



# Pinellas County

## Staff Report

---

File #: 20-2172A, Version: 1

---

### **Subject:**

Resolution designating the former Baypointe Golf Course as a Brownfield site (second public hearing).

### **Recommended Action:**

Hold the second of two required public hearings to consider a proposed resolution designating the former Baypointe Golf Course as a Brownfield site.

- The former Baypointe Golf Course site encompasses 42.225 acres and operated as a golf course from 1970-2016 and was abandoned until County purchase in February 2020.
- Preliminary environmental investigations indicate presence of low-level groundwater and soil contamination, but additional environmental assessment will be required to fully define extent of contamination.
- Resolution authorizes County to enter into a future Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection.
- Resolution identifies the County Administrator as responsible for Brownfield Site Rehabilitation.
- Resolution authorizes the Public Works Director to sign and file certain reports, plans and other administrative documents associated with the designation.
- An outreach program that included meeting with Homeowner Association Representatives, a virtual open house and virtual community meeting were held with no negative feedback on the proposed designation made known.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.3 Protect and improve the quality of our water, air, and other natural resources

Deliver First Class Service to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The second of two (2) required public hearings to allow opportunity for public input on the Brownfield designation of the former Baypointe Golf Course site. The site is County-owned and located at 9399 Commodore Drive and detailed in Exhibit A to this Resolution. Pursuant to Florida Statutes (F.S.) 376.80(c)(2) and F.S. 125. 66(4)(b), two (2) public hearings are required to adopt the resolution. The first public hearing was properly advertised and was held on December 15, 2020 at 5:30 PM, satisfying an evening hearing requirement. Designation as a Brownfield site is expected to preserve greenspace within the county and assist with regional water quality goals. Community outreach including meetings with Homeowner Association representatives, a virtual open house, and virtual community meeting were held. The proposed designation was supported by the participants in the

outreach efforts. No negative feedback was received.

**Background Information:**

The former Baypointe Golf Course site encompasses 42.225 acres and operated as a golf course from 1970-2016. The property was abandoned and neglected until February 2020, when Pinellas County purchased the site. Preliminary environmental investigations completed by prospective real estate developers indicate the presence of low-level groundwater and soil contamination at this site. Additional environmental site assessment activities will be required to fully define the extent of contamination.

**Fiscal Impact:**

Designation as a Brownfield site will provide the County eligibility for the Florida Brownfield Voluntary Cleanup Tax Credit incentive that will help defray approximately fifty percent (50%) of site investigation and cleanup costs throughout the life of the project.

**Staff Member Responsible:**

Kelli Hammer Levy, Director, Public Works

**Partners:**

FDEP

**Attachments:**

Resolution No. 21- with Exhibit A  
Baypointe Brownfields Application  
Project Location Map