

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)

Existing 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 existing major street? Yes No
Public street access? Yes No
Existing public water and sewer distribution lines? Yes No
Outside floodplain area? Yes No (If No) 100 Yr. 25 Yr.

Describe all outstanding property taxes due on the property
As of 5/22/19, there is an outstanding property tax balance of \$5,212.00 for the property.

APPLICANT INFORMATION

Name TTGC, LLC
Address 142 W. Platt Street, Suite 116
City Tampa State FL Zip Code 33606
Phone 813-323-3330 Fax _____ E-Mail Ron@carpenterCoFl.com

Interest in Property:
Current Property Owner

CURRENT PROPERTY OWNER(S) (if different from applicant)

Name _____
Address _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner(s):
 Individual/Sole Proprietorship General Partnership State
 Limited Liability Company Limited Partnership Florida State
 Florida Corporation
 Out-of-State Corporation State of Incorporation _____

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

ENVIRONMENTAL STATUS

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)? 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 permissible use under the local land development regulations? 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 zoning verification letter from the local government Zoning Department stating that the proposed project is a permissible 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 designation hearings.

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

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? Yes No (It is required that applicants have a Preapplication Meeting. Please call (727) 464-7332 for more information. Per the Applicant's discussions with County Staff, 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 Single parcel

Type of Assistance/Incentives:

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)

Tax Credits/Exemptions due to Brownfield Area Designation

Job Creation Credits due to Brownfield Area Designation

Job Training Grants due to Brownfield Area Designation

Other: State-level Brownfield Program Incentives

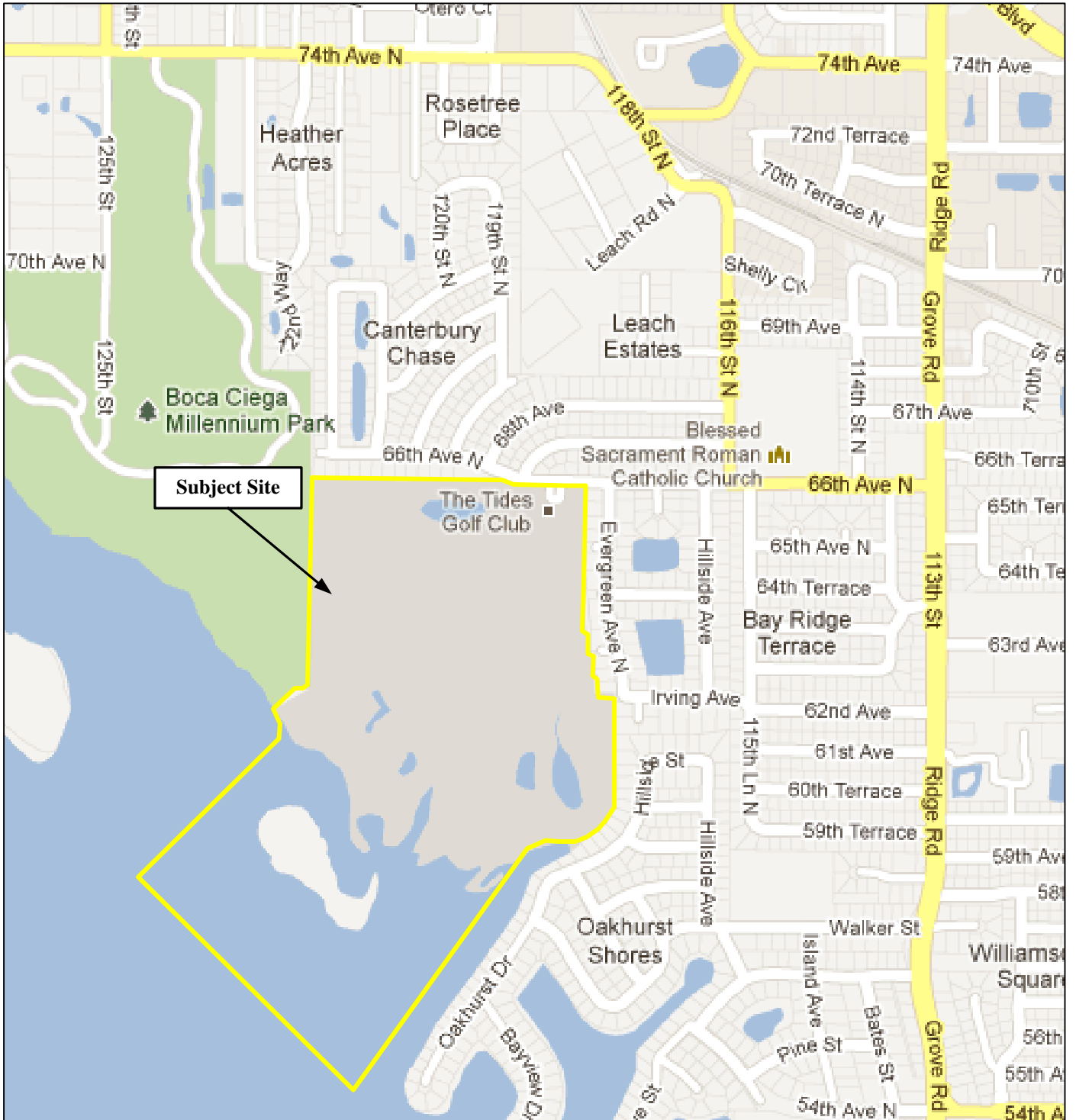
Please describe in greater detail the services you would like to receive as a participant in the Brownfields program (optional):

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.



ENGINEERS & SCIENTISTS

A member of the CRA Family of Companies

LOCATION: 11832 66th Ave
Seminole, FL 33772

HSA Project No.: 75-61513

Site Location Map

Date: September 4, 2012

Figure No.: 1

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 $01^{\circ}08'22''$ West, 391.13 feet; thence South $88^{\circ}51'38''$ East, 10.00 feet; thence South $01^{\circ}08'22''$ West, 150.00 feet; thence South $05^{\circ}42'12''$ East, 121.02 feet; thence South $01^{\circ}08'22''$ West, 30.00 feet; thence South $88^{\circ}51'38''$ East, 4.50 feet; thence South $01^{\circ}08'22''$ West, 30.00 feet; thence South $05^{\circ}48'04''$ East, 151.11 feet; thence South $01^{\circ}08'22''$ West, 146.27 feet; thence South $00^{\circ}47'39''$ East, 30.00 feet; thence North $89^{\circ}12'21''$ East, 28.70 feet; thence South $00^{\circ}47'39''$ East, 30.00 feet; thence South $00^{\circ}00'28''$ East, 120.00 feet; thence North $89^{\circ}59'32''$ East, 19.27 feet; thence South $00^{\circ}00'28''$ East, 58.59 feet; thence South $11^{\circ}46'19''$ West, 51.00 feet; thence South $83^{\circ}24'57''$ East, 132.86 feet; thence 50.28 feet along the arc of said curve to the right radius 736.67 feet, chord South $08^{\circ}29'38''$ West, 50.27 feet; thence North $88^{\circ}50'33''$ 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 $34^{\circ}05'32''$ West, 355.39 feet; thence South $68^{\circ}11'02''$ West, 144.02 feet; thence North $89^{\circ}57'30''$ West, 134.22 feet; thence South $68^{\circ}11'02''$ West, 33.27 feet; thence 106.22 feet along the arc of a curve to the left, radius 340.00 feet, chord South $59^{\circ}14'01''$ West, 105.80 feet; thence North $00^{\circ}08'29''$ East, 17.76 feet; thence along the government meander line North $65^{\circ}03'45''$ West, 850.03 feet; thence North $45^{\circ}03'45''$ West, 790.22 feet; thence North $00^{\circ}18'27''$ East, 1464.36 feet; thence South $88^{\circ}47'05''$ East, 1221.57 feet; thence 182.85 feet along the arc of a curve to the left, radius 550.00 feet, chord South $79^{\circ}18'51''$ East, 182.01 feet; thence South $88^{\circ}50'33''$ 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 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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 $00^{\circ}18'27''$ West, 124.93 feet; thence South $46^{\circ}00'00''$ 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 $88^{\circ}50'33''$ West, 128.30 feet; thence South $46^{\circ}00'00''$ 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/>

