

## BROWNFIELDS REDEVELOPMENT SUCCESS STORIES

The effectiveness of the Florida Brownfields Redevelopment Program (Program) is demonstrated through the cleanup and reuse of previously underused properties. The following projects benefitted from the Program.

### Lowes's Crofut / Outparcel A

<b>Location:</b>	Sarasota, Sarasota County
<b>Historical Use:</b>	Building Supplies Retailer & Electronic Components Manufacturing
<b>Contaminants:</b>	Arsenic, BaPs, Ammonia, Organic Solvents
<b>Reuse:</b>	Retail



The Lowe's Crofut/Outparcel A part of the property formerly operated as the Crofut Materials Sales Center. The Lowe's DMB part of the property was formerly known as Outparcels B and C of the former Fairchild Weston/DMB facility due South, which historically operated as a manufacturing facility for electronic components. Site Assessment for both sites took place concurrently in or about 2005. The Lowes Crofut/Outparcel A site was under Natural Attenuation Monitoring (NAM) from 2011 to 2013. NAM results in 2013 indicated that any remaining groundwater contaminant plume beneath the site was considered as "stable and/or shrinking". A Restrictive Covenant protective of both soil and groundwater was issued in June 2017, and a Conditional SRCO was issued the same month. The multi-parcel property is now being utilized as an active Lowe's Home Improvement center and associated parking, landscaping and retention ponds, Insignia Bank, and newly constructed BB&T bank and Culver's American-style restaurant and ice cream parlor. Approximately 225 full- and part-time jobs have been created to date for the various businesses that occupy this combined parcel.



### Bradenton Gas Plant

<b>Location:</b>	Bradenton, Manatee County
<b>Historical Use:</b>	Propane Gas Plant
<b>Contaminants:</b>	Metals, PAHs, SVOCs, VOCs
<b>Reuse:</b>	Ready for Redevelopment

From about 1926 until 1952, the Bradenton manufactured gas plant (MGP) produced carbureted water gas and propane gas. The MGP was a municipal plant owned and operated by the City of Bradenton, until its sale to Southern Gas and Electric in 1927. Contamination was initially discovered at this facility in 1993 as documented in an EPA Site Inspection Report. In 1996, excavation and thermal treatment of MGP-impacted soil and residue was conducted at the site, with 5,168.64 tons of impacted soil excavated. In 2014, an additional 1,690.94 tons of impacted soil were excavated. From October 2003 through June 2010 approximately 52.6 gallons of free product was recovered from the groundwater. A BSRA was executed in December 2013 and amended in May 2017. Restrictive Covenants were recorded in

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February 2017 for the site, and in March 2017 for off-site properties. A Conditional SRCO was issued in May 2017.

### Former Countryside Executive Golf Course

**Location:** Clearwater, Pinellas County  
**Historical Use:** Golf Course  
**Contaminants:** Arsenic, Pesticides  
**Reuse:** Multifamily Residential



This 44-acre property is located at the corner of a busy intersection in Pinellas County. The site was formerly operated as golf course between the mid 1970's to 2005. Site assessment began in 2004 and found impacts to the soil and groundwater relating to the historical operations conducted at the site. Excavation and offsite disposal of soil exceeding the site-specific leachability based Soil Cleanup Target Level of 5 mg/kg arsenic was completed in July 2015. A total of 1,626.81 tons of impacted soil was removed from the site. Remaining soils at the site were tilled/blended and confirmatory sampling showed that soils at the site now meet residential direct exposure cleanup target levels. A Brownfield Site Rehabilitation Agreement was executed in May 2016 and a declaration of restrictive covenant restricting the use of the shallow groundwater was recorded in November 2016. A Conditional SRCO was issued in November 2016.



### Ulmerton & 66th

**Location:** Largo, Pinellas County  
**Historical Use:** Plating Facility  
**Contaminants:** Nickel, Chromium  
**Reuse:** Commercial

A portion of the site was formerly operated as US Plating and Alert Bumper Corporation, a metal bumper recycling and restoration facility which conducted chrome electroplating and anodizing. Metal bumper recycling and restoration activities were performed between the late 1960s to 1995. Site assessment began in November 2014 after Phase II ESAs found impacts to the soil and groundwater relating to the historical operations conducted at the site. Excavation and offsite disposal of a total of 3,542 tons of impacted soil was completed in September 2016. A BSRA was executed in December 2016. Soils at the site now meet residential direct exposure cleanup target levels, and a Declaration of Restrictive Covenant has been recorded to restrict groundwater use. A Conditional SRCO was issued in June 2017. When complete, the commercial redevelopment will include more than 16,000 square feet of commercial space that includes a Burger King restaurant, an Auto Zone auto parts store and a RaceTrac gas station.

## Hydraulic Hose

**Location:** Plant City, Hillsborough County  
**Historical Use:** Gas Station / Hydraulics Repair  
**Contaminants:** Petroleum  
**Reuse:** Residential / Commercial



The Hydraulic Hose Brownfield site was used as a gas station in 1964 by several companies, and lastly as a repair shop for hydraulic systems by Hydraulic Hose. JWH Limited- Telco Oil reported a discharge December 1988. The discharge was detected in lab results from the compliance wells surrounding the gasoline and diesel tanks. Petroleum storage tanks were removed in 1989. The distribution lines and contaminated soils were excavated and removed, and the groundwater remediated through the Early Detection Incentive (EDI) program from 1992 through 2008. In June 2011, a BSRA was signed for the site and the site rehabilitation was continued under the Brownfields Program. After conclusion of all site remediation, the groundwater was monitored for three years, and a Conditional SRCO was issued to the City of Plant City in September 2016. Closure requirements were met without a Declaration of Restrictive Covenant.

## Nebraska Avenue

**Location:** Tampa, Hillsborough County  
**Historical Use:** Auto Repair Facility  
**Contaminants:** Arsenic, BaPs, Barium, Lead  
**Reuse:** Commercial



The Nebraska Avenue parcel was used as both a gas station and an auto repair business. ESA sampling results yielded benzo-a-pyrenes, arsenic, barium and lead contaminants in soil. No groundwater contamination was detected. Soils with contaminant concentrations greater than the Commercial/Industrial Soil Cleanup Target Levels (SCTLs) were removed for offsite disposal, as well as a small UST that was discovered. A Declaration of Restrictive Covenant was placed on the entire property to restrict the redevelopment from residential use categories as some soils exceed the Residential SCTLs. The SRCO was issued November 2016. The property is currently vacant with possible future uses being a small grocery or fresh food market.



## Inn at Tallahassee

**Location:** Tallahassee, Leon County  
**Historical Use:** Arts Exchange Center  
**Contaminants:** Metals, BaPs  
**Reuse:** Commercial

The site is the location of the former City of Tallahassee Arts Exchange Center with historic uses dating back to 1930 which included a rail corridor, rail operation and maintenance activities, warehousing

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facilities and an oil house. The property owner opted to redevelop the site without restrictions placed on the deed. A Remedial Action Plan (RAP) Approval Order was issued July 2016 to conduct source removal activities. A BSRA was executed in August 2016. Excavation activities commenced October 2016 and were completed in November 2016. An Unconditional SRCO was issued January 2017. The redevelopment includes construction of The Hampton Inn & Suites (due to open by 2018) within walking distance of Tallahassee's downtown Capitol District, Collegetown/Florida State University/Doak Campbell Stadium and numerous restaurants and shops.

### Toho Square

**Location:** Kissimmee, Orange County  
**Historical Use:** Auto Repair/Fertilizer Storage  
**Contaminants:** Petroleum, Pesticides  
**Reuse:** Mixed Use



This site consists of approximately 2.37 acres of land, formerly occupied by a small public space (Toho Square) surrounded by two municipal parking lots. Historical records indicate that between approximately 1930 to 1944 and 1958 to 1971, the site consisted of an on-site vehicle maintenance and auto body repair facility. From approximately 1920 to 1958, the site was also noted as a fertilizer storage facility from approximately 1920 to 1958. The BSRA was fully executed in November 2016. All former structures have since been demolished in preparation for redevelopment of the parcels with a municipal parking garage, townhomes and flats. A total of 10,183.57 tons of contaminated soil was removed and an SRCO was issued in April 2017.



### Bonita Fountains

**Location:** Orlando, Orange County  
**Historical Use:** Former Eaglewood Golf Course  
**Contaminants:** Arsenic  
**Reuse:** Proposed Residential

This property encompasses approximately 44.77 acres of land in a mixed-use zoned area. The site was formerly used as a nine-hole golf course and appears to have undergone development as a golf course in the late 1960s. A BSRA was executed in December 2009. Over 41,000 tons of arsenic-contaminated soil was removed from the site over time. Groundwater at the site is deed restricted for the property. The SRCO with Conditions was issued in July 2016.



### Maitland City Centre

**Location:** Maitland, Orange County  
**Historical Use:** Strip Mall, Dry Cleaner  
**Contaminants:** Chlorinated Solvents  
**Reuse:** Multifamily Residential



There was a former release of dry cleaner solvents at the Orchid Dry Cleaners facility which was located in an old strip mall. Demolition of the old strip mall has since occurred. A BSRA was signed in December 2015. A conditional SRCO for groundwater was issued in June 2017. Once construction has been completed, the Maitland City Centre development, which is part of the U.S. Highway 17-92 Community Redevelopment Area (CRA) will include a 3-acre, village-style, walkable community set with a six-story, 244-unit apartment complex, and 35,000 square feet of shops, restaurants and offices, and a seven-story parking garage.



### City Soccer Site

**Location:** Orlando, Orange County  
**Historical Use:** Gas Stations, Fire Station, etc.  
**Contaminants:** Petroleum & Metals  
**Reuse:** Sports Venue

Within the footprint of Orlando's City Soccer Complex, there were approximately five former gasoline and automotive repair facilities, a City of Orlando fire station, and a retention pond. The BSRA was executed in December 2014 listing one Brownfield Site ID for three separate areas of concern within the larger soccer complex. The three areas of concern included the following addresses: 618 West Central Boulevard, 625 West Church Street and 633 West Church Street. The 633 West Church Street location, the current location of the City Soccer Stadium, was found to be contaminated with petroleum and metals-related contaminants of concern. Seventeen tons of metals-contaminated soil and 4,031 tons of petroleum-impacted soil were excavated, and the petroleum groundwater contamination was remediated. The Orlando City Soccer Stadium was opened in March 2017. The SRCO for the area of known petroleum hydrocarbons and metals contamination was issued in April 2017. To the east of the soccer stadium, the two other areas of contamination (618 West Central Boulevard & 625 West Church Street) are currently undergoing remediation for polychlorinated biphenyls (PCBs) and pesticides, respectively.

## Dansville North

**Location:** Largo  
**Historical Use:** Borrow pit  
**Contaminants:** Arsenic and PAHs  
**Reuse:** Ready for Redevelopment

This property is part of a three-site (north, south, central) redevelopment in Pinellas County known as the Dansville Redevelopment. During a Phase I conducted in 1997, various debris was found including 55 gallon drums, paint containers, household garbage, automotive fuel tanks, tires, and C&D debris. Source removal was performed in 2011 and a groundwater monitoring program was conducted in 2012 to confirm groundwater had not been affected. A Restrictive Covenant was recorded in January 2016 and a Conditional SRCO was issued the same month. The property is currently vacant.



## Dansville Central

**Location:** Largo  
**Historical Use:** Borrow pit  
**Contaminants:** BaP and Dieldrin  
**Reuse:** Ready for Redevelopment

Also part of the Dansville Redevelopment in Pinellas County, this property also contained numerous types of solid waste. A Phase II in 2003 revealed contaminants in the unsaturated zone about SCTLs including arsenic, lead, BAPs, and dieldrin. A site assessment followed in June 2011 which confirmed soil contaminated with dieldrin and BaPs above SCTLs, however arsenic and lead contamination was no longer present. Lack of funding halted cleanup work and excavation, but the county chose to close the site with a conditional SRCO as the on-site contaminants have been fully delineated and determined not to be leaching into groundwater. A Restrictive Covenant was recorded and a Conditional SRCO was issued in September 2015.

## Bartow Cigar Factory

**Location:** Bartow  
**Historical Use:** Cigar Factory  
**Contaminants:** Arsenic  
**Reuse:** Vacant building



The building was constructed in 1925 for the Cuban American Cigar Corp. Phase I and Phase II assessments were completed in June 2011 and August 2011, respectively. The Phase II included the collection of 15 soil samples with only arsenic being detected above SCTLs at one location. Groundwater was not encountered to a max depth of 28' bls, therefore, groundwater samples were not collected. A Source Completion Report in October 2015 indicated that 16.4 tons of soil were removed

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and samples taken from the perimeter of the excavation identified no arsenic above laboratory detection limits. An Unconditional SRCO was issued in December 2015.



### Mahogany Mill Boat Ramp

<b>Location:</b>	Pensacola
<b>Historical Use:</b>	Saw mill
<b>Contaminants:</b>	Benzene, PCP, TRPH, BaPs
<b>Reuse:</b>	Public boat ramp and public park

The site was once part of the Weis-Fricker Mahogany Company saw mill that processed mahogany logs harvested from Central America at an average of 400,000 board feet per month. The property was purchased by Escambia County in 2009 and was vacant until 2013. A July 2013 site assessment found volatile and semi-volatile organic compounds and petroleum contaminants above cleanup target levels. A Remedial Action Plan was approved in November 2013 and a BSRA was executed in December 2013. The Construction Completion Report documented the use of a geosynthetic cap and protective soil layer to control exposure and contaminant migration. Environmental features of the project include pervious pavement for the parking area, which prevents stormwater runoff into nearby waters. The site now contains a multi-lane public boat ramp, public gazebo, parking area, sidewalks, drainage and sewer improvements, and a 2.32-acre marine park. The project was constructed using NRDA funding through FDEP.

### ERAU Former Bus Depot Brownfield Site

<b>Location:</b>	Daytona Beach
<b>Historical Use:</b>	Bus maintenance depot
<b>Contaminants:</b>	Petroleum, Arsenic, Landfill Debris
<b>Reuse:</b>	Research park



Embry-Riddle Aeronautical University (ERAU/University) acquired the former Volusia County School District bus depot and maintenance area property in 2014. A BSRA was executed in October 2014. Excavation and offsite disposal of soil and solid waste materials with documented contamination above residential direct-exposure soil cleanup target levels (CTLs) was completed in March 2015. A total of 3,448.27 tons of impacted material was removed from the site. FDEP issued a Site Rehabilitation Completion Order (SRCO) without Conditions in July 2015. The redevelopment project, called ERAU Research Park West, is slated to include a university research facility, a state-of-the-art subsonic wind tunnel facility, multiple airplane hangars, and a runway extension from the Daytona Beach International Airport. The 50,000-square-foot, \$26 million building features 10,000 square feet of flex lease space to meet the needs of future tenants.

### Former Tire Kingdom Brownfield Site

**Location:** Daytona Beach  
**Historical Use:** Auto Repair Facility  
**Contaminants:** Petroleum Hydrocarbons  
**Reuse:** Commercial / Restaurant



The subject site is a former single-story tire retail and vehicle service business. The building was equipped with seven vehicle bays and an office area. Each vehicle bay contained an underground hydraulic lift. A Brownfield Site Rehabilitation Agreement was signed and executed for the property in December 2014. All seven lifts were removed from the site in June 2015. After the lifts were removed, no soil or groundwater contamination was found to be present. A Site Rehabilitation Completion Order was issued for the site in December 2015. The site is now being redeveloped into a 4000 square foot Kentucky Fried Chicken restaurant with 40-45 employees.



### BrandsMart

**Location:** West Palm Beach  
**Historical Use:** Golf Course  
**Contaminants:** Arsenic  
**Reuse:** Commercial

From 1965-1998 the property operated as the 96-acre Palm Beach Lakes Golf Course. Soil and groundwater on the property were found to contain high levels of arsenic due to 30+ years of applying insecticides, fungicides, and herbicides. The city of West Palm Beach designated the abandoned golf course as a Brownfield area in July 2001. A partial Restrictive Covenant was recorded in the Palm Beach County Clerk's office in Dec 2001 to legally cap the site with an impervious layer (asphalt parking lot/ bldg. pad) to prevent leaching soils. The 17.7 acre BrandsMart site was completed in 2002. After many years of groundwater monitoring, arsenic levels attenuated low enough for the Department to issue a SRCO with conditions in March 2016. The RC/IC was recorded in Feb 2016.

### DR Lakes Multifamily Northside

**Location:** West Palm Beach  
**Historical Use:** Golf Course  
**Contaminants:** Arsenic  
**Reuse:** Multi-family Residential



Also part of the former 96 acre Palm Beach Lakes Golf Course, is a 13.5 acre parcel that was developed into a 264-unit affordable housing project and was completed in 2005. After the recession, Natural Attenuation Monitoring commenced and the site was remediated below levels to be issued a SRCO in September 2015, with a Restrictive Covenant / Institutional Controls being recorded in the Palm Beach



County Clerk's Office. The RC/IC entailed an engineering cap to prevent soil leaching and to restrict the use of groundwater.



### Dansville South

<b>Location:</b>	Largo
<b>Historical Use:</b>	Landfill
<b>Contaminants:</b>	Arsenic and Benzo(a)pyrene
<b>Reuse:</b>	Residential

The Dansville South Site is part of a three-site redevelopment in Pinellas County known as the Dansville Redevelopment. All three sites (south, north, and central) are located on property that was used as borrow pits for construction related materials in the 1980s. A Brownfields Area Designation was executed in August 2008 and the South Site executed a BSRA with the DEP in June 24 2010. That same year, source removal was initiated at the three sites. A total of over 6,600 tons of contaminated/non-hazardous soil and debris was removed. The soil contamination consisted of construction debris and used tires. Assessment activities were initiated in 2012 at the South site. Groundwater contamination has not been demonstrated on site. Soil contamination remains above residential SCTLs but below Commercial Industrial SCTLs. Institutional controls are currently in place to manage contaminated soil. The South site was issued a Conditional Site Rehabilitation Completion Order (SRCO) on April 1, 2015. The North site is on track to complete a draft DRC by July 2015, and the Central site by September 2015.

### St. Martin's Place

<b>Location:</b>	Miami
<b>Historical Use:</b>	Auto Repair Facility
<b>Contaminants:</b>	Polycyclic Aromatic Hydrocarbons
<b>Reuse:</b>	Multi-family Residential



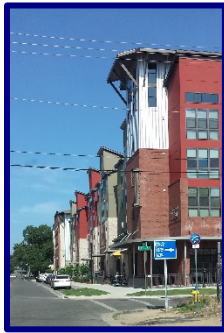
The subject site was formerly occupied by several businesses including an auto repair facility. Site assessment activities were completed and documented the presence of chlorinated solvent constituents in the groundwater in the southeastern corner of the site. This contamination was attributed to migration from the former Biscayne Chemical facility located to the northeast. Polycyclic aromatic hydrocarbons, found in site soils were addressed through source removal. An SRCO was issued on December 18, 2014. There are restrictions on the use of groundwater at the site based on the groundwater contamination originating from the Biscayne Chemical facility. The site is being developed into multi-family, transit oriented, affordable housing.



### Delray Beach CRA Site

<b>Location:</b>	Delray Beach
<b>Historical Use:</b>	Landfill
<b>Contaminants:</b>	Arsenic, Metals, Pesticides, PCBs
<b>Reuse:</b>	Ready for Redevelopment

In the 1960's, the property was used as an unregulated dump. The dump was eventually filled in and homes built over it. In the last twenty years, many homes experienced drastic settling and residents were unable to secure assistance. Investigations in 1988 and 2004 indicated the presence of a fill layer consisting of trash and other debris mixed with sand. Contamination was discovered in both soils and groundwater. The Delray Beach Community Redevelopment Agency designated 2.4 acres of the Carver Square neighborhood as a Brownfield Area in 2007 after purchasing the property. The homes were removed and source removal completed in 2008. An unconditional SRCO was issued in November of 2014.



### Former Ro-Mac Lumber & Supply Company

<b>Location:</b>	Tallahassee
<b>Historical Use:</b>	Lumber and Supply Company
<b>Contaminants:</b>	Arsenic and Petroleum Hydrocarbons
<b>Reuse:</b>	Student Housing

The former Ro-Mac Lumber & Supply Company was in operation from approximately 1949 through 2011 as part of a retail lumber and construction supply company. Contaminants of concern - arsenic, polycyclic aromatic hydrocarbons and total petroleum hydrocarbons - were attributed to a heating oil underground storage tank and the activities of a former auto repair shop and former railroad spur. Private investors acquired the property in 2011 and quickly entered into a BSRA to address the contamination on the property. The building foundations, paved areas and other features of the \$25 million redevelopment were designed to act as engineering controls to eliminate exposure to contaminated soil. A conditional SRCO was issued for the site in October 2013. The completed development has approximately 130 student housing units and 3,500 square feet of retail space.

### Former CSX Parcel 1, Gaines Street Corridor

**Location:** Tallahassee  
**Historical Use:** Railroad Corridor  
**Contaminants:** Arsenic  
**Reuse:** Parking for the Gaines Street Redevelopment Area



Tallahassee's Gaines Street Corridor is historically an industrial area located near the heart of downtown. Following the success of the Tallahassee Residence Inn brownfields project, the City of Tallahassee has continued to redevelop the corridor. This portion of the former CSX railroad corridor served multiple commercial and industrial operations in the area. Arsenic contamination, associated with the former rail operations, was found in soils. After entering into a BSRA, the City defined the extent of the contamination and then recorded a deed restriction on the property to limit the land use and prohibit digging. While there are no groundwater impacts from activities at the site, the City voluntarily agreed to restrict groundwater use on CSX Parcel 1 as a protection for petroleum contaminated groundwater entering from an adjacent property. A conditional SRCO was issued to the City in March 2014. The area will be utilized for parking for the Gaines Street Corridor redevelopment area.



### Williams Square (formerly Williams Lofts)

**Location:** Daytona Beach  
**Historical Use:** Hotel  
**Contaminants:** Arsenic  
**Reuse:** Multi-Family Residential

The site consists of two parcels, one owned by the White Challis Redevelopment Company and the other a parking lot owned by the City of Daytona Beach. Both entered into a BSRA in 2007 to investigate the properties. The lot owned by White Challis Redevelopment Company was formerly the site of the Williams Hotel, a five-story wooden structure built in 1909. The hotel, named for the family that owned an orange grove in the Daytona Beach area, was torn down in 1969 and the property has since been vacant. Chlorinated solvents and petroleum contamination were discovered. The solvent contamination is coming from an off-site source, while the soil and groundwater petroleum contamination was found to be only on the City's property. In October 2012, 817 tons of petroleum-contaminated soil were excavated and removed. Also, the excavation pit was treated with ORC-A to help with groundwater treatment. After a year of monitoring, the SRCO was issued in May 2014. Construction of a 15-townhome mixed-use development now dubbed Williams Square began in the spring of 2014 with completion of the project anticipated in 2015.

### Former Steve's Cycles

**Location:** Cocoa  
**Historical Use:** Motorcycle Sales and Repair  
**Contaminants:** Petroleum Hydrocarbons  
**Reuse:** Retail



The property at 1041 West King Street was most recently occupied by Steve's Cycles, a motorcycle sales and repair facility. Previously, the property functioned as a transmission repair and fuel oil supply facility. Located in the Cocoa Enterprise Zone and on a major road artery that connects I-95 with downtown Cocoa, the property was an attractive site for retail redevelopment. Shortly after purchasing the property, the developer entered into a BSRA and began assessment and remediation. A total of 1,685 tons of petroleum-contaminated soil were excavated in 2012. After the soil excavation was complete, eighteen months of groundwater monitoring indicated that the source removal was successful and there was no petroleum groundwater contamination remaining at the site. An SRCO was issued December 11, 2013. The site was redeveloped into a Family Dollar Store.



### 400 North Orange

**Location:** Orlando  
**Historical Use:** Undeveloped Urban Lot  
**Contaminants:** Benzo(a)pyrene  
**Reuse:** Transit-oriented Residential, Retail and Office

The Central Station project at 400 North Orange is a 5.6-acre vacant parcel adjacent to the Lynx Central Station and across Orange Avenue from the Orange County Courthouse. Rida Development Corporation purchased the property for \$15.1 million in 2008. During the spring of 2013 and fall of 2014, over 21,000 tons of benzo(a)pyrene-contaminated soil were removed. SRCOs were issued in July 2013 (North Parcel) and December 2014 (South Parcel). The Central Station project is the first example of transit-oriented development connected directly to SunRail, the 61-mile commuter train system launched in May 2014. A spine running through the center of the complex will link Orange Avenue with downtown's main SunRail platform at the Lynx center. The \$100 million initial phase of the project includes a hotel and midrise apartment buildings along the north side of the property. The buildings will also feature ground-floor shops and restaurants. Office space is planned for the south side of the site during the second phase.

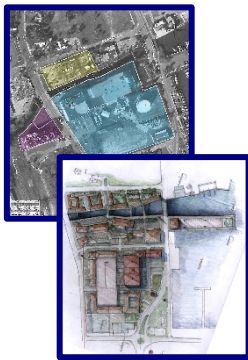


## Bill Ding Avenue

<b>Location:</b>	Palatka
<b>Historical Use:</b>	Concrete Plant
<b>Contaminants:</b>	Petroleum Hydrocarbons
<b>Reuse:</b>	Commercial Redevelopment



In preparation for sale, an “Environmental Audit of Property” report identified gasoline and diesel contaminants in the soil and groundwater at the Bill Ding Avenue site. The property owner, Florida Rock Properties, Inc., completed contamination assessment and began remedial action shortly after entering into the BSRA. The remedial action strategy included a two-phased approach - the excavation of soil in the southern source area with the highest total petroleum hydrocarbon concentrations, and treatment of the remaining petroleum-contaminated soils and groundwater in both the southern and northern source areas using enhanced bioremediation. The operation of the remediation system resulted in a significant reduction in the original plume size to an area measuring approximately 0.18 acres. Institutional controls were utilized to close the project through Risk Management Option Level II pursuant to the Chapter 62-780, Florida Administrative Code. A conditional SRCO was executed on January 29, 2014. Contamination on the property delayed the sale and redevelopment. With remediation complete, redevelopment can proceed.



## Former H.D. King Power Plant, Parcels 2 and 3

<b>Location:</b>	Ft. Pierce
<b>Historical Use:</b>	Power Plant - Parcel 2 - Storage of Oil-Filled Electrical Equipment - Parcel 3 - Cooling Towers
<b>Contaminants:</b>	Benzo (a)pyrene, Benzo(a)anthracene, Arsenic, Chromium
<b>Reuse:</b>	Comprehensive Mixed Use

H.D. King Power Plant began operations in 1912 as a wood-fired, steam power plant. In the 1930s, the plant switched to oil, coal and natural gas fuels. The plant was operated by the City of Fort Pierce for nearly 100 years until it was decommissioned and demolished in 2008. The newly vacant site, with its spectacular view of Fort Pierce Inlet, had contamination that hindered redevelopment. The approximately 6.0-acre plant site was comprised of three parcels. A separate BSRA was executed for each parcel because each parcel represented a different source of contamination. Parcel 2 is located north of Moore’s Creek and historically housed oil-filled electrical equipment. Assessment showed that site soils were contaminated but groundwater was not. Approximately 1,765 tons of contaminated soil were removed from Parcel 2 between February 2010 and March 2012. Similarly, a removal was conducted to address soil contamination on Parcel 3 – the location of the cooling towers. No groundwater

contamination was identified on Parcel 3. Each parcel received an unconditional SRCO in July 2013. The City issued a Request for Qualifications in December 2013 and a development team has expressed interest in redeveloping the site. A comprehensive mixed-use development project is envisioned for the site.

### Widewaters, LLC

**Location:** Bradenton  
**Historical Use:** Abandoned Hotel  
**Contaminants:** Petroleum Hydrocarbons  
**Reuse:** Retail



This Italian Renaissance-style building originally opened as a hotel in 1925. In more recent years the building was used for retirement housing and assisted living before it went through foreclosure in 2009. Widewaters Bradenton, LLC, acquired the property in 2010 and began the cleanup and redevelopment process. The Program provided key incentives to help ensure preservation and productive reuse of this historic structure. The environmental cleanup addressed petroleum contamination associated with underground storage tanks located on the property. After a \$21 million renovation, the property has been reopened as the Bradenton Hampton Inn and Suites. The hotel is expected to provide a \$2.5 million economic impact in the first year of operation. Tourism and sales taxes will account for an additional \$500,000, and property values are expected to rise.



### GCS Downtown Phase I, Parcel C

**Location:** Green Cove Springs  
**Historical Use:** Automobile Dealership  
**Contaminants:** Petroleum Hydrocarbons  
**Reuse:** Commercial Office Space

The former Garber Chevrolet-GEO dealership sat empty and unused for approximately 15 years. This property, along with two other former automobile dealership properties, contributed to an overall impression of disrepair and neglect along North Orange Avenue, the main highway through Green Cove Springs. The Program provided the K & V Investment Group, Inc., with the assurance they needed to proceed with redevelopment of the property. Contamination associated with two underground storage tanks located on the property was assessed and cleaned up under a BSRA with DEP. A SRCO was issued by DEP in June 2013. Cleanup of the property is complete and it is ready for reuse.

## Salie Property

<b>Location:</b>	Tallahassee
<b>Historical Use:</b>	Multiple Light Industrial
<b>Contaminants:</b>	Arsenic, Polycyclic Aromatic Hydrocarbons, Chromium, Dieldrin
<b>Reuse:</b>	Retail



The Salie Property consists of five parcels of land totaling 5.07 acres. The property is located at the intersection of Gaines and Gay Streets in the commercial/light industrial area of Tallahassee's Gaines Street Corridor. Recognized environmental conditions and historic land uses going back to 1916 identified this property as a good match for the Program. To further the goal of economic redevelopment, the City of Tallahassee created a brownfield area and a community redevelopment area along the Gaines Street Corridor. The Salie property was acquired by the City as part of the economic redevelopment efforts. Contaminants of concern included arsenic, polycyclic aromatic hydrocarbons, chromium and dieldrin. Using EPA grant funds, DEP assisted in the cleanup of this property by performing source removal activities in 2006. A BSRA was executed between the City and DEP in December 2010. The remaining contamination was removed and DEP issued an unconditional SRCO in September 2012. The property is currently being redeveloped into a mixed-use commercial/residential project.



## Manatee Point

<b>Location:</b>	Melbourne
<b>Historical Use:</b>	Auto Repair and Gas Station
<b>Contaminants:</b>	Petroleum Hydrocarbons
<b>Reuse:</b>	Bank

The Manatee Point site is a 1/2-acre former auto repair and gas station that had petroleum contamination in the soil and groundwater. In July 2007, during predevelopment demolition, the developer discovered two previously unidentified 4,000-gallon fuel underground storage tanks (USTs), one 1,000-gallon waste oil UST, one 550-gallon waste oil UST and an underground oil-water separator. The tanks were removed along with 700 tons of contaminated soil and 16,000 gallons of contaminated groundwater. The BSRA was signed in December 2007. Site assessment began in 2008 while the site was being redeveloped into a 1,750-square-foot Starbucks coffee shop. The coffee shop opened in early 2008. In 2010, after additional source remediation was conducted, the site went into natural attenuation monitoring. After two years of monitoring, the groundwater met the requirements of the brownfields cleanup criteria rule and the site received a SRCO in November 2012.

### **Lowe's of N.E. Sarasota**

**Location:** Sarasota  
**Historical Use:** Sprayfield for Industrial Wastewater  
**Contaminants:** Arsenic  
**Reuse:** Retail



From the late 1950s through the late 1990s, the Lowe's Sarasota property was part of a larger property that included an electronics manufacturing operation. The Lowe's property, located north of the manufacturing facility, functioned as a sprayfield for the facility's industrial wastewater. In 1999, a large portion of the sprayfield was declared clean and released from the RCRA permit associated with the manufacturing facility. During acquisition of the sprayfield property, Lowe's found low levels of arsenic in site soils and later in groundwater. Lowe's addressed the soil contamination before construction of its retail facility. Groundwater assessment and cleanup continued after development of the parcel was completed. A SRCO for the site was issued in May 2013. The development of the Lowe's store required a capital investment of approximately \$18 million and resulted in the creation of approximately 175 jobs.



### **Former Sun City BP**

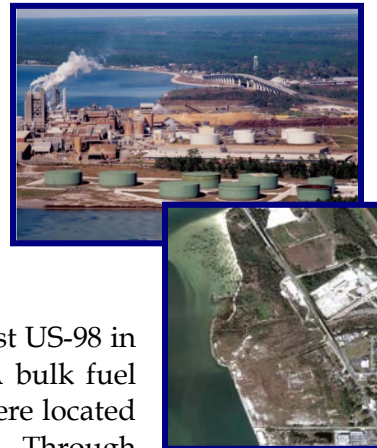
**Location:** Sun City Center  
**Historical Use:** Gas Station  
**Contaminants:** Petroleum Hydrocarbons  
**Reuse:** Bank

A BSRA was executed for this site on December 29, 2011. The site is the former Sun City BP and consists of 0.63 acres located at 702 North Pebble Beach Boulevard. The property was in disrepair and out of compliance with storage tank rules when the current owner purchased the property. The property was brought back into compliance and the new owner elected to pursue cleanup under the Program. Cleanup was completed and a SRCO was issued in June 2013. The property has been redeveloped and is now occupied by a bank that employs 10 full-time staff. The redevelopment required a capital investment of \$1.7 million.



### Former St. Joe Paper Mill

**Location:** Port St. Joe  
**Historical Use:** Paper Mill  
**Contaminants:** Polychlorinated Biphenyls, Metals,  
Volatile Organic Hydrocarbons  
**Reuse:** Commercial and Industrial



The former St. Joe Pulp and Paper Mill was located at 600 West US-98 in a mixed commercial and industrial section of Port St. Joe. A bulk fuel storage facility and a former City of Port St. Joe warehouse were located just to the south. The mill operated from 1938 until 1998. Through bankruptcy proceedings, Stone Container Corporation acquired and permanently closed the mill in January 2000. The contaminants at the site included polycyclic aromatic hydrocarbons, polychlorinated biphenyls and metals in soils and volatile organic compounds, metals and polycyclic aromatics in groundwater. Following removal of hazardous materials and salvageable equipment, demolition of the mill began in 2002. Stone Container entered into a BSRA with DEP shortly after demolition began. The BSRA was later transferred to the St. Joe Company. Much of the cleanup was completed by 2006, but economic conditions and the property transfer between Stone Container and St. Joe delayed final closeout of the site. On May 15, 2013, a SRCO was issued to The St. Joe Company. The St. Joe Company plans commercial growth and industrial partnering for the economic development of this property.




### ZOM Foxcroft, LP

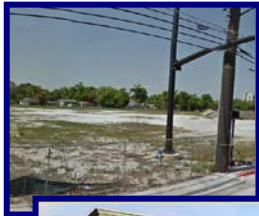
**Location:** Miramar (Broward)  
**Historical Use:** Golf Course  
**Contaminants:** Arsenic  
**Reuse:** Multi-Family Residential

The ZOM Foxcroft brownfield site is a portion of the former Foxcroft Golf Course. The property is located at 8991 SW 41st Street in Miramar and consists of 15.16 acres. Prior to execution of the BSRA, site assessment had been conducted on the entire former Foxcroft Golf Course to determine the magnitude and extent of arsenic contamination in soil and groundwater. The arsenic contamination stemmed from the application of herbicides on the former golf course. Groundwater contamination throughout the golf course was monitored for a period of one year, and Broward County also approved a soil management strategy as a remedial action plan. Site soils now meet residential direct exposure cleanup target levels, and a declaration of restrictive covenant has been recorded to restrict groundwater use. The ZOM Foxcroft site has been successfully redeveloped as Sorrento at Miramar, a multi-story apartment complex. The grand opening was held on July 26, 2012, and the unit lease rate is currently 100 percent with a waiting list.

## MarcT

<b>Location:</b>	Cocoa (Brevard)	
<b>Historical Use:</b>	Fertilizer Storage Warehouse; Auto Sales, Repair and Painting Operations	
<b>Contaminants:</b>	Arsenic	
<b>Reuse:</b>	Assembly and Distribution Center for Defense Department Contractor	

Since 1948, the ½-acre MarcT brownfield site has been occupied by a variety of commercial businesses including a fertilizer storage warehouse and auto sales, repair and painting operations. The City of Cocoa used its EPA Brownfields Grant to fund a Phase 2 Environmental Site Assessment of the property. No groundwater contamination was found at the site but soils were contaminated with arsenic and total recoverable petroleum hydrocarbons. The new owner entered into a BSRA in December 2012 and completed soil removal in the same month. Approximately 275 tons of contaminated material were removed. The site is now being developed for a company that assembles and distributes backpacks for the U.S. Department of Defense. The new facility is planned to be operational by the second quarter of 2014.



## Mills Park

<b>Location:</b>	Orlando (orange)
<b>Historical Use:</b>	Lumber Yard
<b>Contaminants:</b>	Polycyclic Aromatic Hydrocarbons, Arsenic
<b>Reuse:</b>	Mixed Use Including Retail, Residential, Medical, Office and Restaurant Space

Located approximately one mile northeast of downtown Orlando, the Mills Park development is taking shape on a 12-acre former lumber yard. A railroad spur that ran down the middle of the property was the source of polycyclic aromatic hydrocarbon and arsenic contaminated soils. Site cleanup began in the spring of 2012 and resulted in the removal of more than 11,000 tons of contaminated soil. While cleanup was underway, a BSRA was negotiated and signed. DEP issued an unconditional SRCO in December 2012. When complete, the mixed-use redevelopment will include more than 348,000 square feet of retail, restaurant, medical, general office and residential space; including a Fresh Market store that opened in July 2013.

### Pompano Beach Replacement Library and Civic Campus B

**Location:** Pompano Beach (Broward)  
**Historical Use:** Service Station, Boat Yard, Lumber Yard  
**Contaminants:** Arsenic  
**Reuse:** Public Library and Government Campus



The City of Pompano Beach executed a BSRA on this property in December 2010, concurrent with a BSRA on an adjacent property referred to as Pompano Beach Replacement Library and Civic Campus A. Historically, the property had a number of uses including a gas station, boat yard and lumber yard. During 2010, the City completed removal of the contaminated soils and initiated groundwater monitoring in accordance with state requirements. A groundwater use restriction was recorded on the property deed to address remaining arsenic contamination. Work on the property was completed in the spring of 2012 and an unconditional closure was approved in June. This property, along with the adjacent property mentioned above, will be redeveloped into a new government campus that includes a new public library.



### 2500 North Palafox

**Location:** Pensacola  
**Historical Use:** Drycleaner and Auto Repair  
**Contaminants:** Arsenic, Petroleum Hydrocarbons  
**Reuse:** Offices

The property at 2500 North Palafox in Pensacola has been used in a variety of ways for more than 50 years. Past uses include an auto maintenance facility, drycleaner, butcher shop, furniture store and restaurant. Contamination was originally found during a preliminary brownfields assessment. Both groundwater and soil contamination were suspected; however, no groundwater contamination was found. Some contaminated soils were removed from the site. The new building and parking lot serve as an engineering control for the contaminated soil that was left in place. These engineering controls were also recorded on the property deed. The property was redeveloped for use as offices for a construction company. The property has recently changed ownership and is now used as general office space and by a telecommunications company.

### 1150 South Federal Highway

**Location:** Fort Pierce (St. Lucie)  
**Historical Use:** Retail Gas Station  
**Contaminants:** Petroleum Contaminants  
**Reuse:** Ready for Reuse



Groundwater contamination was first identified at this property with the start of DEP's Underground Storage Tank Program. Some assessment work was completed under the Early Detection Incentive Program, but because of a low priority score, cleanup work could not be funded. After the gas station ceased operations, ownership of the property changed and the new owner elected to conduct voluntary cleanup under the Program. Remediation of the site was completed by excavating contaminated soils and implementing groundwater cleanup using open-hole air sparging and bioremediation. Groundwater monitoring was conducted for one year to confirm the success of the remedial efforts. The site received an unconditional closure in November 2011. With frontage on US Highway 1, the site will be attractive for reuse.



### Pahokee Properties

**Location:** Pahokee (Palm Beach)  
**Historical Use:** Strip Mall, Gas Station, Funeral Home  
**Contaminants:** Arsenic  
**Reuse:** Ready for Reuse

The Treasure Coast Regional Planning Council assisted the City of Pahokee with the assessment and remediation of this former strip mall, which is located in an Enterprise Zone and in the South Central Rural Area of Critical Economic Concern. In addition to typical retail use, the property included a gas station and funeral home, both potential sources of contamination. The strip mall was constructed in the 1980s but was abandoned after extensive hurricane damage occurred in the early 2000s. Investigation of the property showed that no soil or groundwater contamination was present as a result of historical activities associated with the strip mall development. However, arsenic was present on the property at elevated levels. A background study demonstrated that the source of the arsenic could be attributed to agricultural operations that preceded development of the property. Arsenic-contaminated soils were removed from "hot spots." In addition, access to the site was restricted with a fence and a deed restriction was implemented to limit the use of the property. Arsenic is still present in site soils at levels above residential cleanup target levels, but below industrial cleanup target levels. When redevelopment occurs these soils may be removed or capped.



## Tampa Tank

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Storage Tank Fabrication/Manufacturing
<b>Contaminants:</b>	Arsenic
<b>Reuse:</b>	Fabrication and Repair of Parts for the Marine Industry



The Tampa Tank site is located east of Highway 41 adjacent to the former Chloride Battery site in Tampa. In addition to impacts from Chloride Battery, an off-site source, the property had soil impacted with arsenic, which was addressed under the BSRA. The execution of the BSRA facilitated the sale of the property to Padgett-Swann Machinery Company, which specializes in propeller, pump and valve fabrication and repair for marine and other heavy industries. This redevelopment will result in the creation of 12 permanent jobs. The site was evaluated as a risk-based closure using the 95 percent upper confidence limit estimate of the arithmetic mean criteria outlined in Chapter 62-785, Florida Administrative Code. The remedial option approved for this site is engineering and institutional controls. A SRCO was issued on September 14, 2011.



## Beacon Lakes

<b>Location:</b>	Miami
<b>Historical Use:</b>	Dump
<b>Contaminants:</b>	Polycyclic Aromatic Hydrocarbons, Arsenic, Petroleum Hydrocarbons
<b>Reuse:</b>	Business Park

On May 9, 2012, a SRCO was issued for the AMB Codina Beacon Lakes, LLC site, for which a BSRA was executed on November 24, 2003. Located in the vicinity of NW 117th Avenue and NW 25th Street, the site was contaminated with polycyclic aromatic hydrocarbons, total recoverable petroleum hydrocarbons and arsenic as a result of the former mixing of soil and horse manure at the site and also improper disposal/dumping of construction and demolition debris. Solid waste was removed and source removal was conducted. The redevelopment consists of a business park with warehouses, office buildings and retail space.

## AR&J SOBE

**Location:** Miami Beach  
**Historical Use:** Car Dealership, Auto Repair, Gas Station  
**Contaminants:** Petroleum Contaminants, Metals  
**Reuse:** Multi-level Retail Shopping Center



A SRCO with Conditions was issued on March 14, 2012, for the AR&J SOBE site located at 1101-1141 5th Street in Miami Beach. The BSRA was executed on December 29, 2000, for redevelopment of a city block between Alton Road-Lenox Avenue and 5th-6th Streets in Miami Beach. The site formerly housed a car dealership, various automobile repair facilities and a gas station. The contamination consisted of petroleum and metal compounds. Construction of the Shops at Fifth & Alton was completed in August 2009 and the building serves as the engineering control. The \$80 million dollar project contains 180,000 square feet of retail space spread over three levels. There are also six levels of parking with 1,080 spaces. The project was awarded the Urban Land Institute's Vision Award for 2010 Project of the Year.



## Siegel Gas and Oil Corp.

**Location:** Miami  
**Historical Use:** Bulk Fuel Storage  
**Contaminants:** Petroleum Hydrocarbons, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds  
**Reuse:** Retail Propane Facility

Soil and groundwater contamination was documented at the Siegel Gas and Oil site during removal of eight above-ground storage tanks and the underground piping associated with the bulk storage tank facility. Approximately 154 tons of contaminated soil were removed from the excavation, but excessively contaminated soils remained along the edge of excavation. After execution of a BSRA in 2004, further assessment work was conducted and an additional 2,394 tons of contaminated soil were removed in 2008. The exposed groundwater in the pit was treated with an in-situ chemical oxidation technology. Post-active remediation monitoring was approved in August 2009 and completed in early 2011. The site was closed without conditions in May 2011. After cleanup, the area was paved to serve as increased parking for the business.

### Future Dr. Phillips Orlando Performing Arts Center

**Location:** Orlando  
**Historical Use:** Multiple Parcels - Drycleaner, Bank, Church  
**Contaminants:** Polycyclic Aromatic Hydrocarbons  
**Reuse:** Performing Arts Center



The location for the future Dr. Phillips Performing Arts Center is approximately 3.1 acres in size and is comprised of several parcels. Historical uses of the properties included a drycleaner, bank, church and parking lots associated with these uses. Diesel storage tanks were located on another of the properties. Polycyclic aromatic hydrocarbon contamination was discovered on the site in 2008. The City of Orlando entered into a BSRA with DEP in December 2009. The total quantity of polycyclic aromatic hydrocarbon-contaminated soil removed from the site was 7,197 tons. No groundwater contamination was present. An unconditional closure was approved in January 2011. The Dr. Phillips Performing Arts Center will include two grand performance theaters, a community theater, outdoor plaza and performance space, rehearsal rooms, administrative offices and educational programming space at a cost of \$274 million. A groundbreaking ceremony was held in June 2011 with the grand opening of the center tentatively scheduled for fall 2014.



### City of Fort Myers Coal Gasification Site

**Location:** Fort Myers (Lee)  
**Historical Use:** Coal Gasification Plant  
**Contaminants:** Petroleum Constituents  
**Reuse:** Children's Museum and Aquarium

During construction of the Imaginarium Hands-On Museum and Aquarium, contaminated soils associated with the operation of a former coal gasification plant were found. Construction of the museum was completed, but a large area of the property was temporarily capped and fenced to prevent access and exposure to the contaminated soil. Using the Program, the City of Fort Myers was able to transform a liability into a community asset. Additional assessment of the soils and groundwater was conducted and remedial action was completed. Most of the contaminated soils were removed from the property and groundwater treatment was conducted. A soil cap and groundwater use restrictions were implemented and legally recorded on the property deed in January 2011. As the result of an imaginative application of adaptive reuse principles, the site now includes a state-of-the-art, hands-on museum; a 100-seat theater installed in the original sludge tank; an outdoor pavilion built at the base of the operational water tower; and an 180,000-gallon lagoon system installed in the original water collection areas. In addition, renovation of the brick building behind the

Imaginarium is underway and, upon completion, will house the City's Emergency Operations Center and key personnel. The success of this project has led to the revitalization and remediation of other properties along Martin Luther King, Jr. Boulevard, as well as the expansion of the roadway.

### **Pompano Beach Replacement Library and Civic Campus A**

**Location:** Pompano Beach (Broward)  
**Historical Use:** Multiple Uses  
**Contaminants:** Petroleum  
**Reuse:** Public Library and Government Campus



The City of Pompano Beach executed a BSRA on this property in December 2010. Historically, the property had a number of uses including a gas station, auto repair facility, commercial offices, small manufacturing facility, plumbing shop and dental office. During 2010, the City completed site assessment, removal of three underground storage tanks and soil and groundwater source removal, while simultaneously working on the brownfields area designation and BSRA. Cleanup of the property was completed in the fall of 2010 and an unconditional closure was approved in December of that year. This property, along with an adjacent property that is also under a BSRA, will be redeveloped into a new government campus that includes a new public library.



### **Avion Park at Westshore**

**Location:** Tampa  
**Historical Use:** Bulk Storage and Landfill  
**Contaminants:** Petroleum  
**Reuse:** Office, Retail and Hotel Development

Tampa's Avion Park Westshore is a mixed-use development, combining office, retail and hotel space in a pedestrian-friendly environment. This former brownfield site is located near the Tampa International Airport, convenient to downtown Tampa and Pinellas County. The property originally contained underground bulk petroleum storage tanks in addition to being the site of a City of Tampa landfill. Storage tanks were removed and more than \$1 million was spent to manage solid waste removal. Redevelopment of the property proceeded while groundwater cleanup was still underway. Cleanup of the property was completed in 2010 and the site received an unconditional closure in October 2010. Construction of three hotels - TownePlace Suites by Marriott, Hilton Garden Inn and Homewood Suites by Hilton - began in 2007 and all three hotels were put into service in 2008. The \$150 million dollar project includes: 437 hotel rooms in three hotels; 21,000 square feet of inline specialty retail and restaurants/banking at four pad sites; and 425,000 square feet of Class A office space for a total of 800,000 square feet on nearly 19 acres. The project created approximately 285



construction jobs and 99 permanent jobs for hotel employees. In addition, an estimated 1,900 retail and office workers occupy the property on a daily basis once office construction is complete. The ad valorem taxes for the developed portion of the project increased from \$83,434 (2004) to \$315,436 (2013).

### RJS Investments - Indian River Glass

**Location:** New Smyrna Beach (Volusia)  
**Historical Use:** Glass Company  
**Contaminants:** Petroleum  
**Reuse:** Expansion of Current Window and Door Distribution Business



The Indian River Glass site is currently a commercial window and door distributor and has maintained the Indian River Glass name at this location in New Smyrna Beach since 1979. With plans to expand the business, the current property owner conducted an Environmental Site Assessment (ESA) on the 0.8 acre property in support of a bank transaction. During the ESA, petroleum contaminants were discovered in the groundwater and soil. Further investigation revealed the presence of a previously unknown underground storage tank located on the edge of a dry retention pond. RJS Investment of Central Florida, Inc., also known as Indian River Glass, entered into a BSRA on November 3, 2009. The underground storage tank was removed and groundwater was remediated by natural attenuation. An unconditional closure was approved on October 13, 2010.



### Pensacola Main Street

**Location:** Pensacola  
**Historical Use:** Former Cargo Docks  
**Contaminants:** Arsenic  
**Reuse:** Office Building and Restaurant Site

This site is part of the Pensacola Bay waterfront area that was historically filled in for cargo docks. Use of the property has included a fish house that was removed in the 1930s and a "container operation" for transferring finished nylon in the 1980s. For long periods of time the site sat empty and unused. Arsenic-contaminated soils were addressed through the use of soil caps (parking lot and building). These engineering controls were recorded on the property deed. The property is now occupied by two businesses: Baskerville-Donovan, Inc., at 449 West Main Street and Nick's Boathouse Restaurant at 455 West Main Street. The certified 2013 tax roll shows the Baskerville property value as \$1,987,175 as compared to the approximate pre-development value of \$254,000. The certified 2013 tax roll shows The Crab Trap property value as \$1,245,484 as compared to the approximate pre-development value of \$209,475.

## Community Waterfront Park

<b>Location:</b>	St. Petersburg (Pinellas)
<b>Historical Use:</b>	Former Marine Construction Company
<b>Contaminants:</b>	Petroleum, Arsenic
<b>Reuse:</b>	Community Waterfront Park



The City of St. Pete Beach transformed a former marine construction company site with petroleum and arsenic impacts into a community waterfront park. In addition to providing site rehabilitation, the development of this park increases critically needed waterfront access and provides passive recreational opportunities to the residents of the City. The project also resulted in expanding green space within the City and substantially improved stormwater treatment prior to discharge into Boca Ciega Bay. Petroleum remediation included dewatering with groundwater treatment to support removal of contaminated soils below the water table. Institutional controls related to residual groundwater impacts were enacted and a conditional site closure was completed in September 2010.



## Former St. Joe Surface Impoundment

<b>Location:</b>	Port St. Joe
<b>Historical Use:</b>	Wastewater Impoundment for Paper Mill
<b>Contaminants:</b>	Metals, Polycyclic Aromatic Hydrocarbons
<b>Reuse:</b>	Surface Impoundment

The surface impoundment received wastewater and waste materials (bark, lime grits, etc.) from the paper-making process at the adjacent St. Joe paper mill. The property was in use from the late 1930s until 1996. Site soils and groundwater were impacted by polycyclic aromatic hydrocarbons and metals. To remediate the property, soils with lower concentrations of contaminants were consolidated in areas of the site with higher concentrations of contaminants. The area of contaminated soils was then capped and a restrictive covenant was recorded on the deed for the property. The restrictive covenant requires maintenance of the soil cap and imposes digging restrictions and groundwater use restrictions on the property. Once permits are secured, the property will become part of a planned expansion of the Port.

### Former Jacksonville Raceway

**Location:** Jacksonville  
**Historical Use:** Motor Sports Complex  
**Contaminants:** Petroleum Constituents, Old Tires, Debris  
**Reuse:** Commercial Warehouse Complex



This 65-acre parcel was operated as a motor sports complex from the 1960s until 2004. The facility included a half-mile clay surface oval racetrack, a go-cart track, an asphalt surface drag racing track, a motocross track and a pit (maintenance) area. Petroleum materials (such as used motor oil) were historically used for dust control. Benzo(a)pyrene equivalents, arsenic and polychlorinated biphenyls were found in site soils. No groundwater impacts were documented. Approximately 52,448 tons of soil were removed from the site. In addition, 1,176 tons of concrete and debris and approximately 52,500 tires were removed. A conditional SRCO was issued in September 2010. The site is ready for reuse and the planned redevelopment is a commercial warehouse complex.

### Lowe's Store, Fern Park

**Location:** Fern Park (Seminole)  
**Historical Use:** Commercial Oil Change Facility  
**Contaminants:** Petroleum Constituents  
**Reuse:** Large Scale Retail



When Lowe's acquired this property in Fern Park, the former location of a discount retail business had been sitting empty for some time. During redevelopment, Lowe's discovered soil and groundwater contamination associated with the retail car maintenance facility operated by the previous occupant. Remediation included removal of two above-ground storage tanks, one underground storage tank, three hydraulic lifts and 73.2 tons of contaminated soil. Completion of this project resulted in the creation of 125 jobs, site cleanup and improvements to an underutilized property.



## Harbour Cove

<b>Location:</b>	Hallandale (Broward)
<b>Historical Use:</b>	Landfill/Lakefill and Former Auto Repair
<b>Contaminants:</b>	Petroleum, Ammonia, Arsenic
<b>Reuse:</b>	Affordable, Multi-Family Housing

In accordance with the brownfields statute, DEP has delegated authority to Broward County to implement the Program in the county. This project was managed by Broward County Environmental Protection and Growth Management Department (EPGMD) through that delegation agreement. The majority of the 7.06-acre property that is now occupied by Harbour Cove Apartments was originally an old lakefill site. Lakefills are generally non-natural surface water bodies (i.e., a quarry) that are permitted to receive inert solid waste such as construction debris. An old auto repair shop was also located on the property and was the likely source of the petroleum contamination. After completion of an assessment, the site was monitored in accordance with Chapter 62-785, Florida Administrative Code, to confirm that the low-level contaminant plume was stable or shrinking. The EPGMD issued a conditional closure in May 2009 indicating that no further remediation of the property was necessary as long as the registered engineering and land use controls were maintained. The property has been redeveloped into a four-story, 212-unit affordable housing complex. Approximately 75 construction jobs were created during development and the operation of the complex resulted in 10 permanent jobs. The taxable value of the property, prior to cleanup, was \$290,950. The taxable value of the improved property is now \$6.6 million.

## Tampa International Center - IKEA

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Cannery, Auto Parts Recycling, Newspaper Production
<b>Contaminants:</b>	Petroleum Constituents, Arsenic, Aluminum, Iron
<b>Reuse:</b>	Destination Retail Store



Originally developed and operated as a cannery from 1936 until 1981, the Tampa International Center property was characterized by local media as a “gritty industrial site between the Port of Tampa and Ybor City.” Environmental testing at the site revealed elevated levels of polycyclic aromatic hydrocarbons, total petroleum hydrocarbons and arsenic in the soil, as well as aluminum and iron in the groundwater. The environmental issues associated with the property were managed by removal of tanks, railroad tracks and contaminated soil and the use of engineering and institutional controls. Institutional controls were recorded to ensure that the soil cap is maintained and to limit future land use to commercial/industrial. IKEA opened its third Florida store on the property in May 2009. The redeveloped 29-acre site now contains a 353,000-square-foot store, a 350-seat restaurant and



approximately 1,700 parking spaces. The IKEA project created 500 construction jobs and 400 new, in-store jobs.



## Century

<b>Location:</b>	Century (Escambia)
<b>Historical Use:</b>	Lumber Mill, Wood Door Manufacturing
<b>Contaminants:</b>	Volatile Organic Compounds
<b>Reuse:</b>	Sale of the Property in Negotiation

From approximately 1900 until the late 1960s, Alger-Sullivan Company operated a lumber mill on the site. Various companies, including Wayne Dalton Corporation, manufactured wooden doors at the facility from approximately 1971 until 1992. As part of the manufacturing process, the wooden doors were dipped in pentachlorophenol wood preservative. The contamination on the property was associated with a release from the dipping tank. Cleanup of groundwater and soils was conducted and a conditional closure was issued by DEP in 2009, indicating that no further remediation of the property was necessary as long as the registered engineering and land use controls were maintained. Another manufacturing company was originally interested in acquiring the property after cleanup, but the acquisition did not take place. Although the property is now vacant, a sale is under negotiation.

## Dimmitt Parcel B

<b>Location:</b>	Clearwater (Pinellas)
<b>Historical Use:</b>	Car Dealership and Light Industry
<b>Contaminants:</b>	Volatile and Semi-Volatile Organic Compounds, Metals
<b>Reuse:</b>	Ready for Redevelopment



A car dealership was operated on the Dimmitt property for many years. Records also show that a gas station occupied a portion of the property during the 1940s. Operations at the site included new and used car sales, administrative offices, car rental, car washing and auto repair. After Dimmitt Chevrolet ceased operations, a number of other automobile rental, maintenance and repair businesses operated on the property until 1999. At that time, the City of Clearwater acquired the property, demolished the buildings on the site, and began the process of site rehabilitation. Groundwater and soil contamination were present as the result of a discharge associated with the automobile operations. Contaminated soils were removed from the property and an interim land use control was implemented to prevent the use of groundwater while the resources necessary to complete cleanup were acquired. Groundwater cleanup was completed in 2009 and DEP approved unconditional closure for the property. The Dimmitt site is located within the City's Community Redevelopment Area. Plans to redevelop the property have been stalled twice due to economic conditions.



### Clearwater Automotive

**Location:** Clearwater (Pinellas)  
**Historical Use:** Former Foundry and Auto Salvage Yard  
**Contaminants:** Metals, Polycyclic Aromatic Hydrocarbons  
**Reuse:** Ready for Redevelopment

A variety of businesses have occupied the Clearwater Automotive site for more than 80 years. In the 1920s, a drycleaning facility was located on the property. A metal foundry operated at the site from 1947 until 1975, and then Hart Electric, Inc., owned the site until 1981. From 1981 until approximately 2005, the Clearwater Automotive salvage yard operated on the property. The site is located immediately adjacent to a residential area and represented an eyesore, as well as a potential health risk to nearby residents. The City of Clearwater purchased the property and entered into a BSRA with DEP. Cleanup of the property was completed in 2009. Planned redevelopment of the property has been slowed by economic conditions, but the eyesore and health risk have been removed.

### Sandefur Site

**Location:** Sanford (Seminole)  
**Historical Use:** Agricultural  
**Contaminants:** Arsenic  
**Reuse:** Elementary School



Seminole County selected the Sandefur property for construction of the Midway Elementary School of the Arts. Sampling of the property prior to development revealed arsenic contamination in the soils. Contaminated soils were excavated and the site was closed without conditions in April 2009. The school was opened in January 2010.



### GCS Downtown Phase I, Parcel A

**Location:** Green Cove Springs (clay)  
**Historical Use:** Car Dealership  
**Contaminants:** Petroleum Constituents  
**Reuse:** Ready for Redevelopment

The former Garber Pontiac property is located on Highway 17 in downtown Green Cove Springs. This property, along with a handful of others along Highway 17, has been inactive for a number of years. The City of Green Cove Springs targeted the corridor for

redevelopment, actively recruiting developers, and supporting redevelopment efforts through the designation of the brownfields area and acquisition of federal brownfields grants. Parcel A is the first site along the corridor to complete site rehabilitation under the Program. Planned redevelopment of the property is for residential and commercial land use.

### Embry-Riddle Aeronautical University

**Location:** Daytona Beach  
**Historical Use:** Agricultural  
**Contaminants:** Arsenic  
**Reuse:** Proposed Research and Technology Park



Embry-Riddle Aeronautical University owns 77.6 acres of property located south of its Daytona Beach campus. An assessment of the property revealed low-level concentrations of arsenic in groundwater. The University entered into a BSRA with DEP to address the contamination and the site was closed without conditions in March 2010. As part of a public-private partnership with the City of Daytona Beach, the University intends to develop an aeronautical and aerospace research and technology park on the property. The approved development plan for the proposed technology park includes 595,000 square feet of office and building space and will feature an amphitheater, plaza and walking trails. The technology park will promote research, development, technological, aeronautical and aerospace education activities; provide an economic engine to attract new businesses to the area; and create employment opportunities for local residents and recent university graduates.



### Baratta ROCC

**Location:** Apopka (Orange)  
**Historical Use:** Used Tire Storage  
**Contaminants:** 88,000 Buried Tires  
**Reuse:** Light Industry, Including a Biodiesel Plant

The Baratta property sat vacant for more than 20 years before a developer purchased the property for redevelopment. During the early stages of site preparation, 88,000 buried tires were discovered on the property. The cost of dealing with the tires threatened to undermine the entire project. Working with the Program, the developer was able to sign a BSRA in the fall of 2007 and remove all the tires before the end of that year. After removal, the developer conducted site assessment to confirm that there were no further impacts on the property. DEP approved closure of the site in May 2008. The Baratta site was the first project to take advantage of the VCTC for solid waste available to brownfield sites. When purchased in 2002, the property was valued at \$210,000. The current value is \$1.56 million. Construction of 22,000 square feet of flex-space warehousing was completed in December 2008 and the property is already 50 percent leased. The developer's plans include turning this brownfield site into a brightfield (a contaminated site that has been converted to usable land using pollution-free solar energy bringing high-

tech solar manufacturing jobs to the site). A solar panel company and a biodiesel fuel company will be located on the property within the next six months. With current tenants and the two green energy projects, approximately 12 new jobs will be created.

### 2780 South Street

**Location:** Fort Myers (Lee)  
**Historical Use:** Truck Servicing and Light Manufacturing  
**Contaminants:** Petroleum Constituents  
**Reuse:** Ready for Redevelopment



The property at 2780 South Street in Fort Myers was utilized between 1962 and 1993 as a truck servicing facility. Subsequent to that, a plastics manufacturing facility operated on the property for approximately five years. In 1998, operations of the plastics company ceased and the site was left unoccupied for eight years. Cleanup of the property, under the Program, was completed in approximately one year. The cleanup addressed petroleum contamination in soil and groundwater associated with the former fueling areas. A light manufacturing operation was originally planned for the site; however, these plans changed and the property is now under contract to a landscape supply company. The landscape supply company plans to use the property to operate a bagging facility for river rock and other landscape stones.



### Wagner Square

**Location:** Miami  
**Historical Use:** Plant Nursery, Dump Site  
**Contaminants:** Incinerator Ash, Metals, Dioxins/Furans  
**Reuse:** Affordable/Workforce Housing

In 1998, a due-diligence investigation of the three-acre Wagner Square property site was conducted for an impending property sale. The vacant parcel was owned by the City of Miami and was known as the Civic Center Property. The Phase I environmental assessment documented that the property was first developed with residences in the 1930s. A nursery was located on the northern portion of the site from approximately 1949 to the mid-1980s. The nursery and all residential structures were cleared from the subject site by 1986. Investigation of the site revealed debris from illicit dumping. In addition, test pits showed a layer of incinerator ash across the eastern portion of the property. Soils contained elevated concentrations of arsenic, barium, lead and dioxins/furans. No groundwater contamination was documented. The City and Wagner Square were awarded a Brownfields Economic Development Initiative grant from the U.S. Department of Housing and Urban Development to address the contamination and redevelop the site. The property was sold to Wagner Square, LLC, in 2004. Wagner Square, LLC, entered into a BSRA with the Miami-Dade Department of Environmental Resources Management in June 2004. All contaminated soil and ash (15,863 tons) were removed from the site. The first phase of the proposed development is construction of 56 units of affordable/workforce housing. The



second phase consists of the development of a 330,000-square-foot medical office building with a 1,300-car parking garage. The third phase is another 48-unit affordable/workforce condominium. Underground infrastructure was started in 2008 but construction stalled thereafter due to the downturn in the economy. However, the developer anticipates that development will soon begin again.

### JM Family Enterprises

**Location:** Jacksonville  
**Historical Use:** Bulk Petroleum Storage  
**Contaminants:** Petroleum  
**Reuse:** Expanded Vehicle Receiving and Distribution



The JM Family Enterprises property is located in the Port of Jacksonville. A bulk petroleum storage facility occupied the property across the street from the JM Family vehicle receiving and distribution facility. Petroleum contamination was discovered on the property. Cleanup was completed in 2007 and the site was closed without conditions that year. Cleanup of the property allowed expansion of the vehicle receiving and distribution facility.



### Casbah Properties

**Location:** Melbourne (Brevard)  
**Historical Use:** Gas Station  
**Contaminants:** Petroleum  
**Reuse:** Restaurant

This former gas station property is located in downtown Melbourne and had become a rundown eyesore. Knowing that underground storage tanks were present on the property and that contamination might be present, the new property owner/ developer chose to enter the Program. The VCTCs available through the Program made the project financially feasible. A total of nine underground and above-ground storage tanks were removed from the property. No impacts to soil or groundwater were found. After cleanup and renovation, the new restaurant has become a must-eat dining destination. The rehabilitation of the Matt's Restaurant property is playing an important role in the revitalization of downtown Melbourne.



### Former W.T. Edwards Property

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Former Tuberculosis Hospital
<b>Contaminants:</b>	Petroleum
<b>Reuse:</b>	Educational and Job Training Facility

The W.T. Edwards Hospital, erected in 1952, was one of three tuberculosis hospitals built in Florida after World War II and was funded by a state cigarette tax and federal sources. With the decline in the occurrence of tuberculosis, the hospital closed in 1974. The facility was subsequently used by the Florida Department of Health for a number of years. In 2003, Hillsborough Community College was allowed to purchase the property. The W.T. Edwards site had environmental considerations including five underground storage tanks, a drum storage area and asbestos in the old building. The storage tanks were closed in accordance with state regulations. One tank area had documented contamination, which was closed with a soil removal and monitored natural attenuation. The drum storage area was cleaned up by removing contaminated soil. Groundwater assessment revealed no impacts to the groundwater in the area. The college received an EPA Revolving Loan, which included a \$170,000 sub-grant and a \$255,000 loan, to assist in paying for asbestos removal from the old hospital building.

### Circle Tampa Ventures

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Aluminum Can Plant, Former Army Airfield
<b>Contaminants:</b>	Metals, Solvents, Polychlorinated Biphenyls, Oil and Grease
<b>Reuse:</b>	Upscale Apartments and Townhomes



The former Ball Metal Plant operated for 36 years and then sat unused for six years. Circle Tampa Ventures entered the Program and completed voluntary cleanup of the property. Cleanup included removal of 443 tons of contaminated soil and execution of a restrictive covenant prohibiting the use of groundwater. The site is located north of Busch Gardens and south of the University of South Florida and H. Lee Moffitt Cancer Center and Research Institute. The site features upscale, three-story apartments and townhomes. The 468 apartments and townhome units opened in early 2008. The sales price of the property in 2004, prior to cleanup, was \$3.15 million. The current taxable value of the property is approximately \$45 million. Ad valorem taxes for this project increased from \$63,000 (2004) to \$904,808 (2013). The project has resulted in the creation of 10 management, leasing and maintenance jobs.

### Tallahassee Marriott Residence Inn

**Location:** Tallahassee  
**Historical Use:** Bulk Petroleum Facility  
**Contaminants:** Petroleum, Dioxin  
**Reuse:** Hotel



Tallahassee's Gaines Street Corridor is a historically industrial area located near the heart of downtown. Gaines Street's prime location, between Florida State University and Florida Agriculture and Mechanical University and immediately south of the State Capitol complex, stimulated a plan for revitalization of the area.

The first major project in the corridor was the completion of the Marriott Residence Inn in the fall of 2006. The property was known to be contaminated and had been the site of a bulk petroleum storage facility in addition to other industrial uses. By working with the developer to pool economic and environmental incentives, the City of Tallahassee was able to secure a commitment for redevelopment of the property and create a benchmark for redevelopment of the remainder of the corridor. DEP approved conditional closure in the spring of 2007, indicating that no further cleanup of the property was necessary as long as the registered engineering and land use controls were maintained. Total construction cost for the Marriott Residence Inn was \$10 million. The hotel now employs 32 full-time and nine part-time staff. Prior to redevelopment, the property was valued at \$588,166. The property is now valued at more than \$10 million.

### Sunterra Site

**Location:** Orlando  
**Historical Use:** Former Montgomery Ward Store  
**Contaminants:** Hydraulic Oils  
**Reuse:** Sheriff's Substation



This former retail department store sat empty for some time after the Montgomery Ward Corporation went bankrupt. Operations at the property had included an automotive service center. Approximately eight hydraulic lifts remained on the property. Sunterra Corporation entered into a BSRA with DEP to conduct voluntary cleanup of the property. The hydraulic lifts and associated contaminated soils were removed. No groundwater contamination was found. Sunterra originally redeveloped the property as a call center to market timeshare properties, but the property is currently being used as an annex to the Orange County Sheriff's Office. The facility includes training and office areas.



### Dania Motocross

**Location:** Dania Beach (Broward)  
**Historical Use:** Motocross Race Track  
**Contaminants:** Metals in Groundwater  
**Reuse:** Warehouse Complex

The Dania Motocross facility operated as a recreational and competitive motocross track from 1995 until 2005. Prior to 1989, the property was an illegal dump. In accordance with the brownfields statute, DEP has delegated authority to Broward County to implement the Program in the county. The developer entered into a BSRA with Broward County to address metals contamination in the groundwater. In August 2006, Broward County approved closure with conditions for the property indicating that no further action was necessary at the site, as long as land use was restricted in accordance with the conditions recorded on the deed. The site is currently in the permitting stages of redevelopment for use as a warehouse complex.

### Sunray Enterprises, Inc.

**Location:** Pensacola  
**Historical Use:** Gas Station  
**Contaminants:** Petroleum  
**Reuse:** Automobile Repair Shop



The storage tanks from this former gas station site were removed in the 1970s. In accordance with rules in place at that time, the dispenser island was left in place. Under the Program, the new owner removed the dispenser island and cleaned up the petroleum-contaminated soils and groundwater. The original building was left on the property and it is currently being used as an automobile repair shop.



### Centro Asturiano

**Location:** Tampa  
**Historical Use:** Hospital  
**Contaminants:** Petroleum, Incinerator Debris, Biohazards  
**Reuse:** Mixed Income Retirement Housing



Centro Asturiano Hospital was built in 1928 and served the Ybor City community until the early 1990s. In 1996, the City condemned and demolished all but one of the buildings on the hospital's campus. The remaining hospital building suffered from neglect and vandalism during its 10-year vacancy. The Centro Asturiano property has been rehabilitated in accordance with state environmental standards and redeveloped to benefit the community.



The seven-acre campus is now affordable housing for senior citizens. The 7,000-square-foot historic hospital building was renovated to house administrative functions and a clubhouse for residents. More than \$16 million in public and private funds were invested in the project and four full-time jobs were created. The pre-development value of the property was \$290,110. The current value of the property is more than \$3.6 million.

### Riverfront (Heights Redevelopment Area) Complex

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Marine Repair, Dump Site for Bridge Demolition Debris, Lift Station
<b>Contaminants:</b>	Metals, Petroleum Compounds, Polychlorinated Biphenyls
<b>Reuse:</b>	Residential Condominiums



Located in downtown Tampa on the Hillsborough River, this property was a former dump site and marine repair facility. Demolition debris and other waste from an old bridge had been stockpiled on the property. An assessment revealed low-level concentrations of metals, volatile organic compounds and petroleum products in site soils. The developer entered into a BSRA with DEP with plans to build condominiums on the property. Contaminated soils were removed from the site and it is currently ready for redevelopment. Although the original developer withdrew its redevelopment plan, the property is now included in the Heights Community Redevelopment Area and a new redevelopment plan is underway. The project is located adjacent to the new Stetson University Law Building and across the river from the Blake Magnet High School of the Arts.

### Former Clearwater Sun Property

<b>Location:</b>	Clearwater (Pinellas)
<b>Historical Use:</b>	Printing and Publishing Facility
<b>Contaminants:</b>	Arsenic, Petroleum
<b>Reuse:</b>	Residential

Soil and groundwater contamination at this facility were present at this former printing and publishing facility operated by the Clearwater Sun newspaper. The principal contaminants were arsenic and petroleum compounds. Upon completion of assessment and remediation, DEP approved conditional closure for the site in January 2007. The conditional closure stated that no further remediation of the property was necessary as long as registered engineering and land use controls are maintained. The original building was left in place and renovated for reuse. The facility is now an industrial equipment supply operation.

### Former White's Meat Packing Facility

**Location:** Ocala (Marion)  
**Historical Use:** Meat Packing Facility  
**Contaminants:** Petroleum, Unknown Hazards  
**Reuse:** Commercial Office Space



This derelict meat packing facility sat vacant for 10 years. The owner, who also ran a construction business, used the seven-acre site for storage of heavy equipment and as a staging area for materials. For a variety of reasons, the owner deeded the property to the City of Ocala. During the cleanup, several unregistered underground storage tanks with petroleum products and more than 30 55-gallon drums of unknown substances were removed from the site. An investor was found who offered to build a 75,000-square-foot, multi-level office complex. At project completion, \$1,838,000 in grant funds had been acquired, the City had invested almost \$100,000 and the private investor had spent more than \$10 million in land purchase and construction. The project created more than 100 jobs and stimulated revitalization of the surrounding area.



### Ware Family Realty, LLC

**Location:** Jacksonville  
**Historical Use:** Drycleaning Facility  
**Contaminants:** Chlorinated Solvents  
**Reuse:** Heating, Ventilation and Air Conditioning (HVAC) Equipment Supply Facility

The former Raines Drycleaners property was purchased by a neighboring property owner who wanted to expand an existing HVAC equipment supply business. Ware Family Realty, LLC, completed the cleanup and redevelopment of the chlorinated solvent contaminated property. The redevelopment included 8,000-square-foot expansion of an existing warehouse resulting in seven new jobs, creation of retail and office space for four businesses and the creation of office space for a furniture distributor. Prior to site rehabilitation the property value was \$325,000. The property is currently valued at more than \$1.2 million.

### Wal-Mart Buckley Shuler, Parcels A-E and Gunn Highway

**Location:** Tampa  
**Historical Use:** Former Paint Facility and Commercial Dairy  
**Contaminants:** Volatile and Semi-Volatile Organic Compounds  
**Reuse:** Wal-Mart Store and Outlying Retail Parcels



The 40-acre Buckley Shuler property, located near the intersection of Henderson Road and Gunn Highway in Tampa, was once home to a paint factory and dairy farm. Wal-Mart purchased the property, a total of six parcels, in 2001 for \$2,533,400. The developer, Buckley Shuler, completed cleanup of volatile and semi-volatile organic compound contamination of the soils and groundwater at a cost of approximately \$700,000. The five outparcels (parcels A-E) were assessed and cleaned up relatively quickly. All five outparcels had received approval for no further action by 2004. Natural attenuation with monitoring was conducted on the sixth parcel and DEP approved closure without conditions in 2009. Wal-Mart was able to redevelop the property while groundwater remediation was ongoing. The current taxable value of the property is around \$17.5 million. Wal-Mart and the businesses on the out parcels provide more than 400 jobs.



### Weatherford McIntyre Property

**Location:** Pensacola  
**Historical Use:** Construction and Demolition Debris Landfill  
**Contaminants:** Arsenic  
**Reuse:** Commercial Supply Warehouse

This former construction and demolition debris landfill was located in an area of Pensacola targeted for economic renewal. Under the Program, approximately 500 tons of arsenic contaminated soil were removed from the property. Construction of the building and parking areas provided engineering controls to prevent exposure to the low levels of arsenic still present on the property. The property was redeveloped into a commercial marine parts supply facility. The project resulted in \$724,000 of private investment and 25 new jobs.

### Strategic Crossing Corporation, CSX Property

**Location:** Pensacola  
**Historical Use:** Former Railroad Right-of-Way  
**Contaminants:** Arsenic, Semi-Volatile Organic Compounds  
**Reuse:** Commercial Parking Lot



The City of Pensacola successfully used the Program to reuse a marginal piece of property in the downtown area. The Strategic Crossing Corporation redeveloped the property to provide parking in conjunction with a commercial redevelopment project. A portion of the project was on the site of an old industrial rail spur which was contaminated by arsenic and semi-volatile organic compounds. Cleanup of the on-site contamination was completed and the rail spur property was redeveloped as a much needed downtown parking facility for a new office complex. The total project resulted in \$8 million of private investment and the creation of 120 jobs.



### Robbins Manufacturing

**Location:** Tampa  
**Historical Use:** Wood Treating, Pole Storage  
**Contaminants:** Chromated Copper Arsenate  
**Reuse:** Multi-Family Residential

The Robbins Manufacturing facility was the first designated brownfield area in Hillsborough County. The site's past uses include treatment of lumber and poles with chromated copper arsenate and storage of treated telephone poles. Over time, the soil at the facility became contaminated with arsenic. The site development plan called for a residential multi-family apartment complex on 16 acres and commercial land use on the adjoining eight acres. Site rehabilitation removed all contaminated soil from the residential site and relocated contaminated soil to the commercial site. In accordance with state law, engineering controls and deed restrictions were used to cap and control exposure to contamination remaining on the commercial site. Development on the commercial portion of the site includes a car dealership and a gas station/convenience store.



## Community Health Center

<b>Location:</b>	Clearwater (Pinellas)
<b>Historical Use:</b>	Abandoned Gas Station
<b>Contaminants:</b>	Petroleum
<b>Reuse:</b>	Community Health Center



The City of Clearwater came into possession of a rundown former gas station in a low-income neighborhood. There were liens against the property and no one was interested in pursuing an apparently risky investment. A community group with knowledge of the Program was assembled to convert the property into a much needed healthcare facility. Four underground storage tanks and hydraulic lifts were removed and 450 tons of contaminated soil were removed and disposed. Community Development Block Grant funding was acquired to demolish the old structure and Florida State Tobacco Settlement funds were appropriated for the construction of a new health care facility. Upon completion, the Willa Carson Community Health Resource Center was able to provide quality healthcare to a medically underserved neighborhood. In the first year of operation, more than 7,000 patients were served. New jobs were created, a contaminated site was cleaned up and an undesirable property became a valuable community asset.