

RESOLUTION NO. 19-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA ACCEPTING THE HEALTH IMPACT ASSESSMENT CONDUCTED TO DETERMINE POSSIBLE BROWNFIELD ACTIVITY WITHIN THE CITY OF PINELLAS PARK; AUTHORIZING CITY STAFF TO CREATE A BROWNFIELD PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS,** brownfields are characteristically old or abandoned industrial sites, factories, warehouses, gas stations, dry cleaners, landfills, or golf courses that are contaminated or are perceived to be contaminated; and

**WHEREAS,** data collected through the implementation of a Health Impact Assessment depicts benefits and risks associated with the probability of brownfield activity in areas of Pinellas Park; and

**WHEREAS,** there are social, economic, environmental, and public health benefits to the repurposing of properties with possible contamination; and

**WHEREAS,** the City Council accepts the recommendations brought forth through the Health Impact Assessment; and

**WHEREAS,** the City Council wishes to authorize Staff to take actions necessary to create a Brownfield Program for purposes of guiding the redevelopment of sites that will enhance the quality of life for the overall population of Pinellas Park.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA AS FOLLOWS:**

**SECTION ONE:** That the City Council of the City of Pinellas Park, Florida recognizes the probability of brownfield activity in certain areas of the City of Pinellas Park;

**SECTION TWO:** That the City Council of the City of Pinellas Park, Florida accepts the recommendations brought forth through the Health Impact Assessment;

**SECTION THREE:** That the City Council of the City of Pinellas Park, Florida authorizes staff to take necessary actions for creating a Brownfield Program for the purposes of guiding the redevelopment and repurposing of sites to enhance the quality of life for the overall population of Pinellas Park.

**SECTION FOUR:** That this Resolution shall be in full force and effect immediately after its passage and approval in the manner provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Diane M. Corna, MMC  
CITY CLERK



## I. APPLICATION DATA

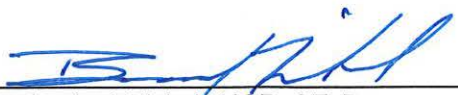
- A. **Case Number:** This item does not have a case number.
- B. **Location:** The Health Impact Assessment encompasses areas throughout the City.
- C. **Request:** This is a resolution for City Council to accept the Health Impact Assessment and authorize staff to create a Brownfield Program.
- D. **Applicant:** This is inapplicable.
- E. **Agent:** This is inapplicable.
- F. **Legal Ad Text:** This is a regular agenda item and does not require a public notice.
- G. **Public Hearings:**  
**Planning & Zoning Commission Hearing Date:** N/A  
**Deadline to Send Public Hearing Notices:** N/A  
**Advertising Deadline:** (submitted) (published)  
  
**City Council Hearing Date:** 11/14/2019  
**Deadline to Send Public Hearing Notices:** N/A  
**Advertising Deadline:** N/A

## II. BACKGROUND INFORMATION

- A. Community Development staff and the GIS team have been working together to designate areas throughout Pinellas Park, including the Community Redevelopment District, to determine the probability of areas with possible brownfield activity. The priority goals of cities implementing Brownfield programs is to bring growth through community redevelopment and increase economic development. This is done by repurposing parcels and properties that were once used as manufacturing, gas stations, automotive services (including tire companies), dry cleaners and even golf courses.
- B. City staff conducted a Health Impact Assessment, which included collecting data on past uses of parcels throughout the City and creating overlay area maps of where possible contamination may exist. The assessment concluded that there is a recognizable probability of brownfield activity areas throughout Pinellas Park.

## III. SUMMARY

- A. **Findings:** Data collected through the health assessment process demonstrates the probability of brownfield activity areas throughout Pinellas Park, including the Community Redevelopment District.
- B. **Staff Recommendation:** Staff recommends City Council, through resolution, accept the Health Impact Assessment as presented and authorize City Staff to move forward to create a City of Pinellas Park Brownfield Program.

  
Benjamin J. Ziskal, AICP, CECd  
Community Development Administrator

11/4/19  
Date

**IV. ACTION**

**CITY COUNCIL** – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

**V. ATTACHMENTS**

**Exhibit A: Resolution 19-XX**

**Exhibit B: Health Impact Assessment - Summary**

**Exhibit C: Attorney Letter**



# Health Impact Assessment on Proposed Brownfield Program Overview

**Why conduct the HIA?** The HIA provides recommendations that address how a brownfield program can positively impact residential health. A brownfield program can influence each social determinant of health: housing, economic development, public safety, water and sanitation, natural environment, built environment, transportation, and community context. The immense potential a brownfield program has to impact various factors that contribute to quality of life makes it an excellent subject for an HIA and a gateway to healthy development in Pinellas Park. The HIA thoroughly analyzes a wide range of data to identify how a program can maximize positive health impacts and minimize negative impacts.



Source: West Virginia BAD Buildings Program website

## Factors to Consider

Brownfields either (1) blight neighborhoods as dilapidated or vacant structures which decrease property values and perceptions of safety, or (2) pose health risks as contamination sources that pollute soil, air, and water reserves. Public exposure to either can impact health, as blight reduces property values which negatively affects socioeconomic status, public safety, and mental health. Exposure to brownfield contamination has varying impacts depending on the contaminant: cancer, heart disease, lung diseases such as asthma, and poor maternal health. Further, brownfields hold profitable land hostage that has the potential to be repurposed into community assets that serve greater health and equity needs. Brownfield programs can guide the redevelopment of sites so they enhance quality of life as parks, mixed-use projects, farmers markets, pharmacies, trails, and locally-owned business. This also creates jobs and increases property values and tax revenues, ultimately invigorating the City.

## What are the Steps in an HIA?

**Screening:** Identifying plan, project, or policy decisions for which an HIA would be useful

**Scoping:** Planning the HIA process and identifying what health risks and benefits to consider researching

**Assessment:** Identifying affected populations and quantifying health impacts of the decision

**Recommendations:** Suggesting practical actions to promote positive health effects and minimize negative health effects

**Reporting:** Presenting results to decision makers, affected communities, and other stakeholders

**Monitoring and Evaluation:** Evaluate the value of the HIA process, determine the HIA's impact on the decision, and assess the impact that implemented recommendations have made on health outcomes

- One acre of reused brownfields can conserve 4.5 acres of green space, prevent sprawl, save trees, and preserve habitat connectivity
- Physical hazards that can be found on brownfields are uncovered holes, sharp objects, chemical waste, and unsafe structures

## Key Health Findings and Impacts

- Groups most vulnerable to brownfield exposure are children, the elderly, disabled persons, and income groups who experience blight
- The economic benefits of brownfield projects are the revitalization of existing structures, business and job creation, and raised property values and tax revenues
- Brownfields are advantageous projects because they sit on prime real estate located in already developed areas that are close to workforces
- Redevelopment efforts that use a "Smart Growth" approach can meet resident needs and provide health, economic, social, and green benefits
- Populations exposed to contaminated brownfields or blight face more negative health outcomes, mental health outcomes, and wellness outcomes
- Brownfield infill projects are opportunities to develop community amenities like parks, pharmacies, health clinics, shelters, and farmers markets or community gardens
- Regulatory and financial incentives can help attract economic investment and offset costs of redeveloping on brownfield sites
- Brownfield projects will improve neighborhood quality while maintaining the City's character and citizen base by including residents in project planning



# Brownfield Program Recommendations

- 1) Establish a Brownfield Program that uses health data to prioritize redevelopment in areas that: have lower socioeconomic status, indicate poorer health conditions, are in closer proximity to public places, or can improve community connectivity and quality. This program will establish an Advisory Board to guide program implementation.
- 2) Create a community engagement plan to aggressively collect stakeholder input that can inform goals for brownfield redevelopment and identify potential projects. Input gathered can be used to guide projects focused on sustainability, placemaking, and economic growth. Engagement should also raise residents' awareness of the implications brownfields have on public health and the environment.
- 3) Develop and enforce the use of a healthy development checklist for brownfield redevelopment projects in order to prioritize projects that positively impact health and equity. The checklist can be used to estimate the appropriate incentives to offer proposals and can serve as a rating system that rewards health-focused projects with positive "Health Score" certificates which also functions as a marketing agent.
- 4) Include health and equity criteria in the review process for brownfield project proposals to support the early consideration of impacts to public health.
- 5) Monitor health data at the census tract level using assistance from Florida Department of Health where applicable to prioritize redevelopment projects.
- 6) Identify grants or programs that may support business development that achieves local economic development goals.
- 7) Define desired business/industry for repurposed brownfield sites and establish a marketing plan that will attract compatible economic development projects.
- 8) Enforce job creation minimums for Pinellas Park residents onto developers and also include residents in construction and redevelopment where possible.
- 9) Promote redevelopment that provides health services (i.e. health clinics, pharmacies, counseling centers) and also support the growth of the Pinellas Park Medical District.
- 10) Maintain a database of ongoing and completed brownfield redevelopment projects and consider conducting site tours of redeveloped sites to show program progress. This database should also catalogue vacant sites to help identify reuse projects.
- 11) Encourage developers to utilize resources from the Department of Environmental Protection and the Florida Environmental Protection Agency that provide assistance with brownfield redevelopment and business creation.
- 12) Advocate for businesses to establish Community Benefits Agreements or to reserve revenues for the provision of community services such as sports programming, healthy eating tutorials, or urban gardening.
- 13) Encourage partnerships between developers and property-owners to increase collaborations that lead to development projects that protect and promote health.
- 14) Support redevelopment that is compatible with existing uses. Work with municipal departments to create zoning ordinances and Comprehensive Plan amendments that support worthy brownfield projects that enhance community quality.
- 15) Seek collaborative brownfield redevelopment opportunities with Pinellas County.



Mary Eaves was a canning facility and coal yard in Jacksonville's north side. These activities resulted in arsenic and petroleum contamination. Remediation of the site has created a four-story, 80-unit senior citizen affordable housing complex. Five full-time positions were created.



A brownfield site located in Pompano Beach and was originally comprised of four parcels used for commercial purposes. Contamination from arsenic and PAHs was identified in site soils and groundwater. After completing soil removal and construction the site was ready for use in 2018 as a Wal-Mart.



In 2010 the City of Doral purchased 18+ acres of vacant land for construction of the Doral Legacy Park. Arsenic soil contamination was identified and removed. The Doral Legacy Park opened in 2017 with many athletic fields, tennis courts, an outdoor movie area and a 35,000 sq. foot community center.

Source: Florida Brownfields Redevelopment Program 2019 Annual Report

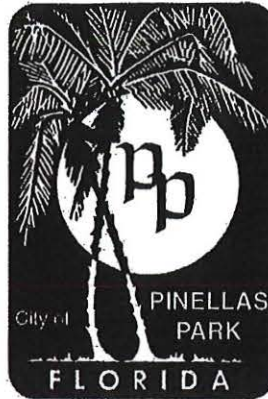


City of  
**PINELLAS PARK**

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**Please Respond To:**

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**FLORIDA**

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October 22, 2019

Ms. Tammy Hillier  
Community Services Manager  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #19-326**  
**Health Impact Assessment Resolution**

Dear Ms. Hillier:

I have received and reviewed the above-referenced Resolution authorizing City staff to create a Brownsfields Program. I would approve of the Resolution as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Patrick Murphy, Deputy City Manager  
Susan Walker, Community Development Administrator  
Benjamin Ziskal, Planning & Development Services Director

JWD/dh  
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