

Environmental Protection Commission of Hillsborough County



BROWNFIELDS

2009-10 Annual Report

July 14, 2010

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of Hillsborough County
2009-10 Brownfields Annual Report

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 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 2008 Hillsborough County has designated one Brownfield Area, which will be managed by the FDEP since the site had completed an assessment and was proposing a remedial action through the FDEP and Chapter 62-780, FAC, by the time of the designation. This is the Lakewood Pointe site located in Seffner, FL.

Pending designations:

There was an additional application for designation by the Rentokil/Redwing Carriers site located in the Palm River area of Hillsborough County. The county reviewed it, sent comments on sufficiency of the application, and has had discussions with the applicant since that review. This site has an existing Consent Order with the FDEP; therefore, based on the EPC delegation agreement, the site will be managed by the FDEP. The site is listed on CERCLIS as EPA ID: FLD044019032 and will therefore be subject to the MOA between EPA and FDEP.

Prospective designations:

The former Hudson Nursery, located on Dale Mabry Highway 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. This new funding is to be focused on the Plant City area of Hillsborough County.

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, located near Spruce Street and Lois

Avenue, on which an affordable housing development is proposed. The cleanup will be managed under the BSRA for that site. Due to the downturn in the real estate sector, the project has not proceeded as quickly as anticipated.

Updates on previously designated areas and sites with executed BSRAs:

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. Currently, the site is evaluating risk based closure using the 95% UCL criteria outlined in Chapter 62-785, FAC.

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. Plans for the site included warehouse 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. Unfortunately, the developer who executed the BSRAs has declined to continue with the project due to the current economic climate. The property owner has discussed completing the Brownfield redevelopment with both Hillsborough County and the EPC.

City of Tampa

Designations:

Crosland Varela was designated on December 11, 2008. The site is a former historic unpermitted landfill and the site assessment has been completed and approved. The reuse is a proposed mixed-use development consisting of 350 luxury apartments and 12,000 square feet of retail located within the heart of Tampa's Westshore district, situated just ½ mile from International Mall (Figure 1). The proposed 5-story building will have an attached parking structure. The southern portion of the property will be developed into affordable senior housing. The remedial phase of the project awaits the development, as the buildings and hard surfaces will be used as engineering controls.



Figure 1. Crosland Varela

Pending designations:

The City of Tampa is preparing to designate 27 acres (21 parcels) on the northern extent of the Ybor Channel as a Brownfield Area.

Other Activities:

The City of Tampa (City) received an assessment grant from the Environmental Protection Agency (EPA) in 2009 to assist four Community Redevelopment Areas (East Tampa, Drew Park, Tampa Heights, and Central Park) in assessment and reuse planning for potentially contaminated properties. This grant may be used throughout the City as well as the CRA focus areas.

Updates on previously designated areas and sites with executed BSRAs:

Central Park Village was designated in December 2007. This is part of a 143 acre Community Redevelopment Area between downtown Tampa and Ybor City. The project has seen a number of delays, however, in January 2010, as part of the Neighborhood Stabilization Program, the Tampa Housing authority received \$28 million in stimulus funding which will be used to build the infrastructure for the "Encore" portion of the redevelopment. This infrastructure project could potentially create 1000 jobs. The money will also allow the Housing Authority and the Bank of America to initiate construction on the first of five buildings within Encore. The building will have retail on the first floor and 143 apartments, 60% of which will be rented to low income residents.

The **Panattoni/IKEA** site was designated in December 2007. 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 2008 (Figure 2). 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 3). The environmental issues were managed by soil removal and the use of engineering and institutional controls. To date, a total of \$1.3 million of voluntary cleanup tax credits have been awarded under the Brownfield program and a Site Rehabilitation Completion Order with conditions was issued 6/12/09.

The site was sold to IKEA for \$25.4 million and the new IKEA store opened ahead of schedule in May 2009, and includes a 353,000 square foot retail facility with a 300 seat restaurant. This project created 500 construction jobs and created 400 new in store jobs. 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.

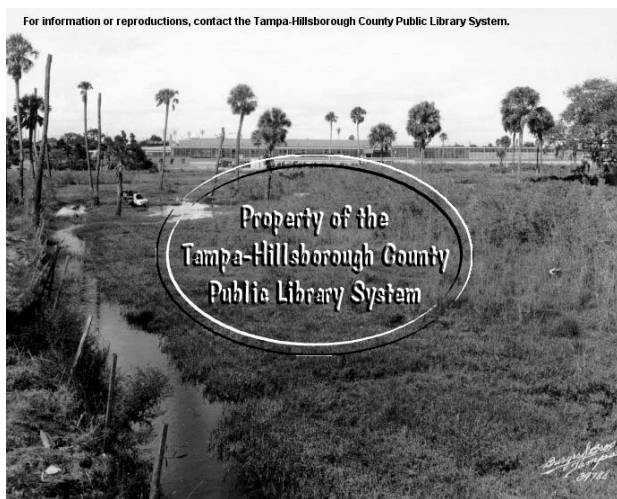


Figure 1. Panattoni/IKEA, early development, 1936, view from south



Figure 2. Former Tampa International Center, Panattoni/IKEA site



Figure 3. Panattoni/IKEA, Post environmental remediation, 2008



Figure 4. New IKEA Store, Tampa Bay

Hillsborough Community College received an 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.

Avion Park of Westshore has completed a site assessment, conducted cleanup, and completed much of the proposed redevelopment (Figure 5). Environmental issues included former petroleum storage tank contamination, a historic

unpermitted landfill, and non-petroleum contamination. The SRCO is anticipated to be issued before the end of August 2010.

Formerly the site of at least three rental car facilities, Avion Park of Westshore is a complex of three mid-rise hotels and 30,000 sq. ft. of retail stores. Four restaurants and over 400,000 sq. ft. of office space will be completed when the economy improves. The ultimate ad valorem tax benefit of this redevelopment is estimated at \$1.7 million/year. 100 jobs have been created by the hotels alone.

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 EPC for the site in August 2008. An assessment of the property and a source removal have been completed.

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 EPC. The property was transferred at no cost and was placed in a land trust. In exchange, 57 affordable housing units are planned for the property. 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.

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. A Site Assessment Report Addendum and a request to initiate a Source Removal have been submitted. Assessment work will be necessary on the downgradient property.

JVS Contracting, Inc. (former 43rd St. Bay Drum) executed a BSRA and completed an extensive soil removal and sampling program and have monitored the groundwater and conducted 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.

The Tampa Port Authority had approximately 600 acres of Port owned property, in the vicinity of Hooker's Point, designated in January 2001 (Figure 5). . Most recently, the port has submitted a draft BSRA for the former Winner Metals property. They have obtained the services of a consulting firm and will be initiating assessment in the near future.



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

City of Temple Terrace:

There are currently no Brownfield projects within Temple Terrace.

City of Plant City:

Designations:

Plant City 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.

Pending designations:

Plant City is planning on an area wide designation of their Mid-Town in the near future.

Other activities:

The City of Plant City received a total of \$400,000 in assessment grant funding from the EPA in 2009. This funding will be used for assessment of a former fertilizer facility and a former lumber yard, among other projects, within the Plant City Mid-Town redevelopment area.

Additionally, EPC had enforcement cases against two former petroleum service stations in the Mid-Town area of Plant City, one of which was abandoned and the other had demonstrated an inability to pay for assessment of their property. EPC submitted Targeted Brownfield Assessment grant applications for these sites and, based on these, the EPA used stimulus money to remove tanks and conduct assessments at these properties. The EPC has had discussions with Plant City concerning the ultimate disposition of the abandoned site and the owner of the other site is reviewing his options regarding redevelopment

Contacts for Brownfield Redevelopment in Hillsborough County:

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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
BF 290804000	Croland/Varela Apartments	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/11/2008	110986.0500, 110986.0000, 110986.0100	6.85

Table II: Brownfield Sites with executed BSRAs 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	McKibbon 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	6/12/2009	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
BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/2008		6.85