

Environmental Protection Commission of Hillsborough County



BROWNFIELDS

2008 Annual Report

November 20, 2008

Waste Management Division
3629 Queen Palm Drive
Tampa, FL 33619
(813) 627-2600
www.epchc.org

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The Environmental Protection Commission of Hillsborough County (EPC) received delegation from the Florida Department of Environmental Protection (FDEP) in June 2004 to administer the brownfields program in Hillsborough County.

There are four local governments that can designate brownfields within the county, including unincorporated Hillsborough County, the City of Tampa, the City of Temple Terrace and the City of Plant City. The following is an update on designations and other Brownfields activities in Hillsborough County over which EPC has primary responsibility for oversight through the delegation agreement with FDEP. Please see Table I for designated areas in Hillsborough County for which EPC has designated authority and Table II for those properties which have executed a Brownfield Site Rehabilitation Agreement (BSRA) with the EPC. Please see Attachments 1 and 2 for maps of Brownfield locations.

**Hillsborough County
Designations:**

Since November 2007 Hillsborough County designated two Brownfield Areas for which EPC is responsible under the delegation agreement, Tampa Tank and Kracker Road.

The Tampa Tank site is located east of Highway 41 adjacent to the former Chloride Battery site in Tampa. In addition to impacts from this off-site source, the property has soil impacted with arsenic, which is being 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 Kracker Road site is located west of Highway 41 in Gibsonton, south of Tampa. The site is composed of 112 acres and was previously used by Hartz Mountain as a distribution center for small pets, pet products, and was the location of their tropical fish farm. For site assessment purposes, the area has been segregated into three sites and three separate BSRAs have been executed. The BSRA for Parcel A encompasses a historic unpermitted landfilled area, the BSRA for Parcel B is the site of a former waste water treatment plant, and the BSRA for Parcel C encompasses the former fish farm area. Future plans for the site include warehousing and storefront development totaling 1.5 million square feet industrial, 275,000 square feet retail, 50,000 square feet retail/flex use and 225,000 square feet flex space, at a redevelopment investment of \$73.8 million.

Pending designations:

There is one pending application for designation by unincorporated Hillsborough County, the Kinder Morgan site, which will be managed by the FDEP due to a previous FDEP enforcement action at that site.

Prospective designations:

The former Hudson Nursery will apply for designation once an agreement with the development partner is finalized.

Other activities:

In June 2008, Hillsborough County, Planning and Growth Management Department, received \$300,000 in supplemental funding for their EPA Revolving Loan Fund Program (RLF), which brings the total funding to date to over \$1 million. In 2008, the Westshore Community Development Corporation (WCDC) was awarded a loan for up to \$525,000 and a \$200,000 grant from the RLF for cleanup activities associated with an old landfilled area on which an affordable housing development is proposed. The cleanup will be managed under the BSRA for that site.

Updates on previously designated areas and sites with executed BSRAs:**City of Tampa****Designations:**

The City of Tampa has designated two brownfield areas since November 2007 for which the EPC has responsibility under the designation agreement, Central Park Village and Panattoni/IKEA.

Central Park Village was designated in December 2007. The project was delayed due to a Florida Supreme Court case involving Tax Increment Financing. The court case has been resolved and the project is set to proceed. The initial phase of redevelopment will be a 160-unit, \$26 million senior citizen housing complex named The Ella, after entertainer Ella Fitzgerald.

The Panattoni/IKEA site was also designated in December 2007. For years, the city of Tampa has pledged to redevelop the Adamo corridor, which stretches between Tampa and Brandon. The development of the new IKEA site, adjacent to Ybor City, site will go a long way towards facilitating that promise. The property was originally developed as a cannery in 1936 (Figure 1) and operated until 1981, after which a number of tenants occupied the facility until the present and was recently characterized as a "gritty industrial site between the Port of Tampa and Ybor City". Panattoni Development Company purchased the property for \$11.2 million, rezoned the property and entered the Brownfield program. The site was razed and made pad ready for IKEA (Figure 2). The environmental issues were managed by soil removal and the use engineering and institutional controls. To date, a total of \$354,306 of voluntary cleanup tax credits have been awarded under the Brownfield program and an SRCO with conditions will be issued in the near future.

The site was sold to IKEA for \$25.4 million and construction has begun on the new IKEA store, which will include a 353,000 square foot retail facility with a 300 seat restaurant, scheduled to open during summer of 2009. This project has created 500 construction jobs and will create 400 new in store jobs, with an ad valorem tax benefit of \$1.3 million and untold sales tax revenues. This is the third Florida location for the Swedish retailer.

Pollution Prevention measures were considered during the planning and execution of the project including recycling of 75% of the debris from the razing of the old facility, planting 600 trees around the property, and the installation of a reflective roof to lower energy consumption.

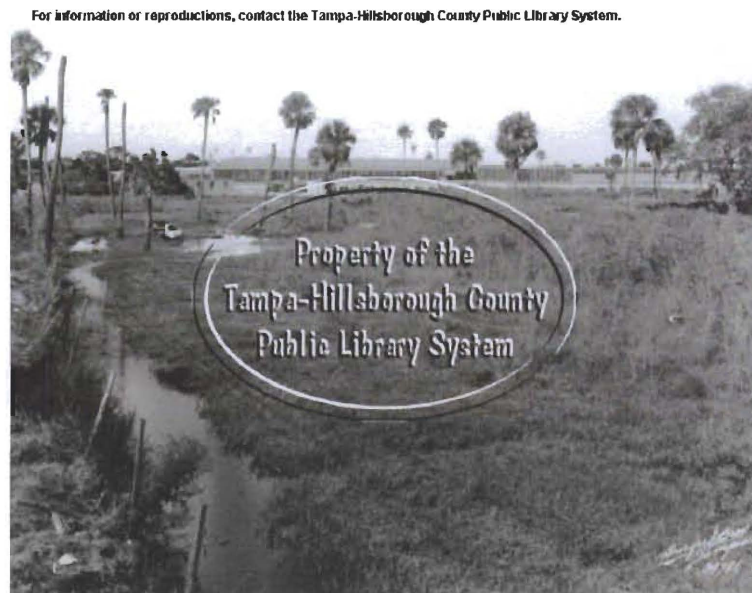


Figure 1. Panattoni/IKEA, early development, 1936, view from south



Figure 2. Panattoni/IKEA, Recent development, 2008, view from northeast
Post environmental remediation

Updates on previously designated areas and sites with executed BSRAs:

Hillsborough Community College received their unconditional SRCO on May 7, 2008 for the former W. T. Edwards Hospital site. The site is ready for expansion of the Dale Mabry campus.

McKibbin Hotel Group, executed a BSRA, initiated site assessment and cleanup, and most of the construction has been completed for the proposed redevelopment (Figure 3). Environmental issues include former petroleum storage tank contamination, a historic unpermitted landfill, and non-petroleum contamination. Formerly the site of at least three rental car facilities, **Avion Park of Westshore** will be a complex of three mid-rise hotels, four restaurants, 30,000 sq. ft. of retail stores and over 400,000 sq. ft. of office space. The ad valorem tax benefit of this redevelopment is estimated at \$1.7 million/year and

100 jobs will be created by the hotels alone.



Figure 3. Avion Park at Westshore artist rendering

The Hendry Corporation site is located at Hooker's Point in Tampa. This property was originally a Tampa Electric power generating station and an above ground tank farm. The BSRA was executed with the EPC for the site in August 2008 and the assessment of the property is on going.

The Westshore Community Development Corporation (WCDC) property was designated a brownfield area by the City of Tampa on November 8, 2007. Hillsborough County transferred ownership of the property to the WCDC after which, a BSRA was executed with the EPC. The property was transferred at no cost and was placed in a land trust. In exchange for the property, 57 affordable housing units are planned for the property (Figure 4). These homes will have restrictions on their future value to ensure they remain affordable. The homebuyers will have a long term lease on the land and will own their home. This type of affordable development is a first for the Tampa Hillsborough County area and is being evaluated as a model for future redevelopment. The WCDC is also the recipient of EPA Revolving Loan Fund and Grant monies through Hillsborough County.



Figure 4
Artist Rendering Westshore Landings One

Channelside Holdings is the site of a former paint manufacturing facility located east of Port Tampa. In addition to contamination from the paint manufacturing operations, the property was previously used as a solid waste disposal area during the early 1900s. They have executed a BSRA and completed an extensive soil removal and dewatering project in a former Above Ground Tank farm area. They are currently implementing a supplemental assessment and are working to obtain off-site access.

JVS Contracting, Inc. (former 43rd St. Bay Drum) executed a BSRA and completed an extensive soil removal and sampling program and are monitoring the groundwater and conducting additional soil sampling. JVS Contracting is a utility and demolition contractor. Operations at the facility include the storage and maintenance of heavy construction equipment, processing of concrete and dirt from construction and demolition projects, and the production of road base, screenings and stone to be used on various projects.

Port Tampa had approximately 600 acres of port owned property, in the vicinity of Hooker's Point, designated in January 2001 (Figure 5). The recently began discussions concerning the redevelopment of a former scrap yard into a fuel blending facility. Negotiations are ongoing, but a BSRA is expected to be executed before the end of 2008.



Figure 5. Hooker's Point Brownfield Area.
Areas highlighted in green are Port owned property

Pending designations:

Designation applications are pending on Crosland Varela and the first public meeting has been held as part of the designation process. The site is a former historic unpermitted landfill and is located directly west of the Westshore Community Development Corporation project. The reuse is a proposed mixed-use development consisting of 350 luxury apartments and 12,000 sf of retail located within the heart of Tampa's Westshore district, situated just ½ mile from International Mall (Figure 6). The proposed 5-story building will have an attached parking structure. The southern portion of the property will be developed into affordable senior housing at a later date.



Figure 6. Crosland Varela, proposed Brownfield Area

City of Temple Terrace:

There are currently no Brownfield projects within Temple Terrace. However, the Temple Terrace City Council voted unanimously to move forward with negotiations on the redevelopment of two antiquated shopping centers with the Atlanta-based partnership of The Vlass Group, MJ Lant Developments Inc. and Marketplace Advisors Inc. The partnership has proposed a \$150-million mixed-use project at the corner of Bullard Parkway and 56th Street. The development team is best known for such projects as Altamonte Town Center in Altamonte, Fla., and Atlantic Station in Atlanta, Ga.

City of Plant City:

Plant City recently completed their first Brownfield designation in February 2008. This was initiated by the municipality and the area wide designation encompasses all of the Lakeside Station property, with a total of 1200 acres with primarily zoned industrial (Figure 7). The property was a phosphate mine in the 1930s and has impacts from the mining activities and from the former Coronet Facility, located to the south. EPA, FDEP, EPC and the property owner have been in discussions over appropriate cleanup criteria.



Figure 7. Lakeside Station, 1200 acres, Plant City

Contacts for Brownfield Redevelopment in Hillsborough County:

Mary E. Yeargan	Environmental Protection Commission 3629 Queen Palm Drive Tampa, FL 33619 813-627-2600, x1303 yearganm@epchc.org
John Sego	Florida Department of Environmental Protection 13051 N. Telecom Pky. Temple Terrace, FL 33637 813-632-7600, x420 john.r.sego@dep.state.fl.us
Charner Reese	Hillsborough County PGMD 601 E. Kennedy Blvd. Tampa, FL 33602 813-272-5828 reesec@hillsboroughcounty.org
Daniel Fahey	City of Tampa 4010 W. Spruce St. Tampa, FL 33607 813-348-1094 daniel.fahey@tampagov.net
Kim Leinbach	City of Temple Terrace 11250 N. 56 th St. Temple Terrace, FL 33687 813-989-7176 kleinbach@templeterrace.com
James R. McDaniel	City of Plant City Community Services Director 302 W. Reynolds St. Plant City, FL 33564 813-659-4200, x4139 jmcdaniel@plantcitygov.com

Table I: Designated Brownfield Areas managed by EPC

Area	Site Name	Address	City	Resolution Date	Folio	Acreage
BF 290101000	Tampa Port Authority	Hooker's Point Area	Tampa	1/4/2001	multiple	600
BF 290501000	Hillsborough Community College	4014 MLK Blvd	Tampa	2/10/2005	109054.0010	29.9
BF 290502000	Hillsborough Community College	4010 N. Lois	Tampa	2/10/2005	109072.0000	7.3
BF 290503000	Channelside Holdings LLC	11010-1026 19th St.	Tampa	5/26/2005	189598.0000, 189577.0020	8
BF 290602000	JVS Contracting	11608 N. 43rd St.	Tampa	4/27/2006	160406.0100	5
BF 290601000	Grand Central at Kennedy	1120-1208 E. Kennedy	Tampa	4/27/2006	190183.0000, 190184.0000, 190185.0000, 190186.0000, 190187.0000, 190195.0000, 190198.0000	5
BF 290603000	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/7/2006	140491.0000, 140490.0000	28
BF 290607000	McKibbon Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/14/2006	112035.0000, 112033.0000, 112031.0000, 112036.5000	18.89
BF 290702000	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	4/12/2007	198755.1100	31.97
BF 290705000	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	11/8/2007	110985.0000	3.7
	Central Park Village	1202 N. Governor St.	Tampa	12/20/2007	multiple	28.9
BF 290703000	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	188639.0000	29.36
BF 290704000	Tampa Tank	5103 36th Ave.	Tampa	12/11/2008	147123.0100, 147121.1000	4.31

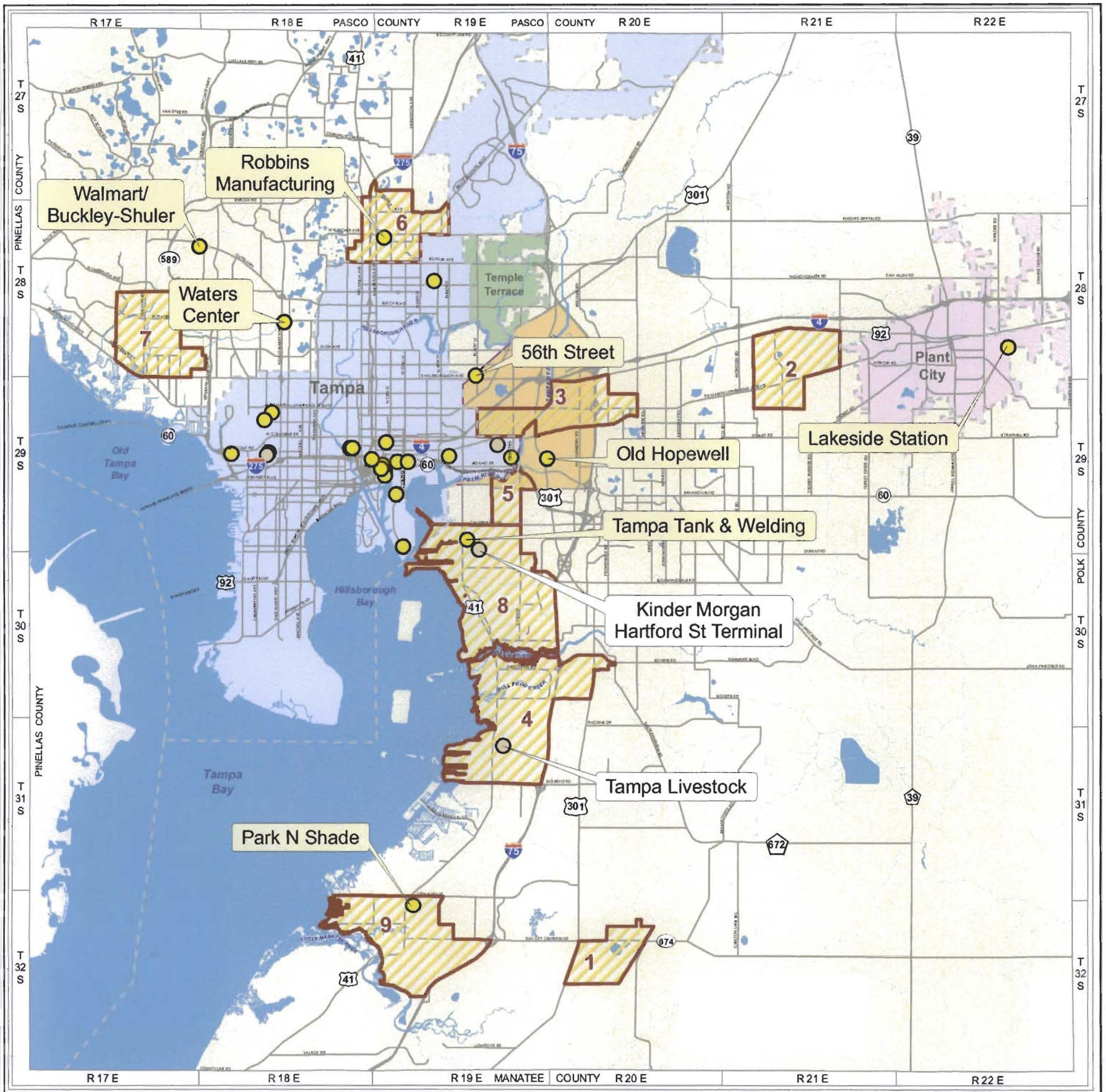
Table I: Designated Brownfield Areas managed by EPC

					051436.0000, 050853.0000, 050854.0000, 050855.0000, 050856.0000, 050860.0000, 050864.0300, 050865.0000	
BF 290802000	Kracker Rd. (Hartz Mtn.)	12602 S. US Hwy 41	Gibson	4/22/2008		111.84
	Lakeside Station	US 92 and Park Rd.	Plant City	2/25/2008	multiple	1200

Table II: Brownfield Sites with executed BSRA's managed by EPC

Area	Site Name	Address	City	BSRA executed	SRCO Issue Date	Acreage
BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/2005		8
BF 290602001	JVS Contracting	11608 N. 43rd St.	Tampa	5/3/2006		5
BF 290603001	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/20/2006	5/31/2007	28
BF 290607001	McKibbin Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/2006		18.89
BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/2008		31.97
BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008		3.7
BF 290703001	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007		29.36
BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008		4.31
BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibson	8/6/2008		29.73
BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibson	9/2/2008		8.49
BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibson	9/2/2008		73.62

Hillsborough County Designated Brownfields



Brownfields & CDBG Areas

Brownfield Locations

- Approved
- Proposed

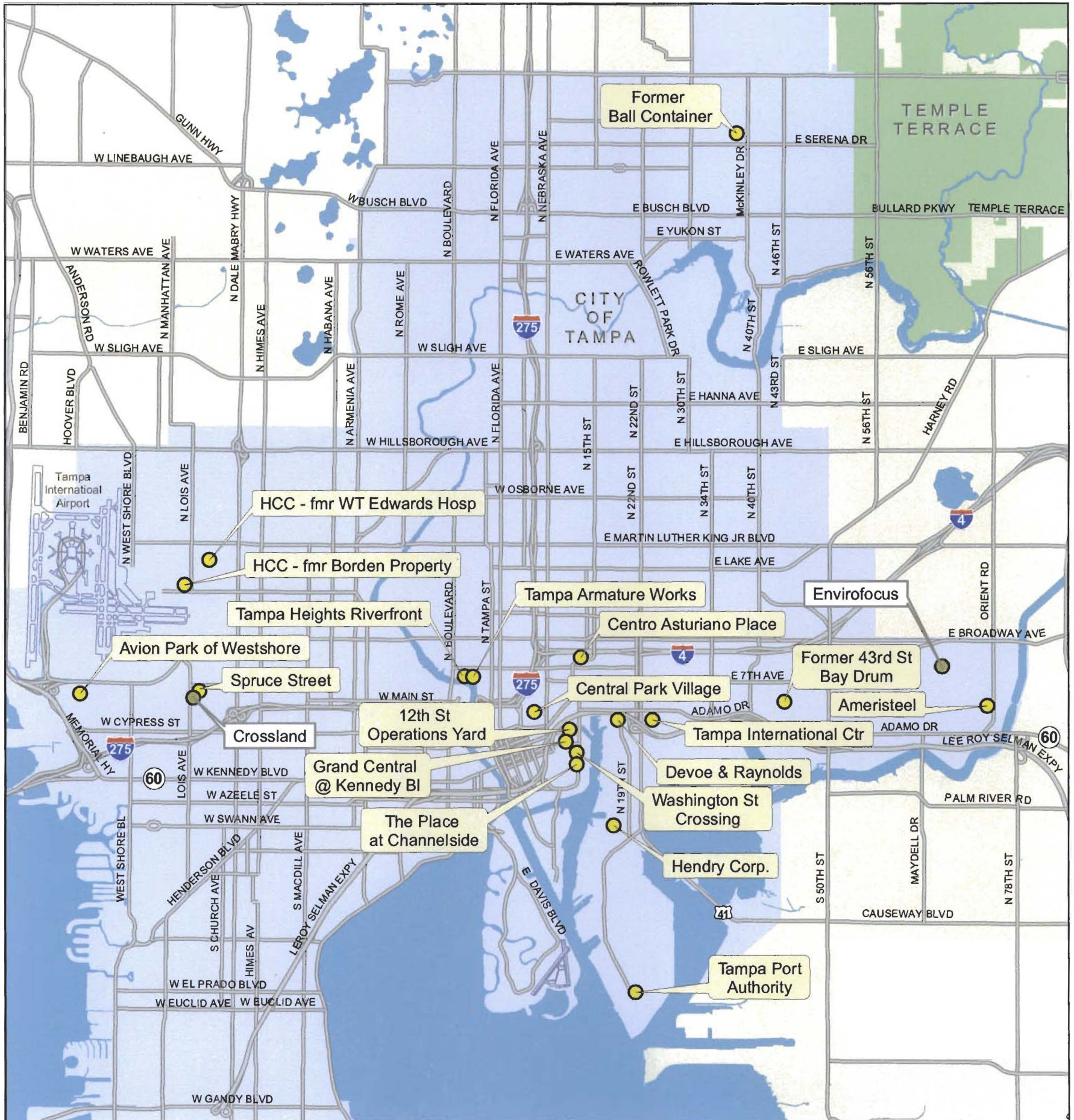
- BOCC/EPA Brownfields Assessment Pilot Grant
- BOCC CDBG Target Areas

0 5
Miles



Ref Num	CDBG Name	Acres	Parcel Count
1	Wimauma	2,534.24	1,038
2	Dover	4,221.25	1,756
3	East Lake - Orient Park	4,179.43	3,149
4	Gibsonston	9,394.97	3,971
5	Palm River	1,254.46	2,199
6	USF	3,831.58	3,451
7	Town 'N Country	4,511.26	9,890
8	Causeway	9,759.54	3,716
9	Ruskin	6,946.10	3,452

Hillsborough County Designated Brownfields



City of Tampa Brownfields

Brownfield Locations Jurisdictions

● Approved

● Proposed

■ Tampa

■ Temple Terrace

■ Unincorporated County



Planning & Growth Management Department
Community Planning
GIS Section