

FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

2007 ANNUAL REPORT



Residence Inn
Tallahassee
Universities
at the Capitol

On the cover: 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 A&M 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 formerly 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 revitalization of the remainder of the corridor. The Department of Environmental Protection issued a conditional Site Rehabilitation Completion Order in the spring of 2007, indicating that no further remediation 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 \$10,000,000. 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 \$10,139,737.

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EXECUTIVE SUMMARY

A brownfield site is real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. The Brownfields Redevelopment Program (Program), established in 1997, empowers communities, local governments and other stakeholders to work together to, assess, clean up and reuse brownfields.

The Program experienced record growth in 2007. For the year, 24 Brownfield Site Rehabilitation Agreements (BSRA) were executed, a 60 percent increase over 2006 and the most in any year since the inception of the Program. In addition, the number of applications for voluntary cleanup tax credits nearly doubled. This growth is a continuing response to House Bill 7131, passed in 2006 by the Florida Legislature. The bill expanded eligibility opportunities and tax credit incentives for the Program. The Program continues to show growth in the number of designated brownfield areas, jobs created and capital investment.

2007 Brownfields Program Highlights

Brownfield Area Designations	23
Brownfield Site Rehabilitation Agreements	24
Site Rehabilitation Completion Orders	3
Voluntary Cleanup Tax Credits for Brownfield Sites	\$1,633,382
Capital Investment	\$129,050,000
New Direct and Indirect Jobs	1,165

Highlights and milestones during 2007 include:

- ◆ **Brownfield Areas:** Sixteen municipalities and county governments approved local resolutions that designated 23 additional brownfield areas, increasing the total number of brownfield areas in Florida to 168.
- ◆ **Brownfield Site Rehabilitation Agreements:** Twenty-four Brownfield Site Rehabilitation Agreements were executed, bringing the Program total to 112.
- ◆ **Site Rehabilitation Completion Orders:** Three Site Rehabilitation Completion Orders (SRCO) were issued for sites that completed cleanup of property to standards protective of human health and the environment. The issuance of these SRCOs brings the total number of SRCOs issued to 20 since inception of the Program in 1997.
- ◆ **Voluntary Cleanup Tax Credits:** In 2007, the Florida Department of Environmental Protection (DEP) issued tax credits totaling \$1,633,382 for site rehabilitation work completed at brownfields sites in 2006. DEP received 40 applications requesting a total of \$4,410,768 in tax credits for site rehabilitation work completed in 2007. After eligibility determination, DEP issued \$3,261,228 in tax credit certificates for site rehabilitation costs incurred in 2007. Of this amount, \$2,836,597 was for site rehabilitation at brownfield sites.
- ◆ **New Jobs:** In 2007, 1,165 new direct jobs, 1,265 new indirect jobs, and \$129,050,000 in new capital investment were attributable to the Program. The cumulative totals for new job creation and capital investment attributable to the Program, from inception,

includes 8,595 new direct jobs, 7,264 new indirect jobs, and \$883,713,993 of capital investment in designated brownfield areas.¹

- ◆ **Florida Brownfields Conference:** The 10th annual Florida Brownfields Conference was held in Orlando in November 2007. Participation at this two and a half day conference remained strong with 284 individuals in attendance, representing lenders, real estate professionals, community advocacy groups, environmental consultants, attorneys, and federal, state, and local governments.

¹ Data provided by the Executive Office of the Governor, Office of Tourism, Trade and Economic Development, January 2006.

INTRODUCTION AND HISTORY

Many areas in Florida contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Florida Brownfields Redevelopment Act (Act), sections 376.77-376.86, Florida Statutes, was adopted by the Florida Legislature in 1997 to assist local governments and individuals responsible for site rehabilitation and redevelopment. The Act provides the framework for Florida's Brownfields Redevelopment Program (Program), which facilitates redevelopment of properties within designated brownfield areas by providing for environmental cleanup and protection of public health.

Local governments play a key role in the Program. Financial and regulatory incentives become available when a local government designates a brownfield area by resolution. These financial and regulatory incentives enable local governments and state agencies to

Florida Brownfields Redevelopment Program Objectives

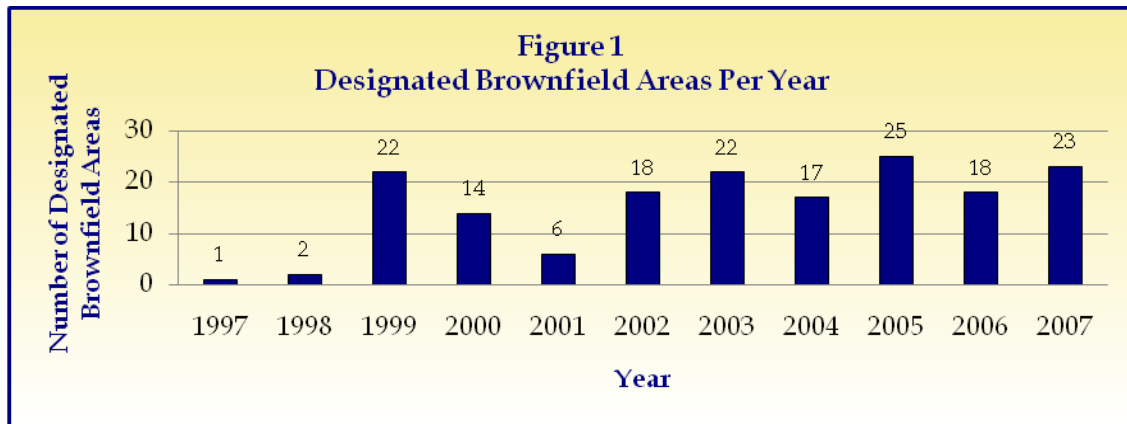
- ◆ Site rehabilitation
- ◆ Increases capital investment
- ◆ Broadens tax base
- ◆ Create jobs
- ◆ Better utilization of infrastructure and community resources
- ◆ Improvements in quality of life and the environment

partner with the private sector to rehabilitate and provide for sustainable reuse of properties within designated brownfield areas. A brownfield area is defined by statute as, "...a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution ...". The statutory definition of brownfield site is, "...real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination".

Since passage of the Act, the Florida Department of Environmental Protection (DEP) has provided education and outreach to a variety of interest groups, including communities, environmental consultants, lenders, local governments, economic redevelopment boards, and real estate professionals. DEP has also provided technical assistance and streamlined regulatory service to Program participants. As these efforts enable successful rehabilitation and redevelopment of properties around the state, the Program will continue to grow.

BROWNFIELDS REDEVELOPMENT PROGRAM STATUS

Florida Designated Brownfield Areas

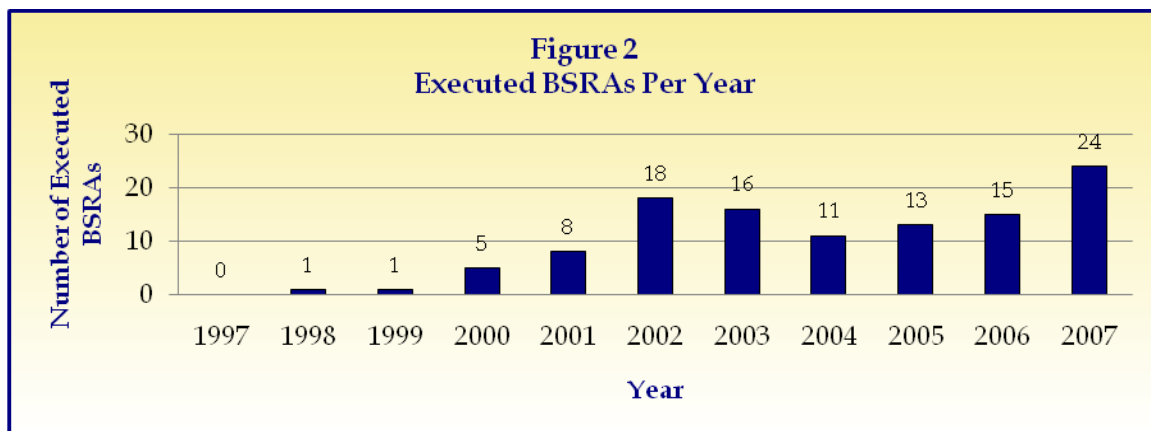


Successful brownfield projects and enhanced economic incentives have encouraged local governments to designate more brownfield areas for revitalization. Upon designation, properties within a brownfield area may participate in the stand-alone economic incentives such as a job bonus refund or sales and use tax exemption for building materials in a mixed-use project or housing project². If contamination is known or suspected, the area designation and the identification by a local government of a person responsible for brownfield site rehabilitation entitle the identified person to negotiate a brownfield site rehabilitation agreement with DEP.

In 2007, 16 local governments reported approval of 23 resolutions designating brownfield areas. As of December 31, 2007, there was a total of 168 designated brownfield areas in 70 communities across the state (Figure 1).

The 168 locally designated areas encompass 149,815 acres of contaminated and uncontaminated properties, including residential and viable business properties. Appendix A presents the name, location, and approximate size of each brownfield area in the state.

²Florida Department of Revenue Tax Tip Sheet TIP # 00A01-23, issued August 11, 2000, at http://www.dep.state.fl.us/waste/categories/brownfields/pages/economic_incentives.htm#state.

Brownfield Site Rehabilitation Agreements

Another element of the Florida Brownfields Redevelopment Program (Program) is the voluntary execution of a Brownfield Site Rehabilitation Agreement (BSRA) between the “person responsible for brownfield site rehabilitation” (voluntary responsible party) and DEP. For an agreement to be negotiated and executed, a brownfield area must be designated by a local government resolution and a voluntary responsible party must be identified. The BSRA provides the DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP’s Brownfields Cleanup Criteria Rule³. In addition, the BSRA provides liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by the DEP to review technical reports according to an agreed upon schedule. Only those brownfields sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant.

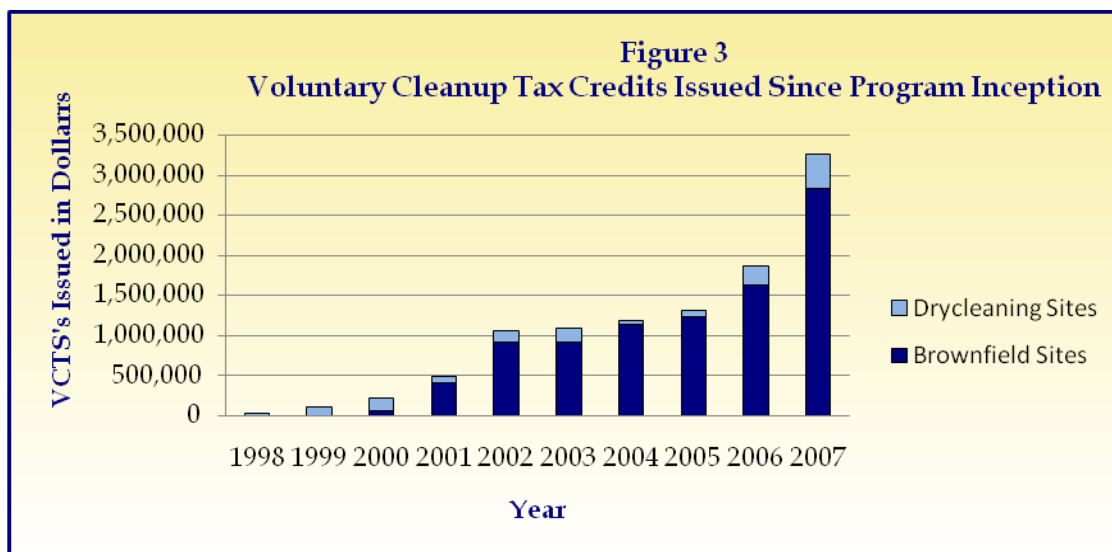
Through December 2007, voluntary responsible parties have executed 112 agreements with DEP since inception of the Program in 1997. Twenty-four agreements were executed in 2007 (Figure 2).

Site Rehabilitation Completion Orders Issued

Three Site Rehabilitation Completion Orders (SRCO), signifying that site rehabilitation was complete, were issued for brownfields sites in 2007. SRCOs issued in 2007 increased the total issued since 1997 to 20. Other sites with executed agreements continue to make progress on site rehabilitation and redevelopment.

Appendix B presents the name, location and approximate size of each brownfield site in the state with an executed BSRA. The table includes a date of completion for sites that have received an SRCO (or “no further action” order) or an SRCO with conditions. An SRCO with conditions is issued when DEP has approved alternate cleanup target levels for a site because the voluntary responsible party has agreed to use engineering and institutional controls to eliminate exposure to contaminants.

³ Chapter 62-785, F.A.C.

Status of State Financial Incentives

Note: Tax credits for work completed in 2007 were issued March 31, 2008 for all sites with eligible site rehabilitation costs.

In 1998, the Florida Legislature created a tax credit for persons that voluntarily participate in the cleanup of a brownfield site in a designated brownfield area or the cleanup of a drycleaning solvent contaminated site (section 376.30781, Florida Statutes). There have been several changes to the Voluntary Cleanup Tax Credit Program since 1998. Currently, tax credits may be applied to state corporate income tax. A tax credit of 50 percent is allowed for the cost of voluntary cleanup activity that is integral to site rehabilitation, with a maximum of \$500,000 per site per year. The annual tax credit allocation is \$2 million.

The Voluntary Cleanup Tax Credit Program has issued a total of \$10,659,815 in tax credits since its inception in 1998. This total equates to a private sector contribution for site rehabilitation of over \$26 million. Approximately 86 percent of the total amount in tax credits issued since 1998 has been for site rehabilitation at brownfield sites (Figure 3).

Twenty-one applications were submitted in 2006, requesting a total of \$2,747,550 in tax credits. After eligibility determination, the total amount issued in tax credit certificates was \$1,875,266. Of the total, \$1,633,382 was for 16 brownfield sites, representing 87 percent of the total amount issued in tax credit certificates in 2006. The deadline for 2007 tax credit applications was January 15, 2008. DEP received 40 applications requesting \$4,410,768 in tax credits. Thirty-three of these applications were for brownfield site rehabilitation. After eligibility determination, DEP issued \$3,261,228 in tax credit certificates for site rehabilitation costs incurred in 2007. Of this amount, \$2,836,597 was for site rehabilitation at brownfield sites.

The Act also provides financial and economic incentives administered by the Executive Office of the Governor, Office of Tourism, Trade, and Economic Development (OTTED),

which include the Brownfield Redevelopment Bonus Refund⁴ and a limited state loan guaranty. The cumulative totals for new job creation and capital investment attributable to the Brownfields Redevelopment Program since 1997 are 8,595 new direct jobs, 7,264 new indirect jobs, and \$883,713,993 in capital investment in designated brownfield areas⁵.

Brownfields Success Stories

The success of the Program is best demonstrated by the completed projects. Appendix C presents brief summaries of each of the projects that have entered into brownfield site rehabilitation agreements, completed all cleanup and achieved no further action status. All of the sites have completed cleanup in accordance with the brownfields rule, and most of the sites listed in Appendix C have been redeveloped.

Local Pollution Control Program Delegations

Three county governments – Broward, Hillsborough, and Miami-Dade – have received delegation from DEP to administer the Program locally. Delegation agreements for Broward and Miami-Dade Counties were signed in 2000, and the agreement with Hillsborough County was signed in 2004.

Environmental Protection Agency Memorandum of Agreement

On November 28, 2005, DEP and the United States Environmental Protection Agency (EPA) executed a Memorandum of Agreement (MOA) for the Program. This MOA supersedes the previous MOA between DEP and EPA executed in December 1999. The current MOA specifies the criteria under which the EPA will forego its oversight of cleanups in Florida. In addition, it expands the types of sites that are eligible for consideration. Through the MOA, certain sites subject to corrective action under the federal Resource Conservation and Recovery Act (RCRA) are eligible for state brownfields incentives.

Additionally, to be eligible to receive grant funding under the federal Comprehensive Environmental Response Compensation and Liability Act Section 128(a) authorized by the federal Small Business Liability Relief and Brownfields Revitalization Act of 2002, a state must be a party to a voluntary response program MOA with EPA or demonstrate that its response program includes, or is taking steps to include, the elements of a response program. The State of Florida is one of only 23 states with an existing MOA making the Program automatically eligible for Section 128(a) funding. In 2007, DEP received \$816,537 from this EPA program.

Front Porch Florida Initiative communities and Designated Brownfield Areas

DEP continues to work cooperatively with other state agencies to identify the needs of Front Porch Florida Initiative communities and use Program resources to assist these communities. Presently, nine Front Porch communities overlap or are contained within a designated brownfield area:

- ◆ Greater South Central Neighborhood, St. Petersburg (Pinellas County);
- ◆ Escambia County and Greater Pensacola, Pensacola (Escambia County);

⁴ Pre-approved applicants for the Brownfield Redevelopment Bonus may receive a tax refund equal to 20 percent of the average annual wage of the new jobs created in a designated brownfield area up to a maximum of \$2,500 per new job created.

⁵ Data provided by the Executive Office of the Governor, Office of Tourism, Trade and Economic Development, January 2008.

- ♦ Opa-Locka (Miami-Dade County);
- ♦ Northwood, Pleasant City, Northwest Community, West Palm Beach (Palm Beach County);
- ♦ Riverside Community of Little Havana (Miami-Dade County);
- ♦ Newton (Sarasota County);
- ♦ West Ocala (Marion County);
- ♦ Holden Heights (Orange County); and
- ♦ Goldsboro Community (Seminole County).

Public Outreach and Education

As an ongoing responsibility of the Program, DEP staff regularly participate in numerous outreach and educational speaking engagements for various city and county organizations, trade shows, and industry groups, and help coordinate an annual conference for stakeholders.

DEP's Brownfields Web site, www.dep.state.fl.us/waste/categories/brownfields, provides the latest Program-specific information and links to web sites for the OTTED, Enterprise Florida, Inc., local governments, United States Department of Housing and Urban Development, EPA's Brownfields Program, and other federal agencies involved in partnering for the redevelopment of brownfields. The site also contains map images of all designated brownfield areas and copies of local government resolutions and executed cleanup agreements.

Annual Florida Brownfields Conference

The 10th Annual Florida Brownfields Conference was held in Orlando in October 2007. With the theme "Revitalizing Florida's Future: From People to Properties", 284 individuals attended this informative conference.

The City of Orlando, Florida Brownfields Association, OTTED, Enterprise Florida, Inc., the Environmental Law Institute, EPA and DEP cooperated in organizing a successful conference. Numerous environmental consulting firms, vendors, and law firms provided funds for sponsorship, coordination efforts, and exhibits. DEP staff participated in the conference by making presentations, participating in discussion panels, and participating in ad hoc meetings regarding ongoing brownfield projects. The success of this annual conference, which is organized by the Florida Brownfields Association, is due to the many partnerships built among private and public entities.

FEDERAL BROWNFIELDS UPDATE

Small Business Liability Relief and Brownfields Revitalization Act of 2001

Through passage of the Small Business Liability Relief and Brownfields Revitalization Act, policies that U.S. EPA developed over recent years were incorporated into law. The brownfields law expanded EPA's assistance to the public and private sectors by providing new tools for promoting sustainable cleanup and reuse.

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These following grants support revitalization efforts by funding environmental assessment, cleanup, and job training:

- ◆ Brownfields Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach.
- ◆ Brownfields Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up brownfield sites.
- ◆ Brownfields Job Training Grants provide environmental training for residents of brownfield communities.
- ◆ Brownfields Cleanup Grants provide direct funding for cleanup activities at certain properties with planned green space, recreational, or other nonprofit uses.

In 2007, 11 Brownfields Competitive Grants were awarded to six eligible Florida recipients. Grants totaling \$2,000,000 were awarded to the following:

- ◆ Clearwater Homeless Intervention
 - \$200,000 Hazardous Site Assessment
- ◆ City of Clearwater
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- ◆ City of Homestead
 - \$100,000 Hazardous Site Assessment
 - \$100,000 Petroleum Site Assessment
- ◆ City of Miami
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- ◆ City of Tampa
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment
- ◆ Treasure Coast Regional Planning Council
 - \$200,000 Hazardous Site Assessment
 - \$200,000 Petroleum Site Assessment

The grants will be used to conduct Phase I and Phase II environmental assessments at sites with known or suspected hazardous substances or petroleum contamination.

DEP received a State and Tribal Response Program Grant (SRP) in the amount of \$816,537 from the EPA for Fiscal Year 2007-2008 to enhance the Florida Brownfields Redevelopment

Program. This is the fourth year that the DEP has received an SRP grant, with the total amount awarded over the four years totaling \$4,308,440. The 2007-2008 grant will be used to fund site-specific assessments and limited cleanup of source areas for eligible applicants and to conduct outreach activities. Since inception of the SRP grant, DEP has assisted 29 local governments, non-profit organizations and private investors with 45 contaminated or potentially contaminated sites.

ADDITIONAL INFORMATION AND CONTACTS

For questions or information on the content of this report or the Brownfields Redevelopment Program, contact:

Kim Walker, Brownfields Liaison
Florida Department of Environmental Protection
Telephone: (850) 245-8927
Email: kim.walker@dep.state.fl.us

For information regarding the Voluntary Cleanup Tax Credit Program, contact:

Elizabeth E. Walker, Voluntary Cleanup Tax Credit Program Manager
Florida Department of Environmental Protection
Telephone: (850) 245-8927
Email: beth.walker@dep.state.fl.us

For information on the aspects of the Brownfields Redevelopment Program related to economic incentives administered by the Executive Office of the Governor, Office of Tourism, Trade and Economic Development, contact:

Mary Helen Blakeslee, Chief Analyst, Economic Development Programs
Executive Office of the Governor
Office of Tourism, Trade and Economic Development
Telephone: (850) 487-2568
Email: maryhelen.blakeslee@myflorida.com

For information regarding marketing of the Program and job creation incentives or other economic incentives, contact:

Joseph Bell, Brownfields Program Manager
Enterprise Florida, Inc.
Telephone: (407) 956-5622
Email: jbell@eflorida.com

For additional details regarding the Florida Brownfields Redevelopment Program, visit the Program website at: <http://www.dep.state.fl.us/waste/categories/brownfields>.

APPENDIX A
Designated Brownfield Areas

Brownfield Areas

Florida Brownfields Redevelopment Program

Friday, February 01, 2008

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Total Areas: 168



Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF290703000	Tampa International Center Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007	29.36
BF290706000	Central Park Village Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007	28.90
BF290704000	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/11/2007	4.31
BF590702000	Former Central Florida Drum Facility		SEMINOLE	Central	12/11/2007	6.45
BF590703000	Fern Park Lowes	FERN PARK	SEMINOLE	Central	12/11/2007	9.45
BF050701000	Manatee Point Brownfield Area	MELBOURNE	BREVARD	Central	12/11/2007	0.48
BF560702000	S & S Land Company Brownfield Area	FORT PIERCE	ST. LUCIE	Southeast	11/19/2007	2.33
BF480704000	Baratta ROCC Brownfield Area	APOPKA	ORANGE	Central	11/13/2007	3.05
BF590704000	Sanford Economic Enhancement District Area	SANFORD	SEMINOLE	Central	11/12/2007	1,080.76
BF290705000	Westshore Landings One Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	11/08/2007	3.70
BF570701000	Bell Ridge Brownfield Area	PACE	SANTA ROSA	Northwest	11/08/2007	49.03
BF480703000	Holden Heights ROCC Brownfield Area	ORLANDO	ORANGE	Central	08/28/2007	322.58
BF520701000	Bryan Dairy Road Brownfield Area	PINELLAS PARK	PINELLAS	Southwest	08/07/2007	3.42
BF440701000	Old Baltuff Dump Site Brownfield Area	MIDDLE TORCH KEY	MONROE	South	07/18/2007	12.81
BF640701000	William Lofts Brownfield Area	DAYTONA BEACH	VOLUSIA	Central	06/14/2007	3.60
BF480702000	Mills Park Brownfield Area	ORLANDO	ORANGE	Central	04/23/2007	13.35
BF290702000	Former TECO Hookers Point Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	04/12/2007	31.97
BF170701000	Former Runyan Shipyard	PENSACOLA	ESCAMBIA	Northwest	04/12/2007	13.80
BF500701000	Carver Square Brownfield Area	DELRAY BEACH	PALM BEACH	Southeast	04/03/2007	2.40
BF590701000	Former Microvia Brownfield Area	CASSELBERRY	SEMINOLE	Central	03/12/2007	8.39
BF560701000	Coral Square Shoppes	FORT PIERCE	ST. LUCIE	Southeast	02/05/2007	15.34
BF480401000	DEEDS Orlando Expanded	ORLANDO	ORANGE	Central	01/11/2007	6,535.54
BF290701000	Park N Shade Brownfield Area	RUSKIN	HILLSBOROUGH	Southwest	01/10/2007	18.30
BF290607000	Avion Park at Westshore Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/14/2006	18.89

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF130601000	Medley Redevelopment Brownfields Area	MEDLEY	MIAMI-DADE	Southeast	12/04/2006	9.27
BF550601000	St. Augustine Ponce de Leon	ST AUGUSTINE	ST. JOHNS	Northeast	11/13/2006	283.54
BF170602000	1810 Barrancas Avenue Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	11/09/2006	3.00
BF290606000	Tampa Armature Works Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/26/2006	4.27
BF370601000	Sunland Hospital Parcel I Brownfield Area	TALLAHASSEE	LEON	Northwest	09/27/2006	5.18
BF170603000	Enterkin Property Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	09/21/2006	0.46
BF290603000	Circle Tampa Ventures 1	TAMPA	HILLSBOROUGH	Southwest	09/07/2006	28.00
BF290604000	Honeywell	TAMPA	HILLSBOROUGH	Southwest	08/22/2006	18.79
BF180601000	Bunnell Industrial, LLC Brownfield Area	BUNNELL	FLAGLER	Northeast	08/21/2006	43.69
BF560601000	2525 Center Road Fort Pierce	FORT PIERCE	ST. LUCIE	Southeast	06/06/2006	56.62
BF060601000	Sunrise Boulevard/NW 31st Avenue Brownfield Area	LAUDERHILL	BROWARD	Southeast	05/08/2006	93.00
BF520601000	Belleair Wastewater Treatment Plant and Town Garage		PINELLAS	Southwest	05/02/2006	3.00
BF290601000	Grand Central at Kennedy Property Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	04/27/2006	4.00
BF290602000	Former 43rd Street Bay Drum Site Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	04/27/2006	4.00
BF170504000	Century Town Limits Brownfield Area	CENTURY	ESCAMBIA	Northwest	04/27/2006	583.00
BF280601000	Highlands County Brownfield Area		HIGHLANDS	South	03/07/2006	12,268.00
BF480601000	Hughes Supply Mega Center Brownfield Area	ORLANDO	ORANGE	Central	02/13/2006	73.00
BF360501000	3250 Metro Parkway	FORT MYERS	LEE	South	11/21/2005	9.86
BF170503000	501 North Navy Boulevard	PENSACOLA	ESCAMBIA	Northwest	11/17/2005	17.00
BF160506000	Hughes Electrical Brownfield Area	JACKSONVILLE	DUVAL	Northeast	11/08/2005	1.00
BF060501000	Turner Envirologic Area	DEERFIELD BEACH	BROWARD	Southeast	10/18/2005	5.00
BF520502000	Pinellas County Lealman Area-Wide Brownfield Area		PINELLAS	Southwest	09/20/2005	1,500.00
BF170502000	603 West Romana Street Area	PENSACOLA	ESCAMBIA	Northwest	09/15/2005	1.00
BF540501000	Bill Ding Avenue Brownfield Area	PALATKA	PUTNAM	Northeast	09/13/2005	9.00
BF160505000	1915 Wigmore Street (Jacksonville Maritime Partners)	JACKSONVILLE	DUVAL	Northeast	09/13/2005	95.00
BF160504000	Southside Community Redevelopment Area	JACKSONVILLE	DUVAL	Northeast	08/15/2005	1,708.00
BF160503000	Kings Avenue Brownfield Area	JACKSONVILLE	DUVAL	Northeast	08/15/2005	1.00
BF420502000	Southeast Brownfield Expansion Area	OCALA	MARION	Central	08/09/2005	27.00
BF170501000	929 Massachusetts Avenue Area	PENSACOLA	ESCAMBIA	Northwest	08/04/2005	8.02

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF160502000	Insteel Wire Products Area	JACKSONVILLE	DUVAL	Northeast	07/05/2005	16.00
BF010501000	University Corners Brownfield Area	GAINESVILLE	ALACHUA	Northeast	06/27/2005	4.00
BF290503000	1010-1026 North 19th Street	TAMPA	HILLSBOROUGH	Southwest	05/26/2005	8.00
BF520501000	Community Waterfront Park Area	ST PETERSBURG	PINELLAS	Southwest	03/22/2005	3.00
BF100501000	Greater Green Cove Springs Area	GREEN COVE SPRINGS	CLAY	Northeast	03/01/2005	5,488.00
BF130503000	Dedicated Transportation	MIAMI	MIAMI-DADE	Southeast	03/01/2005	2.00
BF130502000	Miami EZ Expansion Area	MIAMI	MIAMI-DADE	Southeast	02/24/2005	4,849.00
BF130501000	Homestead CRA Area	HOMESTEAD	MIAMI-DADE	Southeast	02/22/2005	1,188.00
BF290501000	W.T. Edwards Facility	TAMPA	HILLSBOROUGH	Southwest	02/10/2005	26.00
BF290502000	4010 North Lois Avenue (former Borden property)	TAMPA	HILLSBOROUGH	Southwest	02/10/2005	7.50
BF420501000	West Ocala Expansion Area	OCALA	MARION	Central	02/01/2005	1,015.00
BF500501000	Lake Worth Closed Municipal Landfill	LAKE WORTH	PALM BEACH		02/01/2005	65.00
BF160501000	Cecil Field, I.I. Park & Phillips Hwy Corridor	JACKSONVILLE	DUVAL	Northeast	01/25/2005	2,199.00
BF520403000	Alps Brownfield Area		PINELLAS	Southwest	12/21/2004	7.00
BF370401000	Former Bayliner Facility Area	TALLAHASSEE	LEON	Northwest	12/14/2004	31.00
BF350401000	Eustis Downtown & East Town Brownfield Area	EUSTIS	LAKE	Central	11/18/2004	926.00
BF080401000	Enterprise Charlotte Airport Park		CHARLOTTE	South	10/26/2004	2,820.00
BF500402000	W.P.B. Downtown Northwood/Pleasant City CR Expanded Area	WEST PALM BEACH	PALM BEACH	Southeast	07/19/2004	26.00
BF520402000	Sod Farm Site	ST PETERSBURG	PINELLAS	Southwest	07/15/2004	122.00
BF130401000	Aguaclara Brownfield Area	MIAMI	MIAMI-DADE	Southeast	06/24/2004	2.00
BF060401000	Harbour Cove Brownfield Area	HALLANDALE BEACH	BROWARD	Southeast	06/15/2004	7.06
BF500401000	Lake Worth CRA District	LAKE WORTH	PALM BEACH	Southeast	06/01/2004	737.00
BF170401000	1123 West Scott Street		ESCAMBIA	Northwest	05/06/2004	1.00
BF580401000	Marion Anderson Place Ubraculture Area	SARASOTA	SARASOTA	Southwest	05/06/2004	18.00
BF240401000	Hamilton County EZ Area		HAMILTON	Northeast	04/20/2004	12,807.00
BF580402000	Wireman Property, aka Sarasota Dreambuilders	SARASOTA	SARASOTA	Southwest	04/19/2004	2.00
BF640401000	Daytona Beach Area	DAYTONA BEACH	VOLUSIA	Central	04/07/2004	1,397.00
BF110401000	Immokalee Airport Area	IMMOKALEE	COLLIER	South	03/24/2004	211.43

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF520401000	Young-Rainey Star Center Area		PINELLAS	Southwest	03/09/2004	96.00
BF050401000	Cocoa Brownfield Area	COCOA	BREVARD	Central	01/13/2004	1,549.00
BF500303000	Westgate/Belvedere Homes CRA Area		PALM BEACH	Southeast	12/16/2003	1,264.00
BF050301000	Kirby Industrial Park 1 Brownfield Area	PALM BAY	BREVARD	Central	12/04/2003	36.00
BF500302000	W.P.B. Downtown Northwood/Pleasant City CRA Areas	WEST PALM BEACH	PALM BEACH	Southeast	11/24/2003	118.00
BF170302000	3415 Barrancas Avenue BF Area	PENSACOLA	ESCAMBIA	Northwest	11/17/2003	1.00
BF360301000	Ft. Myers Wellfield Area	FORT MYERS	LEE	South	11/17/2003	870.00
BF570301000	Santa Rosa Brownfield Redevelopment Area		SANTA ROSA	Northwest	11/13/2003	655.00
BF130302000	City of Hialeah Brownfield Area	HIALEAH	MIAMI-DADE	Southeast	10/28/2003	2,986.00
BF290303000	Centro Asturiano Place Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/02/2003	7.00
BF290304000	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	10/02/2003	7.50
BF160301000	Cecil Brownfields Area	JACKSONVILLE	DUVAL	Northeast	09/17/2003	8,124.00
BF570302000	Milton Brownfield Redevelopment Area	MILTON	SANTA ROSA	Northwest	09/09/2003	1,078.00
BF580302000	Fruitville Brownfields Area		SARASOTA	Southwest	07/23/2003	122.00
BF060302000	MABB Dania Beach Brownfield Area	DANIA BEACH	BROWARD	Southeast	05/28/2003	4.00
BF060301000	Dania Motocross Brownfield Area	DANIA BEACH	BROWARD	Southeast	05/28/2003	12.00
BF130301000	Beacons Lake Brownfield Area		MIAMI-DADE	Southeast	05/20/2003	436.00
BF360302000	Dunbar Enterprise Zone Brownfield Area	FORT MYERS	LEE	South	05/19/2003	2,778.00
BF500301000	Belle Glade Brownfield Area	BELLE GLADE	PALM BEACH	Southeast	05/19/2003	1,091.00
BF620301000	Taylor County Brownfield Area	PERRY	TAYLOR	Northeast	05/05/2003	20.00
BF290302000	Ameristeel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	04/24/2003	63.00
BF580301000	Former Workman Electronics Area	SARASOTA	SARASOTA	Southwest	02/26/2003	9.00
BF290301000	Tampa Heights Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	01/30/2003	10.00
BF170301000	MidTown BF Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	01/23/2003	370.00
BF170201000	Pensacola Mainstreet Area	PENSACOLA	ESCAMBIA	Northwest	12/19/2002	3.00
BF160205000	Sunbeam Hill Area	JACKSONVILLE	DUVAL	Northeast	12/16/2002	224.00
BF160204000	Advantus Transport Area	JACKSONVILLE	DUVAL	Northeast	12/12/2002	13.00
BF160203000	Raven Transport Holding Area	JACKSONVILLE	DUVAL	Northeast	12/05/2002	9.00

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF130201000	Biscayne Commons Area	NORTH MIAMI BEACH	MIAMI-DADE	Southeast	12/03/2002	12.00
BF480202000	DEEDS Orlando	ORLANDO	ORANGE	Central	11/21/2002	21.00
BF290204000	North 56th Street Area		HILLSBOROUGH	Southwest	11/07/2002	8.38
BF230201000	Port St. Joe Area	PORT ST JOE	GULF	Northwest	11/05/2002	168.00
BF410201000	Manatee Avenue West Area	BRADENTON	MANATEE	Southwest	10/04/2002	3.00
BF160202000	Phillips Highway	JACKSONVILLE	DUVAL	Northeast	09/30/2002	43.00
BF060202000	Liberia / Oakwood Hills Area	HOLLYWOOD	BROWARD	Southeast	09/18/2002	148.00
BF160201000	Riverplace Boulevard Area	JACKSONVILLE	DUVAL	Northeast	09/05/2002	4.00
BF090201000	Wal-Mart Inverness	INVERNESS	CITRUS	Southwest	07/09/2002	40.00
BF300201000	Chipley Industrial Park Area	CHIPLEY	WASHINGTON	Northwest	05/14/2002	113.00
BF290203000	Washington Street Crossing Area	TAMPA	HILLSBOROUGH	Southwest	04/25/2002	1.00
BF480201000	Winter Garden Downtown CRA	WINTER GARDEN	ORANGE	Central	04/11/2002	726.00
BF290202000	Wal-Mart Buckley-Shuler Area		HILLSBOROUGH	Southwest	03/20/2002	40.00
BF060201000	US 441/SR 7 Corridor	LAUDERHILL	BROWARD	Southeast	03/11/2002	504.00
BF500101000	Former Palm Beach Lakes Golf Course	WEST PALM BEACH	PALM BEACH	Southeast	06/25/2001	96.00
BF530101000	CSX Railyard - Lakeland	LAKELAND	POLK	Southwest	04/20/2001	99.00
BF160101000	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	04/03/2001	37.00
BF170101000	Strategic Crossings Corporation	PENSACOLA	ESCAMBIA	Northwest	01/25/2001	2.00
BF290101000	Tampa Port Authority	TAMPA	HILLSBOROUGH	Southwest	01/04/2001	600.00
BF420101000	Ocala Area #7 (817 North Pine Avenue)	OCALA	MARION	Central	01/02/2001	2.00
BF060003000	Uniweld Products Area	DANIA BEACH	BROWARD	Southeast	12/12/2000	3.00
BF050001000	Village Green Area	ROCKLEDGE	BREVARD	Central	12/06/2000	10.00
BF290002000	WRB at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/06/2000	9.00
BF420002000	Ocala Area #6 (Silver Springs Blvd)	OCALA	MARION	Central	10/24/2000	1.00
BF130001000	Potamkin Properties	MIAMI BEACH	MIAMI-DADE	Southeast	06/07/2000	7.00
BF160001000	Pilot Project Area	JACKSONVILLE	DUVAL	Northeast	03/24/2000	11,520.00
BF370002000	Gaines Street Corridor	TALLAHASSEE	LEON	Northwest	03/22/2000	457.00
BF370001000	Cascade Park MGP and Landfill	TALLAHASSEE	LEON	Northwest	03/22/2000	23.00
BF420001000	Ocala Area #5 (NW 1st Street)	OCALA	MARION	Central	02/15/2000	1.00

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF060002000	Lauderdale Lakes Area	LAUDERDALE LAKES	BROWARD	Southeast	01/25/2000	21.00
BF010001000	Gainesville Area	GAINESVILLE	ALACHUA	Northeast	01/24/2000	26.00
BF290001000	Robbins Manufacturing Storage Yard	TAMPA	HILLSBOROUGH	Southwest	01/19/2000	24.00
BF530001000	Auburndale Wal-Mart Area	AUBURNDALE	POLK	Southwest	01/17/2000	10.00
BF060001000	Miramar Area	MIRAMAR	BROWARD	Southeast	01/05/2000	7.00
BF069901000	Pompano Beach Northwest Area	POMPANO BEACH	BROWARD	Southeast	11/23/1999	3,084.00
BF429903000	Ocala Area #4 (NE 14th Street)	OCALA	MARION	Central	11/09/1999	6.00
BF529901000	St. Petersburg Area	ST PETERSBURG	PINELLAS	Southwest	10/21/1999	122.00
BF179901000	Palafox Corridor Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	09/16/1999	598.00
BF139904000	Model City\Brownsville Area		MIAMI-DADE	Southeast	07/13/1999	9,308.00
BF139913000	Redlands\Leasure City Area		MIAMI-DADE	Southeast	07/13/1999	4,862.00
BF139903000	Dade-Opa-Locka Area		MIAMI-DADE	Southeast	07/13/1999	3,687.00
BF139905000	Central Miami Area		MIAMI-DADE	Southeast	07/13/1999	4,321.00
BF139906000	Sweetwater A Area		MIAMI-DADE	Southeast	07/13/1999	454.00
BF139907000	Sweetwater B Area		MIAMI-DADE	Southeast	07/13/1999	194.00
BF139908000	Sweetwater C Area		MIAMI-DADE	Southeast	07/13/1999	648.00
BF139909000	South Miami Area		MIAMI-DADE	Southeast	07/13/1999	72.00
BF139910000	Richmond Heights Area		MIAMI-DADE	Southeast	07/13/1999	642.00
BF139911000	Perrine Area		MIAMI-DADE	Southeast	07/13/1999	4,271.00
BF139912000	South Dade Area		MIAMI-DADE	Southeast	07/13/1999	6,081.00
BF139902000	Carol City Area		MIAMI-DADE	Southeast	07/13/1999	4,098.00
BF429902000	Ocala Area #3 (NW 10th Street)	OCALA	MARION	Central	06/08/1999	1.00
BF489901000	Orlando-Sunterra Area	ORLANDO	ORANGE	Central	05/24/1999	14.00
BF429901000	Ocala Area #2 (N Magnolia Ave)	OCALA	MARION	Central	05/11/1999	1.00
BF209901000	Quincy Area	QUINCY	GADSDEN	Northwest	04/27/1999	4,890.00
BF369901000	Ft Myers Coal Gasification Area	FORT MYERS	LEE	South	04/19/1999	7.00
BF139901000	Opa-Locka Area	OPA-LOCKA	MIAMI-DADE	Southeast	02/24/1999	1,286.00
BF429801000	Ocala Area #1	OCALA	MARION	Central	03/24/1998	329.00
BF139801000	Miami Area	MIAMI	MIAMI-DADE	Southeast	03/10/1998	3,932.00

Area ID	Area Name	City	County	DEP District	Resolution Date	Acreage ¹
BF529701000	Clearwater Area	CLEARWATER	PINELLAS	Southwest	10/16/1997	1,100.00
Total Approximate Acreage:						149,815.78

¹ NR = Not Reported

Total approximate acreage includes actual contaminated and perceived contaminated properties, viable business properties, residential properties, green spaces, and parks etc. Total approximate acreage is not representative of the number of areas that may require cleanup due to contamination but properties (acres) that may be eligible for economic and regulatory incentives pursuant to the Brownfields Redevelopment Act. The determination and designation of a brownfield area is the responsibility of the municipality or county government.

APPENDIX B
Sites with Executed Brownfield Site Rehabilitation Agreements

Sites with Executed BSRAs

Florida Brownfields Redevelopment Program

Friday, February 01, 2008

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Total Sites: 112



Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF560702000	BF560702001	1150 S. Federal Highway	FORT PIERCE	ST. LUCIE	Southeast	12/28/2007		2.33
BF290704000	BF290704001	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/27/2007		4.31
BF480401000	BF480401002	Former Spellman Engineering	ORLANDO	ORANGE	Central	12/27/2007		19.20
BF480401000	BF480401003	Former OUC Power Plant	ORLANDO	ORANGE	Central	12/27/2007		9.80
BF590702000	BF590702001	Former Central Florida Drum Facility		SEMINOLE	Central	12/27/2007		6.45
BF590703000	BF590703001	Lowe's Store Fern Park	FERN PARK	SEMINOLE	Central	12/27/2007		9.45
BF170701000	BF170701001	Former Runyan Shipyard, Bayou Chico	PENSACOLA	ESCAMBIA	Northwest	12/26/2007		13.80
BF560601000	BF560601001	Center Road	FORT PIERCE	ST. LUCIE	Southeast	12/26/2007		56.62
BF100501000	BF100501001	GCS Downtown Phase I, Parcel A	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		2.15
BF100501000	BF100501002	GCS Downtown Phase I, Parcel B	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		1.74
BF100501000	BF100501003	GCS Downtown Phase I, Parcel C	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		1.75
BF170502000	BF170502001	Mosquito Control Facility	PENSACOLA	ESCAMBIA	Northwest	12/24/2007		1.00
BF170504000	BF170504001	Century Florida Site	CENTURY	ESCAMBIA	Northwest	12/20/2007		37.00
BF290703000	BF290703001	Tampa International Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2007		29.36
BF050701000	BF050701001	Manatee Point	MELBOURNE	BREVARD	Central	12/19/2007		0.48
BF480704000	BF480704001	Baratta ROCC Site	APOPKA	ORANGE	Central	12/19/2007		3.05

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BF580302000	BF580302003	BKOP1	SARASOTA	SARASOTA	Southwest	12/14/2007		48.94
BF640701000	BF640701001	William Lofts	DAYTONA BEACH	VOLUSIA	Central	11/21/2007		3.60
BF480401000	BF480401001	Orlando Events Center	ORLANDO	ORANGE	Central	09/05/2007		8.91
BF590701000	BF590701001	Former Microvia Facility	CASSELBERRY	SEMINOLE	Central	08/06/2007		8.39
BF160001000	BF160001008	Keystone/Wigmore Street	JACKSONVILLE	DUVAL	Northeast	07/11/2007		70.00
BF160001000	BF160001006	Hogan's Creek Site, Parcel 1A	JACKSONVILLE	DUVAL	Northeast	06/19/2007		3.18
BF160001000	BF160001007	Hogan's Creek Site, Parcel 1B	JACKSONVILLE	DUVAL	Northeast	06/19/2007		2.27
BF360501000	BF360501001	Garden Street Iron & Metal, Inc.	FORT MYERS	LEE	South	05/29/2007		9.86
BF160001000	BF160001005	JM Family Enterprises	JACKSONVILLE	DUVAL	Northeast	12/27/2006		3.94
BF290604000	BF290604001	Waters Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/27/2006		18.88
BF540501000	BF540501001	Bill Ding Avenue Brownfield Site	PALATKA	PUTNAM	Northeast	12/27/2006		8.34
BF180601000	BF180601001	Bunnell Industrial/Former Rayonier Plant Site	BUNNELL	FLAGLER	Northeast	12/21/2006		43.69
BF290606000	BF290606001	Former Tampa Armature Works Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006		4.27
BF290607000	BF290607001	Avion Park at Westshore Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006		18.89
BF360301000	BF360301001	Eastwood Village Brownfield Site	FORT MYERS	LEE	South	12/19/2006		608.45
BF370601000	BF370601001	Sunland Hospital Parcel I	TALLAHASSEE	LEON	Northwest	12/12/2006		5.18
BF550601000	BF550601001	Former Ponce de Leon Golf Course	ST AUGUSTINE	ST. JOHNS	Northeast	12/11/2006		284.00
BF529901000	BF529901002	City of St. Petersburg/Former Atherton Oil	ST PETERSBURG	PINELLAS	Southwest	10/10/2006		0.83
BF290603000	BF290603001	Circle Tampa Venture I	TAMPA	HILLSBOROUGH	Southwest	09/20/2006	05/31/2007 #	28.00
BF360302000	BF360302001	2780 South Street	FORT MYERS	LEE	South	06/20/2006		1.68

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF290602000	BF290602001	Former 43rd Street Bay Drum Site	TAMPA	HILLSBOROUGH	Southwest	05/03/2006		4.30
BF290302000	BF290302001	Gerdaus Ameristeel Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	04/10/2006		30.00
BF580302000	BF580302002	Lowes Crofut Parcel and Outparcel A Site	SARASOTA	SARASOTA	Southwest	02/27/2006		4.00
BF160501000	BF160501001	Wal-Mart Phillips Highway Brownfields Site	JACKSONVILLE	DUVAL	Northeast	12/21/2005		21.23
BF290503000	BF290503001	Channelside Holdings Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2005		8.00
BF500101000	BF500101006	DR Palm Beach Residential Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	12/01/2005		14.11
BF290501000	BF290501001	W.T. Edwards Brownfields Site	TAMPA	HILLSBOROUGH	Southwest	11/29/2005		26.00
BF580302000	BF580302001	Lowes DMB Parcel and Outparcels B&C Site	SARASOTA	SARASOTA	Southwest	11/15/2005		19.00
BF050301000	BF050301001	KIP I, L.L.C. Brownfield Site	PALM BAY	BREVARD	Central	10/20/2005		33.00
BF500101000	BF500101005	DR Palm Beach Hotel Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	10/20/2005		1.50
BF139801000	BF139801005	McArthur Dairy 7th Avenue	MIAMI	MIAMI-DADE	Southeast	10/07/2005		5.20
BF529701000	BF529701004	Clearwater Automotive Site	CLEARWATER	PINELLAS	Southwest	09/26/2005		3.00
BF130503000	BF130503001	Dedicated Transportation Corporaton HQs	MIAMI	MIAMI-DADE	Southeast	09/08/2005		1.66
BF290204000	BF290204001a	Former Southern Mill Creek Products Site	TAMPA	HILLSBOROUGH	Southwest	07/25/2005		8.38
BF370002000	BF370002001	Tallahassee Residence Inn Brownfield Site	TALLAHASSEE	LEON	Northwest	07/14/2005	03/19/2007 #	2.26
BF520501000	BF520501001	Community Waterfront Park	ST PETERSBURG	PINELLAS	Southwest	05/19/2005		1.93
BF139801000	BF139801004	Los Suenos Multifamily Apartments (Dreamers, LLC)	MIAMI	MIAMI-DADE	Southeast	12/20/2004		1.46
BF060401000	BF060401001	Harbour Cove Associates	HALLANDALE BEACH	BROWARD	Southeast	12/17/2004		7.06

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BF139904000	BF139904002	Corinthian Multifamily Apartments (Liberty City Holdings, LLC)	MIAMI	MIAMI-DADE	Southeast	12/17/2004		5.74
BF290304000	BF290304001	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	12/10/2004		9.66
BF290204000	BF290204001	The Place at Channelside	TAMPA	HILLSBOROUGH	Southwest	11/04/2004		2.15
BF139801000	BF139801003	Wagner Square (Former Civic Center)	MIAMI	MIAMI-DADE	Southeast	08/13/2004	10/07/2005	3.00
BF480201000	BF480201001	Former Gray Truck Line Property	WINTER GARDEN	ORANGE	Central	04/19/2004		5.00
BF060301000	BF060301001	Dania Motocross	DANIA BEACH	BROWARD	Southeast	04/12/2004	08/01/2006 #	12.00
BF170302000	BF170302001	Sunray Enterprises, Inc. (Keck)	PENSACOLA	ESCAMBIA	Northwest	03/17/2004	03/02/2006	1.00
BF290303000	BF290303001	Centro Asturiano Place	TAMPA	HILLSBOROUGH	Southwest	03/10/2004	09/01/2006	7.00
BF139904000	BF139904001	Siegel Gas and Oil Corp	MIAMI	MIAMI-DADE	Southeast	02/11/2004		2.22
BF139801000	BF139801002	FEC Buena Vista	MIAMI	MIAMI-DADE	Southeast	12/18/2003		51.00
BF529901000	BF529901001	Peoples Gas System (Former TECO Complex)	ST PETERSBURG	PINELLAS	Southwest	12/16/2003		5.00
BF130301000	BF130301001	Beacon Lakes (AMB Codina)	MIAMI	MIAMI-DADE	Southeast	11/24/2003		156.00
BF170201000	BF170201001	Pensacola Mainstreet, Inc.	PENSACOLA	ESCAMBIA	Northwest	10/03/2003		3.00
BF290301000	BF290301001	Riverfront (Tampa Heights) Complex	TAMPA	HILLSBOROUGH	Southwest	10/01/2003	11/23/2005	12.00
BF160001000	BF160001004	Ford Assembly Redevelopment	JACKSONVILLE	DUVAL	Northeast	09/17/2003		23.00
BF529701000	BF529701003	Former Clearwater Sun Property	CLEARWATER	PINELLAS	Southwest	09/17/2003	01/18/2007 #	1.00
BF179901000	BF179901002	2500 North Palafox Street	PENSACOLA	ESCAMBIA	Northwest	07/25/2003		0.75
BF060201000	BF060201001	McArthur Dairy Brownfield Site	LAUDERHILL	BROWARD	Southeast	06/11/2003		10.35
BF290101000	BF290101003	Tampa Bay Scrap Processors Site	TAMPA	HILLSBOROUGH	Southwest	05/09/2003		16.00

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF160001000	BF160001003	2100 Dennis Street Remediation Trust	JACKSONVILLE	DUVAL	Northeast	05/01/2003		1.00
BF130201000	BF130201001	Biscayne Commons Brownfields Site	NORTH MIAMI	MIAMI-DADE	Southeast	04/07/2003		12.00
BF160205000	BF160205001	4502 Sunbeam Road	JACKSONVILLE	DUVAL	Northeast	03/13/2003		225.00
BF160202000	BF160202001	Phillips Highway Site	JACKSONVILLE	DUVAL	Northeast	02/24/2003		43.00
BF230201000	BF230201001	Former-St. Joe Site Surface Impoundment	PORT ST JOE	GULF	Northwest	01/28/2003		11.00
BF230201000	BF230201002	Former-Port St. Joe Kraft Papermill	PORT ST JOE	GULF	Northwest	01/27/2003		125.00
BF160001000	BF160001002	The Shipyards	JACKSONVILLE	DUVAL	Northeast	12/31/2002		40.55
BF160201000	BF160201001	St. Johns Center Site	JACKSONVILLE	DUVAL	Northeast	12/31/2002		4.00
BF090201000	BF090201001	Inverness Wal-Mart Site	INVERNESS	CITRUS	Southwest	12/23/2002		40.00
BF010001000	BF010001002	Former-CSX Property	GAINESVILLE	ALACHUA	Northeast	11/14/2002		25.00
BF290202000	BF290202001	Wal-Mart Gunn Highway Site	TAMPA	HILLSBOROUGH	Southwest	11/07/2002		28.00
BF530001000	BF530001001	Auburndale Wal-Mart	AUBURNDALE	POLK	Southwest	11/07/2002		10.00
BF500101000	BF500101004	DR Lakes, Inc. Parcel II	WEST PALM BEACH	PALM BEACH	Southeast	08/30/2002	**	16.00
BF290101000	BF290101002	Tampa Bay Shipbuilding and Repair Company	TAMPA	HILLSBOROUGH	Southwest	07/31/2002		53.00
BF429903000	BF429903001	Former White's Meats Packing Facility	OCALA	MARION	Central	07/26/2002	10/23/2006	6.00
BF290002000	BF290002002	CSX Spur at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	07/22/2002		1.00
BF500101000	BF500101002	DR Lakes Multifamily Northside	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002		13.00
BF500101000	BF500101003	CFC Multifamily Northwest	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002		45.00
BF160001000	BF160001001	Ware Family Realty, LLC	JACKSONVILLE	DUVAL	Northeast	06/03/2002	12/08/2003	1.00
BF290202000	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	05/15/2002	1.00

Special Notes:

Site Rehabilitation Completion Order with Conditions Issued

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** Please note, BSRA BF00101004 has been superseded by BSRAs BF500101005 and BF00101006. Please refer to the new BSRAs for detail regarding responsible parties, site boundaries, etc.

¹ NR = Not Reported

BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)

SRCO = Site Rehabilitation Completion Order ("No Further Action")

Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
BF290202000	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	06/04/2002	1.00
BF290202000	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	11/23/2004	2.00
BF290202000	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	12/16/2002	2.00
BF290202000	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	07/22/2002	2.00
BF500101000	BF500101001	BrandsMart	WEST PALM BEACH	PALM BEACH	Southeast	12/27/2001		17.00
BF290101000	BF290101001	Port Ybor	TAMPA	HILLSBOROUGH	Southwest	10/29/2001		59.00
BF179901000	BF179901001	Weatherford McIntyre Property	PENSACOLA	ESCAMBIA	Northwest	10/03/2001	07/01/2002 #	3.00
BF160101000	BF160101001	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	08/01/2001		42.00
BF529701000	BF529701002	Dimmit Parcel B	CLEARWATER	PINELLAS	Southwest	07/31/2001		3.00
BF170101000	BF170101001	Strategic Crossing Corp. CSX Property	PENSACOLA	ESCAMBIA	Northwest	06/07/2001	12/15/2006 #	1.00
BF369901000	BF369901001	City of Ft Myers Coal Gasification Site	FORT MYERS	LEE	South	03/09/2001		7.00
BF010001000	BF010001001	Gainesville Regional Utilities/Poole Roofing Site	GAINESVILLE	ALACHUA	Northeast	01/29/2001		2.00
BF130001000	BF130001001	Potamkin Properties	MIAMI BEACH	MIAMI-DADE	Southeast	12/29/2000		7.00
BF290002000	BF290002001	WRB @ Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/28/2000		10.00
BF050001000	BF050001001	Village Green Shopping Center	ROCKLEDGE	BREVARD	Central	12/22/2000		10.00
BF290001000	BF290001001	Robbins Manufacturing	TAMPA	HILLSBOROUGH	Southwest	08/28/2000	08/14/2002 #	40.00
BF529701000	BF529701001	Community Health Center	CLEARWATER	PINELLAS	Southwest	01/18/2000	07/28/2000	1.00
BF489901000	BF489901001	Sunterra Site	ORLANDO	ORANGE	Central	06/29/1999	11/05/1999	14.00
BF139801000	BF139801001	Wynwood Site	MIAMI	MIAMI-DADE	Southeast	07/27/1998	*	3.00

Special Notes:

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage ¹
Total Approximate Acreage:								2,824.30

Special Notes:

- # Site Rehabilitation Completion Order with Conditions Issued
- * PRFBRS chose to voluntarily terminate BSRA and the BSRA was terminated in October by mutual consent
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APPENDIX C
Success Stories

BROWNFIELDS REDEVELOPMENT SUCCESS STORIES

The effectiveness of the Florida Brownfields Redevelopment Program is demonstrated through cleanup and reuse of previously underused properties. The following projects were completed using the Program.

Circle Tampa Venture

Location:	Tampa
Historical Use:	Aluminum can plant, former Army airfield
Contaminants:	Metals, solvents, polychlorinated biphenyls (PCBs), oil and grease
Reuse:	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 implementation of a restrictive covenant on 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. Redevelopment of the site is under way and will feature upscale, three-story apartments and townhomes. The 468 apartments and townhome units will be open in 2008. The sales price of the property in 2004, prior to cleanup, was \$3.15 million. When complete, the property value is projected to be approximately \$44 million. The project has resulted in the creation of 10 management, leasing, and maintenance jobs.



Tallahassee Residence Inn

Location:	Tallahassee
Historical Use:	Bulk petroleum facility
Contaminants:	Petroleum and 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 A & M 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 formerly 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. The Department of Environmental

Protection (DEP) issued a conditional Site Rehabilitation Completion Order (SRCO) in the spring of 2007, indicating that no further remediation 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 \$10,000,000. 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 \$10,139,737.

Sunterra Site

Location: Orlando
Historical Use: Former Montgomery Ward store
Contaminants: Hydraulic oils
Reuse: Sheriff's substation



This former retail department store sat empty and deserted for some time after the then Montgomery Ward went bankrupt. Operations at the property had included an automotive service center. Eight hydraulic lifts remained on the property. Sunterra Corporation entered into a Brownfields Site Rehabilitation Agreement (BSRA) with DEP to conduct voluntary cleanup of the property. The hydraulic lifts and associated contaminated soils were removed, and 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
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. The developer entered into a BSRA with Broward County to address metals contamination in the groundwater. In accordance with the brownfield statute, DEP has delegated authority to Broward County to implement the Program in the county. In August 2006, Broward County issued a conditional SRCO for the property indicating that no further action was necessary at the site. 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 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, and 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 be a clubhouse for residents. Over \$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 \$3,635,200.

Riverfront (Heights Redevelopment Area) Complex

Location: Tampa
Historical Use: Marine repair, dump site for bridge demolition debris, lift station
Contaminants: Metals, petroleum compounds, and PCBs
Reuse: 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 under way. The project is located adjacent to the new Stetson University Law Building and across the river from the Blake Magnet High School for the performing arts.

Former Clearwater Sun Property

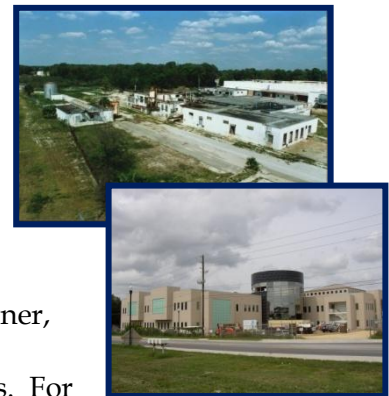
Location: Clearwater
Historical Use: Printing and publishing facility
Contaminants: Arsenic and petroleum
Reuse: Residential

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. The property was rehabilitated and institutional and engineering control strategies were employed as conditions of the SRCO. The original building was left in place and renovated for reuse. The facility is now an industrial equipment supply operation.

Former White's Meats Packing Facility

Location: Ocala
Historical Use: Meat packing facility
Contaminants: Petroleum and 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, as well 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 over thirty 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. When the project is finished, \$1,838,000 in grant funds will have been acquired, the City of Ocala will have invested almost \$100,000, and the private investor will have spent over \$10 million in land purchase and construction. The project will create over 100 jobs and stimulate 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 cleanup and redevelopment of the chlorinated solvent contaminated property. The redevelopment included an 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 \$1,213,358.

Wal-Mart Buckley-Shuler, Parcels A-E

Location:	Tampa
Historical Use:	Former paint facility and commercial dairy
Contaminants:	Volatile (VOC) and semi-volatile (SVOC) organic compounds
Reuse:	Wal-Mart store and outlying commercial 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. Wal-Mart purchased the property in 2001 for \$2,533,400. The developer, Buckley-Shuler, completed cleanup of VOC and SVOC contamination of the soils and groundwater at a cost of approximately \$700,000. The property is now redeveloped and contains a Wal-Mart retail store, as well as a number of other retail businesses. The current taxable value of the property is \$17,455,770. The 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 was removed from the property. Construction of the building and parking areas provided

engineering controls for 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 Corp., CSX Property

Location: Pensacola
Historical Use: Former railroad right-of-way
Contaminants: Arsenic and SVOCs
Reuse: Commercial parking lot



The City of Pensacola successfully used the Florida Brownfields Redevelopment 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 contaminated by arsenic and SVOCs. Cleanup of the on-site contamination was completed, and the rail spur property was redeveloped as a much needed downtown parking facility for the 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 (CCA)
Reuse: Multi-family residential



The Robbins Manufacturing facility was the first designated Brownfield area in Hillsborough County. The site's past uses included treatment of lumber and poles with CCA 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.

Community Health Center

Location: Clearwater
Historical Use: Abandoned gas station
Contaminants: Petroleum
Reuse: Community Health Center



The City of Clearwater ended up with responsibility for a rundown former gas station in a low-income neighborhood. There were liens on the property and no one was interested in pursuing such a 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 was removed and disposed of. 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, over 7,000 patients were served. New jobs were created, a contaminated site was cleaned up, and an undesirable property became a valuable community asset.