



Wisdom Village Crossing, Fort Lauderdale

FLORIDA BROWNFIELD REDEVELOPMENT PROGRAM: THE LATEST AND GREATEST



FLERA

FLORIDA LOCAL ENVIRONMENTAL
RESOURCE AGENCIES

PROGRAM OVERVIEW

FY 2024/25:

- 613 Designated Areas
- 532 Brownfield Sites; 252 have completed cleanup
- \$557M in Confirmed Investment
- 16,622 net new direct jobs
- \$25.3M in tax credits for calendar year 2024



Poinciana Crossing, Fort Lauderdale



HB733/SB736 AMENDMENTS TO BROWNFIELD STATUTES

- Passed with Bipartisan Support
- Signed by Governor on June 3, 2025
- Effective July 1, 2025

*Sky Building (Oakland Park City
Hall Complex)*

ALLOWS LARGER PROPERTIES TO BE SUBDIVIDED FOR THE PURPOSES OF REHABILITATION

- **If a Brownfield Site is only a portion of a larger contaminated site, the DEP or delegated LP may not deny a “No Further Action” status for the site or refuse to issue a SRCO.**
- **Multi-party BSRAs may no longer be necessary.**
- **Must meet compliance with applicable cleanup criteria (Chapter 62-780, FAC).**
- **Most applicable to agricultural lands and golf courses.**
- **Retroactively applied for active BSRAs.**



SPECIAL CONSIDERATIONS

- Point source versus non-point source contaminant scenarios
- Delineation Issues
- Amend multi-party BSRAs?
- No size limit – Exposure unit? Large development? Single family home?
- Potential for quick depletion of VCTC

TIMEFRAME REVISIONS

- Local Governments may participate in the Program as long as they did not cause or contribute to contamination on or after July 1, 2025.
- Additional 25% VCTC for final year of cleanup: Claim may be submitted within 2 years of receipt of the SRCO.
- DEP deadline to notify VCTC applicants of status and credit amount moved from May 1 to June 1. DEP also has additional 30 days (total of 120 days) to respond to an RAI response under VCTC.



JOB CREATION

Waives the requirement that a proposed BSRA site create 10 permanent jobs for sites that will:

- **Provide affordable housing**
- **Create recreational areas, conservation areas, or parks; or**
- **Be maintained for cultural or historical preservation purposes.**

OTHER CHANGES

- **MOAs no longer required for sites under EPA/DEP jurisdiction. Simply letters of no objection which must be included in the BSRA.**
- **Local governments (aka municipalities) no longer need to map conditional closures on land use and zoning maps. DEP IC Registry remains in place.**
- **No longer requires demonstration that unpermitted sites did not operate for monetary compensation for solid waste VCTC.**
- **Removes references to brownfield sites being commercial, industrial properties and broadens definition of Brownfield Site**



Dania Pointe Brownfield Site



THANK YOU

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