



# CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
 TELEPHONE (727) 562-4750 FAX (727) 562-4755

## PUBLIC WORKS

1. Applicant Identification  
 City of Clearwater  
 600 Cleveland Street  
 Clearwater, Florida 33755
2. Website URL: <https://www.myclearwater.com/Home>
3. Funding Requested
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
4. Location  
 a) City of Clearwater b) Pinellas County c) Florida
5. Target Area and Priority Site Information
  - Target Area: Downtown and the Hercules Employment District (DHED)  
 Census tracts: 12103025901, 12103025902, 12103026300, 12103026501, 12103026502, 12103026602, 12103026703, 12103026101, 12103026200, 12103026702
  - Priority Sites
    - **Landings Golf Club** 1875 Airport Drive Clearwater, FL 33765
    - **HEP Property** 1724 N Betty Lane Clearwater, FL 33755
    - **Former North Ward Elementary School** 900 N Fort Harrison, Clearwater, FL 33755
6. Contacts
  - a. Project Director  
 Jeremy Brown, P.E., Deputy City Engineer  
 (727) 444-8250  
[jeremy.brown@myclearwater.com](mailto:jeremy.brown@myclearwater.com)  
 100 S Myrtle Avenue, Clearwater, Florida 33756

Ryan Cotton, Councilmember  
 Mike Mannino, Councilmember

Bruce Rector, Mayor



David Allbritton, Councilmember  
 Lina Teixeira, Councilmember



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## PUBLIC WORKS

### b. Chief Executive/Highest Ranking Elected Official

Mayor Bruce Rector  
 (727) 562-4050  
[Bruce.Rector@MyClearwater.com](mailto:Bruce.Rector@MyClearwater.com)  
 600 Cleveland Street, Clearwater, Florida 33755

### 7. Population

City of Clearwater, FL 117,075 (US Census: 2019–2023 American Community Survey)

### 8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	4
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

### 9. Letter from the State or Tribal Environmental Authority

See attached.

Ryan Cotton, Councilmember  
 Mike Mannino, Councilmember

Bruce Rector, Mayor



David Allbritton, Councilmember  
 Lina Teixeira, Councilmember



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PUBLIC WORKS

**10. Releasing Copies of Applications**  
Not Applicable.

Ryan Cotton, Councilmember  
Mike Mannino, Councilmember

Bruce Rector, Mayor



David Allbritton, Councilmember  
Lina Teixeira, Councilmember

“Equal Employment and Affirmative Action Employer”



# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

Ron DeSantis  
Governor

Jay Collins  
Lt. Governor

Alexis A. Lambert  
Secretary

November 25, 2025

Alyssa Kuhn  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W. 13<sup>th</sup> Floor  
Atlanta, GA 30303-8960  
[Kuhn.Alyssa@epa.gov](mailto:Kuhn.Alyssa@epa.gov)

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Clearwater's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-25-04, titled "FY26 Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.B.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Philip Wilkerson, the Southwest District Brownfields Coordinator, at (813) 470-5753 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sweeney".

Scott Sweeney, Environmental Manager  
Brownfields and CERCLA Site Screening Section

SS/jc  
cc:

Joseph DeCicco, City of Clearwater – [joseph.decicco@myclearwater.com](mailto:joseph.decicco@myclearwater.com)  
Philip Wilkerson, DEP Southwest District – [philip.wilkerson@floridadep.gov](mailto:philip.wilkerson@floridadep.gov)

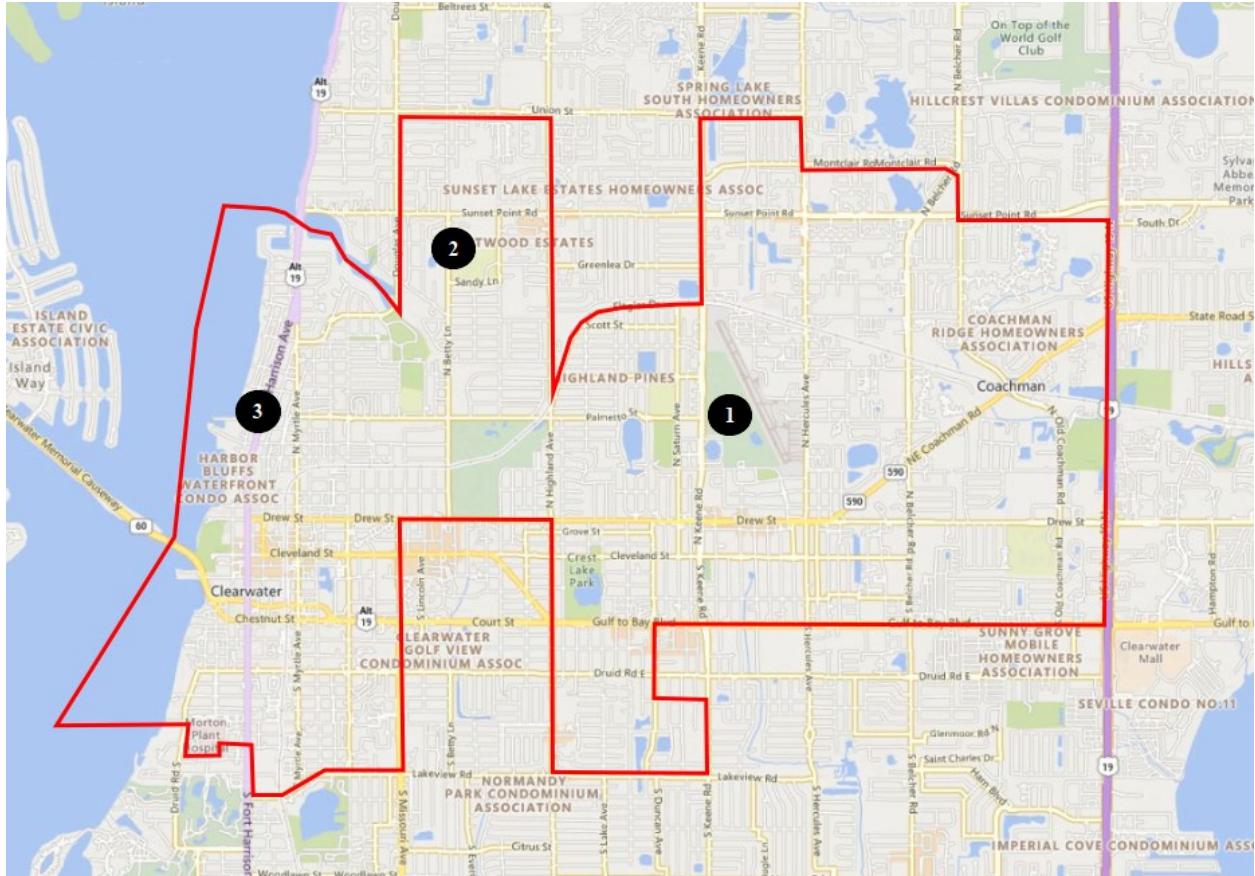


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## PUBLIC WORKS

### Target Area Map – Downtown and Hercules Employment District



#### Legend

- Target Area Boundary
- 1 Landings Golf Club
- 2 HEP Property
- 3 Former North Ward Elementary School

Ryan Cotton, Councilmember  
Mike Mannino, Councilmember

Bruce Rector, Mayor



David Allbritton, Councilmember  
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“Equal Employment and Affirmative Action Employer”



**City of Clearwater, FL**

**FY26 Brownfield Assessment Grant  
Narrative**

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**Target Area and Brownfields.** a. Overview of Brownfield Challenges and Description of Target Area: The City of Clearwater (City), Florida, located in Pinellas County along the Gulf of America, has a rich history shaped by early fishing, tourism, and mid-20th-century industrial growth. By the early 20th century, Clearwater transitioned into a popular tourist destination, while industrial development expanded inland. For decades, this area supported manufacturing, automotive services, and industrial operations, leaving behind legacy contamination from petroleum products, solvents, and heavy metals. By the 1960s, many businesses had left the downtown area to relocate to newly growing commercial centers along US Highway 19 North. As businesses moved out, residential development followed, causing families to relocate. The mass exodus combined with these historic uses have contributed to the presence of vacant or underused properties that now complicate redevelopment efforts.

The **geographic boundary** for this grant is the city limits with a target area focus of the **Downtown** and the adjacent **Hercules Employment District (DHED)**, a historically industrial corridor in Clearwater that once supported manufacturing, automotive services, and chemical-related industries. Over time, as industrial activity declined, many properties became vacant or underused, creating a patchwork of deteriorating structures and suspected brownfields. These conditions discourage private investment and perpetuate economic stagnation; today, the **Hercules Employment District** is full of blighted sites in the heart of Clearwater that inhibit redevelopment and pose environmental dangers to residents. The **DHED** is made up of ten census tracts (see AIS). These tracts represent neighborhoods with sensitive populations disproportionately impacted by economic and environmental challenges. Residents in the target area experience a **median household income of \$60,287 (US \$78,538), and 20% of all residents live in poverty (US 12%).**<sup>1</sup> In the target area, **41% of occupied housing units** have housing costs that exceed 30% of total household income.<sup>1</sup> These socioeconomic indicators underscore the need for revitalization efforts that prioritize redevelopment. This grant will enable the City to conduct environmental assessments, reduce uncertainty for developers, and position these sites for reuse aligned with the City's **Comprehensive Plan 2045**. By addressing contamination and planning for sustainable redevelopment, the project will help transform the target area into a vibrant hub while improving conditions for residents in surrounding communities.

b. Description of the Priority Brownfield Site(s): A windshield survey and preliminary inventory identified numerous potential brownfield sites within the **DHED**, including former industrial facilities, auto-related businesses, and gas stations. Many are vacant or underused and may contain petroleum hydrocarbons, solvents, or heavy metals, creating redevelopment barriers and blight in central Clearwater. Three priority sites were selected for assessment based on their size, location, transformative reuse potential, and confirmed site access upon grant award.

The first priority site is the **Landings Golf Club**, located at 1875 Airport Drive. This 72-acre property is currently an active golf course owned by the City but scheduled for closure. The site includes maintained greens, paved cart paths, and small structures and is situated near residential neighborhoods, a public park, and multiple churches and schools within a half-mile radius. Historically, the property operated as a private landfill in the 1950s before the City purchased it in the 1960s and converted it into a golf course in 1972. Limited assessments have been conducted, including a Phase I ESA and Phase II ESA in 2019. During the Phase II ESA, no groundwater samples were collected, but limited soil sampling revealed areas of **buried glass, plastic, and metal debris** as well as **chlordan, dieldrin, toxaphene, arsenic, and lead** in the samples

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<sup>1</sup> US Census: 2019–2023 American Community Survey.

collected. Additional assessment is needed to determine the extent of contamination for the safe redevelopment of the property. **The City owns the property and will provide full access for assessment activities.**

The second priority site is the **Homeless Empowerment Program (HEP) Property**, located at 1724 N Betty Lane. This 2.15-acre parcel is fenced and overgrown, contains remnants of concrete slabs, sits in a residential area surrounded by homes, and is within a half mile of Sandy Lane Elementary School and two churches. The property previously operated as an auto salvage yard from at least the 1990s through the 2010s and was later used for automotive storage. A building was removed from the southern portion of the site in 2023. A Phase I and Phase II ESA in 2021 identified impacts from **solvents, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and lead**, but proper delineation and an Analysis of Brownfield Cleanup Alternatives (ABCA) are needed before redevelopment can occur. **The site owner has granted site access.**

The third priority site is the **Former North Ward Elementary School**, which is located within the North Greenwood Community Reinvestment Area (CRA) in the **DHED**. The school served as a place of knowledge and growth since 1915 but has been empty for 16 years since budget cuts closed its doors. This 2-acre parcel overlooks the Clearwater Basin Marina to the west. Despite the pristine views and the appealing character of the building, the property is tainted by its history. The canopy located in the northwest portion of the site serves as a reminder of the site's historical use as a gasoline station. The property's seemingly benign use as a school complicates matters further due to the presence of an **underground heating oil tank** that serviced the school buildings. Additionally, the age of the buildings (100 years old) presents health concerns with the potential for **lead-based paint (LBP) and asbestos-containing materials (ACM)**. Although previous assessment has been conducted at the site, additional assessment is needed to ensure the health and well-being of those who will use this space since it is intended for **multifamily affordable housing**. This redevelopment will serve the needs of the target area by providing affordable housing in an area where **housing cost burdens impact 41%** of occupied units.<sup>2</sup> The City considers this site a top priority due to its close connection to downtown, surrounding residential areas, and the waterfront, which remains a key area of focus. In recent months, the future of the Former North Ward Elementary School has also been a recurring subject at city council meetings. Developers are ready to move forward with revitalizing the site and retaining the existing structures as part of a new multifamily residential complex. **The City owns the property and will provide full access for assessment activities.**

c. Identifying Additional Sites: The City, in coordination with residents and project partners, will create a brownfield site inventory and evaluation tool to rank brownfield sites in the target area, prioritizing sites that most benefit sensitive populations. Based on the Pinellas County Property Appraiser website, community input, and census data, the City will identify and rank additional sites within the target area with critical issues such as health disparities, pollution, and poverty. Any grant funds that remain after appropriate allocation to all target-area assessment work will be used to address additional sites found throughout the City's geographic boundary that most benefit vulnerable populations.

**Revitalization of the Target Area.** d. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy for the target area focuses on transforming blighted and underused properties into assets that meet community needs and stimulate economic growth. Redevelopment plans include converting the **Landings Golf Club into a commercial warehouse hub** to create significant employment opportunities and attract private investment in the **DHED**. This reuse

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<sup>2</sup> US Census: 2019–2023 American Community Survey.

aligns with **Quality Places (QP) Goal 2** of Clearwater's Comprehensive Plan 2045 (Plan), which promotes mixed-use development, walkable and transit-supportive redevelopment, and infill development in designated corridors. The **Hercules Employment District** is identified as a key corridor for reinvestment, and the proposed commercial redevelopment supports **Policy QP 2.1.1**, which calls for corridor planning to identify opportunities for conservation, redevelopment, and reinvestment along existing commercial and mixed-use corridors.

The second priority site, the **HEP Property**, will be **redeveloped as a homeless shelter** to address critical housing and social service needs. This reuse directly advances **Housing Plan Implementation (PI) Goal 3**, which seeks to expand opportunities to increase housing within the city while reducing homelessness. It also supports **Policies PI 3.2.2 and PI 3.2.3**, which emphasize collaboration with homeless service providers to provide shelters, transitional housing, and emergency housing for individuals experiencing homelessness. By preparing this site for redevelopment, the project will enable HEP and the City to deliver essential services to vulnerable populations in a safe and accessible location.

The proposed reuse of the **Former North Ward Elementary School** as an affordable housing complex aligns directly with the objective of "**affordable and mixed-income housing**" in the **North Greenwood Area**. The Plan states that increasing the availability of quality, affordable housing is a critical objective. Policies under the **Conservation and Coastal Management objective 4.3** also specifically encourage the restoration and reuse of buildings as an alternative to demolition. Reusing the existing structures and converting them into affordable housing will create a much-needed community asset and directly support the goals of the Plan.

Together, these reuse strategies demonstrate the City's commitment to sustainable growth. Removing environmental hazards, reducing blight, and delivering meaningful economic and social benefits for residents will support the City's long-term goals for infill development, job creation, and improved quality of life.

e. Outcomes and Benefits of Reuse Strategy: The revitalization of the target area will generate substantial economic benefits for Clearwater. Redevelopment of underused properties into productive uses will attract private investment, create new jobs, and expand the local tax base. The transformation of the **Landings Golf Club** into a commercial warehouse hub will position the district as a center for economic activity and support the 2045 Plan goals for infill development and corridor revitalization. Investor interest in the area has already been expressed, but environmental uncertainty remains a barrier to redevelopment. By conducting assessments and clarifying site conditions, this grant will unlock opportunities for large-scale commercial development, stimulate business growth, and increase property values throughout the district, thereby **creating many job opportunities for the community**.

In addition to economic gains, the reuse strategy will deliver critical noneconomic benefits that strengthen community well-being. The proposed adaptive **reuse of the existing structures** at the **Former North Ward Elementary School** will provide noneconomic benefits like greater housing stability, reduced displacement, and a strong sense of community in the historic North Greenwood Neighborhood. The redevelopment of the **HEP Property** into a homeless shelter will provide a safe, stable environment for individuals experiencing homelessness, offering access to shelter, basic human needs, and supportive services that help residents regain stability and self-sufficiency. This project will enhance connections to the HEP and other service providers, ensuring comprehensive assistance for vulnerable populations. Beyond addressing immediate housing needs, the shelter will eliminate blight in a residential neighborhood and restore the property to

productive use. Together, these projects will reduce environmental hazards, remove blight, and create a healthier, more resilient community.

All redevelopment projects, including priority sites, will be reviewed in accordance with Public Works procedures to **incorporate energy efficiency, renewable energy, and stormwater management**. The City will evaluate adding solar panels, LED lighting, energy-efficient design, and new stormwater and flood-mitigation features at the Landings Golf Club due to its location in a **federally designated flood zone**. The Former North Ward Elementary School reuse will include energy- and water-efficient appliances and LED lighting throughout the proposed affordable housing units. Because Clearwater is highly vulnerable to hurricanes, flooding, and storm surge, as seen during Hurricanes Helene and Milton, the grant will also fund a Brownfield Revitalization Plan to **strengthen local resilience to extreme weather and natural disasters**.

**Strategy for Leveraging Resources.** f. Resources Needed for Site Reuse: The City is eligible for county, state, and federal grant funding and has long invested in revitalization through its CRA and Tax Increment Financing (TIF) District, established in 1981 to reduce blight and spur economic growth. Downtown Clearwater TIF funds continue to support redevelopment, and EPA Brownfields funding will further leverage these resources by increasing tax revenues as sites are prepared for reuse. Since 1996, the City has secured nearly \$5 million in state and federal grants for downtown infrastructure improvements and will pursue additional support through HUD's Community Development Block Grants for façade rehabilitation and demolition of blighted structures. Clearwater also benefits from tools such as New Market Tax Credits and Florida's Brownfield Site Rehabilitation Agreement, while their EPA Revolving Loan Fund dollars (BL-98487922-6) will provide supplemental financing for remediation of assessed properties.

g. Use of Existing Infrastructure: The City is currently implementing several major infrastructure upgrades, including roadway improvements. Existing water, sewer, power, broadband and street infrastructure within the target area and at the priority sites has been evaluated and found to be sufficient to support redevelopment. Existing structures at the **Former North Ward Elementary School** priority site will be reused in its redevelopment. Any future needs will be addressed through additional federal and state grant funding.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need.** a. The Community's Need for Funding: Economic and community investment is urgently needed within the target area. The target area has an average population of 4,105 per census tract.<sup>3</sup> Residents face significant economic challenges, including a **low per capita income of \$38,213** (US \$43,289), and a **median household income of \$60,287**, well below the national median of \$78,538.<sup>3</sup> Poverty rates are disproportionately high, with **13% of families living below the poverty level** (US 8%).<sup>3</sup> These indicators reflect a community struggling with persistent poverty and limited economic opportunity. DHED has experienced decades of disinvestment, leaving behind vacant and underused properties that deter private investment. Environmental uncertainty surrounding these sites further compounds the problem, because developers are unwilling to assume the risk of unknown contamination. Without federal assistance, the City cannot fund the environmental assessments necessary to unlock redevelopment. Local resources are constrained by competing priorities, and raising taxes to finance these efforts would place an undue burden on residents already facing economic hardship. This EPA Brownfields Assessment Grant is critical to overcoming these barriers. By providing the resources needed to assess and prepare priority sites for reuse, the grant will enable Clearwater to attract private investment, create jobs, and deliver essential services to sensitive populations.

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<sup>3</sup> US Census: 2019–2023 American Community Survey.

b. Health or Welfare of Sensitive Populations: Sensitive populations within the target area include elderly and impoverished residents. In the target area, **25% of residents are over the age of 62** (US 21%).<sup>4</sup> Poverty is persistent with **20% of all residents living below the poverty level**, compared to 12% nationally.<sup>4</sup> Median family income in the target area is **\$77,200**, significantly lower than the US median of \$96,922, and **17% of families with children under the age of 18 live in poverty (US 13%)**.<sup>4</sup> Seventeen (**17%**) of households rely on SNAP benefits, compared to 11% nationally, and **unemployment** in census tract 12103026200 stands at **12%**, well above the national rate of 5%.<sup>4</sup> The target area has a 17% Black population, higher than the national rate of 12%.<sup>4</sup>

The target area's vulnerable populations face multiple, interconnected welfare challenges driven by low incomes, high poverty levels, a severe lack of affordable housing, and a growing homeless crisis. Residents need employment opportunities aligned with their educational attainment, as only **18% hold a bachelor's degree** (US 21%) and **7% lack a high school diploma** (US 6%).<sup>4</sup> These socioeconomic pressures, combined with dependence on government assistance, contribute to elevated crime rates, where residents face a **1 in 294** chance of becoming a victim of violent crime (statewide **1 in 345**) and a **1 in 55** chance of property crime (statewide **1 in 66**).<sup>5</sup> Housing instability further compounds these issues. The homeowner vacancy rate is **3%** compared to **1%** nationally, limiting pathways to stable homeownership, while the **7.2%** rental vacancy rate exceeds the US average of **5.5%**, signaling high demand and insufficient affordable units. These pressures are intensified by the fact that **Pinellas County has one of the largest homeless populations in Florida**, underscoring the urgent need for expanded affordable housing to prevent further displacement and improve stability for vulnerable households.<sup>4</sup>

This grant will help address these challenges by transforming blighted properties into safe, productive community assets. Converting the HEP site into a homeless shelter will provide stable housing and essential services for the thousands of unhoused individuals in Clearwater and Pinellas County and improve safety and health outcomes. Redeveloping the Landings Golf Club into commercial space will create jobs, attract investment, and enhance neighborhood safety. By removing environmental hazards and returning sites to beneficial use, the project will strengthen public health, reduce crime, and improve overall conditions for the DHED's vulnerable residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Residents of the target area experience higher-than-normal rates of chronic health conditions that may be linked to environmental factors caused by contaminants at priority sites. According to CDC PLACES data, the estimated prevalence of **current asthma among adults** in the target area is **10%** (US 9%).<sup>6</sup> Clearwater experiences several adverse health outcomes at levels higher than national benchmarks, as shown in the City Health Dashboard. The Dashboard lists elevated rates of **cardiovascular disease deaths, chronic lower respiratory disease deaths, cancer deaths, stroke deaths, and diabetes-related deaths**, all of which appear as key health outcome indicators for Clearwater. These conditions reflect broader chronic disease patterns documented across the area, and these same diseases are also among the area's leading causes of death.<sup>7</sup> Additionally, **obesity prevalence** in the target area is **37%** (US 33%), contributing to increased vulnerability to chronic disease and compounding health disparities.<sup>6</sup> These conditions may be exacerbated by exposure to hazardous substances historically associated with brownfield sites, including petroleum hydrocarbons, solvents, PAHs, and heavy metals. Environmental assessments will clarify

<sup>4</sup> US Census: 2019–2023 American Community Survey.

<sup>5</sup> Neighborhood Scout – Clearwater. - <https://www.neighborhoodscout.com/fl/clearwater/crime>

<sup>6</sup> CDC PLACES.gov.

<sup>7</sup> <https://www.flhealthcharts.gov/>.

contamination risks and guide cleanup actions, reducing potential exposure pathways for residents. Numerous properties within the target area, such as the former **North Ward Elementary School**, operated as gasoline stations and automotive repair shops and were redeveloped before regulations were in place to address lead, petroleum, and VOC contamination resulting from this use. Health effects from long-term exposure to VOCs include **damage to the liver, kidneys, lungs, and central nervous system** as well as **cancer**. According to the US National Library of Medicine, populations most vulnerable to the negative health effects of VOCs include the **elderly and young children**.<sup>8</sup> The various contaminants found throughout the target area, including asbestos, are contributing to the high rate of cancer incidence of 477 per 100K compared to the state rate of 459 per 100K.<sup>9</sup> Redeveloping the HEP Property into a homeless shelter will provide safe housing and critical services for vulnerable residents and reduce risks tied to environmental hazards and unstable living conditions. Converting the Landings Golf Club into commercial space will remove blight and address contamination from its historic landfill use and improve public health for nearby neighborhoods. By cleaning up and restoring these sites, the grant will reduce environmental health risks and strengthen community resilience, while EPA Brownfields assessments will identify contaminants contributing to ongoing health issues in the target area.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area includes neighborhoods with high economic hardship, where 20% of residents live below the poverty line and decades of disinvestment have left behind vacant and underused properties with suspected contamination.<sup>10</sup> These communities, many of which include disproportionately impacted populations, have long borne the negative environmental consequences of historic industrial and commercial operations that compound existing social and health challenges. This grant will help identify and reduce these threats by funding environmental assessments that clarify contamination levels and guide cleanup actions, particularly in areas where aging infrastructure and past land uses have created elevated exposure risks. By removing environmental hazards and preparing sites for productive reuse, the project will reduce exposure to contaminants and restore properties to uses that improve public health and quality of life.

The reuse strategy prioritizes redevelopment that delivers measurable economic and social benefits to Clearwater’s vulnerable populations. Transforming the Landings priority site into a commercial hub will attract private investment, expand the tax base, and create new employment opportunities in a city where over 55,000 residents participate in the workforce. Converting the HEP priority site into a homeless shelter will provide safe housing and supportive services for individuals experiencing homelessness—an urgent need in Pinellas County, which has one of the highest homeless populations in Florida. Adaptive reuse of the Former North Ward Elementary School as a community center will offer cultural, recreational, and educational amenities that strengthen social cohesion and resilience. Together, these actions will address environmental concerns, break cycles of disinvestment, and ensure that economically distressed and disproportionately impacted Clearwater residents directly benefit from revitalization efforts.

**Community Engagement.** e. Project Involvement & f. Project Roles: The partners below will support the City in prioritizing, remediating, and advancing brownfield site redevelopment.

Name of org.	Entity’s mission	Point of contact	Specific involvement or assistance provided
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<sup>8</sup> NLM – VOCs <https://toxtown.nlm.nih.gov/chemicals-and-contaminants/volatile-organic-compounds-vocs>.

<sup>9</sup> Pinellas County Health Dashboard. <https://pinellas.floridahealth.gov/>

<sup>10</sup> US Census: 2019–2023 American Community Survey.

Homeless Empowerment Program	Provide homeless and low-income individuals and families, including veterans, with housing, food, clothing and support services necessary to obtain self-sufficiency and improved quality of life.	Ashley Lowery, <a href="mailto:ashleyl@hepempowers.org">ashleyl@hepempowers.org</a>	<b>Assistance/Decision Making:</b> Site inventory, community outreach, and site-reuse planning.
Pinellas Realtor Organization	Promotes common business interests within the real estate profession by enhancing education, support, and development of its members, and maintains high standards of conduct and ethical practices in the industry.	David Bennett, <a href="mailto:dbennett@tampabayrealtor.com">dbennett@tampabayrealtor.com</a>	<b>Assistance/Decision Making:</b> Site identification and prioritization.
Amplify Clearwater (Chamber of Commerce)	Meets the needs of businesses, tourism, and industry while providing leadership for the advancement of economic vitality and equality for the North Pinellas Region.	Amanda Payne, CEO, <a href="mailto:amanda@amplifyclearwater.com">amanda@amplifyclearwater.com</a>	<b>Assistance/Decision Making:</b> Keep local businesses updated on project progress and post available redevelopment sites online to highlight their potential.
Clearwater Urban Leadership Coalition	Sustains economic growth in the community, develops business opportunities, preserves cultural history, and enhances academic excellence.	Marilyn Turman, Director of Communications, <a href="mailto:MTurman@tampabaybbic.com">MTurman@tampabaybbic.com</a>	<b>Assistance/Decision Making:</b> Community outreach for the minority populations in the target area.
Pinellas County Public Works Dept.	Dedicated to improving safety, protecting natural resources, and enhancing quality of life through infrastructure maintenance and environmental stewardship.	Kelly Hammer Leavy, <a href="mailto:klevy@pinellas.gov">klevy@pinellas.gov</a>	<b>Assistance/Decision Making:</b> Cleanup and future reuse planning.

g. **Incorporating Community Input:** The City announced its intent to apply for an EPA Brownfields Assessment Grant during the October 15, 2025, Brownfield Advisory Board meeting. Community involvement has long been a cornerstone of the City’s Brownfield Program, which has been active since 1996, and the City remains committed to ensuring residents are engaged throughout this project. The existing Community Involvement Plan (CIP) will be updated to outline planned outreach activities, the project schedule, background information, and key project partners. The updated CIP will be available for public review at the Planning and Development Department. Residents may submit questions or comments about the Brownfield Grant through the Clearwater Connect online system or in person at community meetings. The City will provide responses during public meetings and online within two weeks of receiving feedback. To broaden outreach, the City will collaborate with community partners as well as various City groups including the Sustainability and Environmental Division, the Affordable Housing Committee, and the Clearwater CRA. The City will share project updates through its website, social media platforms (Facebook, LinkedIn, Twitter, Instagram, and YouTube), and through city-news and calendar-announcement emails, which residents will be encouraged to subscribe to (as an alternative to in-person engagement). As part of the assessment program, the City will also update its dedicated brownfield webpage and informational brochure. Regular updates will continue to be provided at City Council meetings, which are broadcast on C-View TV via local cable and online streaming, ensuring broad public access to project information.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**Description of Tasks/Activities and Outputs:**

<b>Task 1: Outreach</b>
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a.	<i>Project Implementation: EPA-Funded:</i> Update the Community Involvement Plan (CIP). Outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the qualified environmental professional (QEP). City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP updated in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials to be created in Q1 and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> City: Joe DeCicco, Senior Environmental Specialist, BF Project Manager.
d.	<i>Outputs:</i> Updated CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
<b>Task 2: Site Inventory &amp; Assessment</b>	
a.	<i>Project Implementation: EPA-Funded:</i> The City’s BF Project Manager will work with target-area residents during outreach events to add to the existing site inventory. Identified abandoned and underused properties will be researched further by City staff using GIS and Pinellas County’s property appraiser’s website. QEP will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The QEP conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begin in Q2 and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Joe DeCicco, Senior Environmental Specialist, BF Project Manager.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 15 Phase I ESAs, 1 Generic QAPP, 6 Phase II ESAs including SAP, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
<b>Task 3: Cleanup Planning</b>	
a.	<i>Project Implementation: EPA-Funded:</i> Projects identified for cleanup. The QEP will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The QEP will assist the City in hosting charrettes/vision sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessments, Land Use Assessments, Market Study.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The QEP will implement the technical aspects of the project with oversight from the City: Jeremy Brown, Deputy City Engineer, BF Project Director.
d.	<i>Outputs:</i> 3 ABCAs, 2 vision sessions/charrettes, 2 Site Reuse Assessments, 1 BF Revitalization Plan, 2 Land Use Assessment, 1 Market Study.
<b>Task 4: Program Management</b>	
a.	<i>Project Implementation: Non-EPA-Funded:</i> Using their own funding, the City will procure a QEP to assist with the BF Grant project. The City’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-Funded:</i> The QEP will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows two staff to attend three BF training conferences/workshops in compliance with federal per diem rates.
b.	<i>Anticipated Project Schedule:</i> Procure QEP in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms will be created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> City: Jay Ravens, City Finance Director, BF Finance Director.

d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend three conferences.
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<b>Task 5: Administrative Indirect Cost:</b> <i>a. – d. See below for the cost breakdown.</i>
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**e. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, other, administrative and contractual costs only. **Of the budget, 46% will be spent on site-specific work and 35% for area-wide planning activities.**

**Task 1 Outreach:** Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150); 7 community/educational meetings \$10,500 (\$1,500 per mtg.; 10 hours per meeting to include preparation and execution × \$150); Supplies: \$1,200 (\$700 [700 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$200).

**Task 2 Site Inventory & Assessment:** Contractual: BF site inventory and evaluation ranking tool creation \$12,000 (80 hrs × \$150); 15 Phase I ESAs \$52,500 (\$3,500 each); 1 Generic QAPP \$7,000; 6 Phase II ESAs including SAP \$150,000 (\$25,000 each).

**Task 3 Cleanup Planning:** Contractual: 3 ABCAs \$21,000 (\$7,000 each); 2 vision sessions \$4,000 (\$2,000/meeting); 2 Site Reuse Assessment \$60,000 (\$30,000 each [Senior Planner: 75 hrs × \$200; PM Planner: 50 hrs × \$175; Support Personnel: 50 hrs × \$125]); 2 Land Use Assessment \$13,000 [\$6,500 each (Senior Planner: 10 hrs × \$200; PM Planner: 15 hrs × \$175; Support Personnel: 15 hrs × \$125)]; 1 BF Revitalization Plan \$80,000 (Principal Planner: 100 hrs × \$250; Senior Planner: 125 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 100 hrs × \$125). 1 Market Study \$20,000 (Senior Planner: 40 hrs × \$200; PM Planner: 40 hrs × \$175; Support Personnel: 40 hrs × \$125).

**Task 4 Program Management:** Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$25,500 (170 hrs × \$150). Travel: 2 staff attend 3 conferences for a total of \$11,100 (flights at \$800, 3 nights in hotel at \$250/night, incidentals and per diem at \$75 per day × 4 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 per event per person).

**Task 5 Administrative Indirect Costs:** Other: Costs of operating and maintaining facilities (based on average costs), general administration consisting of the salaries of executive officers, personnel administration, and accounting \$25,000 (EPA allowable 5% of the grant award.)

Category	Tasks					Totals
	<i>Outreach</i>	<i>Site Inventory &amp; Assessment</i>	<i>Cleanup Planning</i>	<i>Program Management</i>	<i>Administrative Indirect Cost</i>	
Travel				\$11,100		\$11,100
Other				\$1,200	\$25,000	\$26,200
Supplies	\$1,200					\$1,200
Contractual	\$16,500	\$221,500	\$198,000	\$25,500		\$461,500
<b>Total Budget</b>	<b>\$17,700</b>	<b>\$221,500</b>	<b>\$198,000</b>	<b>\$37,800</b>	<b>\$25,000</b>	<b>\$500,000</b>

**f. Plan to Measure and Evaluate Environmental Progress and Results:** To ensure timely project completion, the City’s internal Brownfield Team, including the QEP, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance outputs, such as the

number of neighborhood meetings, community groups and partners meetings; environmental assessments; and cleanup plans, will be tracked. Additionally, outcomes like community participation, acres assessed; acres made ready for reuse, redevelopment dollars leveraged, and jobs created will be monitored. To address potential project delays, the City has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan, if necessary, to ensure the project is completed on schedule.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Programmatic Capability.** a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The grant will be managed by Clearwater's Public Works Department because the department oversees residential and commercial land development as well as the operation and maintenance of the city's stormwater infrastructure to ensure environmental compliance. The Public Works Department works through nine federal and state grants annually and are well capable of handling another Brownfield Assessment Grant. Jeremy Brown P.E., Deputy City Engineer, will serve as the **Brownfield Project Director** and will be responsible for the oversight and completion of the administration of the Brownfield Program. Mr. Brown has been with the City for 9 years and has 23 years' experience in civil and utilities engineering. His experience also includes geotechnical and environmental engineering, including work on several brownfield projects. Joe DeCicco, Senior Environmental Specialist, will serve as the **Brownfield Project Manager** and will be responsible for the day-to-day activities and the timely expenditure of funds. Mr. DeCicco has been with Clearwater Engineering for 17 years and has 28 years of experience in environmental engineering. They will be assisted by Jay Ravins, **City Finance Director**, who will be responsible for managing the finances and ASAP.gov draw downs. Mr. Ravins has 44 years of accounting and finance experience both in private industry and public sector, with 32 of those years in government. A qualified environmental professional (QEP) will be procured to assist with the technical portions of the assessment project.

d. Acquiring Additional Resources: The City will hire a QEP to support the technical and reporting aspects of the Brownfields Community-wide Assessment Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

**Past Performance and Accomplishments.** e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: The City has been awarded eight EPA Brownfields Assessment grants (1996–2021) and one Revolving Loan Fund resulting in 85 assessments and 21 cleanups. *Many of these activities happened before the inception of ACRES; therefore, the numbers in the ACRES system only reflect the activities that took place since the inception of ACRES.* The City has successfully managed these grants with the most recent in FY07, FY09, and FY21. The \$400,000 FY07 Assessment Grant resulted in 6 Phase I ESAs, 2 Phase II ESAs, and 2 Supplemental Assessments and created nearly \$290,000 in leveraged funds and 44 acres ready for reuse. The \$400,000 FY09 Assessment Grant resulted in 3 Phase I ESAs, 2 Phase II ESAs, and 1 Supplemental Assessment, which created over \$283,000 in leveraged funding and 40 acres ready for reuse. The \$300,000 FY21 Assessment Grant resulted in 2 Phase I ESAs, 3 Phase II ESAs, and 1 cleanup plan. The remaining funds of the closed-out RLF grant are being used to fund assessment and remediation throughout the area as needed. (2) Compliance with Grant Requirements: The City has been in full compliance with its past EPA Brownfields Grants. ACRES has been updated with all relevant grant information and outputs. All reporting has been turned into the EPA Project Officer promptly, and the City had frequent meetings with the respective EPA Project Officers over the course of the grants to discuss progress.

## Threshold Criteria

### 1. Applicant Eligibility

- a. The City of Clearwater, FL (City), is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR § 200.1.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The City announced its intent to apply for an EPA Brownfields Assessment Grant during the October 15, 2025 Brownfield Advisory Board meeting. Community involvement has long been a cornerstone of the City's Brownfield Program, which has been active since 1996, and the City remains committed to ensuring residents are engaged throughout this project. The existing Community Involvement Plan (CIP) will be updated to outline planned outreach activities, the project schedule, background information, and key project partners. The updated CIP will be available for public review at the Planning and Development Department. Residents may submit questions or comments about the Brownfield Grant through the Clearwater Connect online system or in person at community meetings. The City will provide responses during public meetings and online within two weeks of receiving feedback. To broaden outreach, the City will collaborate with community partners as well as various City groups including the Sustainability and Environmental Division, the Affordable Housing Committee, and the Clearwater CRA. The City will share project updates through its website, social media platforms (Facebook, LinkedIn, Twitter, Instagram, and YouTube), and through city-news and calendar-announcement emails, which residents will be encouraged to subscribe to (as an alternative to in-person engagement). As part of the assessment program, the City will also update its dedicated brownfield webpage and informational brochure. Regular updates will continue to be provided at City Council meetings, which are broadcast on C-View TV via local cable and online streaming, ensuring broad public access to project information.

### 3. Expenditure of Existing Grant Funds

The City affirms it does not have an open EPA Brownfields Assessment or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.