

# Bayfront 20:20

## Technical Deliverables Report

August 31, 2015



# Table of Contents

Introduction and Background.....	Page 3
Existing Leaseholds, Lease Conditions and Public Properties.....	Page 4
Map of Leaseholds and Public Properties.....	Page 5
Land Use and Zoning.....	Page 6
Renaissance View Corridor Easement.....	Page 7
Map of View Corridor Easement.....	Page 8
Centennial Park Public Improvements Grant Agreement.....	Page 9
Florida Power & Light Site.....	Page 10
Summary of Development Agreement for former Quay Property.....	Page 11
Exhibit G-3 of Development Agreement for former Quay Property—MURT Locations.....	Page 12
Cultural Park MURT.....	Page 13
Historic District and Structures.....	Page 14
Map of Bayfront Historic District.....	Page 15
10 <sup>th</sup> and 14 <sup>th</sup> Street Roundabouts.....	Page 16
Submerged Lands.....	Page 17
Proposed Flood Zones.....	Page 18
Map of Proposed Flood Zones.....	Page 19
Map of Existing Flood Zones.....	Page 20
Map of Utilities—Water/Sewer Lines.....	Page 21
Map of Utilities—Storm Drain Lines/Outflows.....	Page 22
Environmental Issues.....	Page 23
Appendix A: Cultural Park Master Plan, Grant Agreements, Development Agreements and Legal Documents	
Appendix B: Environmental Reports	

# Introduction and Background

In July 2007, after four years of public outreach, analysis, and revision, the Cultural Park Conceptual Plan was approved by the City Commission. This plan, built upon the foundations of the City of Sarasota's first Comprehensive Plan by John Nolen in 1924, and the Downtown Master Plan 2020 by Duany Plater-Zyberk in 2000, encompassed 53 acres of publically-owned land west of US 41, between Hog Creek and Boulevard of the Arts. The plan incorporated improved public open spaces woven into the City's larger open space system while encouraging water elements, active programming of surrounding bodies of water, and a sequence of unique places appropriate to the site. The concept plan was organized around a street and block pattern that identified development parcels, locations for major cultural uses, commercial uses, parking, and allowed for a phased implementation process. Due to a lack of programmed funding coupled with the Great Recession, the Cultural Park Conceptual Plan was never realized.

Established in 2013, Sarasota Bayfront 20:20 is a public/private, community-based initiative whose purpose is to promote and benefit all of Sarasota's diverse communities by creating a legacy along the bayfront in the heart of Sarasota that will help support a sustainable Sarasota region for the next 100 years. The vision is to *"support the creation of a long-term master plan for the Sarasota bayfront area that will establish a cultural and economic legacy for the region while ensuring open, public access to the bayfront."* The area of concentration includes all of the Cultural Park Conceptual Plan area as well as the publically-owned Centennial park site and both the privately-owned 14-acre former Sarasota Quay site and existing FPL site.

As part of the Sarasota Bayfront 20:20 due diligence effort, City of Sarasota staff was requested to research and provide technical information, where available, of existing engineering, legal, historical and environmental conditions of the subject area. The report includes both summaries of individual conditions by topic as well as GIS maps in an efficient and comprehensible format to accommodate the wide spectrum of Sarasota Bayfront 20:20 stakeholder members. It is hoped that providing Sarasota Bayfront 20:20 with these technical deliverables will allow informed decisions to be made as they pursue the next phase of their planning and outreach effort.

# Existing Leaseholds and Public Properties

## Cultural Park Leaseholds

Tenant	Address	Beginning Date	Renewal Date	Available Extensions	Final Contract Date	No. of Employees	No. of Members	No. of Annual Events	No. of People Tenant Draws to the Bayfront Annually (2014)
1) Vacant (formerly GWIZ)	1001 Blvd of the Arts	Part of 16.14 acres that was granted in 1960 by the Trustees of the Internal Improvement Trust Fund of the State of Florida to the City of Sarasota with the condition that the City shall never sell, convey, or lease the land to any private person, firm, or corporation for any private use or purpose with the intent being that the land shall be solely used for municipal purposes.							
2) Sarasota Garden Club	1131 Blvd of the Arts	8/10/1959	12/31/2019	3-5 year their option	12/31/2034	1	170	275	16,000
3) United States Masters Swimming	655 N. Tamiami Trail	6/1/2009	5/31/2019	2-5 year mutual agreement	5/31/2029	14	62,500 (nationally)	5	2,800
4) Sarasota County-Chidsey Building/History Center	701 N. Tamiami Trail	3/23/2005	10/12/2018	1-5 year their option	10/12/2023	Unknown	Unknown	Unknown	Unknown <i>County sublease agreement w/tenant began Aug. 2015</i>
5) Art Center Sarasota	707 N. Tamiami Trail	11/1/1948	3/17/2029	1-10 year their option	3/17/2039	9	800	30	40,000
6) Sarasota Orchestra	709 N. Tamiami Trail	6/7/1955	12/31/2096	No extensions remaining	12/31/2096	275	6,893	129	75,000+
7) Sarasota Flotilla	1101 10th Street	3/30/1970	2/28/2016	1-4 year their option	2/28/2020	0	39	401	14,733

## City Owned/City Maintained Properties

Facility	Address	Beginning Date	Renewal Expiration Date	Available Extensions	Final Contract Date	No. of Employees	No. of Members	No. of Annual Events	No. of People Tenant Draws to the Bayfront Annually
8) Municipal Auditorium	801 N Tamiami Trail	1938	N/A	N/A	N/A	6	N/A	50	75,000
9) Bayfront Community Center	803 N Tamiami Trail	1940	N/A	N/A	N/A	6	N/A	234	11,700
10) Waterfront Park	803 N. Tamiami Trail	1940	Part of 16.14 acres that was granted in 1960 by the Trustees of the Internal Improvement Trust Fund of the State of Florida to the City of Sarasota with the condition that the City will never sell, convey, or lease the land to any private person, firm, or corporation for any private use or purpose with the intent being that the land shall be solely used for municipal purposes.						
11) Van Wezel Performing Arts	777 N Tamiami Trail	1970	Part of 16.14 acres that was granted in 1960 by the Trustees of the Internal Improvement Trust Fund of the State of Florida to the City of Sarasota with the condition that the City shall never sell, convey, or lease the land to any private person, firm, or corporation for any private use or purpose with the intent being that the land shall be solely used for municipal purposes.					16 employees 200+ events	250,000+
12) Vacant Waterfront Parcel	803 N. Tamiami (western terminus of Blvd of the Arts)		N/A						Unknown
13) Vacant Waterfront Parcel	1000 Blvd of the Arts	2001	Deed of conveyance provides a restriction that City shall not sell, transfer, lease or otherwise convey property to a private person, firm, or corporation for any private use or purpose. The property shall only be used for passive recreation purposes.						Unknown

## City Owned/ County Maintained Properties

Facility	Address	Beginning Date	Renewal Expiration Date	Available Extensions	Final Contract Date	No. of Employees	No. of Members	No. of Annual Events	No. of People Tenant Draws to the Bayfront Annually
14) Sarasota Lawn Bowling Club	801 N Tamiami Trail	No Formal Agreement				Not provided	Not provided	312 (6 days/week)	Unknown
15) Centennial Park	1059 N. Tamiami Trail	See page 9				N/A	N/A	N/A	N/A

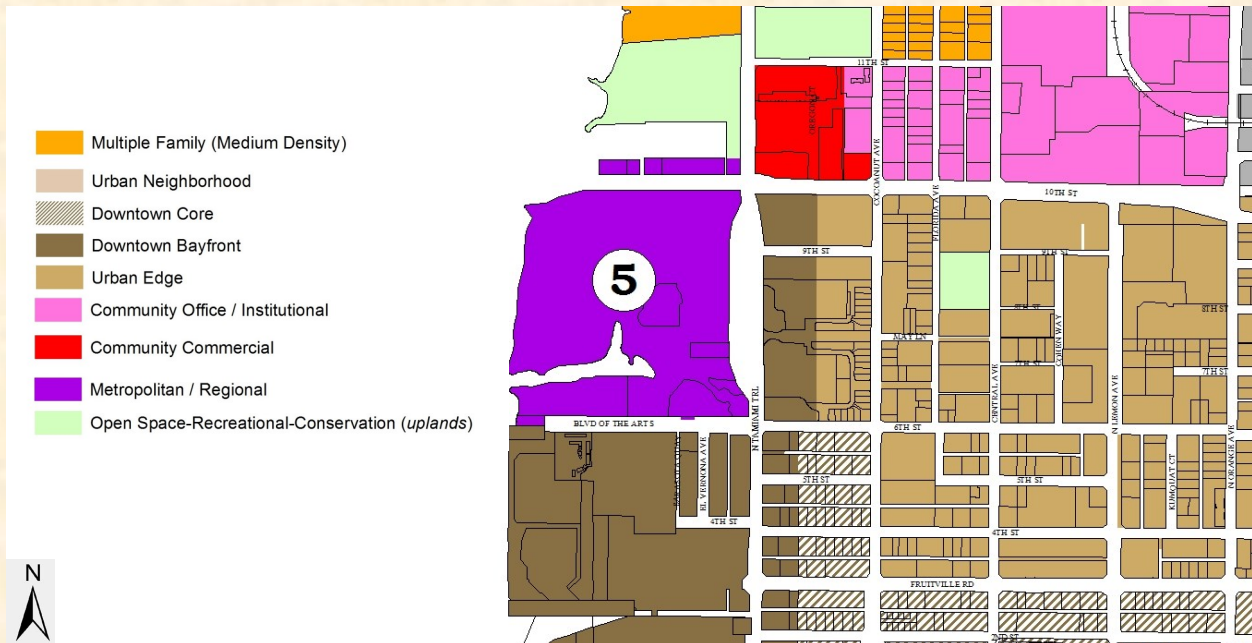
# Map of Leaseholds and Public Properties



# Land Use and Zoning

## Sarasota City Plan (2030)

The Sarasota City Plan (2030) is the City's long-range comprehensive plan. The Cultural Park is classified as Metropolitan Regional #5 on the Future Land Use Map (FLUM) as displayed below. Existing and planned primary uses allowed on this site are as follows: Recreation, Entertainment, Museum, and Cultural Facilities. Therefore, future uses of the site would need to be consistent with these types of uses unless the comprehensive plan is amended to include other uses.



## Zoning

The Cultural Park land is zoned Governmental (G), reflecting its ownership by the City of Sarasota. This zone district provides that any lawful government activity is permitted and uses under lease from a governmental entity are permissible by Major Conditional Use.

The development standards for uses in the G zone shall be carried out in accordance with the development standards of the most restrictive zone district adjacent to the G zoned lot. The City Commission may grant waivers to those development standards in accordance to Article IV, Division 17 of the Zoning Code.



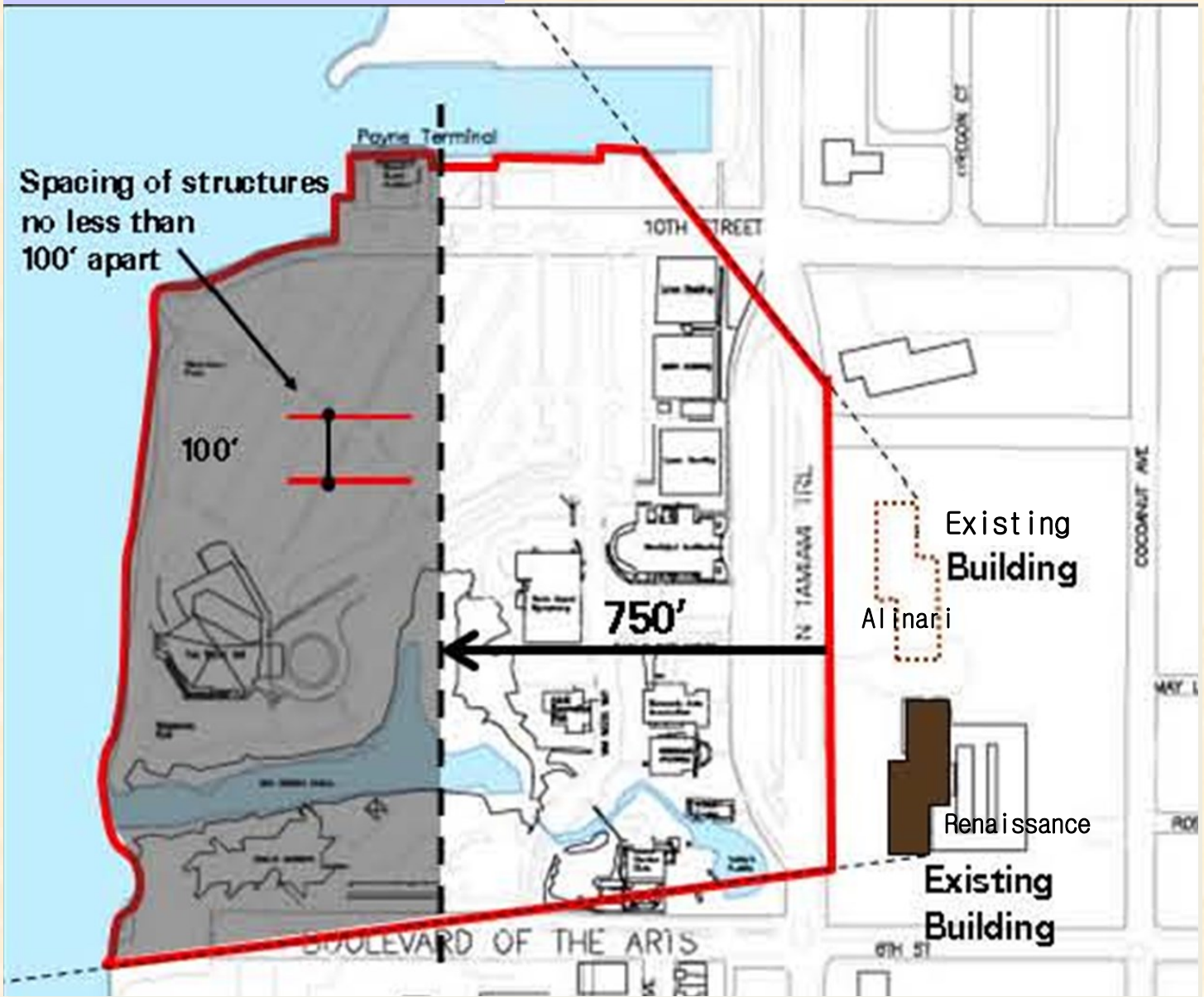
# Renaissance View Corridor Easement

Recorded December 3, 1999, the View Corridor Easement (Easement) mandates that any new development within the subject area (map on page 8) is required to comply with the conditions of the Easement. The following identifies major elements of the Easement restrictions:

- Building heights within the Easement are limited to 45' above minimum Federal Emergency Management Agency (FEMA) flood elevation level.
- The height limit is increased to 90' above the minimum FEMA flood elevation for expansion of the existing Van Wezel Hall or a successor hall and for one other building intended as a primary use for performing arts within the Easement.
- The Easement contains some restrictions related to the placement of buildings within the area westerly of the easterly 750' of the City Property (map on page 8). Beyond this delineation, new buildings shall be spaced a minimum 100' from any other improvement. An exception is made for a parking structure constructed for another principal facility in that it shall be deemed to be part of such facility and not subject to the 100' separation requirement.
- The easement shall expire and terminate 99 years from date of recordation (12/3/99).

# Map of View Corridor Easement

Restriction Area  
Building Height and Location





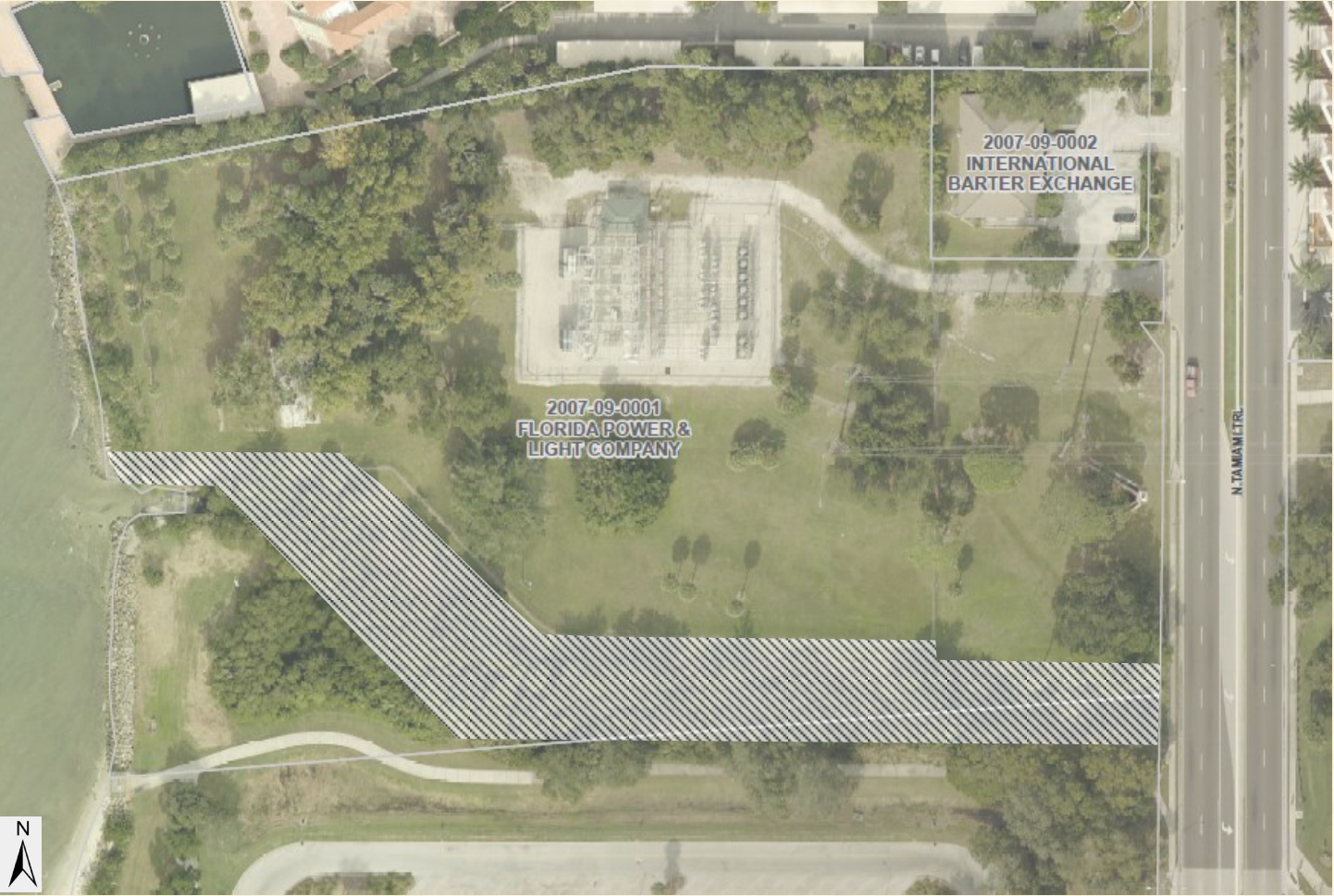
# Centennial Park Public Improvements Grant Agreement

Sarasota County and the City of Sarasota, in conjunction with the Florida Department of Natural Resources (now known as Florida Department of Environmental Protection), entered into a tri-party grant agreement on April 7, 1992 in the amount of \$250,000 for the construction of three boat ramps, four docks, and shoreline stabilization within Centennial Park. Upon completion, Centennial Park was dedicated for public recreational use as part of the grant agreement and the dedication extends for a minimum of 25 years from the date of the grant agreement. In the event Centennial Park becomes utilized for something other than the public recreational purpose funded by the grant within the 25-year dedication period, the County and City must return to the Department of Natural Resources (FDEP) the funds tendered for the project. The Centennial Park site has a future land use classification of Open Space-Recreational-Conservation and is zoned Governmental (G).



# Florida Power & Light Site

A title search for the property just north of Hog Creek was conducted June 2015. The parcel of property located at 1123 North Tamiami Trail is owned by Florida Power & Light Company (FPL) pursuant to a deed recorded in the Official Records on January 22, 1945. In 1955, a portion of the property was transferred to the Florida Department of Transportation (FDOT) for US Highway 41. On February 12, 1997 FPL granted a Drainage and Landscaping Easement to the City of Sarasota over a portion of the property containing 0.635 acres for the Hog Creek project. The property has a future land use classification of Multiple Family (Medium Density) and is zoned MCI (Medical Charitable Institutional).



General area of drainage and landscape easement (not to scale)

# Development Agreement—Former Quay Site

## Conditions Potentially Affecting Cultural Park Area

A Development Agreement between the City of Sarasota and Irish American Management Services Limited, L.P., for the site formerly known as Sarasota Quay, was executed March 5, 2007. The Development Agreement outlines a number of conditions for the future development of the property. While the property is now owned by Quay Venture, LLC as of December 4, 2014, the Development Agreement remains in effect until January 2017 due to the expiration of the site plan. The Development Agreement requires that the approved project be constructed, with only minor changes. If a new project is proposed by the new owner, new approvals and conditions may be required.

Below are provisions of the Development Agreement that could have an impact on the Cultural Park area:

### **Paragraph 2(G)** Connectivity with the Cultural District:

Phase II of The Project shall include a right-of-way connection from the northern boundary of the improved right-of-way to be provided within Phase I to the southern boundary of the right-of-way of Boulevard of the Arts. This right-of-way connection through Phase II shall enable vehicular and pedestrian movement from the entrance to The Project on the west side of U.S. 41 through the Project Site, or the Expanded Project Site, as the case may be, to the City's "Cultural District" [*Cultural Park*] located to the north of the Boulevard of the Arts without the necessity for vehicles or pedestrians to travel on U.S. 41. The Developer shall work in good faith with the City to attempt to align this right-of-way connection (whether a new north/south driveway or a realignment of El Vernona Avenue) with any realignment of Van Wezel Way that the City may propose as part of the Cultural District Master Plan [*Cultural District Conceptual Plan*] or the implementation thereof.

### **Paragraph 3(C)** Recreation/Open Space:

All public recreation/open space facilities required to meet concurrency are already in place and will be provided by Sarasota County, Florida under an Inter-Local Agreement with the City, and no new public recreational facilities will be needed to service the Project. The Developer will pay recreational impact fees to support the provision of these services, subject to credits for preexisting uses on the Project Site. The Developer shall construct the City's Multi-Use Recreational Trail (MURT) and a Scenic MURT on the Project Site as per the approved Site Plan. Prior to the issuance of a temporary certificate of occupancy for any Phase I structure other than the Belle Haven, the Developer and the City shall enter into a separate agreement setting forth the rights and obligations of the parties with respect to the use and maintenance of the MURT and the Scenic MURT, the provision of security and lighting and such other matters as may be mutually agreed upon. Such agreement shall be approved by the City Commission prior to execution on behalf of the City.

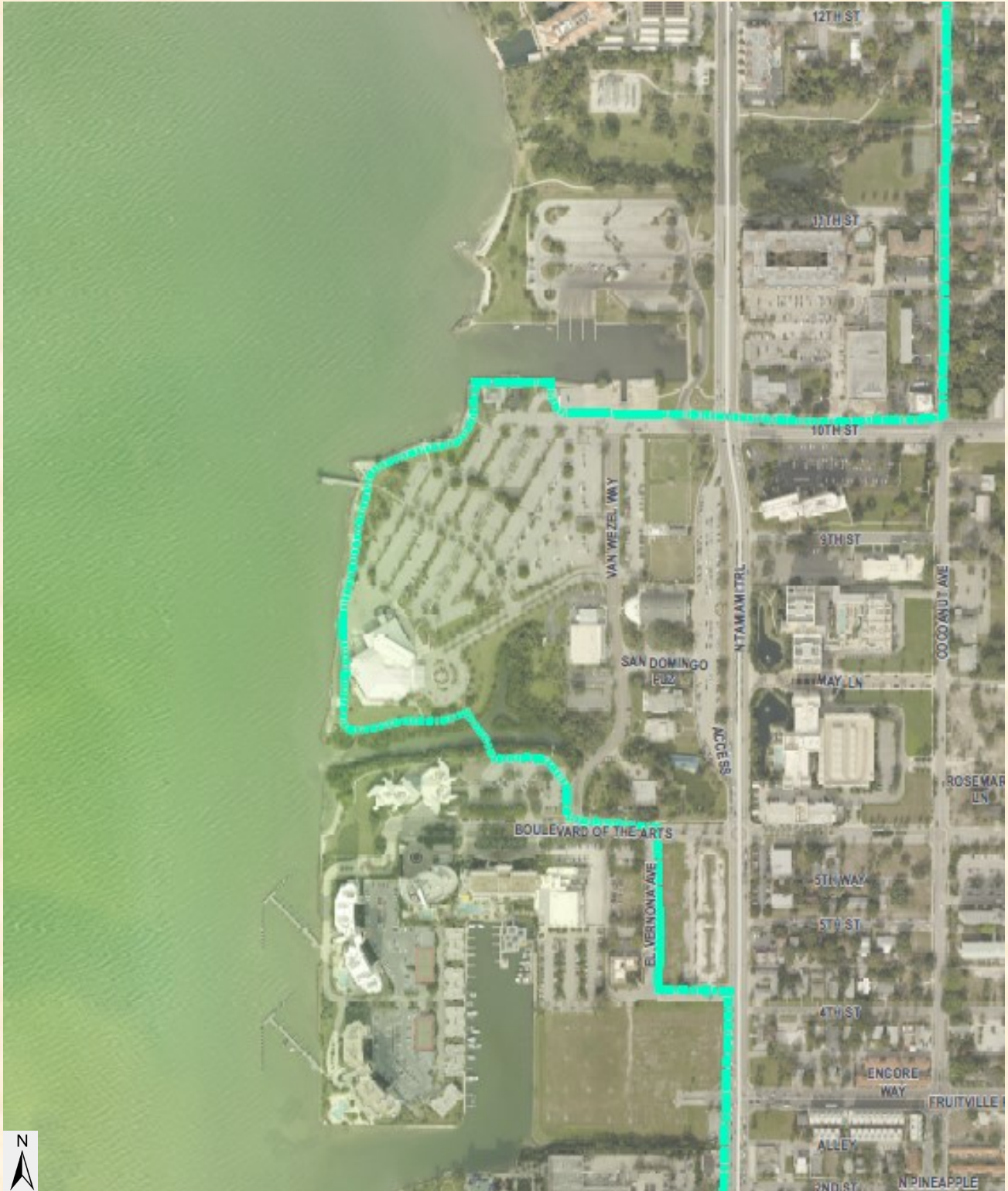
### **Paragraph 12** Dedication of Right-of-Way:

Developer shall prepare and execute a Quitclaim Deed to the City quitclaiming and releasing all of its right, title and interest in a strip of property up to 20ft. wide along its frontage on Boulevard of the Arts (including frontage that may be parts of streets to be vacated at a later date) and shall construct at its expense, an extended right turn only lane for eastbound to southbound traffic at the intersection of Boulevard of the Arts and U.S. 41. The delivery of the Quitclaim Deed and such construction shall be completed prior to the issuance of the first (temporary or final) certificate of occupancy for Phase II of the Project.



# Cultural Park

## Multi-Use Recreational Trail



MURT - Multi-Use Recreational Trails

# Cultural Park Historic Resources

Within the proposed cultural district area there are a number of listed historic resources that are on the National Register of Historic Places, Local Historic Register, and the Florida Master Site File. The historic resources are by designation type as follows:

## National Register of Historic Places

Chidsey Building – 701 N. Tamiami Trail  
Municipal Auditorium – 801 N. Tamiami Trail

## Local Historic Register

Bayfront Historic District (map on page 15)  
Sarasota Garden Club – 1131 Boulevard of the Arts/6<sup>th</sup> Street  
Blue Pagoda / Chamber of Commerce Building – 655 N. Tamiami Trail  
Chidsey Building – 701 N. Tamiami Trail  
Sarasota Art Association Hall – 707 N. Tamiami Trail  
Municipal Auditorium – 801 N. Tamiami Trail

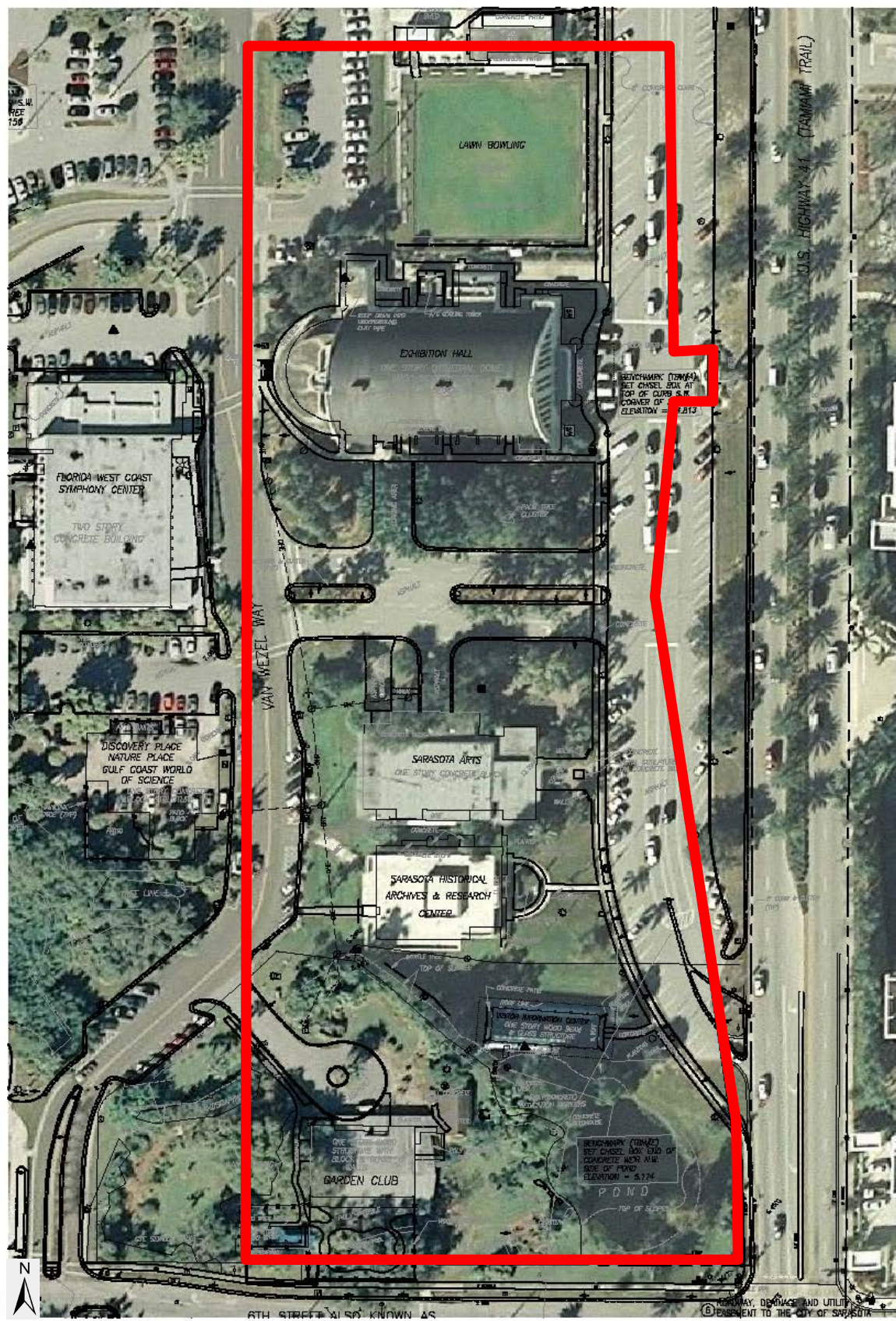
## Florida Master Site File (structures at least 50 years old)

Sarasota Garden Club – 1131 Boulevard of the Arts/6<sup>th</sup> Street  
Blue Pagoda / Chamber of Commerce Building – 655 N. Tamiami Trail  
Chidsey Building – 701 N. Tamiami Trail  
Sarasota Art Association Hall – 707 N. Tamiami Trail  
Municipal Auditorium – 801 N. Tamiami Trail

Projects that may impact Nationally Registered Historic Resources or those eligible for listing as Nationally Registered Historic Resources would require a Section 106 review if there is a Federal license or Federal funding involved in the project. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects that their federally funded activities, programs and projects have on impacted significant historic properties. The historic resources listed within the Local Bayfront Historic District, except for the Sarasota Art Association Hall, are either already listed on the National Register of Historic Places or potentially eligible for listing with the National Register of Historic Places and would thereby be subject to a Section 106 review.

Projects that may impact the Local Bayfront Historic District, the historic resources listed within the Local Bayfront Historic District or listed on the Florida Master Site File, would be subject to review by the City of Sarasota Historic Preservation Board or Staff as these resources are governed by the City of Sarasota Zoning Code Regulations (Zoning Code Section IV-808, Section IV-809, Section IV-822, & Section IV-824). Additionally, changes to the historic structures listed within the Bayfront Historic District would be reviewed under Chapter 11 of the Florida Building Code and NFPA 101 (Chapter 11 & NFPA 101).

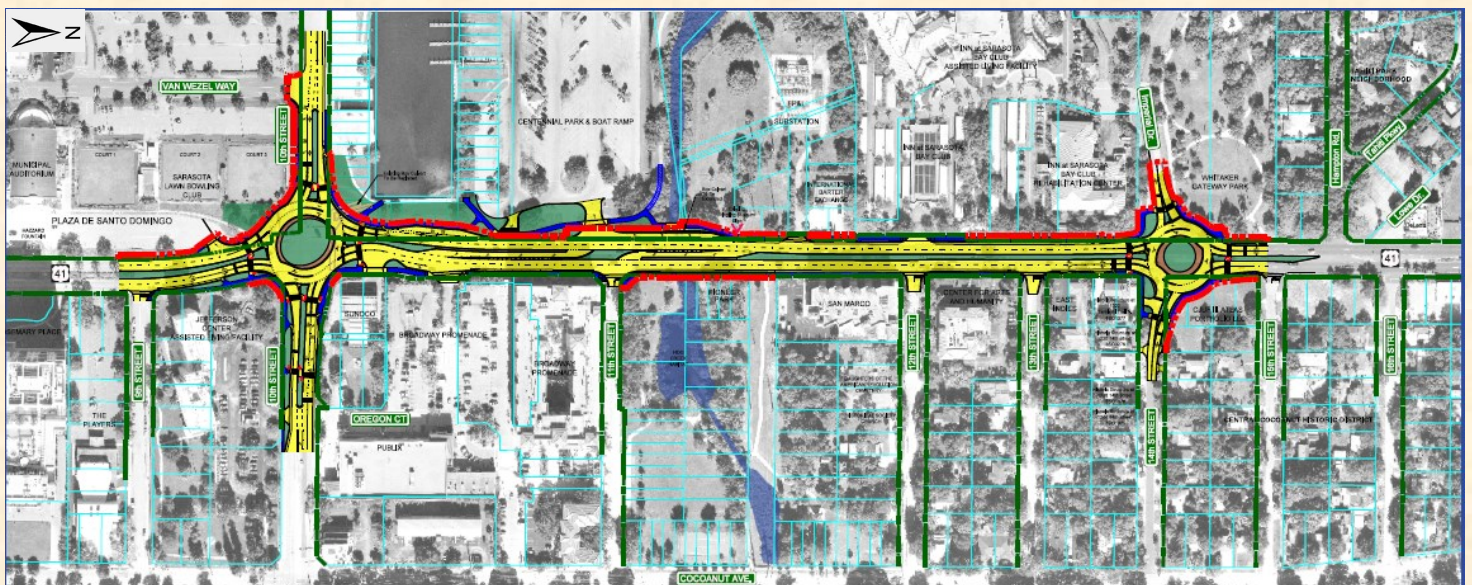
# Bayfront Historic District



NOTE: National Register of Historic Places includes Chidsey Building, Municipal Auditorium and entire Sarasota Lawn Bowling Complex

# 10th & 14th Street Roundabouts

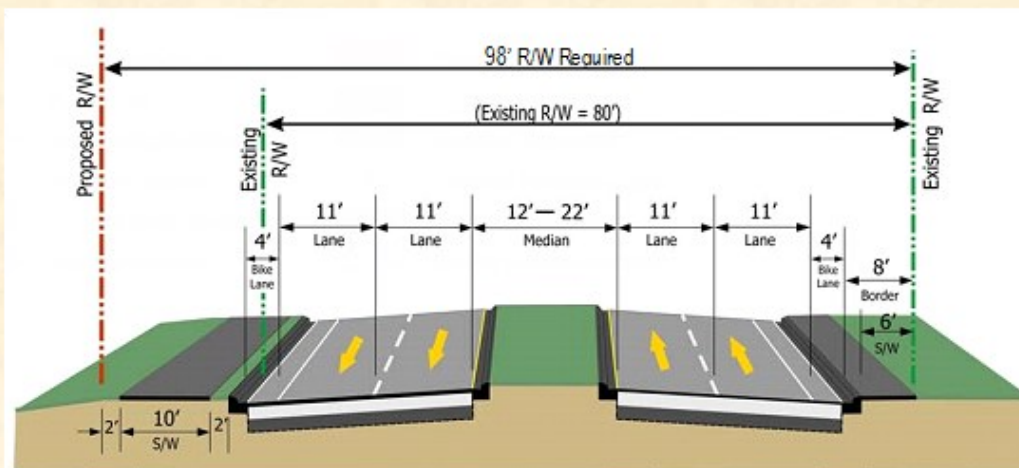
The Florida Department of Transportation (FDOT) is finishing final construction documents for two roundabouts and other right-of-way improvements along US 41, from 10th Street to 14th Street. The project length is approximately 0.5 miles. The improvements proposed along US 41, which will enhance mobility as well as connectivity to the bayfront, include two-lane roundabouts at 10th Street and 14th Street, narrower travel lanes, bicycle lanes, pedestrian crossings, sidewalk improvements on both sides of the roadway, including a 10' wide MURT on the west side, enhanced median landscaping, decorative lighting, and a new bus bay adjacent to Centennial Park. Bus facility enhancements will include bus landing pads, bus stop shelters, bus stop benches, and bike racks. Project construction is expected to commence in 2017 and finish in 2019. Roundabouts at Gulfstream Avenue and at Frutiville Road on US 41 are also planned over the next five years.



### Legend

- |  |                        |  |                             |
|--|------------------------|--|-----------------------------|
|  | Existing Right-of-Way  |  | Proposed Structure          |
|  | Parcel Lines           |  | Proposed Barrier Wall       |
|  | Proposed Right-of-Way  |  | Proposed Truck Apron        |
|  | Proposed Pavement      |  | Proposed Pedestrian Signal  |
|  | Proposed Median/Border |  | Wellands                    |
|  | Proposed Sidewalk      |  | Existing Sidewalk to Remain |

### Conceptual Plan



US 41, 10th Street to 14th Street—Typical Cross Section



# Submerged Lands

On April 6, 1978 the Board of Trustees of the Internal Improvement Trust Fund granted the City of Sarasota a right-of-way easement for utilities construction purposes. The parcel of land depicted below by the red arrow is to be used solely as right-of-way for the construction, maintenance and use of subaqueous utilities. In the event the land herein described shall cease to be used for said purposes, then the easement granted covering said land shall revert to the Board of Trustees of the Internal Improvement Trust Fund. No other submerged lands were found within the study area.



# Proposed Flood Zones

In December 2014, the Federal Emergency Management Agency (FEMA) released new preliminary flood hazard maps, known as digital Flood Insurance Rate Maps (FIRMs), for all of Sarasota County. The remapping effort, part of FEMA's nationwide flood mapping effort, was necessary because the flood hazard and risk information shown on current flood maps has become outdated. Some of the maps now in use were developed more than 30 years ago. Since then, drainage patterns have changed, new land development has occurred, and mapping and modeling technology has significantly improved. The new maps are anticipated to take effect in 2016.

The Cultural Park area includes two different high-risk flood hazard areas, Zone VE and Zone AE:

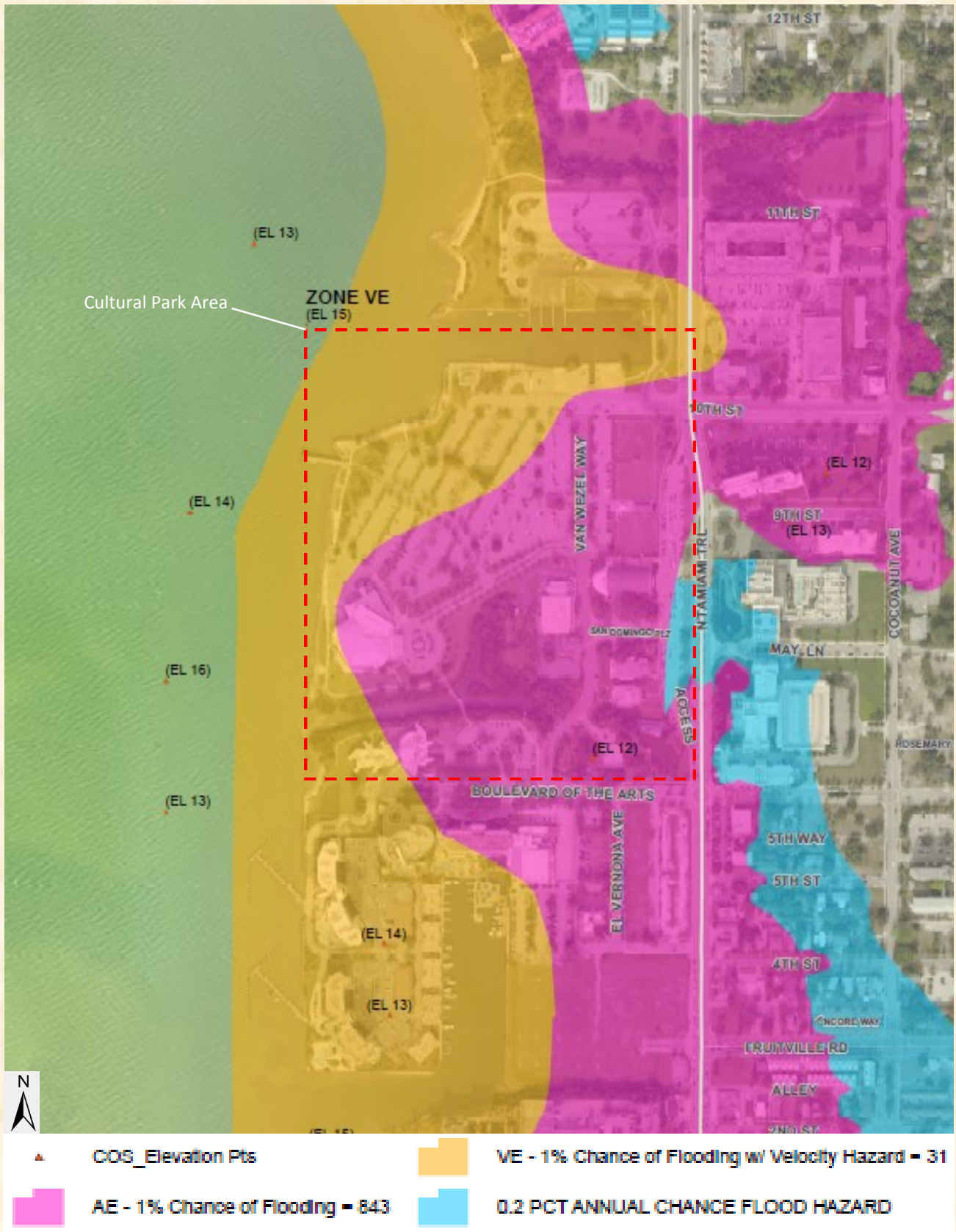
- Zone VE: Coastal areas with a 1% or greater annual chance of flooding in any given year and an additional hazard associated with velocity wave action. A base flood elevation\* is determined within this zone.
- Zone AE: Areas subject to a 1% or greater annual chance of flooding in any given year. Considered the base floodplain where base flood elevations\* are provided.

*\*The Base Flood Elevation (BFE) is the level, in feet above sea level, that flood waters have a 1-percent annual chance of reaching or exceeding in any given year.*

The Flood Insurance Rate Maps identify each flood zone and also note the minimum elevation in which a structure must be elevated. The majority of the proposed high-risk flood hazard areas within the Cultural Park area appear to have base flood elevations ranging from 12' to 15'. The City of Sarasota requires that all new construction and substantial improvements have the lowest floor elevated to or above the base flood elevation. Mandatory flood insurance purchase requirements (for federally-backed mortgages or if lender requires) and floodplain management standards apply in each of these zones.

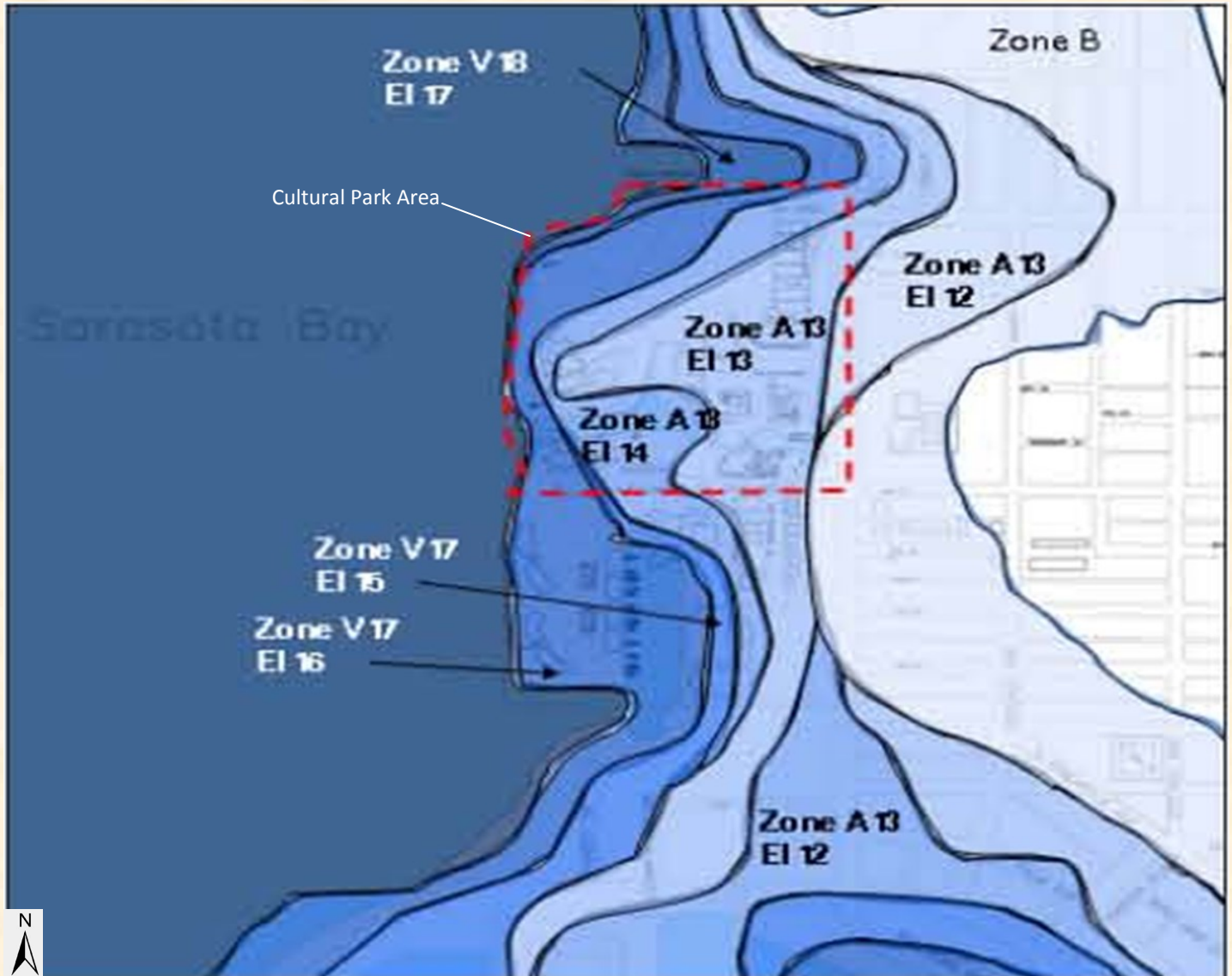
Coastal communities must ensure that new buildings built in Velocity (VE) Zones are anchored to resist wind and water loads. Buildings in VE Zones are subject to a greater hazard than buildings built in other types of floodplains, and not only do they have to be elevated above the base flood elevation, they must be protected from the impact of waves, hurricane-force winds and erosion. The National Flood Insurance Program (NFIP) also requires that all new and substantially improved structures built in Velocity Zones be constructed on open foundations (pilings, columns, or piers, and sometimes, shear walls) that allow floodwaters and waves to pass beneath the elevated structures. The space below the lowest floor must either be free of obstruction or constructed with non-supporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. The area beneath these elevated structures is to remain free of any obstructions that would prevent the free flow of coastal floodwaters and waves during a base flood event. The use of these enclosed areas is restricted to parking of vehicles, building access, and storage of low value items.

# Proposed Flood Zones

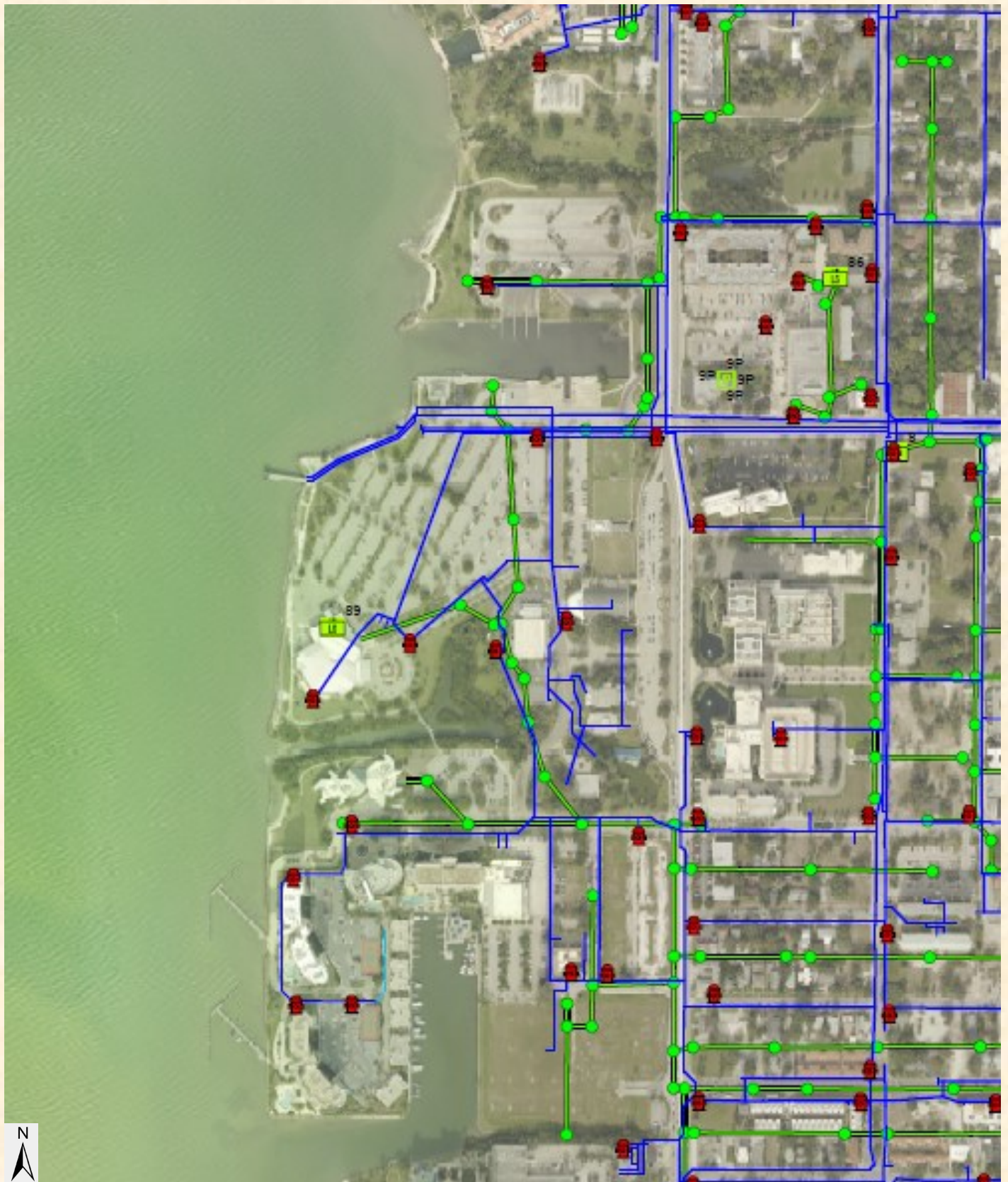



# Existing Flood Zones


Established 1984





# Utilities—Water and Sewer Lines



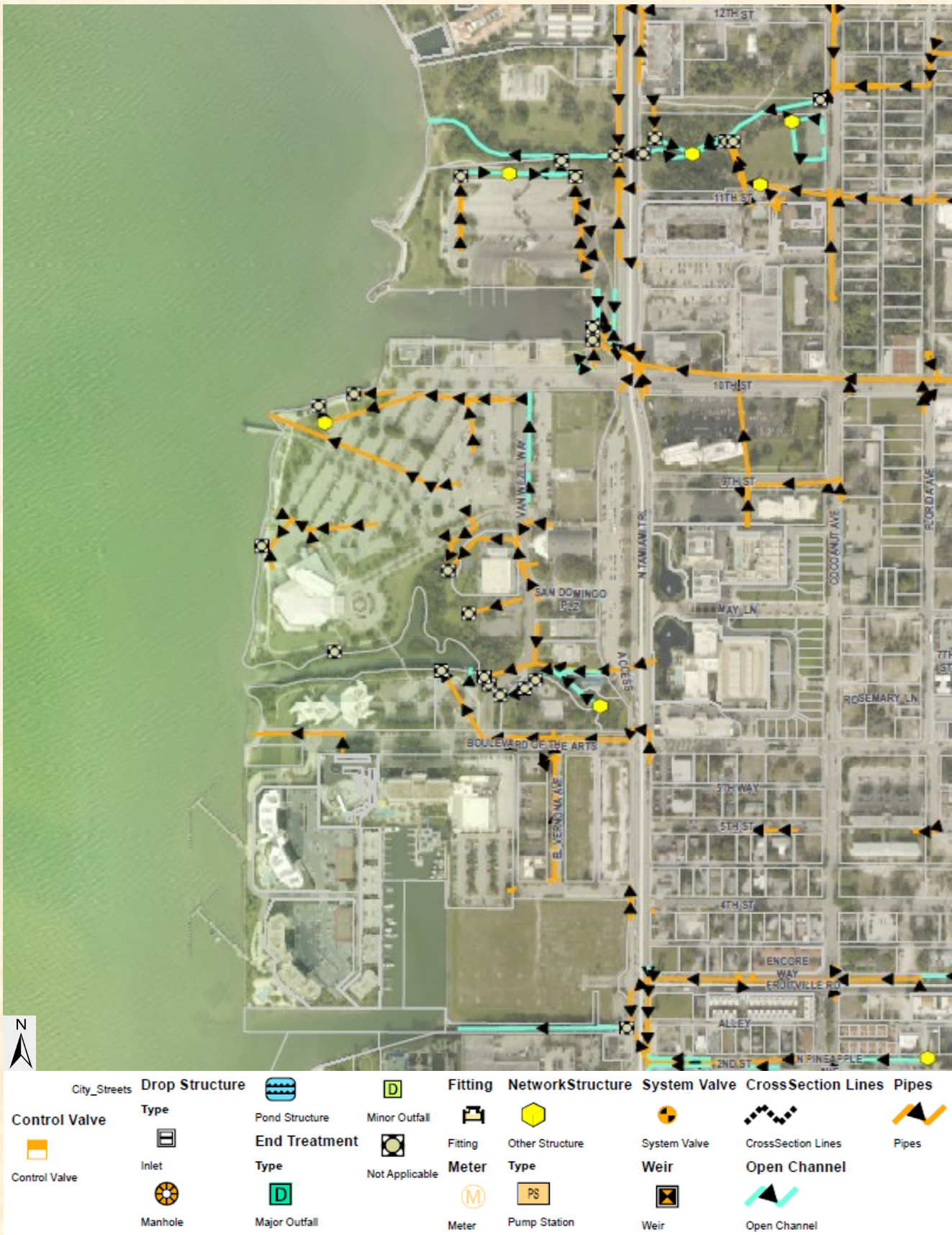
 Water line

 Sewer line

 Fire hydrant

 Lift station

# Utilities—Storm Drain Lines and Outflows



# Environmental Issues

Data was collected from Sarasota County related to existing environmental conditions on parcels within the Cultural Park area. The below tables list various environmental issues associated with affected parcels. ***It should be noted that this environmental information is based on what is currently available and no in-depth, comprehensive environmental studies or analyses were performed.***

Department	Contact	Contact No.	<b><i>US Masters Swimming—655 N. Tamiami Trail; PID: 2009-01-0004</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found no references to the property at 655 N. Tamiami Trail/2009-01-0004,
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found no records for 655 N. Tamiami Trail/2009-01-0004.
Air Quality	Debbie Anders	941-915-8132	No Records found
Water Quality	Bruce Maloney	941-650-2059	The Water Quality Incident Response records are filed according to the 911 Grid. The properties lie in Grid G078. An electronic search of the Incident Response files back to 1993 had no reports for the properties. An electronic search of the NPDES files also had no reports for the properties.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

Department	Contact	Contact No.	<b><i>Chidsey Building-History Center—701 N. Tamiami Trail; PID: 2009-01-0002</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found no references to the property at 701 N. Tamiami Trail (Old Chidsey Library Building-History Center), Sarasota.
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found records for 701 N. Tamiami Trail/2009-01-002 and addresses in proximity: <ul style="list-style-type: none"> <li>o Fac# 8840251, 777 N Tamiami Trail, had 1 registered 550 gallon underground tank with unleaded gas removed from site.</li> <li>o Fac# 9100769, 801 N Tamiami Trail, has 1 registered 550 gallon underground tank with fuel oil heating in service.</li> <li>o Fac# 9102464, tank deleted, data error.</li> <li>o No petroleum discharge has been reported at this address. If the Requestor wishes to review these files please contact administrative staff.</li> </ul>
Air Quality	Debbie Anders	941-915-8132	No Records found
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing on file.

Department	Contact Person	Contact No.	<b><i>Art Center Sarasota—707 N. Tamiami Trail; PID: 2009-01-0003</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	DEP Asbestos Database has records of regulated (RACM) and non-regulated asbestos containing material (ACM) being removed from this address: Notification #88943, 10/24/2011, removed 2,240 sq. ft. of ACM resilient floor tile.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found no reports for the property.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

# Environmental Issues *(continued)*

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b><i>Sarasota Orchestra—709 N. Tamiami Trail; PID 2009-01-0006</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	DEP Asbestos Database has records of regulated (RACM) and non-regulated asbestos containing material (ACM) being removed from this address: Notification #73429, 7/22/2013-7/27/2013, removed 2,340 sq. ft. of RACM surface material from Orchestra Bldg.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found no reports for the property.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b><i>Van Wezel—777 N. Tamiami Trail; PID: 2009-01-0002</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	Van Wezel PAC 588840251, No Petroleum Discharge. One 550-gallon UST closed in place in 1991.
Air Quality	Debbie Anders	941-915-8132	DEP Asbestos Database has records of regulated (RACM) and non-regulated asbestos containing material (ACM) being removed from this address: Notification #896, 5/24/1999-7/30/1999, removed 120 linear ft. of ACM piping and 18,500 sq. ft. of RACM surface material.
Water Quality	Bruce Maloney	941-650-2059	777 N. Tamiami Trail, 801 N. Tamiami Trail and 803 N. Tamiami Trail appear as 2009010002. An electronic search of the Incident Response files and the NPDES files found the following reports for the properties. 8/19/99, an abandoned fuel oil tank was found and removed, no contamination. There is also a City of Sarasota salt water pumping station on site. (See 777 N. Trail I attached.)
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b><i>Municipal Auditorium—801 N. Tamiami Trail; PID: 2009-01-0002</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	Sarasota City Exhibit Hall 589100769. No petroleum discharge. One 560-gallon heating oil UST in service.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.



# Environmental Issues *(continued)*

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b><i>Bayfront Community Center—803 N. Tamiami Trail; PID: 2009-01-0002</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b><i>Sarasota Lawn Bowling—809 N. Tamiami Trail; PID: 2010-01-6057</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found no reports for the property.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact</b>	<b>Contact No.</b>	<b><i>Vacant waterfront park parcel, City-owned—1000 Blvd of the Arts; PID: 2009-09-0036 (Same address as Hyatt, but different PID)</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found one reference to the property at 1000 Blvd of the Arts/2009-09-0036 (vacant waterfront park parcel, City-owned). Please see attached HW2009-09-0036.
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found records for 1000 Blvd of the Arts/2009-09-0036: o Fac# 9046937, 1 registered 550 gallon diesel underground tank removed from site. A petroleum discharge was reported 11/25/96 at this address and given a No Further Action Required, status on 7/3/97. o If the Requestor wishes to review these files please contact administrative staff.
Air Quality	Debbie Anders	941-915-8132	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	Inspection on 11/20/2008. No violations, nothing owed.

<b>Department</b>	<b>Contact</b>	<b>Contact No.</b>	<b><i>Vacant waterfront parcel at western terminus of Blvd of the Arts;</i></b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property at 2009-01-0002 (vacant waterfront parcel at western terminus of Blvd of the Arts), Sarasota, FL.
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found no records
Air Quality	Debbie Anders	941-915-8132	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	No records found.

# Environmental Issues *(continued)*

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b>Former GWIZ Property—1001 Blvd. of the Arts; PID: 2009-01-0001</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found several references to the property at 1001 Blvd. of the Arts, Sarasota. (Please see attachments 1001 Blvd of the Arts I and 1001 Blvd of the Arts II.)
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found no reports for the property.
Fire Department	Lee Ann Seaboyer	941-861-2290	Owe \$100 in fees. (Please see attachment G-WIZ.)

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b>Centennial Park—1059 N. Tamiami Trail; PID: 2007-16-0019</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found several references to the property at 1059 N. Tamiami Trail, Sarasota. (Please see attachment 1059 N Tamiami Trail I.)
Storage Tanks	John Hickey	941-861-0814	Sarasota City-Centen Park 589200868 – No Further Action dated 01/24/94, 5 large ASTs removed in 1967.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found the following reports for the property. 4/23/09, Black sediment with a hydrogen sulfide odor stirred up in the boat basin. 1/25/08, Fuel spill caused by derelict vessels being broken up for disposal. (Please see attachment 1059 N Tamiami Trail II.)
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b>Sarasota Flotilla—1101 10th St.; PID: 2007-16-0001</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found the following report for the property. 6/12/03, Turbidity in the boat basin caused by a contractor installing a sheet pile seawall. (Please see attachment 1101 10th St I.)
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

# Environmental Issues *(continued)*

<b>Department</b>	<b>Contact</b>	<b>Contact No.</b>	<b>US Coast Guard (vacant parcel)—1105 10th St.; PID: 2007-16-0016</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property at 1105 10th St/2007-16-0016, Sarasota, FL.
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found records at another address in proximity to 1105 10th St/2007-16-0016. o Fac# 9100233, 1139 10th st, 2 registered 4000 gallon underground gasoline tanks removed from site, 2 registered 550 gallon underground waste oil tanks removed from the site. o Fac# 9200868, 1059 N Tamiami Trail, 1 registered 1,309,500 gallon residual oil aboveground tank removed from site, 3 registered 155,000 gallon diesel aboveground tanks removed from site, 1 registered 888 gallon fuel oil tank removed from site. A petroleum discharge was reported 10/14/91 at this address and given a No Further Action Required, status on 1/24/94.
Air Quality	Debbie Anders	941-915-8132	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing on file.

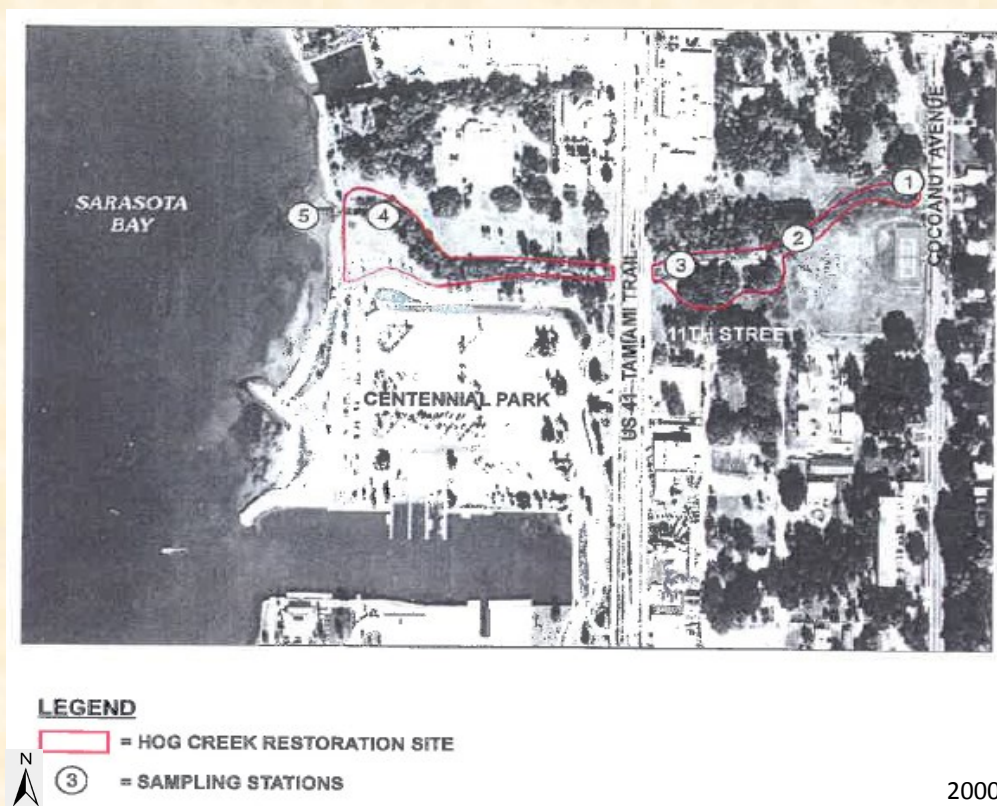
<b>Department</b>	<b>Contact Person</b>	<b>Contact No.</b>	<b>FPL Site—1123 N. Tamiami Trail: PID: 2007-09-0001</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic Hazardous Waste records found no references to the property.
Storage Tanks	John Hickey	941-861-0814	No petroleum discharge. No record of regulated tanks.
Air Quality	Debbie Anders	941-915-8132	No records found.
Water Quality	Bruce Maloney	941-650-2059	An electronic search of the Incident Response files and the NPDES files found no reports for the property.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing to report.

<b>Department</b>	<b>Contact</b>	<b>Contact No.</b>	<b>Sarasota Garden Club—1131 Blvd of the Arts; PID: 2009-01-0005</b>
Hazardous Waste	Brian Mangum	941-650-0727	A search of the electronic HazWaste/SQG program files found one reference to the property at 1131 Blvd of the Arts/2009-01-0005, Sarasota. Please see attachment HW 2009-01-0005.
Storage Tanks	Michael Storino	941-861-0909	An electronic search of the DEP STCM database found no records for 1131 Blvd of the Arts/2009-01-0005.
Air Quality	Debbie Anders	941-915-8132	No records found.
Fire Department	Lee Ann Seaboyer	941-861-2290	Nothing on file.

# Environmental Issues *(continued)*

## Hog Creek

The City of Sarasota operated a water treatment facility in the Hog Creek watershed and used reverse osmosis as one means of treatment, which produced reject water discharged near the mouth of Hog Creek. In 1998, the City, in cooperation with the Florida Communities Trust, purchased approximately two acres of uplands adjacent to the lower reaches of Hog Creek with the intent to implement a habitat restoration project. The primary goal of the restoration project, conducted 1999-2000, was to increase the quality and extent of the more tidally-influenced downstream habitats. A secondary objective involved the creation of a deeper (1-2 m) open water feature for additional mixing and dilution of discharge waters. Coordinated by Mote Marine Laboratory and overseen by Scheda Ecological Associates, biological communities and water quality were evaluated in Hog Creek before and after the restoration project was completed and included five different sampling station locations. Relevant water quality parameters, vegetation, avifauna (bird), ichthyofauna (fish), and invertebrate communities were studied and compared to a nearby, undisturbed reference site, Palma Sola Creek in Bradenton. The results showed that after restoration, the habitat quality of Hog Creek improved and that the reverse osmosis discharge did not negatively affect floral or faunal composition at Hog Creek.



As of March 13, 2015, the newly created deep water injection well at the City's 12th Street Public Works facility was permitted by the Florida Department of Environmental Protection (FDEP) and is now being used to safely dispose of water treatment plant residual. With the activation of the \$6 million deep water injection well and the appropriate permits obtained, the City is no longer discharging water residual into Hog Creek.