

Environmental Protection Commission of Hillsborough County

2023 Brownfields Program Annual Report



June 2023

Tampa Airport Logistics Brownfield Site
Redevelopment of an old landfill into
warehouses

Table of Contents

	Page
Executive Summary.....	2
2022-2023 Annual Summary.....	4
EPC Team.....	5
2022-2023 Project Accomplishments.....	6-17
Maps and Tables.....	18-27
Conclusions.....	28

Executive Summary

The Brownfields Program

The Brownfields Program is a redevelopment tool for properties with environmental contamination, or the perception of environmental contamination. Initiated by the EPA in 1995 and in the State of 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 contaminated properties and return them to productive use for communities. Grants, loans and tax credits are available for site clean-up, job creation, affordable housing and health care. 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 cleaning up and reusing developed properties in new ways to enhance the overall quality of life in the surrounding communities.

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. The designation of a Brownfield Area demonstrates support by the local governments for the redevelopment plan.

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 Environmental Protection Commission of Hillsborough County. Once the clean-up agreement is signed, the site owner receives liability protection from any legal claims associated with the site contamination and gains access to certain financial incentives.

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. The EPC manages Brownfield sites in Hillsborough County unless the site has RCRA program involvement, 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 EPC’s delegation agreement was renewed in 2012 and again in 2020.

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 continues 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 soil 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 property representatives, environmental consultants and attorneys to accomplish site closure. Site rehabilitation and closure consider future land use, allowing economy of cost to be paired with the 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 and presentations to various professional groups.

The EPC continues to support local recipients of EPA Grants. The Corporation to Develop Communities of Tampa (CDC) Tampa was awarded another \$500,000 job training grant in December 2022. The City of Tampa is in their second year of their 2021 assessment grant to renew the West River area north of downtown Tampa. EPC staff continue to provide technical expertise in contamination assessment and remediation to the local grantees.

EPC also tracks the change in property values for redeveloped EPC Brownfield sites in Hillsborough County. This is an indicator of economic growth stimulated by improvements to the property due to the Brownfields Program. A comparison of property values from the year the BSRA was signed to May 2023 is presented in the report Tables for redeveloped EPC Brownfield sites in Hillsborough County.

This report presents the Brownfields Program activities by EPC from June 1, 2022 to May 31, 2023.

2022-2023 Annual Summary

The EPC manages **46 of the 77 Brownfield sites** in Hillsborough County. Below is the breakdown of the 46 Brownfield sites managed by the EPC.

- 10 sites are in environmental assessment
- 7 sites are monitoring groundwater to evaluate for closure conditions
- 3 sites are in remediation
- 6 sites are in closure
- 20 sites are closed/complete
- The sites participating in the EPC's Brownfield site rehabilitation program include approximately 845 acres.

One new **Brownfield Site** executed a BSRA with the EPC:

- Coral Walk (Tampa, 3.72 acres)

One **BSRA was amended** to add a new property owner as a PRFBSR:

- Independence Park

One new **Brownfield Area** was added this year without a BSRA signed in 2022:

- Main Street Park (Tampa 0.23 acres)

One **SRCO** was issued this past year:

- Former TECO/Hendry Marine (Tampa, 31.97 acres)

Within Hillsborough County, there are **20 designated Brownfield Areas** without BSRA's. These areas are ready for redevelopment in the Brownfield Program, but no environmental investigations have begun at this time. Some of these BAs may be redeveloped as affordable housing and use the Brownfield financial incentives for affordable housing.

The EPC Brownfield Team

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2022-2023 Project Accomplishments

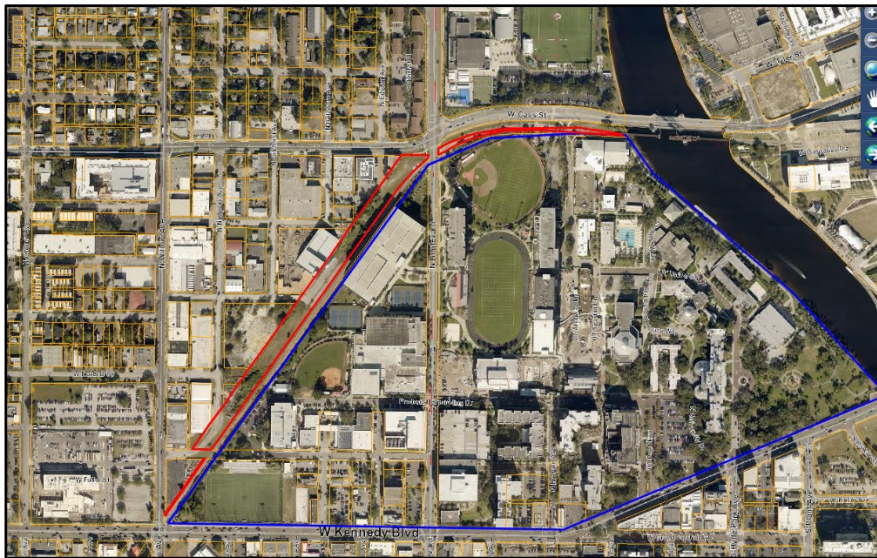
New Brownfield Site

Coral Walk

PROJECT SPECIFICS: BSRA signed December 28, 2022

**ZP 370 Tampa, LLC, BF292203001; 3.72 acres,
1000 West Fig Street, Tampa**

The Coral Walk Brownfield site was formerly a CSX railway easement. This property is located very close to the University of Tampa, and the proposed redevelopment plan is to build apartments for students. The site assessment is underway for arsenic impacts to soil and groundwater, and PAH compounds in soil.



Red outline: Coral Walk
Brownfield Site

Blue outline: University of
Tampa

Proposed Coral
Walk
apartments



Site Closure

Former TECO/Hendry Marine

PROJECT SPECIFICS: SRCO issued October 7, 2022

**Former TECO/Hendry Marine, BF290702001; 31.97 acres,
2801 Guy N Verger Boulevard, Tampa**

This Brownfield site was formerly the power plant for Tampa Electric Company, TECO. TECO operated the power plant from 1938 to 2002. In addition to the power generation station, there was bulk fuel tank storage and associated pipelines at the site. Hendry Marine Industries, Inc. bought the site from TECO for ship maintenance and repair. One condition of the sale was for Hendry Marine to enter the Brownfields Program to cleanup the site impacts. This ensured the clean up of the site, and reduced pollution liability for both TECO and Hendry Marine Industries.



The site is located along the Ybor Ship Channel at the Port of Tampa, with 3,200 feet of bulkhead along the property. Soil at the site was impacted by various metals, polychlorinated biphenyls (PCBs) and petroleum compounds above the Soil Cleanup Target Levels. Vanadium and petroleum compounds were present in groundwater above the Groundwater Cleanup Target Levels. Soils were placed under an engineering control of 2-4 feet of clean soil. Groundwater was monitored until the impacted area was reduced to a small, stable area. The site will be used for ship repair services, and the inland portion of the site may be leased for future industrial use.



Above: Former TECO power plant
Left: Hendry Marine ship repair activities

Brownfield Site – In Construction

Interbay Redevelopment Area

PROJECT SPECIFICS: BSRA signed November 9, 2021

**Interbay Redevelopment Area BF292101001; 25.96 acres,
7210 Interbay Boulevard, Tampa**

This 2021 Brownfield site property was previously used as a borrow pit in the 1960s and 1970s and later partially filled with debris, mostly construction and demolition debris and asphalt. Site assessment identified impacts from petroleum and pesticide compounds in soils and groundwater, and arsenic impacts in groundwater only. Solid waste is being removed from parts of the property in preparation for redevelopment as apartments with a large stormwater feature. This site is also regulated by EPC under a Director’s Authorization for redevelopment of a former solid waste disposal area. Site construction has completed solid waste removal and creation of Recovered Screen Materials (RSM), and stormwater system

construction and most of the building foundations and pads have been constructed. The first apartments are scheduled to be available for occupancy August 2023.



Left: Generating RSM



Left: Vapor barrier installation
Above: Stormwater pond



Brownfield Site – In Construction

South Florida Baptist Hospital

PROJECT SPECIFICS: BSRA signed December 22, 2021

**South Florida Baptist Hospital, BF292102001; 7.03 acres,
North Park Road and East Sam Allen Road, Plant City**

This new Brownfield site was formerly used as a chicken farm. Chicken feed included an arsenic compound to kill internal parasites, and arsenic was excreted onto site soils and became concentrated adjacent to the coops and downhill toward a stormwater feature. Arsenic is the only contaminant of concern in both soil and groundwater. Soil removal and groundwater treatment for arsenic have been conducted, and the site is well under construction for the new regional hospital in Plant City. Construction completion is estimated

to be in 2024. This will be a new regional Level 1 Trauma hospital, one of 3 serving the larger Tampa Bay area.



Left: Monitoring groundwater levels after soil removal and groundwater treatment.
Below: Current hospital construction



Brownfield Site – Construction Complete

Tampa Airport Logistics/former Hoover landfill

PROJECT SPECIFICS: BSRA signed May 10, 2021

**Tampa Airport Logistics Owner, LLC, BF291901001; 19.21 acres,
West Sligh Avenue and North Hoover Boulevard, Tampa**

The central and southern portions of this Brownfield site were formerly used for solid waste disposal in the 1960s, prior to permit regulations. The former cells had settled into low areas and the site was heavily vegetated prior to redevelopment. Site soil impacts from arsenic were assessed, and a residential land use restriction will control the site. Groundwater is currently being assessed for arsenic, iron and Total Dissolved Solids. The site redevelopment over buried solid waste is also regulated under EPC’s Director’s Authorization Program for redevelopment of an historic solid waste disposal area. The site has been redeveloped into two large warehouses with a lined stormwater pond. This is an existing industrial area located north of Tampa International Airport.



January 2022 construction of warehouse and lined pond

Construction complete, view of warehouses and lined stormwater pond



Brownfield Site – In Construction

Colonnade Crosstown

PROJECT SPECIFICS: BSRA signed December 16, 2020

**Colonnade Crosstown LLC, BF292002001; 158 acres,
US 301 and Causeway Boulevard, Tampa**

This large Brownfield site was formerly the Star Dairy operation, and there are arsenic impacts to soil and groundwater from a former cattle dip vat. Impacted site soils have been removed, and the site is in heavy construction of a secure production/distribution warehouses, fleet operations and supporting stormwater and other infrastructure needs for Coca-Cola Beverages, Florida. After construction is substantially complete, the groundwater impacts will be monitored.



Excavation of cattle dip vat



Tilt up construction of warehouse



Planned site development. Photo courtesy of Coca-Cola Beverages Florida

Brownfield Site – BSRA Amended

Independence Park

PROJECT SPECIFICS: BSRA signed December 23, 2021, Amended December 6, 2022 to add CC Independence Park, LP

Independence Park, BF292103001, 45.5 acres
4110 George Road, Tampa

The Independence Park Brownfield site was previously part of the City of Tampa’s Rocky Point Golf Course. Environmental site rehabilitation will address arsenic and pesticide contamination of soils and groundwater that originate on the Brownfield site. The BSRA was amended to add CC Independence Park, LP as an additional Person Responsible for Brownfield Site Rehabilitation (PRFBSR) upon the sale of the northeastern 9.3 acres. Construction has begun on new apartment buildings for the CC Independence Park parcel of 9.3 acres, and is anticipated to be completed in March 2024.



Above: Elevator towers and apartment framework in construction

Above: Site Construction

Left: Proposed site plans



Brownfield Area – In Construction

Blue UACDC / Uptown Sky Apartments

University Area Community Development Center (UACDC)

Blue UACDC, BF292201000, 2.84 acres
13635 N 12th Street, Tampa

The Blue UACDC Brownfield Area was designated in Hillsborough County for the construction of affordable housing in the University Area Community. The Brownfield Area is adjacent to a property with groundwater impacts from a petroleum discharge on that property. A BSRA is not anticipated. The proposed housing will include 61 units with 2-and 3-bedrooms and onsite laundry, pool and playground. Additional funding for the project was provided by a \$5.82 million grant awarded through Hillsborough County. Construction is expected to be complete in 2023.



Nearly complete construction

Aerial view during construction



New Brownfield Area Designation

Main Street Park

Brownfield Area designated November 17, 2022

**City of Tampa, BF292202001, 0.23 acres
2101 West Main Street, Tampa**

This small Brownfield Area is an open square of land at the intersection of West Main Street and North Albany Avenue in Tampa near the City’s West River Redevelopment Area. It is expected to have soil impacts from PAH compounds. The City of Tampa plans to redevelop it into a park to serve the residents of the West River Brownfield Redevelopment Area.



Vacant lot proposed for City of Tampa park

New EPA Brownfield Job Training Grant

Environmental Workforce Development and Job Training Grant

Corporation to Develop Communities of Tampa

In February 2023, the Corporation to Develop Communities of Tampa was awarded a \$500,000 Job Training grant. This grant continues the program created from a previously awarded 2019 job-training grant awarded to the Corporation to Develop Communities of Tampa and the University of South Florida. Training will be provided to 200 students from the East Tampa area. The goal is to train adults who may be unemployed, underemployed or have involvement in the justice system and place them in environmental jobs. The core environmental and safety training certifications include the following:

- 40-hour OSHA safety
- 10-hour OSHA Construction, Hazard Communication & Pandemic Safety
- Confined Space
- Excavation/Trenching & Soil Mechanics
- Respiratory Protection
- Asbestos



Continuing EPA Brownfield Grant

Brownfield Multipurpose and Assessment Grant

City of Tampa, West River Community Redevelopment Area

The City of Tampa is in their second year of a 3-year \$300,000 EPA Brownfield Multipurpose and Assessment grant, awarded in 2021. The City is working with property owners to identify and evaluate environmental conditions in the West River Community Redevelopment Area. In September 2022, the city conducted a tour of Brownfield Areas and Sites with representatives of the US EPA, EPC, Hillsborough County and other private consultants.

Brownfield site tour,
September 2022



West River Community
Redevelopment Area, Tampa



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	4/5/2021	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	6/26/2019	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	3/23/2022	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	closed w/o SRCO	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	10/10/2022	59
30	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011		5
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	4310 W Spruce St	Tampa	12/24/2014	3/13/2018	3.42
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

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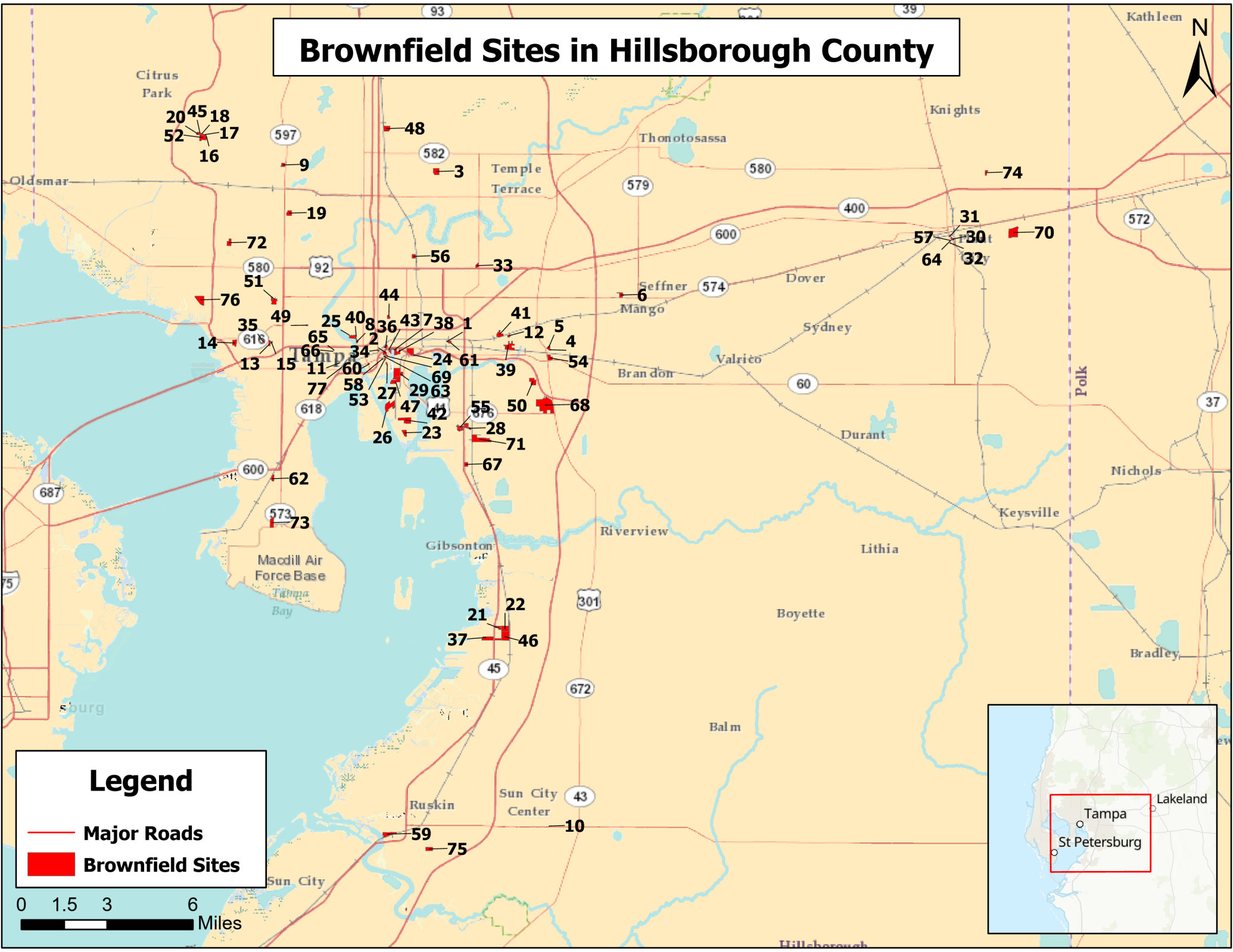
Maps & Tables

Brownfield Sites in Hillsborough County

Continued...

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
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	10/7/2022	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 w/o SRCO	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	4/7/2020	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	3/3/2022	0.92
64	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
65	BF291803001	Former ICS East	1301 N Rome Ave	Tampa	5/31/2019		0.85
66	BF291803002	Former ICS West	1204 N Rome Ave	Tampa	5/31/2019		0.47
67	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
68	BF292002001	Colonnade Crosstown	US 301 and Causeway Blvd	Tampa	12/16/2020		158
69	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
70	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021	6/21/2021	66
71	BF291904001	Hartford St Properties	5321 Hartford St	Tampa	10/30/2020		67
72	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
73	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
74	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	Plant City	12/22/2021		7
75	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
76	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
77	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
Total Acreage							1331.54

Brownfield Sites in Hillsborough County



Legend

- Major Roads
- Brownfield Sites

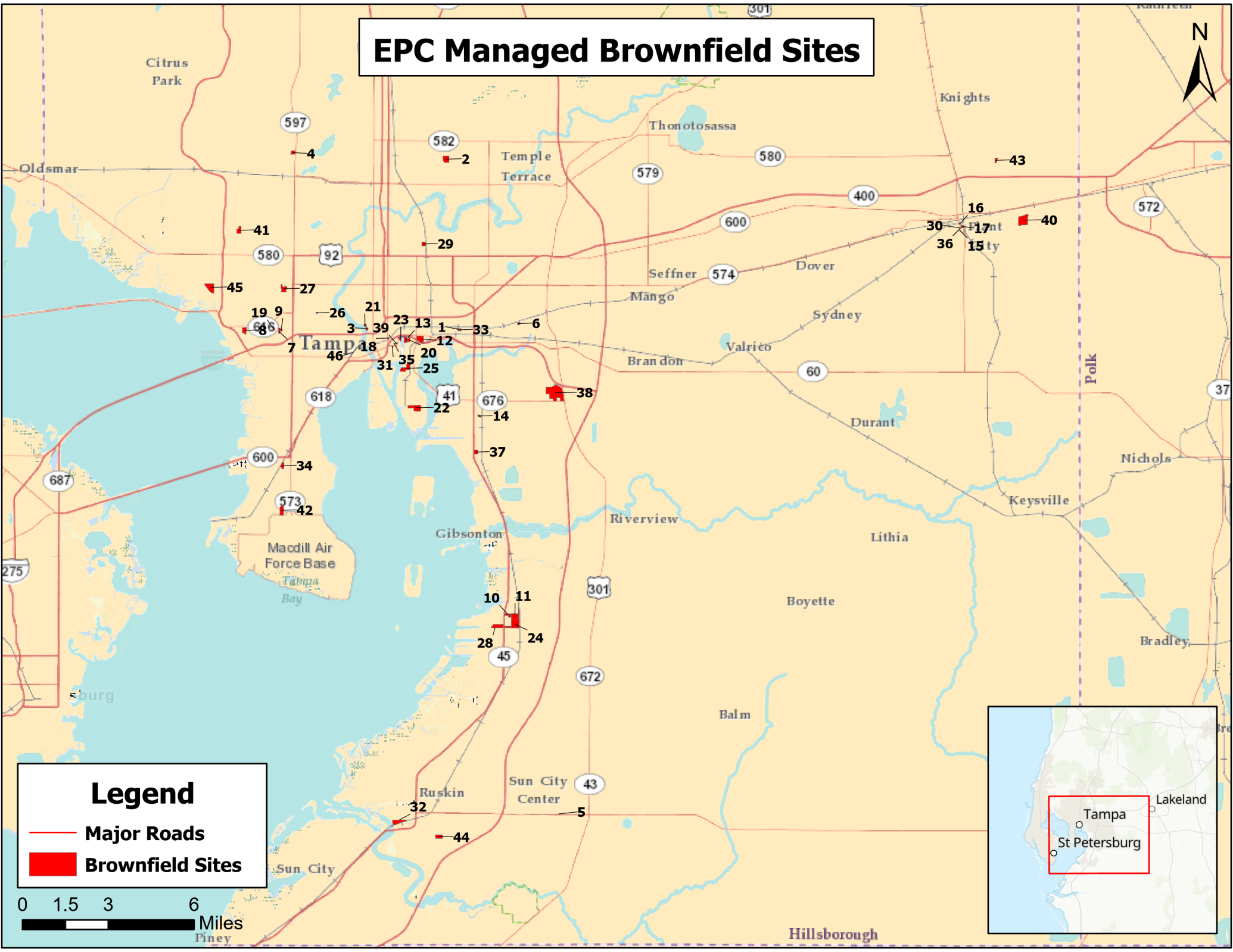


Maps & Tables

All Brownfield Sites Managed by EPC

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1	BF290602001	JVS Contracting	1608 N. 43rd St.	Tampa	5/3/2006		5
2	BF290603001	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	6/26/2019	10.34
5	BF291102001	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	3/23/2022	3.24
7	BF290804001	Crosland/Varela Apartments	4120 W. Spruce St.	Tampa	12/23/2008	10/14/2015	6.85
8	BF290607001	McKibbon Hotel Group /Avion Park	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
9	BF290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008	No SRCO	3.7
10	BF290802002	Kracker Rd - Parcel B	12602 S. US Hwy 41	Gibson	9/2/2008		8.49
11	BF290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibson	8/6/2008		29.73
12	BF290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009	29.36
13	BF291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
14	BF290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	9/14/2011	4.31
15	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/16/2016	1.14
16	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011		1.26
17	BF291002001	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	BF290503001	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	BF290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010	12/29/2021	42
23	BF291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
24	BF290802003	Kracker Rd - Parcel C	12602 S. US Hwy 41	Gibson	9/2/2008		73.62
25	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St.	Tampa	8/8/2008	10/7/2022	31.97
26	BF291304001	Frmr West Tampa Convention Ctr	3005 West Columbus Dr.	Tampa	11/18/2013	No SRCO	1.7
27	BF290501001	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	Gibson	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	4/7/2020	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	3/3/2022	0.92
36	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
37	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
38	BF292002001	Colonnade Crosstown	US 301 & Causeway Blvd	Tampa	12/16/2020		158
39	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
40	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021	6/21/2021	66
41	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
42	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
43	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	Plant City	12/22/2021		7
44	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
45	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
46	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
	Total Acreage						845.86

EPC Managed Brownfield Sites



Legend

- Major Roads
- Brownfield Sites



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	Jail Road Venture, LLC, former PRFBSR was Trademark Metals Recycling
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.	former PRFBSR Westshore Community Development Corporation
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 & 5145 South Dale Mabry LLC
35	BF291802001	Madison Street Park	City of Tampa
36	BF291002005	Carlos Brake & Radiator	City of Plant City
37	BF292001001	American XVII	American XVII, LLC
38	BF292002001	Colonnade Crosstown	Colonnade Crosstown LLC
39	BF292003001	Channel Club II	Hillsborough Madison, LLC
40	BF290801001	Foundry Lakeside Station	Foundry Lakeside Station I, LLC
41	BF291901001	Tampa Airport Logistics	Tampa Airport Logistics Owner, LLC
42	BF292101001	Interbay/Greystar	Greystar Deveopment East, LLC and GS South Tampa Apartments, LP
43	BF292102001	South FL Baptist Hospital	South Florida Baptist Hospital, Inc.
44	BF291905001	SM Ruskin (Burcaw)	SM Ruskin Development, LLC
45	BF292103001	Independence Park	Highwoods Realty Limited Partnership & CC Independence Park, L.P.
46	BF292203001	Coral Walk	ZP 370 Tampa LLC

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
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 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 Crossing	E Washington St and 13th St	Tampa	0.9
BF291204000	West St Louis Street	1506 W St Louis St	Tampa	12
BF291601000	Brandon Blue Palms	114 N Knights Ave	Brandon	6.1
BF291801000	Blue Humphrey St	4152 Sweetwater Villas Ln	Tampa	6.14
BF291804000	Suarez Trust	West of Hoover Blvd and Knox St	Tampa	19.14
BF291902000	JVS Land Holding Co., LLC	W of Hoover Blvd and Hanna Ave	Tampa	19.41
BF291903000	Blue Broadway Green Reuse	Williams Road & E Broadway Ave	Seffner	23.65
BF292004000	Gracepoint Green Reuse	2215 E Henry Ave	Tampa	2.5
BF292201000	Blue UACDC 1	13635 N 12th St	Tampa	2.84
BF292202000	Main Street Park	2101 Main St	Tampa	0.23
Total acres:				540.06

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	In Closure process	complete: park
10	BF 290802002	Kracker Rd - Parcel B	In Closure process	vacant
11	BF 290802001	Kracker Rd - Parcel A	Remediation	vacant
13	BF 291001002	International Ship	Remediation	existing ship yard
16	BF 291002002	GroMor Fertilizer Plant	In Closure process	vacant
17	BF 291002001	Stock Building Supply	In Closure process	vacant
20	BF 290503001	Channelside Holdings LLC	Monitoring gw for closure	existing Industrial & vacant
21	BF290606001	Former Tampa Armature	Monitoring gw for closure	complete: mixed use commercial
23	BF 291001001	Detsco Terminals	Remediation	vacant
24	BF 290802003	Kracker Rd - Parcel C	In Closure process	vacant
28	BF291404001	Port Redwing Outparcel	In Closure process	existing pipe manufacturer
29	BF291502001	Hanna Avenue	Remediation	City offices in construction
30	BF291002004	Freddy's Automotive	Monitoring gw for closure	vacant
33	BF291703001	Pitch Pine	Assessment	existing materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	complete: multi-family housing
36	BF291002005	Carlos Brake & Radiator	Monitoring gw for closure	vacant
37	BF292001001	American XVII	Assessment	vacant; recycling proposed
38	BF292002001	Colonnade Crosstown	PARM	Coca Cola HQ in construction
39	BF292003001	Channel Club II	Assessment	apartments in construction
40	BF290801001	Foundry Lakeside Station	Closed	warehouse construction completed
41	BF291901001	Tampa Airport Logistics	Assessment	warehouse construction completed
42	BF292101001	Interbay/Greystar	Assessment	apartments in construction
43	BF292102001	South FL Baptist Hospital	PARM	hospital in construction
44	BF291905001	SM Ruskin (Burcaw)	Assessment	new home construction
45	BF292103001	Independence Park	Assessment	apartments in construction
46	BF292203001	Coral Walk	Assessment	apartments proposed

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

MAP #	SITE	SITE NAME	REDEVELOPMENT STATUS	ACTLs USED	CONDITIONAL CLOSURE
2	BF 290603001	Circle Tampa Ventures	Complete - apartments	No	Yes, DRC for groundwater use
5	BF 291102001	former Sun City BP	Complete - bank	No	No
7	BF 290804001	Crosland/Varela Apartments	Complete - apartments	Yes, AGCTL	Yes, E/C for soils + DRC for soils and groundwater
8	BF 290607001	McKibbon Hotel Group /Avion Park	Complete - mixed commercial	No	No; clean closure
9	BF 290705001	Westshore Community Dev. Corp.	vacant	No	Abandoned site; no SRCO issued
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Complete - commercial	No	Yes, E/C for soils + DRC for E/C and land use
14	BF 290704001	Tampa Tank	Complete - industrial	Yes, ASCTL	Yes, DRC for land use
15	BF 291002003	Hydraulic Hose Site	vacant	No	Yes, DRC for groundwater use
18	BF291306001	Nebraska Avenue	vacant	No	Yes, DRC for land use
19	BF291405001	Spruce Street Tampa Landfill #2	Complete - apartments	No	Yes, E/C for soils + DRC for soils and groundwater
26	BF291304001	Frmr West Tampa Convention Ctr	Complete - commercial	No	Did not received SRCO
27	BF 290501001	Hillsborough Community College	Complete - education	No	No; clean closure
31	BF291602001	Liberty Tampa	Complete - hotel	No	No; clean closure
4	BF291403001	Former Hudson Nursery	Restaurants and retail	No	Yes, E/C for soils + DRC for soils and groundwater
32	BF291701001	Miroslav Mitusina	Site Construction	No	No; clean closure
22	BF 290101004	Winner Metals	preparing for redevelopment	No	E/C for soils, DRC for soil and groundwater
35	BF291802001	Madison Street Park	Park	Yes, ASCTL	RMO3 closure for use of ASCTL
6	BF291302001	Former Gulf Coast Metals	in FDEP permitting for a MRF	No	DRC for land use restriction, ICs for groundwater
25	BF 290702001	Hendry Corp., formerly TECO	part ship yard/part vacant	No	Yes, E/C for soils + DRC for soils and groundwater

Maps & Tables

Apparent Change in Property Values for Redeveloped EPC Brownfield Sites

Apparent Change in Property Values, EPC Brownfield Sites					
BROWNFIELD SITE NAME	YEAR BSRA SIGNED	YEAR SRCO ISSUED	PROPERTY VALUE CHANGE	REDEVELOPMENT TYPE	
Hills Co. Comm College	2005	2008	\$5,182,543	College parking, buildings	
Crosland Varela	2008	2015	\$81,011,800	Apartments	
Tampa Tank	2008	2011	\$1,047,400	Industrial	
Sun City BP	2011	2013	\$393,200	Bank	
IKEA	2007	2009	\$11,174,100	Retail	
Water Works Park	2013	not yet issued	\$1,222,512	Park	
Spruce Street	2014	2018	\$58,068,000	Apartments	
Circle Tampa Ventures	2006	2007	\$85,752,700	Residential	
Hudson Nursery	2014	2019	\$7,180,611	Restaurants and Retail	
McKibbon Hotel Group	2006	2010	\$96,873,247	Mixed Commercial	
Hydraulic Hose	2011	2016	(\$48,500)	Undeveloped	
Nebraska Ave	2011	2016	\$600,308	Undeveloped	
West Tampa Conv Ctr	2013	not issued	\$1,864,039	Retail	
Liberty Tampa	2016	2018	\$24,934,000	Hotel	
TECO/Hendry Marine	2008	not yet issued	(\$336,904)	Private shipping	
Tampa Armature	2006	not yet issued	\$6,175,750	Restaurants and Retail	
Miroslav Mitusina	2017	2020	\$20,524,300	Manufacturing (under construction)	
Tampa Jai Alai	2017	not yet issued	\$64,449,800	Apartments	
Madison St Park	2018	3/3/2022	\$1,650,618	Park	
Foundry Lakeside Station	2021	6/21/2021	\$38,267,700	Distribution/warehouse	
Total Apparent Property Value Change:			\$505,987,224		

The property value change indicates the increase or decrease (shown in red) in property value as reported by the Hillsborough County Property Appraiser from the start of the Brownfield project to the present day. This table does not account for various tax and economic development incentives that may have been used. At the time of last year's report, June 2022, the property value for these sites was **\$444,322,456**. The June 2023 property values for these sites has increased **\$61,664,768** since last year. The newly redeveloped **Tampa Airport Logistics** is not included as the property value does not yet reflect the recent site redevelopment.

2023 Report Conclusions

Hillsborough County had one new Brownfield Area and one new Brownfield site in the June 2022 – May 2023 report period. New projects appear to have slowed, while many existing projects are under construction for site redevelopment. Construction that began last year is continuing at this time for the projects listed in the table below.

Brownfield Site	Redevelopment Plan	Estimated Construction Completion
Colonnade Crosstown	Coca-Cola Distribution	2024
Interbay	Apartments	Phased completion of units, Aug 2023- Mar 2024
SM Ruskin	Single family homes	Ongoing, no completion date
Independence Park	Multifamily and multiuse	2024
Channel Club II	Condominiums	March 2024
Hanna Avenue	City of Tampa offices	2023
South Florida Baptist Hospital	Regional hospital to serve Plant City	2024

This Spring, the Tampa Airport Logistics Brownfield site completed redevelopment of their site as a warehouse. Redevelopment plans for the City of Tampa in older port areas are under discussion at this time, and may affect redevelopment of the International Ship, Detsco and Channelside Holdings Brownfield sites.

Six sites are in the process of conditional closure. Engineering and institutional controls are being prepared for these sites.

Property values of redeveloped Brownfield sites have increased more than \$61,000,000 since May 2022. Next year will show the changes for the sites currently in construction. The Brownfields Program continues to be effective to help redevelop environmentally impacted sites that are in good locations, and many are providing much-needed housing in the Tampa Bay area.

The EPC continues to support the CDC of Tampa and the City of Tampa with their EPA grants.

EPC promotes the Brownfields Program through the Florida Brownfields Association (FBA), and also as an active member of the Legislative and Technical Committee. This year, EPC has made presentations about EPC's and Florida's Brownfields Program at the FBA's October 2022 conference, to the Hillsborough Board of County Commissioners, and will be presenting again at the FBA's June 2023 conference.

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 Brownfields Program, please visit our website:

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

JUNE 2023