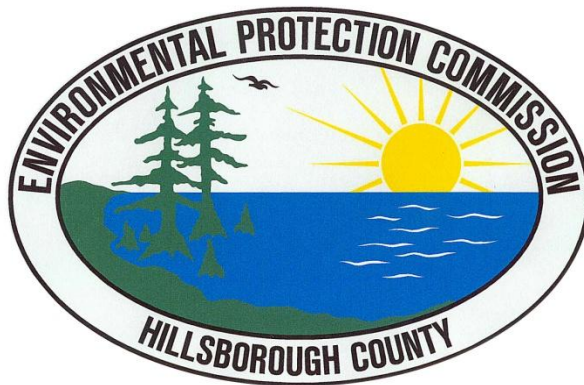


# **Environmental Protection Commission of Hillsborough County**



## **BROWNFIELDS**

### **2010-11 Annual Report**

**June 9, 2011**

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Environmental Protection Commission  
of Hillsborough County  
2010-11 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 the designations and other Brownfields activities in Hillsborough County over which EPC has primary 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 EPC.

**Hillsborough County  
Designations:**

Hillsborough County has had no Brownfield Area designations since July 2010.

**Pending designations:**

The Port of Tampa met with the county regarding designation of Pendola Point, a 180 acre area located off Highway 41, south of the Palm River-Clair Mel area. One site within the Pendola Point Area is poised for redevelopment. The Tampa Port Authority has approved a lease option with NexLube Tampa, LLC, for a twelve acre site. NexLube will recycle used oil and will be the first such project in the State of Florida. It is projected to be a \$75 million dollar investment with the creation of 100 direct and indirect jobs over the duration of a 20 year lease.



Figure 1. Future site of NexLube Tampa, LLC's oil recycling operations at the Port of Tampa's Pendola Point.

**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. Plant City recently executed BSRAs for three sites for which they will apply for these RLF funds.

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 landfill, located near Spruce Street and Lois Avenue, on which an affordable housing development was proposed. Due to the downturn in the real estate sector, the project has not come to fruition; therefore, the county is evaluating other options for disbursement of these funds. .

### **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 Chloride Battery, an 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 site has been evaluated as a risk based closure using the 95% upper confidence limit estimate of the arithmetic mean (UCL) criteria outlined in Chapter 62-785, FAC. The remedial option approved for this site is engineering and institutional controls. The Institutional Control document is currently under review and a Site Rehabilitation Completion Order (SRCO) is anticipated before the end of August 2011.

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 and 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 landfill, 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. The developer who executed the BSRAs has discontinued the project due to the current economic climate. The property owner is currently negotiating with at least two parties for sale and redevelopment of the property.

## **City of Tampa**

### **Designations:**

The City of Tampa designated 27 acres (21 parcels) on the northern extent of the Ybor Channel as the **North Ybor Channel Brownfield Area**. A BSRA has been

executed for the former **DETSCO Terminals** site and assessment has begun. A draft BSRA is being negotiated for the **International Ship** site located to the east of DETSCO. This particular Brownfield Area shares a property boundary with the previously designated Channelside Holdings Brownfield area. It is anticipated that the ultimate redevelopment will be mixed use, along with condominium development. It was recently reported that the Channelside District and downtown Tampa have occupancy rates of 85%, which is higher than other residential markets in Florida.

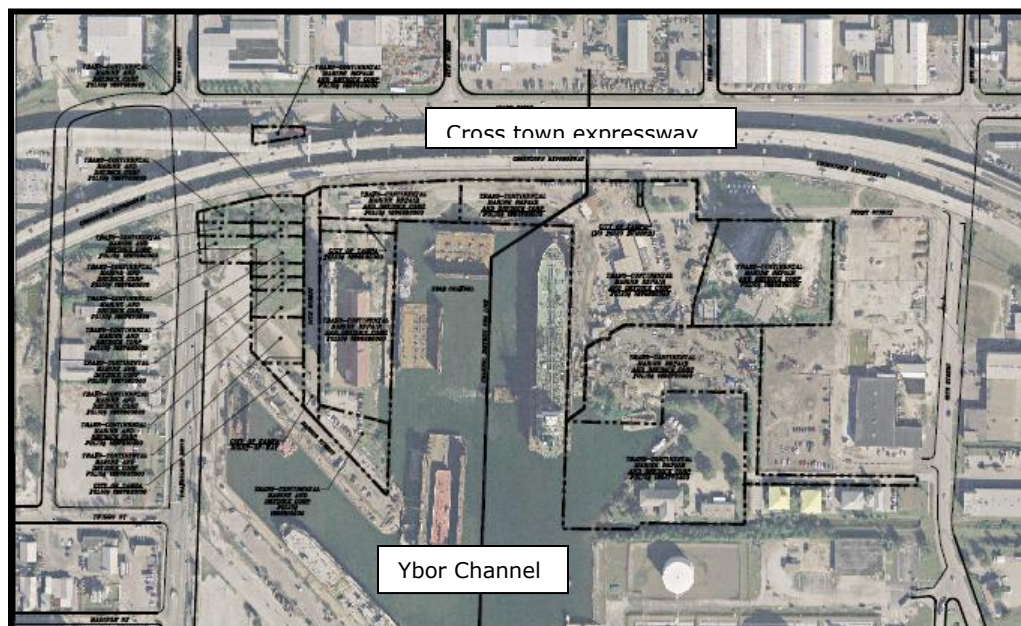


Figure 2. Area outlined in black comprises the North Ybor Channel Brownfield Area

**Pending Designations:** None

#### **Other Activities:**

The City of Tampa (City) remains very active in their four Community Redevelopment Areas (East Tampa, Drew Park, Tampa Heights, and Central Park). The city is contemplating the acquisition of some contaminated properties, which would then be cleaned up with Revolving Loan Fund monies from Hillsborough County, making the properties developer ready.

**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" Senior Housing portion of the redevelopment. This infrastructure project could potentially create 1000 jobs. The money has also allowed 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.



Figure 3. Encore development site northeast of downtown Tampa

**Avion Park of Westshore** has completed a site assessment, conducted cleanup, and completed much of the proposed redevelopment (Figure 2). Environmental issues included former petroleum storage tank contamination, a historic unpermitted landfill, and non-petroleum contamination. The SRCO was issued in October 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. Currently, the ad valorem tax benefits exceed a half a million/year. 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.





Figure 4. Avion Park Development is adjacent to the Tampa Airport and International Mall

**The Tampa Port Authority** had approximately 600 acres of Port owned property, in the vicinity of Hooker's Point, designated in January 2001. The port and EPC executed a BSRA for the former Winner Metals property. The assessment of the site is almost complete and the Tampa Port Authority is negotiating with a potential tenant to locate a biofuels production facility at this location.

### **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, 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.

Plant City completed an area wide designation of their Mid-Town Community Redevelopment Agency in November 2010. The City of Plant City received a total of \$400,000 in assessment grant funding from the EPA in 2009 for the Mid-Town Area and received an additional \$600,000 in EPA Cleanup Grant Funding in 2011. This funding will be used for assessment and cleanup of a former fertilizer facility, a hydraulic hose facility, and a former lumber yard, among other projects, within the Plant City Mid-Town redevelopment area. It is anticipated that Plant City will apply for Revolving Loan Funds from Hillsborough County as well.



Figure 5. The former GroMor fertilizer facility in Plant City

Additionally, EPC has a Final Judgment against an abandoned former petroleum service station in the Mid-Town area of Plant City. EPC submitted a Targeted Brownfield Assessment grant application for this site. The EPA used stimulus money to remove tanks and conduct assessments at this property. EPC and Plant City are currently in discussions with the mortgage holder concerning the ultimate disposition of this abandoned site. It is anticipated that the city will gain possession of the property and complete the cleanup Revolving Loan Funding.

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Table I: Designated Brownfield Areas managed by EPC

Area	Area 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
BF 290706000	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
BF 290801000	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
BF 291002000	Mid-Town Plant City	south of downtown Plant City	Plant City	11/22/2010	multiple	89.59
BF 291001000	North Ybor Channel	near Channelside and Adamo Drives	Tampa	12/16/2010	multiple	25.7

Table II: Brownfield Sites with executed BSRAs managed by EPC

<b>COMET PROJECT #</b>	<b>Area</b>	<b>Site Name</b>	<b>Address</b>	<b>City</b>	<b>BSRA executed</b>	<b>SRCO Issue Date</b>
	BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008
65905	BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/2005	
65845	BF 290602001	JVS Contracting	11608 N. 43rd St.	Tampa	5/3/2006	
	BF 290603001	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/20/2006	5/31/2007
308994	BF 290607001	McKibbon Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010
316113	BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/2008	
310846	BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008	
	BF 290703001	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009
312600	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	pending
314071	BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibson	8/6/2008	
314931	BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibson	9/2/2008	
314933	BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibson	9/2/2008	
316111	BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/2008	
325034	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010	
74222	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010	
328309	BF 291002001	Stock Building Supply	511 & 530 S. Collins	Plant City	6/10/2011	
328312	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011	
328313	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	
	Total Acreage					

Table II: Brownfield Sites with executed BSRAs managed by EPC

Acreage
29.9
8
5
28
18.89
31.97
3.7
29.36
4.31
29.73
8.49
73.62
6.85
42
7.71
5
1.26
1.14
334.93