

ENVIRONMENTAL PROTECTION COMMISSION of HILLSBOROUGH COUNTY 2017 BROWNFIELDS PROGRAM ANNUAL REPORT



JUNE 2017



Table of Contents

	Page
Executive Summary.....	3
Regulatory and Financial Incentives.....	5
2016-2017 Annual Summary.....	6
EPC Team.....	7
2016-2017 Project Accomplishments.....	8-14
Active Project Summaries.....	15-35
Maps and Tables.....	36-43
Conclusions.....	44

Executive Summary

The Brownfields Program

The Brownfield program is a redevelopment tool for properties with environmental contamination, or the perception of environmental contamination. Started by the EPA in 1995 and continued in Florida in 1997 by the Florida Brownfield Redevelopment Act, Section 376.77-376.86 of the Florida Statutes, this program provides business incentives to rehabilitate a contaminated property and return it to productive use for the community. Incentives are provided by different grants, loans and tax credits for property improvements such as site clean-up, jobs creation and providing affordable housing or medical services. These improvements can increase property values and revitalize a neighborhood. Brownfield programs conserve our undeveloped land resources by reusing developed properties in new ways to enhance the overall quality of life in the surrounding community.

A **Brownfield Area (BA)** is defined by Section 376.79(4), Florida Statute, as “...a contiguous area of one or more Brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution.” Local governments who have designation authority in Hillsborough County are Hillsborough County, the City of Tampa, the City of Plant City and the City of Temple Terrace.

A **Brownfield Site (BF)** is defined by Section 376.79(3), Florida Statute, as “...real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.” There may be one or more Brownfield sites contained within a Brownfield Area.

EPC’s Program Role

The **Environmental Protection Commission of Hillsborough County (EPC)** is the local natural resource protection agency created by the Florida Legislature in 1967 to serve the citizens of Hillsborough County. The EPC was delegated Brownfield program authority by the Florida Department of Environmental Protection (FDEP) in 2004, with the delegation having been renewed in 2012. Brownfield sites require Site Rehabilitation, which begins with an environmental assessment of soils and groundwater. All site rehabilitation is conducted in accordance with the following Florida regulations:

- Chapter 62-780, Florida Administrative Code, Contaminated Site Cleanup Criteria
- Chapter 62-777, Florida Administrative Code, Contaminant Cleanup Target Levels

The EPC manages this process through a voluntary cleanup contract with the property owner called a **Brownfield Site Rehabilitation Agreement (BSRA)**. The goal of site rehabilitation is to return the soils and groundwater to clean conditions, or conditions that are protective of human health and the environment as allowed under these regulations. A **Site Rehabilitation Completion Order (SRCO)** issued by EPC is the final document closing the environmental investigation at the site and terminating the BSRA. The EPC works closely with the property representative, environmental consultants and attorneys to accomplish site closure. Site rehabilitation and closure take into account future land use, allowing economy of cost paired with responsible protection of human health and the environment.

In addition to the delegated duties, EPC promotes the two goals of the Brownfields program, **environmental restoration and responsible redevelopment**, by working with the local economic development agencies and environmental professionals to increase awareness of the opportunities that the Brownfields program can provide. EPC supported the University of South Florida's EPA grant application for an Area-Wide Planning Grant that was awarded in February 2017. EPC will be available to assist with any contaminated site encountered in the planning area. EPC also has been looking at ways to evaluate the economic impact of redeveloped Brownfield sites in Hillsborough County. This report covers the Brownfields Program activities by EPC from June 1, 2016 to May 31, 2017.

Regulatory and Financial Incentives

Regulatory and Financial Incentives

Florida's Brownfield program offers businesses and developers a set of regulatory and financial incentives to clean up and redevelop a Brownfield property when a Brownfield Area is designated, or a **BSRA** is executed between the person responsible for the site cleanup and the regulatory agency (EPC). A few advantages of the Brownfield program include:

- Up to \$2,500 job bonus refund for each new job created by an eligible business;
- Building sales tax credits when creating affordable housing or health care services in an under-served community.
- Attractive business locations and existing infrastructure.
- Increased State loan guarantees to improve lending opportunities.
- Use of Federal, State and Local resources to assist in cleanup and redevelopment.
- Expedited permitting and regulatory review.
- Risk-based cleanup levels.
- **Voluntary Cleanup Tax Credit (VCTC)** on eligible costs for site rehabilitation, solid waste removal and a project completion bonus when issued an **SRCO**.
- Liability protection for contamination cleanup and lenders that begins with the execution of a **BSRA**.

2016 - 2017 Annual Summary

The EPC manages **31 of the 58 Brownfield sites** in Hillsborough County. FDEP manages sites that have RCRA program issues or existing Consent Orders with the FDEP, or sites where Hillsborough County is the property owner. EPC and FDEP work closely to ensure that sites needing environmental assessment are directed to the appropriate agency.

Of the 31 Brownfield sites managed by the EPC:

- **14 sites are in environmental assessment**
- **5 sites are in remediation or monitoring**
- **1 site is in closure**
- **10 sites are complete**
- **1 is inactive**
- **421 acres are in EPC's Brownfield site rehabilitation program**

The following **NEW SITES** were created in EPC's program in the past year:

- **Miroslav Mitusina site in Ruskin (49 acres, BSRA pending)**
- **Freddy's Automotive (Plant City, 0.25 acres)**
- **Hanna Avenue (Tampa, 11.2 acres)**
- **Liberty Tampa (Tampa, 0.95 acres)**

The following sites were issued **SRCOs** this past year:

- **Hydraulic Hose (Plant City, 1.14 acres)**
- **Nebraska Avenue (Tampa, 1.54 acres)**

In addition, one site was transferred from FDEP to EPC.

Hillsborough County has **15 designated Brownfield Areas** without BSRAs. These areas are ready for redevelopment in the Brownfields program, but no environmental investigations are ongoing.

In addition, five more areas have inquired about entering the Brownfields program in 2017.

EPC Team

EPC Brownfields Program Contact Information

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Mission: To protect the natural resources, environment, and quality of life in Hillsborough County

Vision: Environmental excellence in a changing world

Values: Environmental stewardship, integrity, transparency and efficiency

2016-2017 Project Accomplishments

Sites Closed in 2016

Hydraulic Hose

PROJECT SPECIFICS:

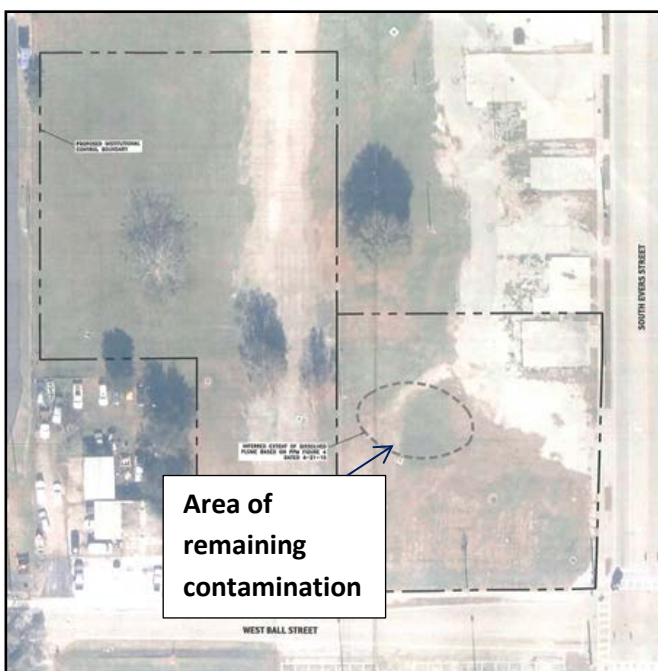
**Hydraulic Hose, BF291002003; 1.14 acres, 617 and 619 South Evers Street, Plant City
Conditional SRCO issued September 19, 2016**

The Hydraulic Hose Brownfield site was a former gas station that reported a fuel discharge, and was assessed for petroleum contamination. Petroleum storage tanks and distribution systems were removed, contaminated soils excavated and removed, and the groundwater remediated. The groundwater was monitored for three years after conclusion of the all site remediation actions, and a Conditional SRCO was issued to the City of Plant City on September 19, 2016. This conditional closure is for remaining low concentrations of petroleum in the groundwater. To protect human health and the environment, this conditional closure prevents use of the groundwater at the site and on an adjacent, downgradient property. The conditional closure also prevents the infiltration of stormwater into the affected groundwater area. Both properties are owned by the City of Plant City's Community Redevelopment

Agency. Closure requirements were met without a Declaration of Restrictive Covenant.

The following institutional controls are in place to prevent the use of groundwater at the site:

1. Municipal Ordinance prohibiting wells in areas that have municipal water supply, and requiring hookup to the municipal water supply.
2. Restrictions on new well placement recorded with the Southwest Florida Water Management District.
3. Review by EPC or FDEP of any changes to the current stormwater system, or any proposed dewatering.



Sites Closed in 2016

Nebraska Avenue

PROJECT SPECIFICS:

**Nebraska Avenue, BF291306001; 1.54 acres, 1103 North Nebraska Avenue, Tampa
Conditional SRCO issued November 18, 2016**

The Nebraska Avenue Brownfield site was assessed for contamination from former gas station and auto repair businesses. The environmental assessment found that the soils were contaminated with petroleum compounds, arsenic, barium and lead. Groundwater at the site was not impacted. Contaminated soils were removed, but low concentrations of some contaminants remain at levels protective of the environment and human health with the use of institutional controls. A Declaration of Restrictive Covenant was recorded to prevent redevelopment as a residential property. The property is currently vacant.



Nebraska Avenue Brownfield site

New Brownfield Sites in 2016

Freddy's Auto

PROJECT SPECIFICS:

**Freddy's Auto, BF291002004; 0.25 acres,
601 South Evers Street, Plant City
Midtown Brownfield Area BF201002000**

The Freddy's Auto Brownfield site was first developed in the 1950s as a plumbing store. Other subsequent businesses include heating/air conditioning/refrigeration business in the late 1960s, pest control in the 1970s and 1980s, and auto repair from the mid-1980s. The site is currently vacant. These previous site uses may have impacted the property soils and groundwater with petroleum compounds, solvents, pesticides and metals. The adjacent property to the north has had two petroleum discharges, and the Stock Lumber Brownfield Site's groundwater plume may have affected this property as well. This Brownfield site is within Plant City's Midtown Brownfield Area, where proposed redevelopment is for a mixed use commercial/residential area. The Site Assessment Report is expected in August 2017.



**Freddy's Auto
Brownfield site**

New Brownfield Sites in 2016

Hanna Avenue

PROJECT SPECIFICS:

**Hanna Avenue, City of Tampa BF291502001; 11.2 acres,
2515 East Hanna Avenue, Tampa**

This site was previously used by several manufacturing companies. Electrical and telephone cables were manufactured from 1952-1992. From 1994-2008 an electrical machinery company used the site. Other site operations included tin plating, biofuels production and recycling, and concrete modular casting. A railroad spur came onto the site as well. Contaminants of concern in the soils are petroleum compounds, solvents and metals; concerns in the groundwater are solvents, boron and 1-4-dioxane. These contaminants are attributed to metal plating, solvent and petroleum fuel management. A Site Assessment Report is expected in September 2017.



**Site investigations
at Hanna Avenue**

New Brownfield Sites in 2016

Liberty Tampa

PROJECT SPECIFICS:

**Liberty Tampa, BF291602001; 0.95 acres,
227 North Meridian, Tampa**

The Liberty Tampa Brownfield site is currently used as a parking lot for cruise ships in Tampa's Channelside District. The site was first developed in the late 1930s or early 1940s for repair of heavy equipment. In the 1970s the site was used for manufacturing components for barges and in the 1980s was used for the manufacture of aluminum doors. A Site Assessment Report submitted in February 2017 detected no groundwater contamination. Soils contaminated with petroleum compounds have been mostly removed, but a small amount is still present and is being addressed. Redevelopment plans for the site are for mixed use with a proposed hotel, parking garage and small retail section.



**Site used for cruise
ship parking**

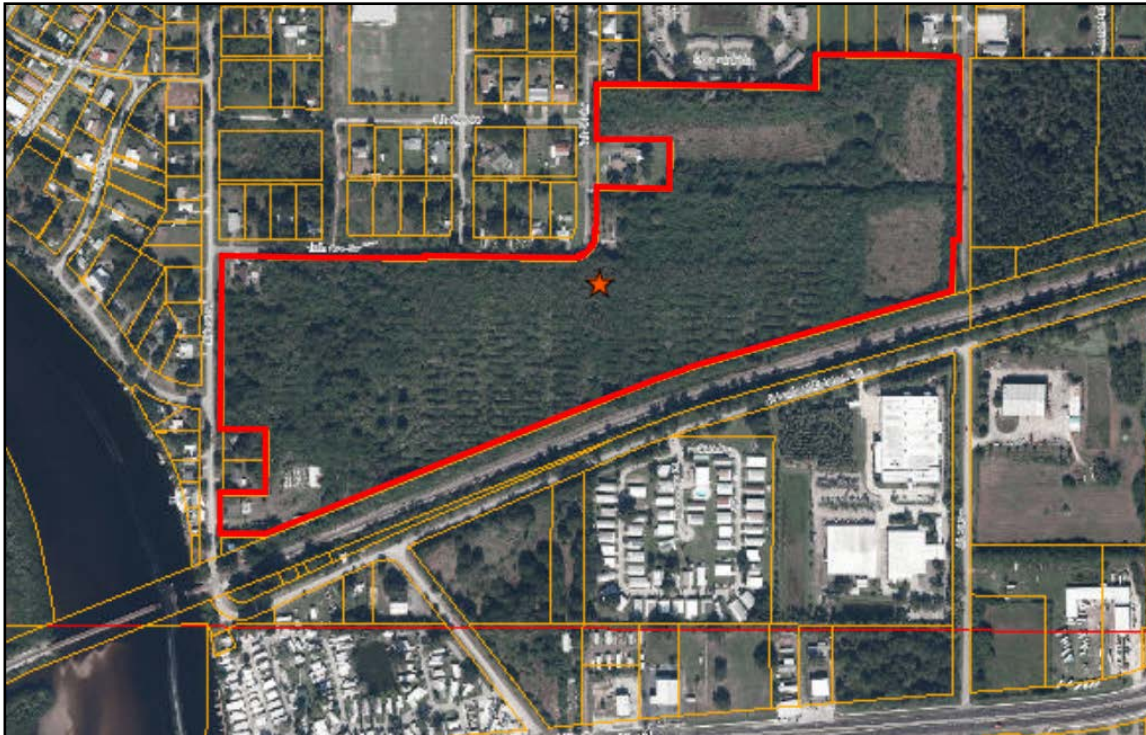
New Brownfield Area Designation Hillsborough County

Miroslav Mitusina Brownfield Area

PROJECT SPECIFICS:

**Miroslav Mitusina Brownfield Area BF291601000; 49 acres
1112 SW 10th Street, Ruskin**

The Miroslav Mitusina Brownfield Area was designated by Hillsborough County on April 19, 2017. The property was formerly used as a fish farm and has one residence on site. A BSRA is pending for this site to assess the impacts from the former agricultural land use. Redevelopment plans for the site propose two medical manufacturing buildings, a day care center and a plant farm. One manufacturing building will house a chrome coating process for medical devices and the other will be a location for making stainless steel medical tubing. These redevelopment plans anticipate the creation of 100 jobs.



**Mitusina
Brownfield
Area**

Active Project Summaries

City of Tampa – Westshore Area

Crosland-Varela

PROJECT SPECIFICS:

**Crosland-Varela Site Brownfield Site BF290804001; 6.86 Acres
Northwest corner of W Spruce Street and Lois Ave., Tampa**

The Crosland-Varela Brownfield site constructed new apartments at the location of an old, unpermitted landfill. Site rehabilitation included assessment of soil for metals, PAHs and other semi-volatile compounds; groundwater contamination for arsenic, and solid waste removal. A conditional SRCO was issued in October 2015 after alternative soil and groundwater cleanup target levels were approved. Site soils are protected by engineering controls using either impervious surface cover or two feet of clean fill over affected soils. The site also recorded a Restrictive Covenant to prevent the use of groundwater at the site or disturbing site soils and to maintain the soil engineering controls. Landfill gas monitoring and storm water controls are conducted under an EPC Director’s Authorization. Redevelopment created 6.5 full-time job equivalents, provided 350 apartments, and employs 4-5 businesses on a contract basis for services such as landscaping and pest control.



Varela apartments

City of Tampa – Westshore Area

Spruce Street/ Tampa Landfill No. 2

PROJECT SPECIFICS:

**Spruce Street/ Tampa Landfill #2 Brownfield Site BF291405001; 3.42 Acres ,
4310 West Spruce St & 1706 North Hubert Ave, Tampa**

The Spruce Street Brownfield site is located in Tampa’s Westshore area. The site is located within the boundaries of an area known as the Old City of Tampa Landfill # 2. This old landfill area encompasses approximately 100 acres and was used by the City of Tampa for solid waste disposal prior to the mid-1960’s. Soil assessment and remediation is complete and groundwater assessment is continuing now that most of the construction is complete. The site redevelopment includes construction of a 5-story apartment building with 262 residential units. An adjacent multi-level parking garage supports the apartments. It is anticipated that at least 5 new full-time positions will be created at the complex. This development was also issued an EPC Director’s Authorization which requires landfill gas mitigation and monitoring.



**Spruce Street Apartment
Complex and Parking Garage**

City of Tampa

Former 43rd Street Bay Drum, now JVS Contracting

PROJECT SPECIFICS:

**JVS Contracting; Brownfield Site BF290602001; 5 acres
1608 North 43rd Street, Tampa**

The JVS Contracting Brownfield site executed a BSRA with EPC on May 3, 2006. The site has been used for different industrial businesses for more than 60 years using a now-abandoned railroad spur for transporting products. There have been multiple environmental investigations for these businesses which processed steel, treated lumber and refurbished drums. After several soil removals, contaminants remaining at the site are arsenic and Benzo-a-pyrenes (BAPs) in the soil and arsenic in the groundwater. The site assessment is complete and future plans for site rehabilitation are underway. Currently the site is used for recycling concrete.



**Aerial view JVS
Brownfield site**

City of Tampa

Former Gulf Coast Metals, now Trademark Metals Recycling

PROJECT SPECIFICS:

**Gulf Coast Metals, aka Trademark Metals Brownfield Site BF291302001; 3.24 acres
6912 East 9th Avenue, Tampa**

This site is located in the heavy industrial area of Orient Road in Tampa. The Gulf Coast Metals site designation was approved by the City of Tampa in May 2013 and a BSRA was executed in September 2013 with Trademark Metals. Aluminum scrap was recycled and refined onsite in a smelter from 1983-2012. The property was purchased by Trademark Metals from the former owner Gulf Coast Metals. Currently, the property is not in use and environmental impacts are being assessed.

**Aluminum smelter
and recycling, former
Gulf Coast Metals**



City of Tampa

Central Park Village/ The Encore – Brownfield Area

PROJECT SPECIFICS:

**Central Park Village Brownfield Area BF# BF291001000; 29 Acres
1202 N Governor St, Tampa**

Central Park Village was designated a Brownfield Area in December 2007 and is located in a Community Redevelopment Area between downtown Tampa and Ybor City. This is a public-private partnership with the Tampa Housing Authority and Bank of America. The redevelopment complex is called The Encore and it will include over 2000 residences (both private and public housing) for both families and the elderly. The Encore also will have 50,000 square feet of retail space and 59,000 square feet for offices. The project has created more than 200 jobs. Some of the construction was funded by a \$30 million Choice Neighborhood Grant from the US Dept. of Housing and Urban Development and several thousands of dollars were saved on each building by using the Building Materials Sales Tax Credits available through the Brownfield program. There is no environmental clean-up in this Brownfield Area.



The Ella apartment building at The Encore

City of Tampa

Water Works Park

PROJECT SPECIFICS:

**Tampa Water Works Park Brownfield Site BF291305000; 5.59 Acres
1812 North Highland Ave, Tampa**

This Brownfield Site includes approximately 5.6 acres in the Tampa Heights neighborhood located along the east bank of the Hillsborough River. The site includes the **Ulele Spring**, formerly known as Magbee Spring, which was used as one of the first public drinking water sources for the City of Tampa. Construction of the Tampa Water Works Building adjacent to the spring in 1902 brought the spring water into the City's water supply using steam-powered pumps. This 100-year old building has been renovated into the **Ulele restaurant**.

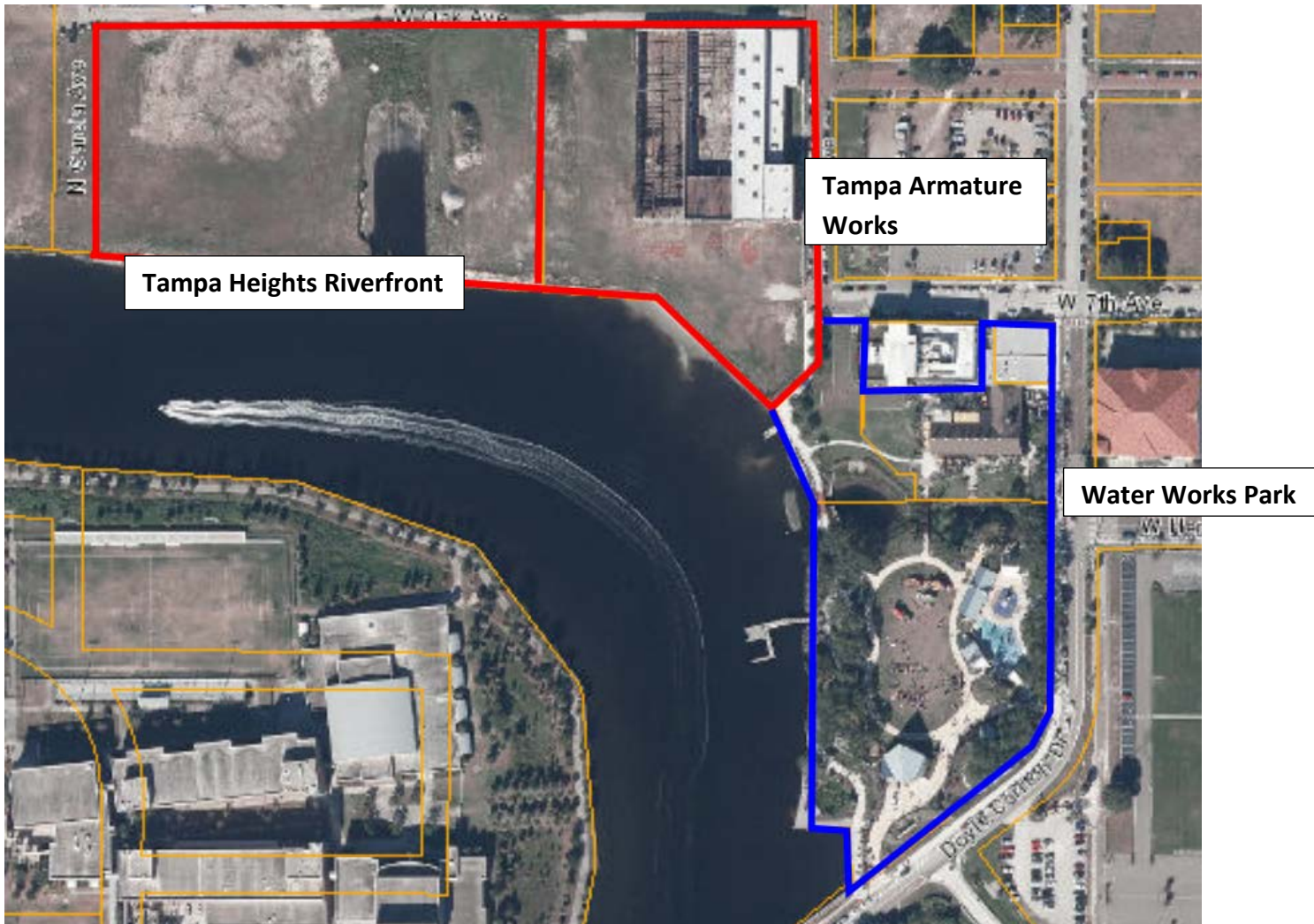
The site was used for fleet maintenance by the City of Tampa from



the 1980s until 2000. Contaminated soils and underground petroleum storage tanks were removed. Site rehabilitation has provided engineering controls for soils at Alternative Cleanup Target Levels (ACTLs) for arsenic and Benzo-a-pyrenes. Groundwater assessment is continuing for these compounds. Redevelopment of the property is complete. The park includes an expansion of the City's Riverwalk, a festival stage and lawn area, playgrounds, and boat dock.

City of Tampa

Water Works Park and adjacent Brownfield Sites



Directly north and west of the Water Works Park Brownfield Area (in blue) are two more Brownfield Areas (in red). The 15-acre Tampa Heights Riverfront Brownfield Area BF290301000 was designated in January of 2003 and the 4-acre Tampa Armature Works Brownfield Area BF290606000 was designated in 2006. All three properties are moving forward with redevelopment plans which will create a corridor of mixed residential/commercial use anchored by the Hillsborough River and River Walk. EPC manages the Water Works Park and Tampa Armature Works Brownfield Sites. FDEP manages the Tampa Heights Riverfront project.

City of Tampa

Tampa Armature Works

PROJECT SPECIFICS:

**Tampa Armature Works Brownfield Site BF290606001; 4.27 Acres
1910 Ola Ave, Tampa**

The Tampa Armature Works property was formerly used as a barn for the City of Tampa's streetcars and for manufacture and repair of electrical components. Soils have been assessed, and removal of soils contaminated with arsenic, petroleum compounds and PCBs is ongoing. The groundwater is assessed for arsenic, petroleum compounds and solvents. The property owner is considering possible environmental closure paths at this time. Site redevelopment plans mixed residential and commercial uses.



View of Tampa Armature Works from the Hillsborough River

Soil removal inside trolley barn



Port Tampa Bay

North Ybor Channel Brownfield Area BF291001000
1010-1026 North 19th Street Brownfield Area BF290503000

PROJECT SPECIFICS:

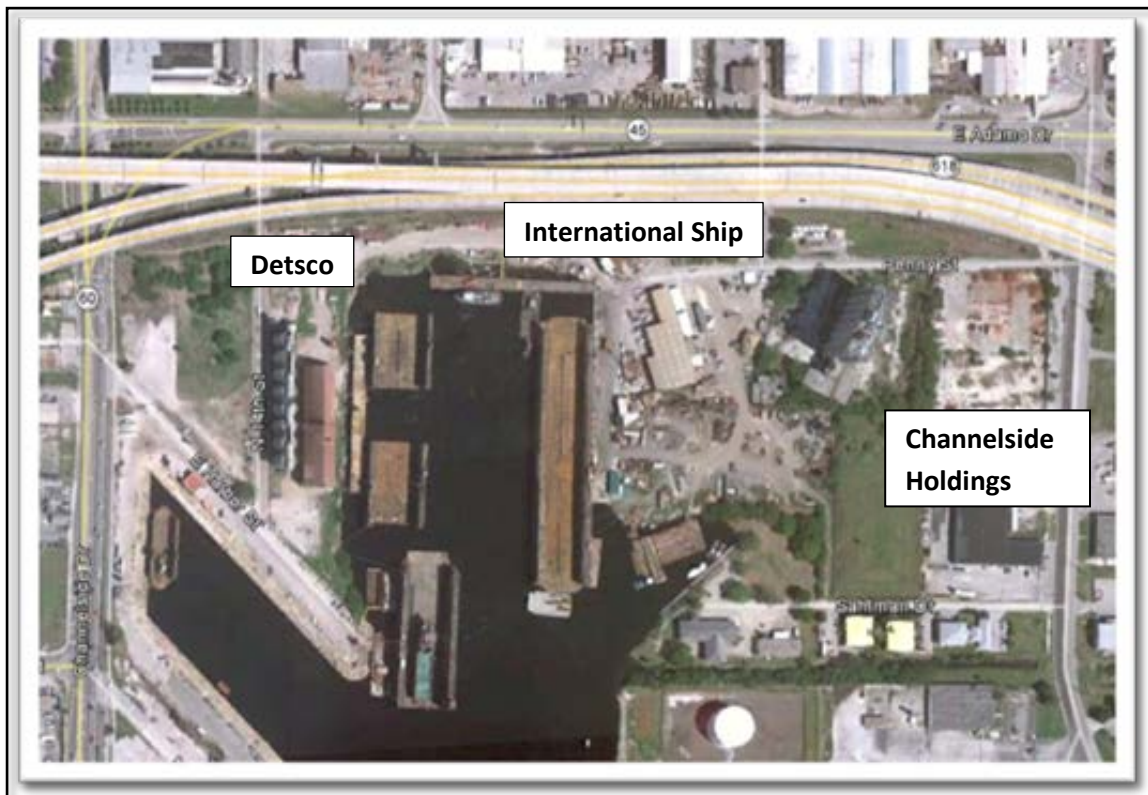
North Ybor Channel Brownfield Area BF291001000; 25.7 Acres

Brownfield Site: Detsco Terminals BF291001001, 7.71 acres;

Brownfield Site: International Ship Repair/Trans-Continental Marine Repair and Dry-dock Corporation BF291001002, 13.33 acres;

1010-1026 North 19th Street Brownfield Area, 8 acres

Brownfield Site: Channelside Holdings LLC /Former Devoe and Reynolds Facility BF290503001, 8 acres;



Port Tampa Bay

North Ybor Channel Brownfield Area BF291001000

The City of Tampa designated almost 26 acres on the northern extent of the Channelside District as the North Ybor Channel Brownfield Area. International Ship and DETSCO are Brownfield sites in this area. Both sites are continuing their environmental assessments.

The western portion of the area is the DETSCO Terminals site. The land has been largely used for bulk distribution of liquid and dry sulphur, Portland cement, phosphate and caustic soda. Soils are impacted by elevated metals and some semi-volatile organic compounds. Groundwater is affected by a low-pH and elevated metals.

The central portion of the area is the International Ship Repair and Marine Services site. It has been used for ship building and repair since the early 1940s and some bulk distribution of sulphur and Portland cement. Metals and semi-volatile organic compounds are elevated in the site soils and low-pH and higher concentrations of metals are present in the groundwater.

Channelside Holdings/Former Devoe and Reynolds is located west of International Ship in the 1010-1026 North 19th Street Brownfield Area. This site was formerly used for paint production. The soils and groundwater have been impacted by solvents and petroleum compounds used at the site and buried solid waste in the northeast portion of the site. Channelside/Devoe and Reynolds has conducted on-site remediation of soils and groundwater. Additional work needs to be completed to determine if any off site impacts are occurring.

Redevelopment of these three sites is anticipated to be mixed use; residential, commercial and industrial. These sites are adjacent to the revitalized Channelside District.

Port Tampa Bay

Winner Metals

PROJECT SPECIFICS: Port Tampa Bay

Port Tampa Bay Brownfield Area BF290101000; 42 Acres

Winner Metals Brownfield Site BF290101004

2801 Guy N Verger Blvd, Tampa, FL 33605

The 42-acre Winner Metals site has completed the site assessment of soil and ground water for petroleum products, arsenic and pH from metals recycling operations. A Remedial Action Plan was approved to cap affected soils. The groundwater is being monitored to see if natural attenuation of these contaminants is taking place. Once the groundwater effects are shown to be declining and the documentation of the soil cap is complete, the site is expected to obtain conditional closure. This site is zoned heavy industrial and is part of the large Tampa Port Authority complex. Redevelopment plans are to expand container cargo operations.



Aerial view of former Winner Metals site



Relocation of railroad line through Winner Metals site

Port Tampa Bay

Former TECO Hookers Point/Hendry Marine Corporation

PROJECT SPECIFICS: PortTampa Bay

**Former TECO Hookers Point Brownfield Area BF290702000; 31.97 Acres; Hendry Corporation/
TECO Hookers Point Brownfield Site BF290702001, 1650 Hemlock St., Tampa, FL 33605**

This is a former power plant that operated for 55 years. The plant has been demolished and now ship repair and bulk container storage take place at the site. Site assessment for petroleum and metals in the soils and groundwater is complete. Source removal of contaminated soils is complete. Conditional closure of the site with institutional and engineering controls is in process.



Former TECO Hookers Point power plant

Port Tampa Bay

Port Redwing Brownfield Areas

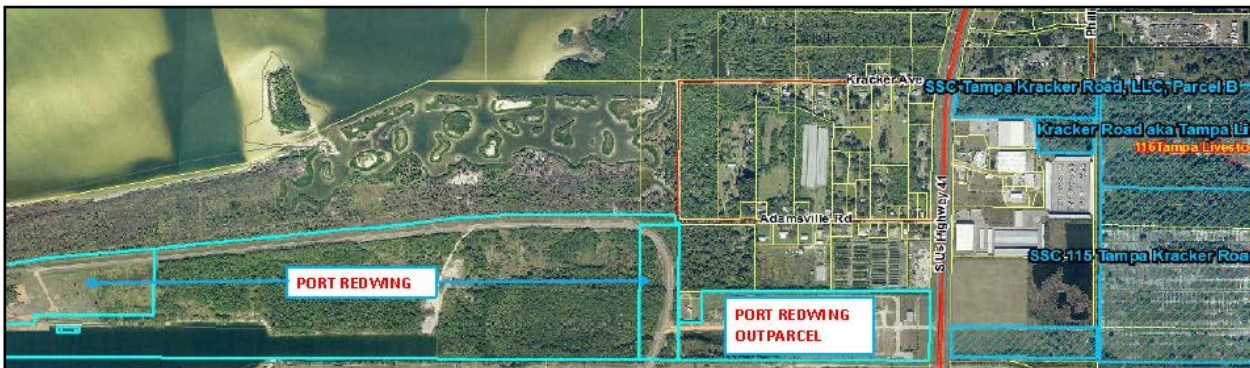
PROJECT SPECIFICS: Port Tampa Bay

Port Redwing Brownfield Area BF291401000; 151 Acres

Port Redwing Outparcel Brownfield Area BF291404000; 31 Acres
5734 and 5740 Pembroke Rd; 12781 S. US Highway 41, Gibsonton

The Port Redwing Brownfield Area is owned by Port Tampa Bay. The property was created from dredge materials of Tampa Bay and is currently undeveloped. Development is planned for heavy industry, manufacturing and general light industry.

Port Tampa Bay's Port Redwing Outparcel Brownfield area adds an additional 31 acres fronting US 41 and adjacent to the Port Redwing Brownfield Area. A BSRA for the outparcel was executed on October 13, 2015 with the EPC. Hanson Pipe previously operated at this location, constructing concrete pipe. Currently Tampa Tank leases the site from Port Tampa Bay for large metal fabrication. The site is currently in assessment for petroleum and arsenic in soils and for arsenic in groundwater. Redevelopment of the site is anticipated to be a port-related industry.



Aerial view of the Port Redwing Outparcel Brownfield Area

Port Tampa Bay

Kracker Road/ South Bay Redevelopment Site

PROJECT SPECIFICS:

Kracker Road/Tampa Livestock: Brownfield Area BF290802000; 112.8 acres; 12602 South US Highway 41, Gibsonton

Parcel A; Brownfield Site BF290802001; 30 acres

Parcel B; Brownfield Site BF290802002; 9.6 acres (including internal easements)

Parcel C; Brownfield Site BF290802003; 73 acres

These properties were originally designated as Brownfield sites in August 2008, but due to the economic downturn no redevelopment took place at that time. The properties were sold to Port Tampa Bay in 2012 and the Port is continuing with the Brownfield site rehabilitation. Many of these parcels were used as a fish farm and two acres were used for solid waste disposal. These sites are zoned for manufacturing, industrial distribution and commercial uses. These parcels may be connected by rail commerce to the Port in the future.



**Kracker Road Brownfield Sites, Parcels
A, B and C**

Hillsborough County

Former Hudson Nursery

PROJECT SPECIFICS:

Former Hudson Nursery BF291403001; 10 Acres, 3811 Floyd Rd, Tampa FL 33618

The site encompasses approximately 10 acres of land located at the intersection of Dale Mabry Highway and Floyd Road in the Carrollwood area of Tampa. The property was operated as a retail plant nursery for approximately 40 years. A BSRA was executed on August 19, 2014 for assessment of arsenic, petroleum and pesticides in the soil and groundwater. The Remedial Action Plan was approved by EPC in 2015 and engineering controls are in place to prevent environmental and human exposure to soils. The site will also have an institutional control recorded in the property record. Site redevelopment is complete. There are three restaurants, one retailer and associated parking and stormwater management on the site. It is expected that the restaurants and retail space will generate close to 50 new full and part-time jobs.



**Vacant Nursery property
pre-development**



**Nursery Site, discarded
plant containers**

Former Hudson Nursery,
Redeveloped



Hudson Nursery Brownfield site, May 2017
WOW Burgers, Eyeglass World, Outback Steakhouse and Cheddar's Restaurant

Brownfield Area - Hillsborough County

Brandon Blue Palms Brownfield Area

PROJECT SPECIFICS:

The Brandon Blue Palms Brownfield Area BF291601000

114 Knights Avenue, Brandon; 6.1 acres

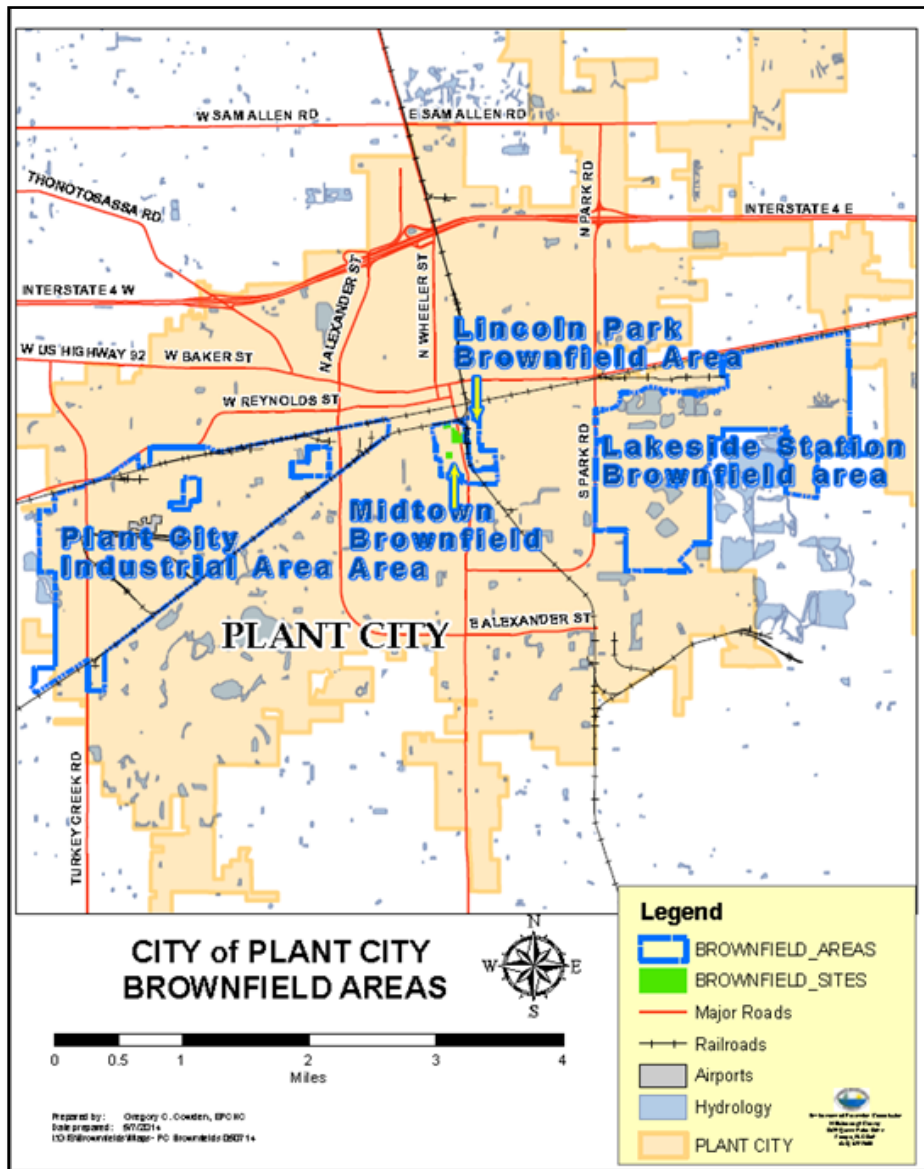
The Brandon Blue Palms Brownfield Area was designated by Hillsborough County on May 5, 2016. This undeveloped property is adjacent to a dry cleaner that has solvent contamination in groundwater. The dry cleaner property is in the State's Drycleaning Solvent Cleanup Program, and the owners of Brandon Blue Palms do not expect to enter into a BSRA for this environmental problem. They will leave the property adjacent to the drycleaner accessible for future assessment activities by the state contractor in the dry cleaner program. Construction is nearly completed for three buildings of multi-family units for affordable housing. It is anticipated that this development will create four new permanent jobs.



**Brandon Blue Palms
Apartments**

City of Plant City

Designated Brownfield Areas



There are four designated Brownfield areas in Plant City. There are no Brownfield sites in the Plant City Industrial, Lincoln Park or Lakeside Station Brownfield Areas. The Midtown Brownfield Area has four Brownfield sites.

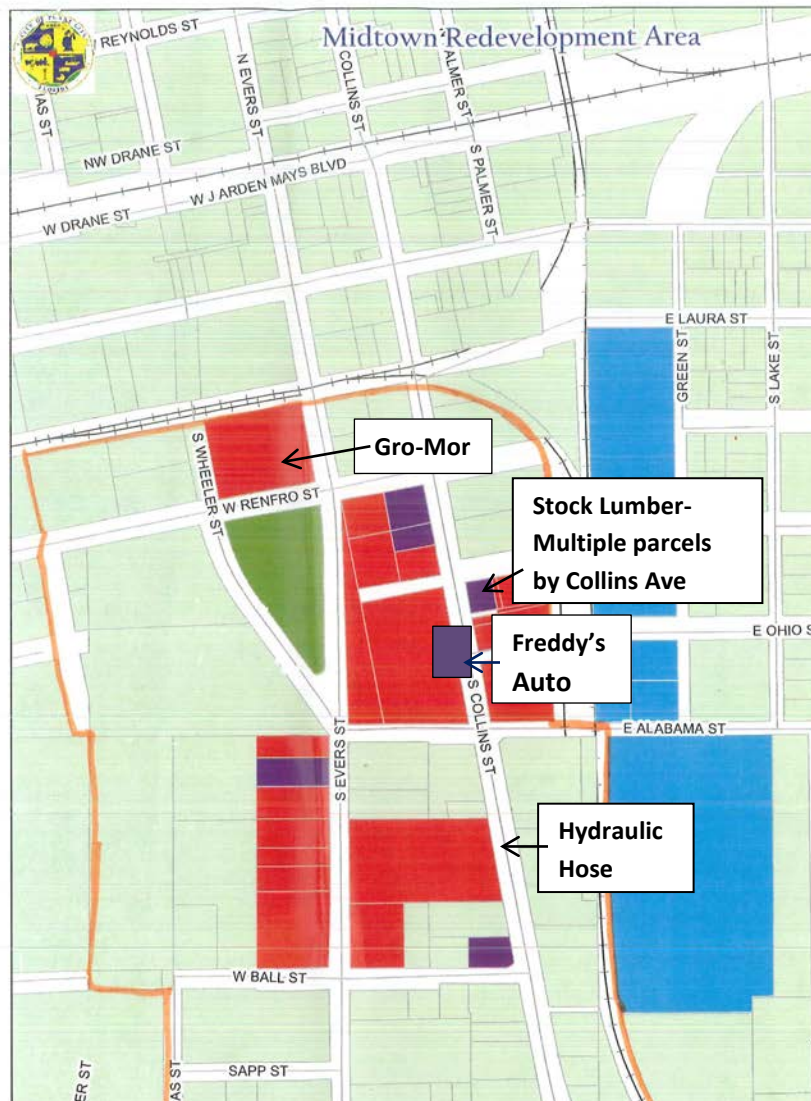
City of Plant City

Midtown Brownfield Area

PROJECT SPECIFICS:

Midtown Brownfield Area; Brownfield Area BF291002000; 84 acres

The City of Plant City has three active and one closed Brownfield site in the Midtown Brownfield Area. The City plans to create a mixed use walkable city area with construction already completed for the Village Green Park, street realignment, parking and utilities. The Plant City Community Redevelopment Area (CRA) has received Assessment and Cleanup Grants, as well as Revolving Loan funding from the EPA. They have also received tax credits from FDEP's VCTC program. Currently a developer has presented a plan for the development of this area.



Plant City's Midtown Brownfield Area with Brownfield Sites

City of Plant City

Midtown Brownfield Sites

PROJECT SPECIFICS:

Stock Lumber, BF291002001; 5.42 acres; 511 and 530 S. Collins Street

Gro-Mor; BF291002002; 1.26 acres; 306 and 307 S. Evers Street

Freddy's Auto; BF291002004; 0.25 acres; 601 S Evers Street

Hydraulic Hose; BF291002003; 1.14 acres; 617 and 619 S. Evers Street

Stock Lumber was a former lumber yard, and Gro-Mor was a fertilizer facility. Structures have been demolished and the land is currently vacant at both sites. The Stock Lumber and Gro-Mor Brownfield sites have been combined into one environmental site investigation. Contaminated soils have been removed, and groundwater assessment for metals, nitrates and ammonia is complete. The City is working toward a conditional closure for the site.

**Chess Table, landscaping
and completed Village
Green fountain**



The Hydraulic Hose Brownfield site is closed. See the Closed Project Summary on Page 9. This site is also vacant and ready for redevelopment activities.

The Freddy's Auto Brownfield BSRA was signed November 2016. See the New Project Summary on Page 11. The Site Assessment Report for this new site is due in August 2017.

Maps and Tables

Maps & Tables

Brownfield Sites in Hillsborough County

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
1	BF290602001	JVS Contracting	1608 N 43rd St	Tampa	5/3/2006		5
2	BF290304001	12th Street Operations Yard	1120 E Twiggs	Tampa	12/10/2004	11/3/2011	9.35
3	BF290603001	Circle Tampa Ventures	10420 N McKinley Dr	Tampa	9/20/2006	5/31/2007	28
4	BF290002002	CSX Spur at Old Hopewell Road	at Brandon Brook Rd	Tampa	7/22/2002		0.65
5	BF290002001	WRB at Old Hopewell Road	1211 Old Hopewell Rd	Tampa	1/8/2001		8.58
6	BF290901001	Lakewood Point	11122 E MLK Jr Blvd	Seffner	12/30/2009		15.01
7	BF291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
8	BF291305001	Tampa Water Works Park	1812 N Highland Ave	Tampa	12/12/2013		4.47
9	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/2014		10.34
10	BF291102000	former Sun City BP*	703 N Pebble Beach	Sun City	12/29/2011	6/17/2013	0.63
11	BF291202001	Photoengraving Brownfield Site	502 N Willow Ave	Tampa	12/5/2012		0.6
12	BF291302001	Former Gulf Coast Metals	6912 E 9th Ave	Tampa	9/9/2013		3.24
13	BF290804001	Varela Apartments/Crosland	4120 W Spruce St	Tampa	12/23/2008	10/14/2015	6.85
14	BF290607001	McKibbon Hotel Group (Avion)	O'Brien & W Spruce	Tampa	12/20/2006	10/13/2010	18.89
15	BF290705001	Westshore Community Dev. Corp.	4102 W Spruce St	Tampa	1/30/2008	inactive	3.7
16	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	Gunn Hwy and Henderson	Tampa	4/22/2002		2.18
17	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Gunn Hwy and Henderson	Tampa	4/22/2002		1.89
18	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Gunn Hwy and Henderson	Tampa	4/22/2002		1.11
19	BF290604001	Waters Center Brownfield Site	3602 W Waters Ave	Tampa	12/27/2006	5/27/2010	18.88
20	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	Gunn Hwy and Henderson	Tampa	4/22/2002		5.62
21	BF290802002	Kracker Rd - Parcel B	12602 S US Hwy 41	Gibsonton	9/2/2008		8.49
22	BF290802001	Kracker Rd - Parcel A	12602 S US Hwy 41	Gibsonton	8/6/2008		29.73
23	BF290101003	Tampa Bay Scrap Processors Site	4050 Maritime Blvd	Tampa	5/9/2003		16.27
24	BF290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave	Tampa	12/20/2007	6/12/2009	29.36
25	BF290301001	Riverfront (Tampa Heights)	420 Oak St	Tampa	10/1/2003	11/23/2005	11.65
26	BF290101002	Tampa Bay Ship	1130 McClosky Blvd	Tampa	7/31/2002		53
27	BF290401001	The Place at Channelside	918 Channelside Dr	Tampa	11/23/2004		2.15
28	BF290704001	Tampa Tank and Welding Property	5103 36th Ave	Tampa	12/14/2007	9/14/2011	4.3
29	BF290101001	Port Ybor	1600 Grant St	Tampa	10/29/2001		59
30	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011		5

Continued on next page...

Maps & Tables

Brownfield Sites in Hillsborough County

Continued...

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
31	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St	Plant City	6/10/2011		1.26
32	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/19/2016	1.14
33	BF290204001	Southern Mill Creek Products Site	N 56th St	Tampa	7/26/2005		8.38
34	BF291306001	Nebraska Avenue	1103 N Nebraska Ave	Tampa	9/3/2014	11/18/2016	1.54
35	BF291405001	Spruce Street Tampa Landfill #2	4310 Spruce St	Tampa	12/24/2014		3.43
36	BF291406001	Peoples Gas System	1400 N Channelside Dr	Tampa	12/30/2014		6.12
37	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
38	BF290503001	Channelside Holdings LLC	11010-1026 19th St	Tampa	12/20/2005		8
39	BF290302001	Gerdau Ameristeel Brownfield Site	7105 6th Ave East	Tampa	4/10/2006		30.38
40	BF290606001	Former Tampa Armature Works	1910 N Ola Ave	Tampa	12/20/2006		4.27
41	BF290803001	EnviroFocus Technologies	1901 66th St N	Tampa	12/22/2008		18.2
42	BF290101004	Winner Metals	2801 Guy N. Verger Blvd	Tampa	12/9/2010		42
43	BF291001001	Detsco Terminals	739 N 14th St	Tampa	12/28/2010		7.71
44	BF290303001	Centro Asturiano Place	1302 E 21st St	Tampa	3/10/2004	9/1/2006	6.67
45	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	Gunn Hwy and Henderson	Tampa	4/22/2006		1.36
46	BF290802003	Kracker Rd - Parcel C	12602 S US Hwy 41	Gibsonton	9/2/2008		73.62
47	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St	Tampa	8/8/2008		31.97
48	BF290001001	Robbins Manufacturing	131st Ave	Tampa	8/28/2000	8/14/2002	24.46
49	BF291304001	Former West Tampa Convention Ctr	3005 West Columbus Dr	Tampa	11/18/2013	closed	1.7
50	BF291303001	Former Redwing Trucking	8417 Palm River Road	Tampa	5/16/2014		31.3
51	BF290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
52	BF290202001	Wal-Mart Gunn Highway Site	Gunn Hwy	Tampa	11/7/2002	6/12/2009	28.28
53	BF291501001	Former Amazon Hose Property Site	222 N 12th St	Tampa	12/21/2015		2.27
54	BF291201001	Wood Preserving/Brandon Toyota	9204 E Adamo Dr	Brandon	6/17/2013		17.99
55	BF291402001	Delaney Creek/Exide	US 41 and Delaney Creek	Tampa	12/29/2014		35
56	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
57	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
58	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016		0.95
Total Acreage							837.62

*Locations not shown on map.

No. 10 is in Sun City

Nos. 30,31,32 are in Plant City; see Project Profiles

Maps & Tables

All Brownfield Sites Managed by EPC

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
1	BF 290602001	JVS Contracting	1608 N. 43rd St.	Tampa	5/3/2006		5
2	BF 290603001	Circle Tampa Ventures	10420 N. McKinley Dr.	Tampa	9/20/2006	5/31/2007	28
3	BF291305001	Tampa Water Works Park	1812 North Highland Ave.	Tampa	12/12/2013		4.47
4	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/2014		10.34
5	BF 291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/2011	6/17/2013	0.63
6	BF291302001	Former Gulf Coast Metals	6912 East 9th Ave.	Tampa	9/9/2013		3.24
7	BF 290804001	Crosland/Varela Apartments	4120 W. Spruce St.	Tampa	12/23/2008	10/14/2015	6.85
8	BF 290607001	McKibbon Hotel Group /Avion Park	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
9	BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008	inactive	3.7
10	BF 290802002	Kracker Rd - Parcel B	12602 S. US Hwy 41	Gibsonton	9/2/2008		8.49
11	BF 290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibsonton	8/6/2008		29.73
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009	29.36
13	BF 291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
14	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	9/14/2011	4.31
15	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/16/2016	1.14
16	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011		1.26
17	BF 291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011		5
18	BF291306001	Nebraska Avenue	1103 North Nebraska Ave.	Tampa	9/3/2014	11/18/2016	1.54
19	BF291405001	Spruce Street Tampa Landfill #2	4310 Spruce St.	Tampa	12/24/2014		3.43
20	BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/2005		8
21	BF290606001	Former Tampa Armature	1910 N. Ola Ave	Tampa	12/20/2006		4.27
22	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010		42
23	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
24	BF 290802003	Kracker Rd - Parcel C	12602 S. US Hwy 41	Gibsonton	9/2/2008		73.62
25	BF 290702001	Hendry Corp., formerly TECO	1650 Hemlock St.	Tampa	8/8/2008		31.97
26	BF291304001	Frmr West Tampa Convention Ctr	3005 West Columbus Dr.	Tampa	11/18/2013	closed	1.7
27	BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
28	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
29	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
30	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
31	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016		0.95
	Total Acreage						421.28

Maps & Tables

PRFBSRs for Brownfield Sites Managed by EPC

MAP #	SITE	SITE NAME	PRFBSR
1	BF 290602001	JVS Contracting	JVS Contracting, Inc.
2	BF 290603001	Circle Tampa Ventures	Circle Tampa Ventures I, LLC
3	BF291305001	Tampa Water Works Park	City of Tampa
4	BF291403001	Former Hudson Nursery	BW Dale Mabry Floyd, LLC
5	BF 291102001	former Sun City BP	GC Partners, LLC
6	BF291302001	Former Gulf Coast Metals	Trademark Metals Recycling, LLC
7	BF 290804001	Crosland/Varela Apartments	NR Varela, LLC
8	BF 290607001	McKibbon Hotel Group /Avion Park	McKibbon Hotel Group
9	BF 290705001	Westshore Community Dev. Corp.	(inactive)
10	BF 290802002	Kracker Rd - Parcel B	Port Tampa Bay
11	BF 290802001	Kracker Rd - Parcel A	Port Tampa Bay
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Panattoni Investments, LLC and Thurman Investments, LLC
13	BF 291001002	International Ship	Trans-Continental Marine Repair and Drydock Corp.
14	BF 290704001	Tampa Tank	Tampa Tank and Welding, Inc.
15	BF 291002003	Hydraulic Hose Site	City of Plant City
16	BF 291002002	GroMor Fertilizer Plant	City of Plant City
17	BF 291002001	Stock Building Supply	City of Plant City
18	BF291306001	Nebraska Avenue	City of Tampa
19	BF291405001	Spruce Street Tampa Landfill #2	NR Spruce Property Owner, LLC and Northwood Ravin, LLC
20	BF 290503001	Channelside Holdings LLC	Channelside Holdings, LLC
21	BF290606001	Former Tampa Armature	Riverside Heights Holdings, LLC
22	BF 290101004	Winner Metals	Port Tampa Bay
23	BF 291001001	Detsco Terminals	Trans-Continental Marine Repair and Drydock Corp.
24	BF 290802003	Kracker Rd - Parcel C	Port Tampa Bay
25	BF 290702001	Hendry Corp., formerly TECO	Hendry Marine Corp.
26	BF291304001	Frmr West Tampa Convention Ctr	Palmentto Tampa-Columbus, LLC and Daniel Land Co, Inc.
27	BF 290501001	Hillsborough Community College	District Board of Trustees, Hills. Community College
28	BF291404001	Port Redwing Outparcel	Port Tampa Bay
29	BF291502001	Hanna Avenue	City of Tampa
30	BF291002004	Freddy's Automotive	City of Plant City
31	BF291602001	Liberty Tampa	Liberty Tampa Holdings, LLC

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

Maps & Tables

Brownfield Areas without Brownfield Sites

Brownfield Areas without BSRAs				
Area No.	Area Name	Area Address	City	Acres
BF290502000	Former Borden Property	4010 North Lois Ave	Tampa	7.5
BF290706000	Central Park Village	1202 N Governor St	Tampa	28.9
BF290801000	Lakeside Station	SE corner US 92 and Park Rd	Plant City	1263
BF291205000	Lincoln Park	SW of East Laura St and CSX R	Plant City	37
BF290601000	Grand Central at Kenned	1208 East Kennedy Blvd	Tampa	4.35
BF291203000	North Clark Ave	1508 North Clark Ave	Tampa	19.1
BF290701000	Park N Shade	3rd St and 15th Ave	Ruskin	18.3
BF291101000	Pendola Point	Pendola Rd east of US 41	Pendola Point	168
BF291301000	Plant City Industrial Park	SW of SR 574 and Davis St	Plant City	1.5
BF291401000	Port Redwing	5740 Pembroke Road	Gibsonton	151
BF291307000	Wal-Mart	1720 East Hillsborough Ave	Tampa	11.5
BF290203000	Washington Street Crossi	E Washington St and 13th St	Tampa	0.9
BF291404000	West St Louis Street	1506 W St Louis St	Tampa	12
BF291601000	Brandon Blue Palms	114 N Knights Ave	Brandon	6.1
BF291701000	Miroslav Mitusina	1112 SW 10th St	Ruskin	49
			Total acres:	1778.15

These Hillsborough County Brownfield Areas currently do not have environmental investigations.

2017 Report Conclusions

The Tampa Bay economy has improved over the last year, increasing new construction and redevelopment in Hillsborough County. This has spurred the redevelopment of existing Brownfield sites. Three Hillsborough County sites have redeveloped prior to obtaining their SRCO. These sites, the former Hudson Nursery, the City of Tampa's Water Works Park and the Spruce Street-Tampa landfill #2, have all assessed contaminated site soils and managed them as redevelopment of the site progressed. After redevelopment, these sites installed groundwater monitoring wells to finish the groundwater assessment, and evaluate the site closure options. All of these sites will have conditional closure orders to continue to monitor and maintain engineering controls over affected site soils, and will have deed restrictions to protect those controls. This increase in the area's economy has also been observed as formerly stalled Brownfield assessments were able to fund their site work for both assessment and redevelopment.

EPC has been more active this year in promoting the Brownfields Program, working with those in economic development as well as environmental management to make sure that potential site owners know about the financial and regulatory advantages available. Three new BSRAs were signed in 2016, and as of May 2017, another three sites are currently working on BA designation or BSRA drafts. EPC continues to receive other potential Brownfield site inquiries.

The EPC recently obtained Oculus access and is starting to upload Brownfield site documents. While all Brownfields Program documents are currently available from EPC, placement of the documents in the FDEP's Oculus program will facilitate access to this program information.

With 10 closed sites, a closer look into the economic impact of the Brownfields program in Hillsborough County started this year. A comparison of the change in assessed property value from the time of signing the BSRA to present day is presented below for the closed sites. The sites that have redeveloped the property prior to finalizing the environmental site closure are included at the bottom of the table. Property values show the change in property value after environmental rehabilitation and redevelopment without taking into account various tax and economic development incentives that may have been used, and may affect the county's tax income for several years.

Change in Property Values, Hillsborough County Brownfield Sites					
Site Name	Year BSRA Signed	Year SRCO Issued	Change in Property Value	Redevelopment	
Hillsborough Community College	2005	2008	\$6,374,063	College parking, buildings	
Circle Tampa Ventures	2006	2007	\$45,969,200	Apartments	
McKibbon Hotel Group	2006	2010	\$91,469,446	Hotels, medical services	
IKEA/Panattoni Group	2007	2009	\$6,374,077	Furniture sales	
Crosland/Varela	2008	2015	\$35,152,253	Apartments	
Tampa Tank	2008	2011	\$281,473	Industrial	
Sun City BP	2011	2013	(\$88,470)	Bank	
Hydraulic Hose	2011	2016	(\$178,000)	Undeveloped	
Nebraska Ave	2011	2016	\$405,651	Undeveloped	
West Tampa Convention Center	2013	withdrew from program	\$693,445	Restaurants and retail	
Water Works Park	2013	not yet issued	\$764,793	Park	
Spruce Street	2014	not yet issued	\$31,363,400	Apartments	
Hudson Nursery	2014	not yet issued	\$2,444,827	Restaurants and retail	
Brownfields sites Total Increased Property			\$221,026,158		

As the Brownfield program continues to grow, it can be expected to make a larger contribution to the economy of Hillsborough County.

The EPC of Hillsborough County continues its delegated responsibilities and has furnished a copy of this Annual Report to the FDEP. For further information on the Brownfield program, please visit our website: <http://www.epchc.org/index.aspx?nid=184>.