

ENVIRONMENTAL PROTECTION COMMISSION of HILLSBOROUGH COUNTY 2019 BROWNFIELDS PROGRAM ANNUAL REPORT



Liberty Tampa Brownfield Site;
from Parking Lot to Hotel

JUNE 2019



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Executive Summary

The Brownfields Program

The Brownfields 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. Grants, loans and tax credits are available for site clean-up, job creation and affordable housing. Redevelopment of distressed properties can increase property values and revitalize a neighborhood. The goal of the Brownfields program is to 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** 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. This designation shows support by the local governments for redevelopment of distressed areas.

A **Brownfield Site** 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. Brownfield site owners enter into a voluntary environmental clean-up agreement with the Florida Department of Environmental Protection (FDEP), or one of the delegated County programs such as the EPC. Once the clean-up agreement has been signed, the site owner gains liability protection from any legal claims associated with the site contamination.

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 Brownfields program authority by the Florida Department of Environmental Protection (FDEP) in 2004. EPC manages Brownfield sites in Hillsborough County unless the site has RCRA program issues, an existing Consent Order with the FDEP, or if Hillsborough County is

the property owner. EPC and FDEP work closely to ensure that sites needing environmental assessment are directed to the appropriate agency. The delegation agreement was renewed in 2012 for another ten years.

The EPC manages the site rehabilitation process through a voluntary cleanup contract with the property owner called a **Brownfield Site Rehabilitation Agreement (BSRA)**. Site Rehabilitation is the process followed to conduct an environmental site cleanup. It begins with an environmental assessment of soils and groundwater and 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 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. This can involve meetings with interested parties, or presentations to various professional groups.

EPC continues to support the University of South Florida's EPA Area-Wide Planning Grant that was awarded in February 2017. EPC assists USF with any contaminated site questions encountered in the planning area, and has presented information about the Brownfields program and other environmental topics to USF students and the public in the grant area.

EPC also evaluates the change in property values for redeveloped Brownfield sites in Hillsborough County. A comparison of property values today and at the time the BSRA was signed is presented in the Conclusions section for all completed EPC Brownfield sites in Hillsborough County.

This report covers the Brownfields Program activities by EPC from June 1, 2018 to May 31, 2019.

2018 - 2019 Annual Summary

The EPC manages **35 of the 63 Brownfield sites** in Hillsborough County. Below is the breakdown of the 35 Brownfield sites managed by the EPC.

- **13 sites are in environmental assessment**
- **5 sites are in groundwater monitoring to evaluate for closure conditions**
- **1 site is in remediation**
- **3 sites are in closure**
- **12 sites are complete**
- **1 is inactive due to bankruptcy, but currently is up for sale**
- **490 acres are in EPC's Brownfield site rehabilitation program**

Three new **Brownfield Areas** were added this year:

- **Suarez Trust (Tampa, 19.14 acres)**
- **Biharb Holdings (Tampa, 19.21 acres)**
- **JVS (Tampa, 19.41 acres)**

One new **Brownfield Site** was begun with the execution of a BSRA for:

- **Madison Street Park (Tampa, 0.92 acres)**

One BSRA was **amended** to include additional property:

- **International Ship (Tampa, added 3.01 acres)**

No **SRCOs** were issued this past year, however, two are in the process of getting the legal documents ready for conditional closure. When these documents are recorded the **Hendry Marine** and **Former Hudson Nursery** Brownfield sites will close.

Within Hillsborough County, there are **19 designated Brownfield Areas** without BSRA's. These areas are ready for redevelopment in the Brownfields program, but no environmental investigations have begun. EPC also has one draft BSRA in preparation for a new site, and have discussed the Brownfields Program with several interested property owners.

The EPC Brownfields Team

EPC Brownfields Program Contact Information

Environmental Protection Commission of Hillsborough County

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2018-2019 Project Accomplishments

Site Redeveloped

Liberty Tampa

PROJECT SPECIFICS: Redeveloped after SRCO issued

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

The Liberty Tampa Brownfield 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 removed. A Site Rehabilitation Completion Order dated **January 16, 2018** closed the environmental part of the project. Redevelopment was just completed for a multistory 240-room hotel and parking garage with a small retail section that is anticipated to produce approximately 125 new jobs.



Liberty Tampa site at construction end, March 2019

New Brownfield Site

Madison Street Park

PROJECT SPECIFICS: BSRA executed December 18, 2018

**Madison Street Park, BF291802001; 0.92 acres,
1224 E Madison St, Tampa**

The Madison Street Park Brownfield site is located in downtown Tampa, and is surrounded by multistory apartments and condominiums. There is currently very little park space available for the people and pets who live nearby. The City of Tampa is redeveloping this small parcel of land into a small “pocket” park, with a pet area and a walkway connector between buildings linking East Twiggs Street to the Madison Street Park. The site was formerly a petroleum equipment repair office with a railroad spur located along the northern property line, and has documented metals and petroleum compounds detected in the soils. The City currently has a rudimentary dog park at the site, and plans to add significant enhancements to the dog park after site rehabilitation such as a play area, multi-use courts, open lawn as well as a shade pavillion, seating and landscaping.



Current and proposed park

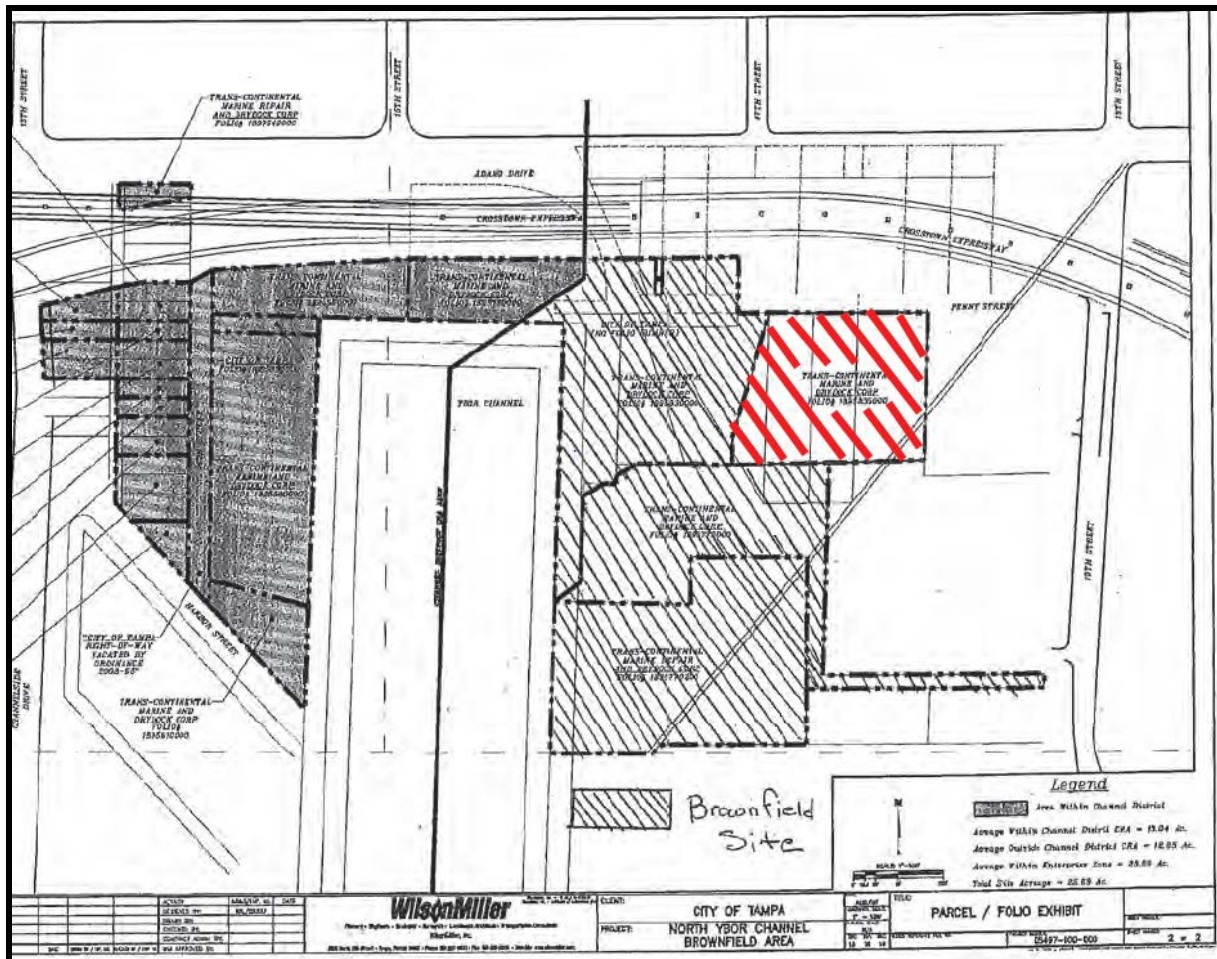
Amended Brownfield Site

International Ship

PROJECT SPECIFICS: BSRA amended December 12, 2018

International Ship, BF291001002; formerly 13.33 acres, now 16.34 acres
13197 Channelside Drive, Tampa

The International Ship Brownfield site amended their BSRA with EPC on December 12, 2018 to add the adjacent former Florida Rock parcel. This parcel was used for storage of aggregate in silos. An environmental site assessment is ongoing.



Former Florida Rock parcel (in red) added to existing International Ship Brownfield site

Brownfield Site Pilot Test

Hanna Avenue

PROJECT SPECIFICS: Pilot test started October 18, 2018

**Hanna Aveue, BF291502001; 11.2 acres,
2515 East Hanna Avenue, Tampa**

This site was previously used by several manufacturing companies, resulting in metals, solvents and petroleum compounds in the soils, and solvents in the groundwater. A pilot test was approved in August 2018 to evaluate the remediation potential for in-situ anaerobic bioremediation of the groundwater. The pilot test injected colonies of the DHC bacterial group, a remediation compound manufactured by Redox Tech, LLC, low dissolved oxygen water (water combined with yeast and sugar) and zero-valent iron into eight injection points. This measured mix of compounds is designed to place the DHC microbes in an anaerobic environment so that the bacteria can breakdown the chlorinated solvents. After three quarters of monitoring, solvent concentrations by the injected areas have been significantly reduced. Some solvent compounds are now meeting Florida Groundwater Cleanup Target Levels. A full project report will be submitted after monitoring the area for one year. The City of Tampa plans to redevelop this area into offices for various city departments.



Pilot test injection activities

Brownfield Site Closing in 2019

Former Hudson Nursery

PROJECT SPECIFICS: Conditional Closure pending

**Former Hudson Nursery, BF291403001; 10.34 acres
3811 Floyd Road, Tampa**

The former Hudson Nursery Brownfield site used approximately 10 acres of land at the intersection of Floyd Road and Dale Mabry Highway in Tampa. Use of the property as a nursery impacted the soils and groundwater with pesticides, arsenic and petroleum compounds. Site rehabilitation is complete, and the legal restrictions for this conditional closure are in process. Once this is complete, the site will have a Conditional Site Rehabilitation Closure Order from the EPC. Engineering and institutional controls at the site will provide protections to prevent human exposure and environmental impact from low concentrations of contaminants remaining at the site. The site has been redeveloped into multiple restaurants and shops, bringing an estimated 100 full-time and 150 part-time jobs.



Restaurants at the former Hudson Nursery Brownfield site

New Brownfield Area Designations Hillsborough County 2018-2019

Former Knox-Alvarez Old Landfill Brownfield Areas

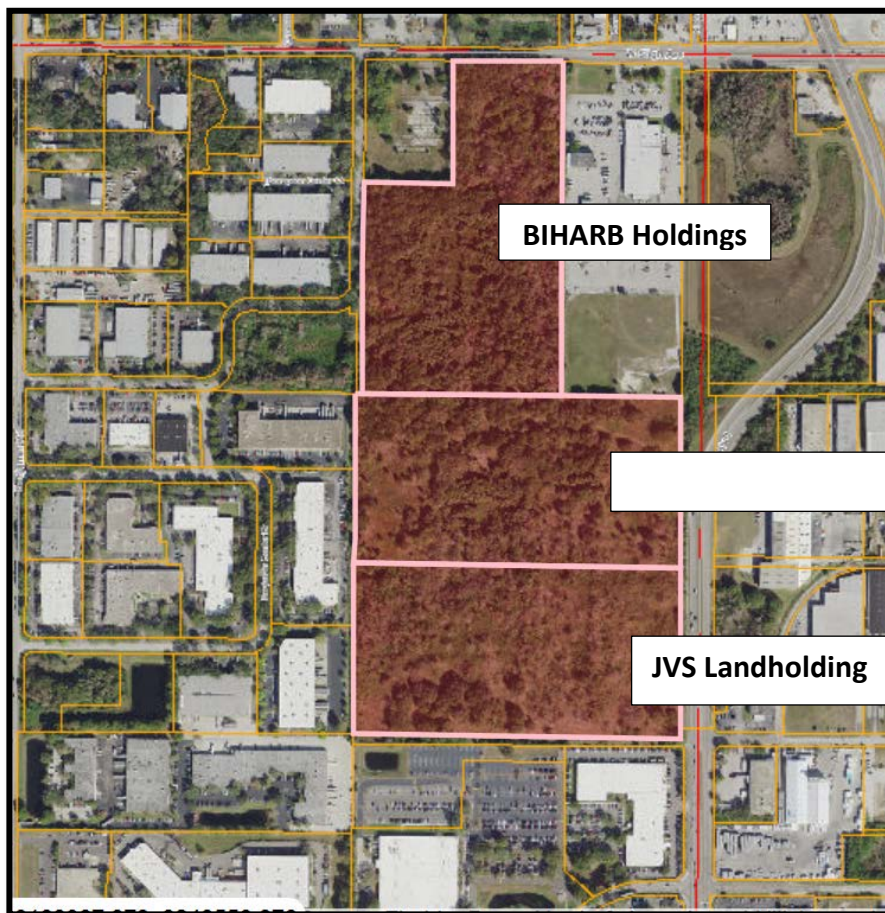
PROJECT SPECIFICS: 3 Parcels, One Old Landfill

Suarez Family Trust Brownfield Area BF291804000, 19.14 acres

BIHARB Holdings, Inc. Brownfield Area BF291901000, 19.21 acres

JVS Landholding Co, LLC Brownfield Area BF291902000, 19.41 acres

These three adjacent properties were previously used for disposal of solid waste in the 1950-1960s by the City of Tampa. As a Brownfield Area, some redevelopment incentives are available for these properties.



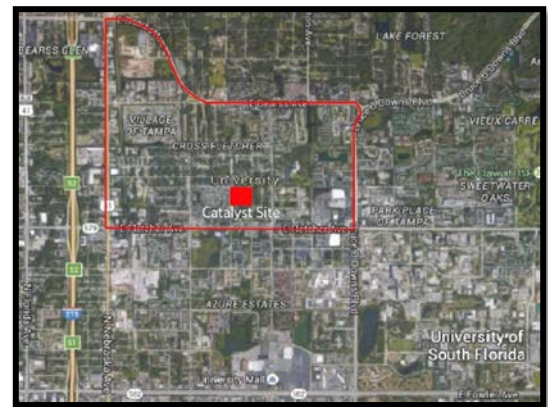
EPA Area-Wide Planning Grant

University of South Florida

PROJECT SPECIFICS: EPC partnered with USF Grant

University Area Community Development Center; 864 acres; Tampa, FL

Through this Brownfield grant, USF formed partnerships to evaluate the environmental impacts to the community in the University Area, examined ways to reduce different risks to this underserved community. This community has high unemployment, poverty rates, crime, childhood morbidity, a large non-English speaking population and the land has environmental concerns from areas contaminated by organic compounds, dumping, adverse stormwater impacts, and poor quality potable water. All of these issues combine to impact the quality of life in this study area. USF engaged the community to identify their priorities for community improvements, and built upon the work of the University Area Community Development Center (UACDC) to improve housing conditions, increase access to health care and create the Harvest Hope Park. Residents and volunteers cleaned up the pond and park area to provide a safe place for children to play, build community engagement through a new community garden and kitchen/meeting house, and also incorporated resident art into the park. The end product of this grant is a plan to move forward with community improvements as an organized partnership.



Harvest Hope Park

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	3/18/2019	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	12/16/2002	2.18
17	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Gunn Hwy and Henderson	Tampa	4/22/2002	11/23/2004	1.89
18	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Gunn Hwy and Henderson	Tampa	4/22/2002	6/4/2002	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	7/22/2002	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	10/9/2017	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

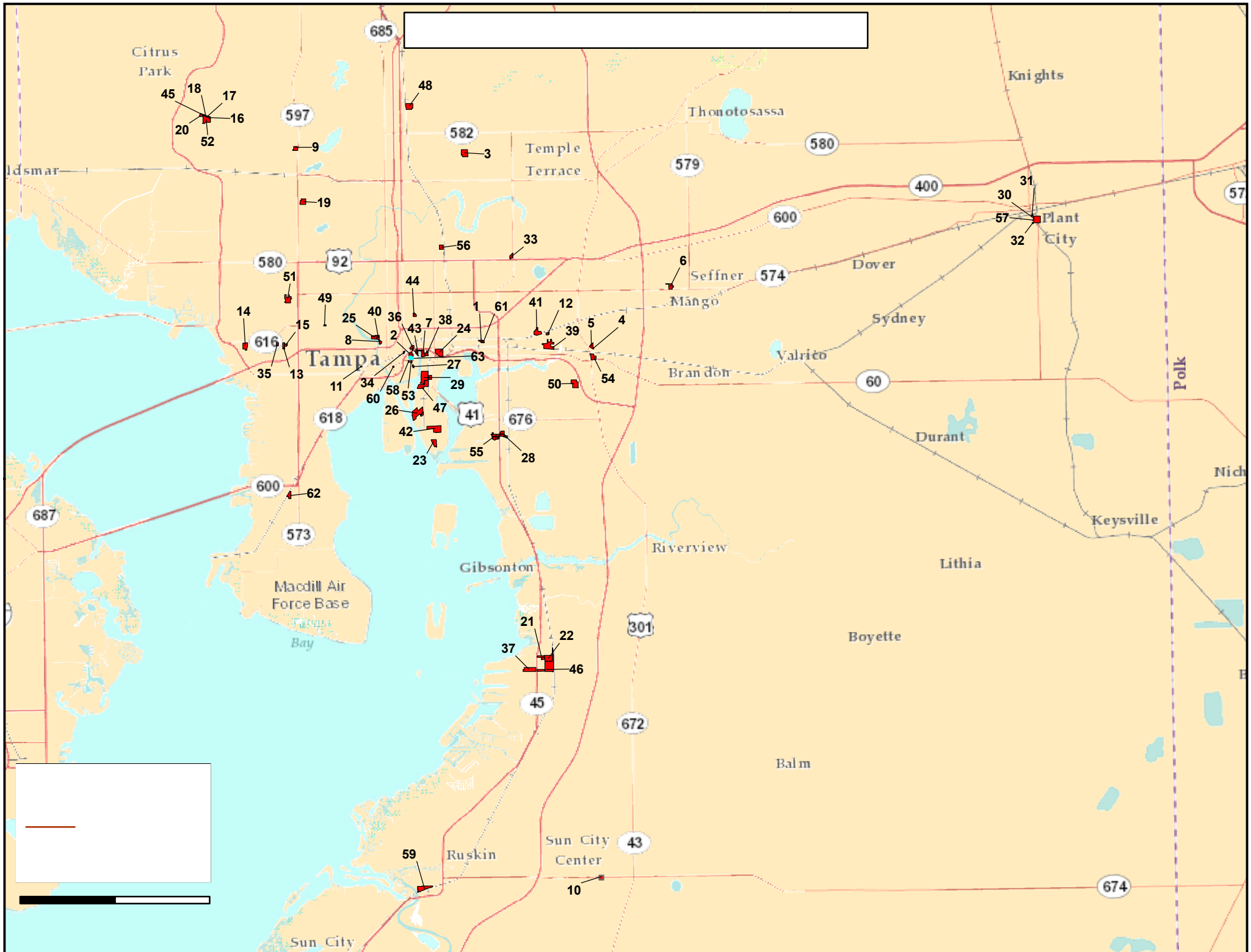
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Maps & Tables

Brownfield Sites in Hillsborough County

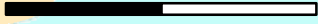
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MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
31	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St	Plant City	6/10/2011		1.26
32	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/19/2016	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	3/13/2018	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	5/15/2002	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	7/19/2018	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	1/16/2018	0.95
59	BF291701001	Miroslav Mitusina	1112 SW10th St	Ruskin	6/22/2017		49
60	BF291702001	Jackson St Parking Lot	405 E Kennedy Blvd	Tampa	12/29/2017		1.03
61	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
62	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
63	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018		0.92
	Total Acreage						904.27



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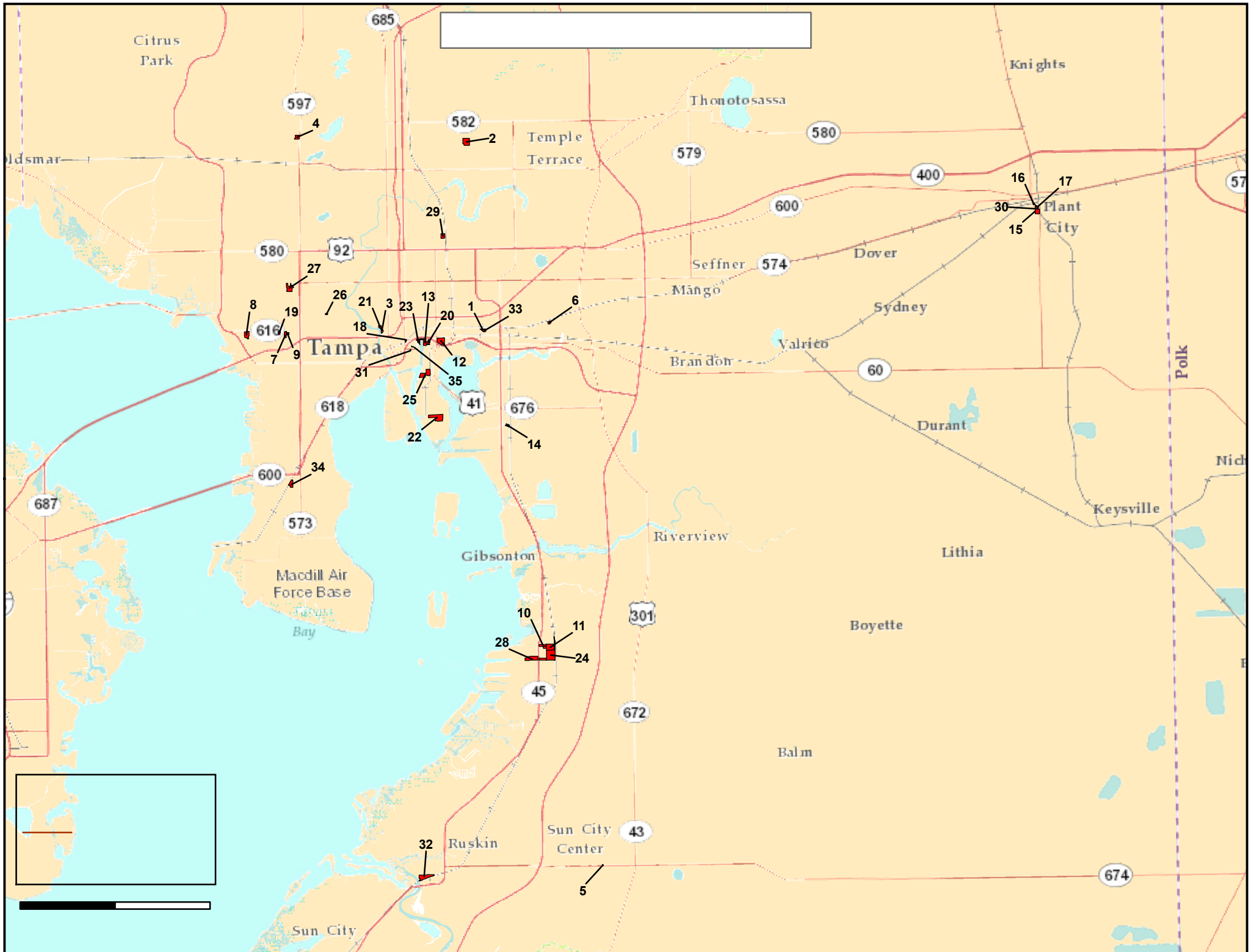
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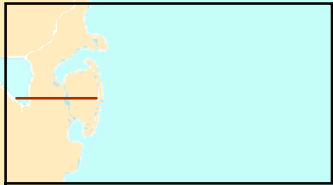
Maps & Tables

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		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	3/13/2018	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	1/16/2018	0.95
32	BF291701001	Miroslav Mitusina	1112 SW 10th St	Ruskin	6/22/2017		49
33	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
34	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
35	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018		0.92
	Total Acreage						486.9



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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	Palmetto 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
32	BF291701001	Miroslav Mitusina	Miroslav Mitusina
33	BF291703001	Pitch Pine	1607 Property Inc.
34	BF291704001	Tampa Jai Alai	GF Properties LM LLC
35	BF291802001	Madison Street Park	City of Tampa

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

Maps & Tables

Brownfield Areas without Brownfield Sites

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 RR	Plant City	37
BF290601000	Grand Central at Kennedy	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 Poin	168
BF291301000	Plant City Industrial Park	SW of SR 574 and Davis St	Plant City	1.5
BF291401000	Port Redwing	5740 Pembroke Road	Gibsonston	151
BF291307000	Wal-Mart	1720 East Hillsborough Ave	Tampa	11.5
BF290203000	Washington Street Crossing	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
BF291801000	Humphrey St	4152 Sweetwater Villas Ln	Tampa	6.14
BF291803000	West River Development	West side of Hillsborough River	Tampa	116.2
BF291804000	Suarez Trust	West of Hoover Blvd and Knox St	Tampa	19.14
BF291901000	Biharb Holdings	Johns Road and W Sligh	Tampa	19.21
BF291902000	JVS Land Holding Co., LLC	W of Hoover Blvd and Hanna Ave	Tampa	19.41
Total acres:				1909.25

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

Maps & Tables

Brownfield Site Rehabilitation and Redevelopment Status

ACTIVE SITES

MAP #	SITE	SITE NAME	SITE REHABILITATION STATUS	REDEVELOPMENT STATUS
1	BF 290602001	JVS Contracting	Monitoring gw for closure	existing concrete recycler
3	BF291305001	Tampa Water Works Park	Assessment	complete: park
4	BF291403001	Former Hudson Nursery	In Closure process	complete: commercial
6	BF291302001	Former Gulf Coast Metals	Monitoring gw for closure	vacant
9	BF 290705001	Westshore Community Dev. Corp.	Inactive	vacant
10	BF 290802002	Kracker Rd - Parcel B	Assessment	vacant
11	BF 290802001	Kracker Rd - Parcel A	Assessment	vacant
13	BF 291001002	International Ship	Assessment	existing ship yard
16	BF 291002002	GroMor Fertilizer Plant	Monitoring gw for closure	vacant
17	BF 291002001	Stock Building Supply	Monitoring gw for closure	vacant
20	BF 290503001	Channelside Holdings LLC	Assessment	existing Industrial & vacant
21	BF290606001	Former Tampa Armature	Assessment	complete: mixed use commercial
22	BF 290101004	Winner Metals	Monitoring gw for closure	site preparation for redevelopment
23	BF 291001001	Detsco Terminals	Assessment	vacant
24	BF 290802003	Kracker Rd - Parcel C	Assessment	vacant
25	BF 290702001	Hendry Corp., formerly TECO	In closure process	existing ship yard/partially vacant
28	BF291404001	Port Redwing Outparcel	Assessment	existing pipe manufacturer
29	BF291502001	Hanna Avenue	Remediation	vacant
30	BF291002004	Freddy's Automotive	Assessment	vacant
32	BF291701001	Miroslav Mitusina	Assessment	vacant
33	BF291703001	Pitch Pine	Assessment	existing materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	site preparation for redevelopment
35	BF291802001	Maidson Street Park	Assessment	incomplete

CLOSED SITES, Including Alternative Cleanup Target Levels (Soil, Groundwater) use

MAP #	SITE	SITE NAME	SITE REHAB STATUS	REDEVELOPMENT STATUS	ACTLS USED	CONDITIONAL CLOSURE
2	BF 290603001	Circle Tampa Ventures	Complete	Complete - apartments	No	Yes, DRC for groundwater use
5	BF 291102001	former Sun City BP	Complete	Complete - bank	No	No
7	BF 290804001	Crosland/Varela Apartments	Complete	Complete - apartments	Yes, AGCTL	Yes, E/C for soils + DRC for soils and groundwater
8	BF 290607001	McKibbon Hotel Group /Avion Park	Complete	Complete - mixed commercial	No	No; clean closure
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Complete	Complete - commercial	No	Yes, E/C for soils + DRC for E/C and land use
14	BF 290704001	Tampa Tank	Complete	Complete - industrial	Yes, ASCTL	Yes, DRC for land use
15	BF 291002003	Hydraulic Hose Site	Complete	vacant	No	Yes, DRC for groundwater use
18	BF291306001	Nebraska Avenue	Complete	vacant	No	Yes, DRC for land use
19	BF291405001	Spruce Street Tampa Landfill #2	Complete	Complete - apartments	No	Yes, E/C for soils + DRC for soils and groundwater
26	BF291304001	Fmr West Tampa Convention Ctr	Complete	Complete - commercial	No	Did not received SRCO
27	BF 290501001	Hillsborough Community College	Complete	Complete - education	No	No; clean closure
31	BF291602001	Liberty Tampa	Complete	Hotel construction nearly done	No	No; clean closure

2019 Report Conclusions

EPC gained one new Brownfield Site this year, 3 new Brownfield Areas, and modified one Brownfield Site to encompass an adjacent property. These new beginnings bring more potential for remediation and redevelopment to the County. EPC also has interest for two new BSRAs—one for previously mined land, another that will include the entirety of an old landfill. Interest in the Brownfields program continues to be strong in Hillsborough County as redevelopment in urban/suburban areas has become more desirable than moving out toward undeveloped land.

One of the advantages to the Brownfields program is the coordination of the progress of both the site rehabilitation and redevelopment. Brownfield sites may assess and remediate soils in parallel process with site grading and preparation for redevelopment. Improvements to the environment and the community are achieved faster when this approach is used. Both the Tampa Armature Works and Tampa Jai Alai sites are using this approach.

EPC continues to promote the Brownfields Program, meeting with economic development groups, the University of South Florida EPA grant recipients, as well as making presentations to professional groups and college students. EPC will be partnering again with the University of South Florida on an EPA grant for job training. EPC continues to be an active member of the Florida Brownfields Association, and participates in their Technical Committee to assist with site remediation issues, such as the redevelopment of old solid waste disposal areas and urban background soil characteristics.

Presented below is a comparison of the change in assessed property value for EPC Brownfield projects that have completed site redevelopment and/or site rehabilitation. 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 from the start of the Brownfield project to present day. This table does not account for various tax and economic development incentives that may have been used, and may affect the county's tax income for several years.

As Brownfield sites close and the program continues to grow, it can be expected to make a larger contribution to the community and 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.

Apparent Change in Property Values, EPC Brownfield Sites

Site Name	Year BSRA Signed	Year SRCO Issued	Property Value Change	Redevelopment
Hillsborough CC	2005	2008	\$5,065,162	College parking, buildings
Circle Tampa Ventures	2006	2007	\$49,395,700	Apartments
McKibbon Hotel Group	2006	2010	\$78,568,451	Hotels, medical services
IKEA/Panattoni Group	2007	2009	\$7,844,152	Furniture sales
Crosland/Varela	2008	2015	\$54,292,800	Apartments
Tampa Tank	2008	2011	\$391,819	Industrial
Sun City BP	2011	2013	(\$15,390)	Bank
Hydraulic Hose	2011	2016	(\$178,000)	Undeveloped
Nebraska Ave	2011	2016	\$163,453	Undeveloped
Liberty Tampa	2016	2018	(\$1,417,331)	Under construction
Spruce Street	2014	2018	\$37,401,200	Apartments
Water Works Park	2013	not yet issued	\$788,897	Park
Hudson Nursery	2014	not yet issued	\$118,929,216	Restaurants and retail
West Tampa Convention	2013	not issued	\$1,076,175	Retail
Tampa Armature Works	2006	not yet issued	\$439,005	Restaurants and retail
Brownfields Sites Total Apparent Increased Property Value:			\$352,745,309	



JUNE 2019

For further information on the Brownfields program, please visit our website:

<http://www.epchc.org/divisions/waste-management/solid-hazardous-waste/brownfields>