

Environmental Protection Commission of Hillsborough County

2021 Brownfields Program Annual Report



**Foundry Lakeside
Brownfield Site,
66-acres**

**Redevelopment of mined
lands as a last-mile
warehouse**



June 2021

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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. Initiated by the USEPA 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 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 has been 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 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 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 University Area Community Development Center (UACDC) and the City of Tampa Corporation to Develop Communities (CDC) both were awarded grants in June 2019. After the COVID-19 pandemic halted work in March 2020, EPC staff continue to provide technical expertise in contamination assessment and remediation as part of the grant's advisory board.

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 2021 is presented in the report Tables for all developed EPC Brownfield sites in Hillsborough County.

This report presents the Brownfields Program activities by EPC from June 1, 2020 to May 31.

2020-2021 Annual Summary

The EPC manages **41 of the 72 Brownfield sites** in Hillsborough County. Below is the breakdown of the 41 Brownfield sites managed by the EPC.

- 13 sites are in environmental assessment
- 5 sites are monitoring groundwater to evaluate for closure conditions
- 1 site is in remediation
- 7 sites are in closure
- 15 sites are complete
- Approximately 744 acres are in EPC's Brownfield site rehabilitation program, an increase of 257 acres this year

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

- American XVII (Tampa, 11.5 acres)
- Colonnade Crosstown (Tampa, 158 acres)
- Channel Club II (Tampa, 2 acres)
- Gracepoint Green Reuse (Tampa, 2.5 acres)

Five new **Brownfield Sites** executed a BSRA with EPC:

- American XVII (Tampa, 11.5 acres)
- Colonnade Crosstown (Tampa, 158 acres)
- Channel Club II (Tampa, 2 acres)
- Foundry Lakeside Station I (Plant City, 66 acres)
- Tampa Airport Logistics (Tampa, 19.2 acres)

No **SRCOs** were issued this past year, but seven sites are in the closing process. Most are preparing the legal documents to complete site closure and two are waiting for adjacent sites to close.

Within Hillsborough County, there are **19 designated Brownfield Areas** without BSRAs. These areas are ready for redevelopment in the Brownfield Program, but no environmental investigations have begun.

The EPC Brownfield Team

Environmental Protection Commission of Hillsborough County
3629 Queen Palm Drive
Tampa, Florida 33619-1309
(813)627-2600

Janet L. Dougherty
Executive Director
(813) 627-2600, ext. 1002
DoughertyJ@epchc.org

Steffanie L. Wickham, CHMM, CPM
Director, Waste Division
(813)627-2600, ext. 1310
WickhamS@epchc.org

Ronald A. Cope, CHMM
Senior Environmental Manager, Waste Division
Solid & Hazardous Waste
(813)627-2600, ext. 1292
Cope@epchc.org

Allison Amram, P.G.
Brownfield Coordinator, Waste Division
Solid & Hazardous Waste
(813)627-2600, ext. 1294
AmramA@epchc.org

Andrew Zodrow
Senior Attorney, EPC Legal Department
(813)627-2600, ext. 1055
ZodrowA@epchc.org

2020-2021 Project Accomplishments

New Brownfield Site

American XVII

PROJECT SPECIFICS: BSRA signed October 23, 2020

**American XVII, BF292001001; 11.47 acres,
5003 S Dover Street, Tampa**

This new Brownfield site was formerly an junk yard/recycling operation that had environmental violations for waste storage and yard trash management. The new owner has removed surface waste, including steel, construction & demolition debris, tires and electronic goods. Site assessment has begun now that the surface waste has been removed. The proposed facility will specialize in vehicle recycling and parts resale and will also be a permitted Class III Materials Recycling Facility and Transfer Station with metals recycling. It is estimated that the new facility will create 28-30 new full-time jobs.



Piles from sorted surface debris. Some waste recycled.



New Brownfield Site

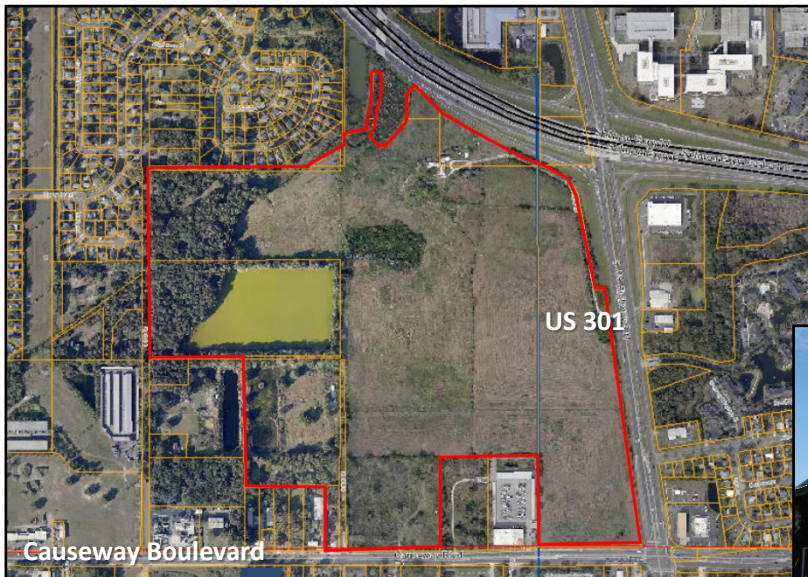
Colonnade Crosstown

PROJECT SPECIFICS: BSRA signed December 16, 2020

**Colonnade Crosstown, BF292002001; 158 acres,
NW corner of US Highway 301 and Causeway Boulevard, Tampa**

This large Brownfield site was formerly the Star Dairy operation, a vehicle repair shop, and several smaller, mostly residential properties. The Star Dairy had a cattle dip vat on the property. The dip vat was a trough into the ground that held an insecticide mixture to kill ticks on the cattle. Cattle moved through the solution and then dried in a pen nearby. The soils and groundwater near cattle dip vats are often elevated in pesticides and arsenic from this operation. The vehicle repair shop was a small roofed open structure and stained soils were observed by the concrete pad.

This large property is planned to be a manufacturing/production/distribution center with several commercial outparcels along US 301 and Causeway Boulevard.



Cattle feed structures



Barn

New Brownfield Site

Foundry Lakeside Station I

PROJECT SPECIFICS: BSRA signed January 21, 2021

**Foundry Lakeside Station I, BF290801001; 66 acres,
Henderson Way, Plant City**

This new Brownfield site was formerly mined for phosphate and had some site soils with arsenic above the Residential Soil Cleanup Target Levels. The site has been assessed and the property will have a Declaration of Restrictive Covenant that will prohibit Residential use development. A closure order is expected this summer. The site has been redeveloped as a large distribution warehouse.



Warehouse construction over fill



Completed warehouse

New Brownfield Site

Channel Club II

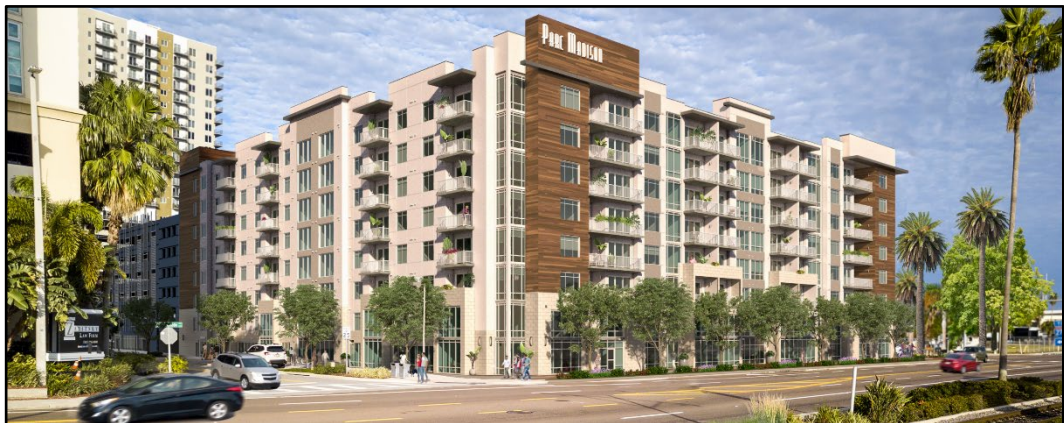
PROJECT SPECIFICS: BSRA signed December 22, 2020

**Channel Club II, BF292003001; 2 acres,
1237 E Twiggs Street, Tampa**

This new Brownfield site was previously used as a bulk petroleum distribution center which was constructed over fill material. Two discharges from the bulk plant have been managed in Florida’s Petroleum Restoration Program and will be completed with assistance from the Advanced Cleanup Redevelopment Program. Contamination related to the fill used to elevate the site will be addressed in the Brownfields Program. The property is newly zoned for residential, multi-family and retail sales, and the proposed redevelopment is for a high-rise residential building with retail space available on the ground floor. The proposed building can provide up to 354 residential units with garage parking and interior courtyard.



Former JH Williams petroleum distribution.



Parc Madison planned multi-family

New Brownfield Site

Former Hoover Landfill

PROJECT SPECIFICS: BSRA signed May 10, 2021

**Tampa Airport Logistics Owner, LLC, BF291901001; 19.21 acres,
Johns Road and W Sligh Avenue, Tampa**

This new Brownfield site was formerly used for solid waste disposal prior to permit regulations. Some waste will be removed, the contamination addressed, and the site redeveloped into two distribution warehouses. This site redevelopment is also managed with an EPC Director's Authorization to address the solid waste disposal specific concerns such as building foundations and landfill gas mitigation.



The Brownfield site is the northernmost of 3 parcels that were used historically for solid waste dumping. A drainage ditch separates the Brownfield site from the other waste-filled parcels.



Former waste cell (low area) with surface dumping

New Brownfield Area Designation

Gracepoint Green Reuse

Gracepoint Heights, LLC; BF29200400, 2.5 acres
2215 East Henry Avenue, Tampa

The Brownfield Area designation of this property will provide incentives to address any existing contamination from several underground storage tanks that have had discharges in the area. The existing buildings were taken down and a multi-family affordable housing community was constructed. Seventy percent of these apartments are for seniors and adults with disabilities. This redevelopment plan expects to create 5 jobs to manage the property and support the tenants.



Aerial view of site prior to redevelopment. Site is currently under construction.



The Heights apartments for affordable senior housing

EPA Brownfield Grants

Environmental Workforce Development and Job Training Grant

Corporation to Develop Communities of Tampa & University of South Florida

The Corporation to Develop Communities of Tampa and the University of South Florida have completed their first job-training cohort of 16 students. The training was delayed for several months due to the COVID 19 pandemic, but a new venue was found to allow social distancing. Two more cohorts will be trained by Fall 2021. Students receive environmental and safety trainings, including the following:

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



Dr. Christian Wells, one of the grant directors, at a recognition event with USEPA Administrator Wheeler



Some of the graduates of the first training cohort, May 2021

EPA Brownfield Grants

Brownfield Assessment Grant

University Area Community Development Center (UACDC)

This EPA Brownfield Assessment grant is for conducting Phase 1 and 2 environmental assessments, solid waste and soil removal and sustainable reuse options for various properties that the UACDC has purchased. There is a great demand for quality affordable housing in the UACDC area and many of the properties that the UACDC has acquired will be redeveloped into desirable, affordable housing for area residents. The UACDC presented the community with several plans for each property and is proceeding with the community's choice for redevelopment.

The EPA assessment grant helps address the environmental impacts in the area as the UACDC brings in many partners to improve housing, drainage/infrastructure improvements, safety and social improvements to the area. EPC supports the grant with technical direction for redevelopment of contaminated properties, as well as permit assistance with wetlands issues.



Children enjoy the Harvest Hope Park created with an EPA Brownfield Planning Grant

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	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		3.24
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
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

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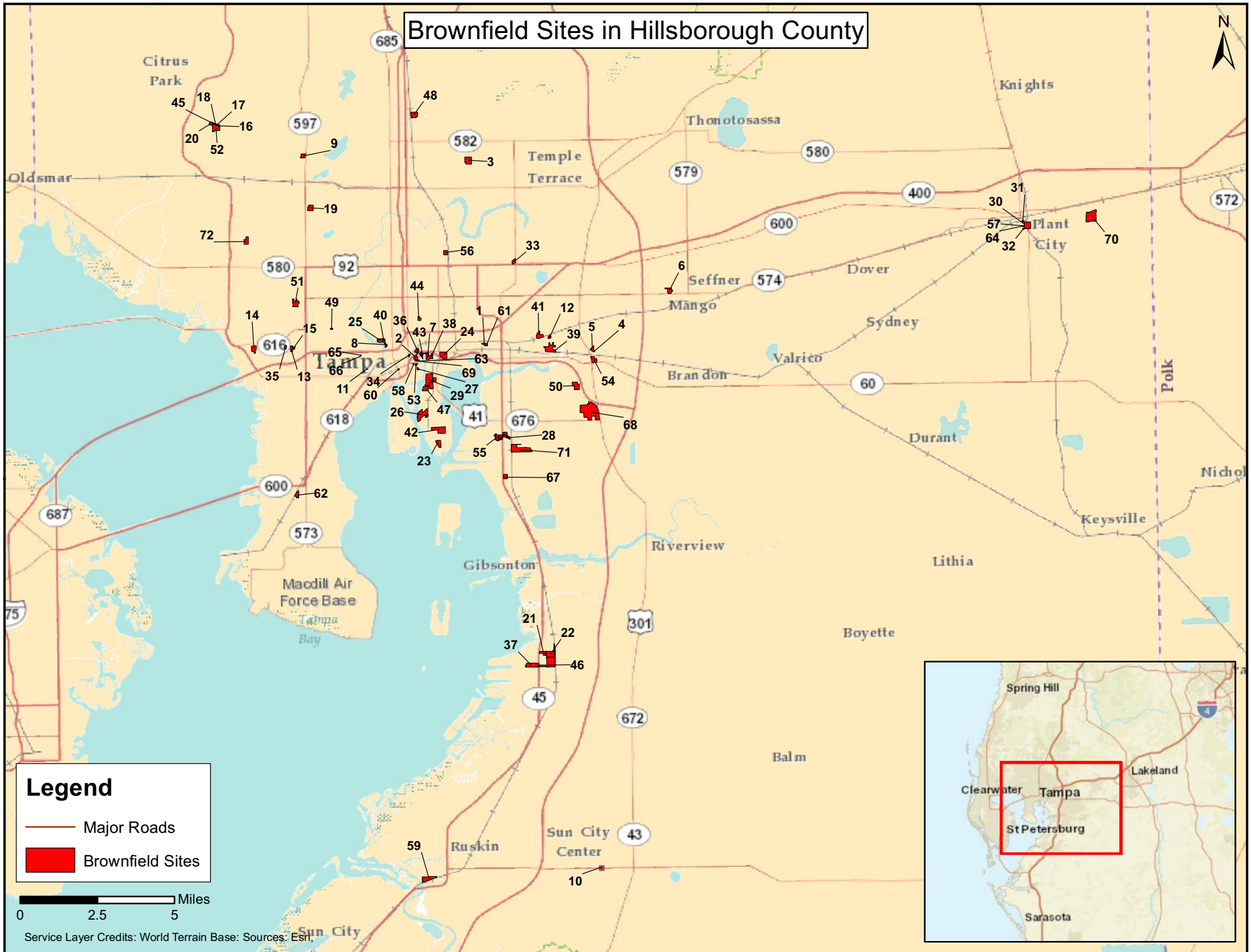
Maps & Tables

Brownfield Sites in Hillsborough County

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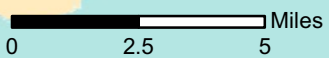
MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
36	BF291406001	Peoples Gas System	1400 N Channelside Dr	Tampa	12/30/2014		6.12
37	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
38	BF290503001	Channelside Holdings LLC	11010-1026 19th St	Tampa	12/20/2005		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	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		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		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
Total Acreage							1229.60

Brownfield Sites in Hillsborough County



Legend

- Major Roads
- Brownfield Sites



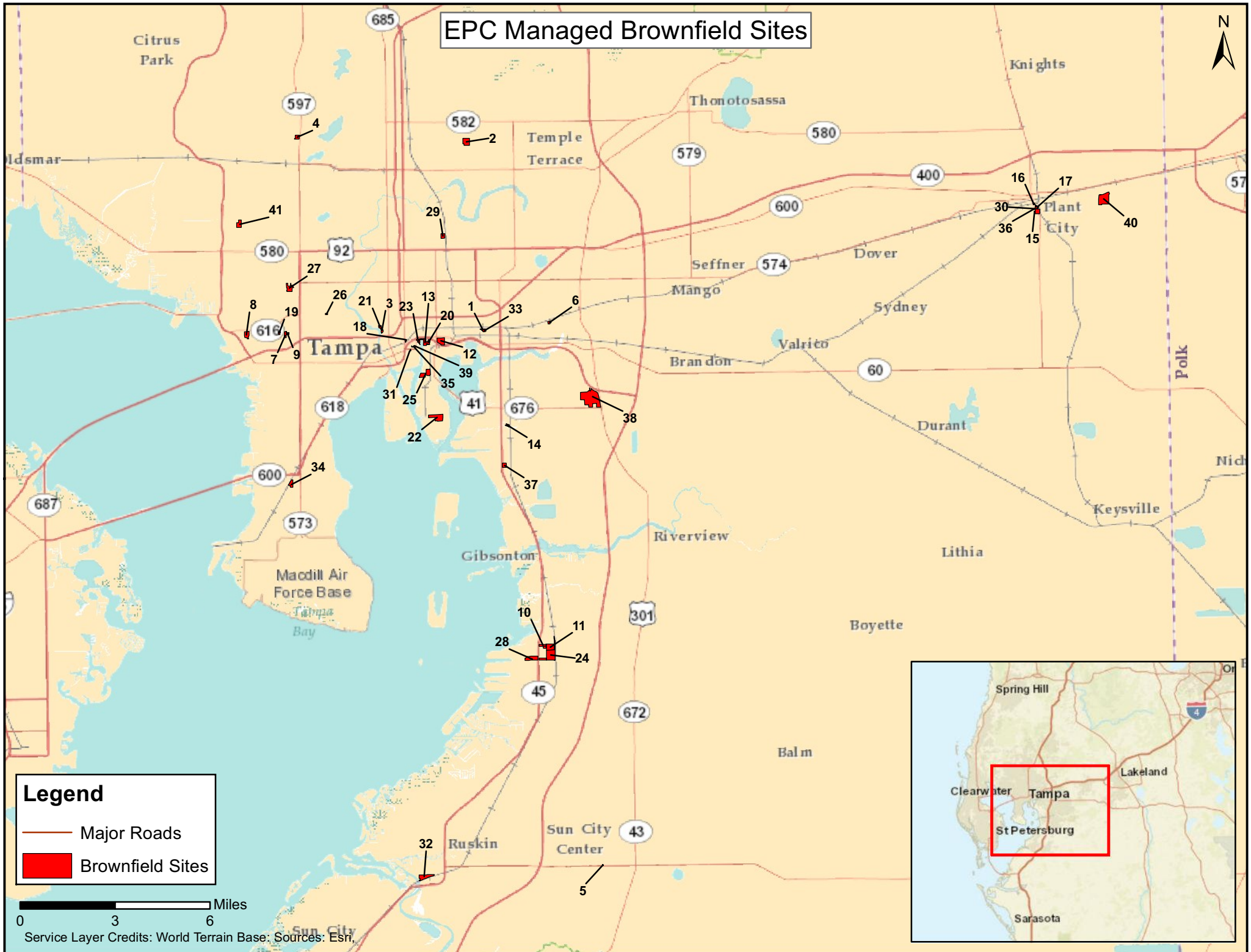
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Maps & Tables

All Brownfield Sites Managed by EPC

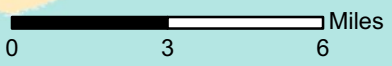
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3	BF291305001	Tampa Water Works Park	1812 North Highland Ave.	Tampa	12/12/2013		4.47
4	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/2014	6/26/2019	10.34
5	BF 291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/2011	6/17/2013	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	McKibbin 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
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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
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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
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 and 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		66
41	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
	Total Acreage						743.92

EPC Managed Brownfield Sites

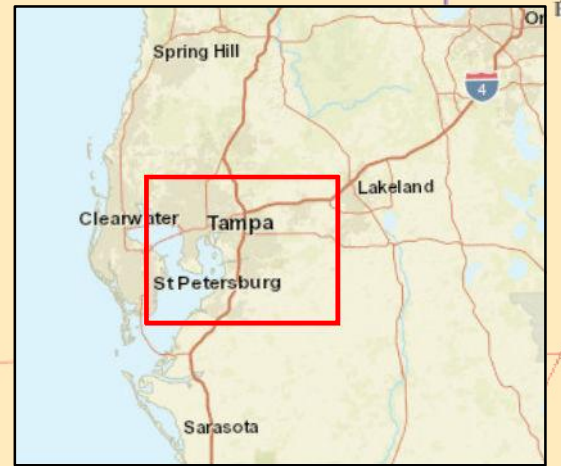


Legend

- Major Roads
- Brownfield Sites



Service Layer Credits: World Terrain Base: Sources: Esri



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, 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.	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	5145 South Dale Mabry LLC, former PRFBSR was GF Properties LM 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	ECI Ventures, LLC
40	BF290801001	Foundry Lakeside Station	Foundry Lakeside Station I, LLC
41	BF291901001	Tampa Airport Logistics	Tampa Airport Logistics Owner, 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
BF291905000	SM - Ruskin	SW of 16th Ave SE & 12th St SE	Ruskin	19.46
BF292004000	Gracepoint Green Reuse	2215 E Henry Ave	Tampa	2.5
Total acres:				556.45

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
6	BF291302001	Former Gulf Coast Metals	In Closure process	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	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
22	BF 290101004	Winner Metals	In Closure process	site preparation for redevelopment
23	BF 291001001	Detsco Terminals	Assessment	vacant
24	BF 290802003	Kracker Rd - Parcel C	Assessed; need gw plan	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
33	BF291703001	Pitch Pine	Assessment	existing materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	complete: multi-family housing
35	BF291802001	Madison Street Park	In Closure process	park
36	BF291002005	Carlos Brake & Radiator	Assessment	vacant
37	BF292001001	American XVII	Assessment	ground clearing for industry
38	BF292002001	Colonnade Crosstown	Assessment	vacant
39	BF292003001	Channel Club II	Assessment	abd bulk petroleum
40	BF290801001	Foundry Lakeside Station	In Closure process	warehouse construction completed
41	BF291901001	Tampa Airiport Logistics	Assessment	vacant

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

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/Panatttoni/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 Constrution	No	No; clean closure

Maps & Tables

Apparent Change in Property Values for Redeveloped EPC Brownfield Sites

BROWNFIELD SITE NAME	YEAR BSRA SIGNED	YEAR SRCO ISSUED	PROPERTY VALUE CHANGE	REDEVELOPMENT TYPE
Hills Co. Comm College	2005	2008	\$2,296,208	College parking, buildings
Crosland Varela	2008	2015	\$68,504,900	Apartments
Tampa Tank	2008	2011	\$615,473	Industrial
Sun City BP	2011	2013	\$185,000	Bank
IKEA	2007	2009	\$11,518,383	Retail
Water Works Park	2013	not yet issued	\$993,138	Park
Spruce Street	2014	2018	\$49,250,199	Apartments
Circle Tampa Ventures	2006	2007	\$66,281,800	Residential
Hudson Nursery	2014	2019	\$4,124,560	Restaurants and Retail
Mckibbon Hotel Group	2006	2010	\$55,630,283	Mixed Commercial
Hydraulic Hose	2011	2016	(\$133,600)	Undeveloped
Nebraska Ave	2011	2016	\$350,677	Undeveloped
West Tampa Conv Ctr	2013	not issued	\$1,470,373	Retail
Liberty Tampa	2016	2018	\$18,626,100	Hotel
TECO/Hendry Marine	2008	not yet issued	(\$819,418)	Private shipping
Tampa Armature	2006	not yet issued	\$5,241,694	Restaurants and Retail
Miroslav Mitusina	2017	2020	\$1,284,520	Manufacturing (under construction)
Tampa Jai Alai	2017	not yet issued	\$61,967,200	Apartments
Madison St Park	2018	not yet issued	\$713,163	Park
Foundry Lakeside Station	2021	not yet issued	\$28,137,800	Distribution/warehouse
Total Apparent Property Value Change:			\$376,238,453	

Property value change indicates the increase or decrease in property value as reported by the Hillsborough County Property Appraiser 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.

2021 Report Conclusions

The Brownfields Program has grown this past year in Hillsborough County, even with the COVID-19 pandemic. The EPC has signed five new BSRAs and there have been four new Brownfield Area (BA) designations in Hillsborough County. Most of the new BA designations happened late in 2020, when local governments found new virtual and socially distant ways for the required public meetings to take place.

The change in property values for EPC's redeveloped Brownfield sites has increased almost \$77 million over the last year. This is partly due to redevelopment of two additional sites, the Madison Street Park in downtown Tampa and Foundry Lakeside Station's distribution warehouse in Plant City, but also due to the strong increase in residential property values. As more people move into the Tampa Bay area and more goods are shipped for delivery, redevelopment of environmentally impacted areas has been especially desirable for multifamily residences and distribution warehouses.

While redevelopment was very active in Hillsborough County in the past two years, 2020/2021 can be characterized as a year when more projects began. EPC staff have met (on virtual Teams meetings) with many groups interested in redeveloping contaminated properties. Some of these projects have moved forward in the Brownfields Program. Currently, the EPC is in discussions with two project teams who are planning to enter the Brownfields Program in 2021.

No sites have obtained a closure order from the EPC this year, but seven sites have met the environmental conditions for closure—groundwater stabilization, soil removal and/or placement of controls. Six of these sites are in the process of setting up Institutional Controls to address the legal issues required for site closure and one is waiting for offsite controls.

The EPC continues to support the CDC of Tampa and the UACDC with their EPA grants. EPC was not able to host a site visit for the CDC's Workforce Development group this year due to COVID restrictions, however, the agency hopes to be able to meet the next training group at our offices to tour our labs and discuss environmental jobs in the Tampa Bay area. The EPC will also continue to serve on the UACDC grant's advisory board, and assist with environmental concerns in their community.



2021 Report Conclusions (cont.)

EPC continues to promote the Brownfields Program through the Florida Brownfields Association, and as an active member of the Legislative, Policy and Technical Committee.

Redevelopment of Brownfield sites will continue to clean up environmental contamination and transform blighted areas into productive use for the communities of Hillsborough County.

The EPC of Hillsborough County continues its delegated responsibilities and has furnished a copy of this Annual Report to the FDEP.



JUNE 2021

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

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