfields site consistent with the local comprehensive plan? Yes*

An application to amend the zoning and future land use applicable to the property is being processed concurrently with this application.

Please provide a letter from the Pinellas Planning Council stating that the proposed Brownfields area is consistent with the Pinellas Countywide Plan.

ZONING

Is the proposed project a permittable use under the local land development regulations? Yes*

*An application to amend the zoning and future land use applicable to the property is being

Please provide a zoning verification letter from the local government Zoning Department stating that the proposed project is a permittable use.

FINANCIAL RESOURCES

Reasonable assurances must be provided by the applicant that sufficient financial resources are available to the applicant to implement and complete a rehabilitation agreement and redevelopment plan. Attach a statement, as well as any other appropriate information, outlining the financial resources available to the applicant for rehabilitation and redevelopment. This statement can include financial resources the applicant anticipates to obtain (private loans, equity and assistance) through designation as a Brownfields area. In short, describe your general financial plan for your project. *Please see the Financial Statement attached as "Exhibit B" to this Application and incorporated by reference herein.

Documentation of Public Notice

Has the required public notice been given to nearby neighbors and residents of the proposed Brownfields area in accordance the Florida Brownfields Redevelopment Act? No* A copy of the newspaper advertisement and a photo of the posted notification(s) shall be provided by applicant. *Notice will be provided upon the scheduling of the area

PUBLIC HEARING DOCUMENTATION

If the proposed Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, attach the results of at least one public hearing (advertised and held in accordance with the Brownfields Redevelopment Act) in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns must be provided prior to the approval of the

designation hearings.





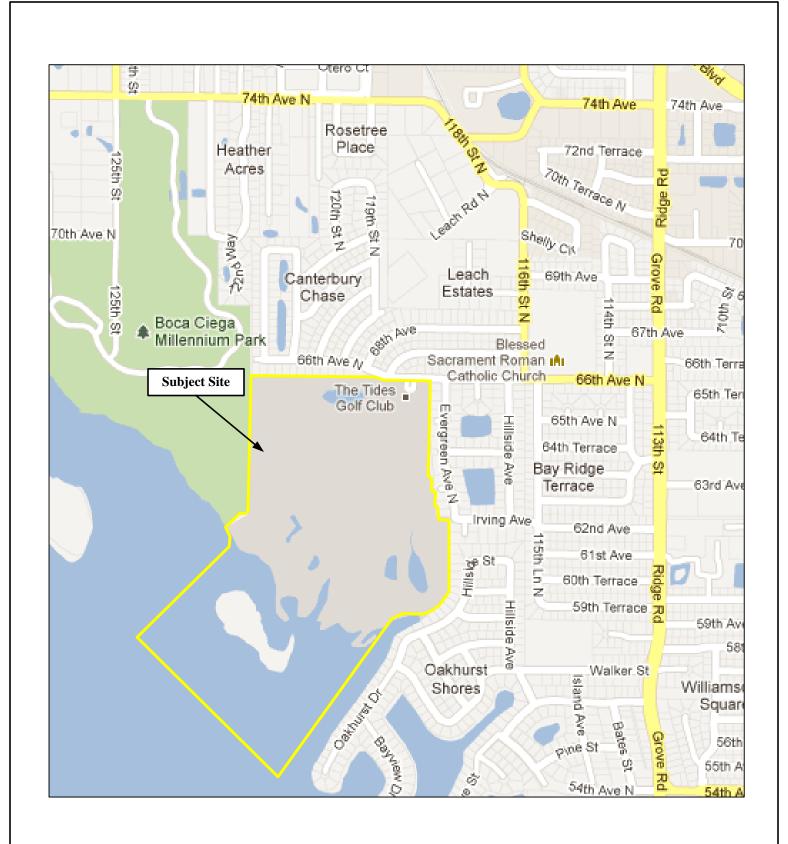
application. Public Hearing documentation may be provided after application is submitted but will be required prior to application approval by the BOCC. Date of Public Hearing __TBD Location of Public Hearing TBD **SERVICES TO BE PROVIDED** Have you had a Brownfields Preapplication Meeting? x Yes No (It is required that applicants have Per the Applicant's discussions with County Staff, a Preapplication Meeting. Please call (727) 464-7332 for more information. the Applicant would like to participate in a Brownfields Preapplication Meeting. In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives you are seeking through this designation (check all that apply): Type of Designation: _____ Several parcels ___ X __ Single parcel Type of Assistance/Incentives: X Regulatory Assistance (aid for meeting government agency permitting requirements) Technical Assistance (aid in obtaining grants, loans, etc.) Grants (gap financing for Brownfields remediation) Loans (remediation loan funds) X Tax Credits/Exemptions due to Brownfield Area Designation Job Creation Credits due to Brownfield Area Designation Job Training Grants due to Brownfield Area Designation State-level Brownfield Program Incentives x Other: Please describe in greater detail the services you would like to receive as a participant in the Brownfields program (optional): Participation in the Brownfields Program will provide a regulatory framework to facilitate the assessment and redevelopment of the property. What are your goals with respect to the property (i.e., sale, redevelopment, business expansion, etc.)? The Applicant's goal is to redevelop the property into a mixed use development, including but not limited to residential, park/open space, and natural preservation uses while improving the environmental condition of the property and surrounding natural resources.

The contents of this application shall be considered public records of the County. The undersigned affirms

that the information contained in this application is true and accurate.



Applicant:	7/23/19
Signature	Date
Print/Type Name	
For Office Use Only	
Application Received by:	Date:
Application Completeness Review Completed b	ation (if applicable): by: on Incomplete (Specify reason[s] below):
Signature of Reviewer:	
BOCC HEARING DATE FOR DESIGNATION O	OF SITE AS A BROWNFIELDS AREA:





LOCATION: 11832 66th Ave

Seminole, FL 33772

	Site Location Map
Date:	September 4, 2012
Figure No.:	1

75-61513

HSA Project No.:

EXHIBIT A

LEGAL DESCRIPTION: PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 12062805 JJS, EFFECTIVE DATE JULY 19, 2012 at 5:00PM.

TIDES GOLF COURSE (PARCEL 1)

Commence at the Northwest corner of Lot 12, Block 35 of said Section B Seminole Estates for a Point of Beginning, proceed South 01°08'22" West, 391.13 feet; thence South 88°51'38" East, 10.00 feet; thence South 01°08'22" West, 150.00 feet; thence South 05°42'12" East, 121.02 feet; thence South 01°08'22" West, 30.00 feet; thence South 88°51'38" East, 4.50 feet; thence South 01°08'22"West, 30.00 feet; thence South 05°48'04" East, 151.11 feet; thence South 01°08'22" West, 146.27 feet; thence South 00°47'39" East, 30.00 feet; thence North 89°12'21" East, 28.70 feet; thence South 00°47'39" East, 30.00 feet; thence South 00°00'28" East, 120.00 feet; thence North 89°59'32" East, 19.27 feet; thence South 00°00'28" East, 58.59 feet; thence South 11°46'19" West, 51.00 feet; thence South 83°24'57" East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South 08°29'38" West. 50.27 feet; thence North 88°50'33" West, 5.47 feet; thence South 547.01 feet; thence 377.26 feet along the arc of a curve to the right, radius 317.02 feet; chord South 34°05'32" West, 355.39 feet; thence South 68°11'02" West, 144.02 feet; thence North 89°57'30" West, 134.22 feet; thence South 68°11'02" West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South 59°14'01" West. 105.80 feet; thence North 00°08'29" East, 17.76 feet; thence along the government meander line North 65°03'45" West, 850.03 feet; thence North 45°03'45" West, 790,22 feet; thence North 00°18'27" East, 1464.36 feet; thence South 88°47'05" East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South 79°18'51" East, 182.01 feet; thence South 88°50'33" East, 324.45 to the Point of Beginning.

AND (PARCEL 2)

A portion of Government Lot 2, Section 33, Township 30 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 33 for a Point of Beginning; said Point of Beginning being on the Northern boundary line of Government Lot 2, thence South 00°18'27" West, 124.93 feet; thence South 46°00'00" West, 270.00 feet More or Less to Point "A", said Point "A" being on the approximate Mean High Water Line; thence return to the Point of Beginning; thence North 88°50'33" West, 128.30 feet; thence South 46°00'00" West, 170.00 feet More or Less to a point on the approximate Mean High Water Line, thence meandering in a Southeasterly direction along the approximate Mean High Water Line 210 feet More or Less to Point "A" as previously described. Government Lot 2 together with any accretions to Government Lot 2, which lies within the following described tract: From the Southeast corner of Section 33, Township 30 South, Range 15 East, run West along

EXHIBIT A

Section line, 1320 feet; thence South 43°30'00" West, 1450.00 feet; thence North 45°00'00" West, 1950.00 feet to a Point of Beginning; continue North 45°00'00" West, 1850.00 feet (deed) (calculated 1882.82 feet); thence North 46°00'00" East 1450.00 feet; thence Southeasterly following the Government meander line of Boca Ciega Bay to a point where Government Lot 2 and Government Lot 3 intersect; thence South 36°26'49" West, 1813.09 feet, more or less to the Point of Beginning.

Exhibit B

Financial Statement for Brownfield Area Designation

The Applicant is an affiliate of Carpenter Companies Florida, LLC and Eisenhower Property Group. As an affiliate of these entities, the Applicant brings over 110 years of combined experience in real estate development having been involved in the development of over 10,000 residential units throughout Florida.

The Carpenter Companies represent a full spectrum approach to real estate. Mr. Carpenter is a licensed Real Estate Broker in Florida and has a Master's Degree in Real Estate from the University of Florida's Warrington College of Business. Mr. Carpenter's main expertise is in Residential and Commercial Development.

Eisenhower Property Group (an affiliate of Hills and Associates) is a major community developer currently active in the Tampa Bay Area with over 10,000 residential units under control. Eisenhower Property Group has the experience and resources to partner in the transformation of the subject property to benefit the surrounding area.

The Applicant plans to use this expertise to facilitate to development of the property through practical investment strategies and financial planning. The Applicant intends to use traditional/private lending and private investment strategies to finance the redevelopment of the property. In addition to private investment and lending, the Applicant intends to utilize the Voluntary Cleanup Tax Credits awarded for voluntary site rehabilitation to offset assessment and cleanup expenses and to facilitate the proposed redevelopment.

http://carpentercofl.com/



Tab 4
May 2020 Pinellas County Correspondence on Completeness Review

From: <u>Hardy, Chelsea D</u>

To: Michael O. Sznapstajler; Hall, Brent D
Cc: Matos, Allyson A; Jessica L. Gow

Subject: RE: Restoration Bay - Brownfield Area Resubmittal

Date: Wednesday, May 6, 2020 4:34:50 PM

Importance: High

Good afternoon Michael,

Thank you for the revised submittal. County staff now deems the brownfield application complete, other than the land use and zoning requirement.

It is still the understanding of staff that the applicant's desire is for the brownfield application to be a companion item to the land use and zoning application. Please confirm that this is still the case, and please confirm when you know the status of the land use and zoning application.

Further, to the extent that it is applicable, please confirm that your client waives the County's general program requirement that the brownfield application will be scheduled before the BCC within 90 days after the County deems that the application contains sufficient information required to qualify for designation, due to the current incompatible land use/zoning designations and applicant's desire for the brownfield application to be heard with the land use and zoning application.

Please feel free to give me a call to discuss if desired. (727-580-0225).

Thank you,



Chelsea D. Hardy

Assistant County Attorney Pinellas County Attorney's Office 315 Court Street, 6th Floor Clearwater, FL 33756

Phone: (727) 464-3354 Fax: (727) 464-4147 chardy@pinellascounty.org

All government correspondence is subject to the public records law.

From: Michael O. Sznapstajler < Michael. Sznapstajler @ Cobbcole.com >

Sent: Wednesday, May 6, 2020 1:05 PM

To: Hall, Brent D

bhall@co.pinellas.fl.us>; Hardy, Chelsea D <chardy@co.pinellas.fl.us>
 Cc: Matos, Allyson A <aamatos@co.pinellas.fl.us>; Jessica Gow <jessica.gow@cobbcole.com>

Subject: RE: Restoration Bay - Brownfield Area Resubmittal

CAUTION:

This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.

Brent and Chelsea.

Good afternoon. I hope all is well. Just checking in on the revised submittal that was made last month. Any update?

Thanks,

Michael



Michael O. Sznapstajler
Florida Bar No. 57571
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9222 | (F) 386-323-9206
Website | Bio | vCard

From: Michael O. Sznapstajler

Sent: Monday, April 20, 2020 10:55 AM

To: Brent Hall < bhall@pinellascounty.org>; Chelsea D. Hardy < chardy@pinellascounty.org> **Cc:** Matos, Allyson A < aamatos@co.pinellas.fl.us>; Ron Carpenter < ron@CarpenterCoFL.com>;

Jessica Gow < jessica.gow@cobbcole.com >

Subject: Restoration Bay - Brownfield Area Resubmittal

Brent and Chelsea,

Good morning. I hope all is well. Attached hereto please find the resubmittal for the Restoration Bay Brownfield Area Designation. The original will be sent to Brent's attention by US Mail.

If you have any questions, please do not hesitate to contact me.

Thanks and Stay Safe,

Michael

Notice: The information contained in this email transmission is intended by the sender for the use of the named individual or entity to which it is directed and may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email or by calling Cobb Cole at 386-255-8171, so that we can update our address records accordingly.