



ENVIRONMENTAL PROTECTION COMMISSION

OF HILLSBOROUGH COUNTY

BROWNFIELDS 2012 2013 ANNUAL REPORT
CREATED: 6/1/13

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Introduction

On June 21, 2004, the Environmental Protection Commission of Hillsborough County (EPC) was awarded delegation to administer the Brownfield Program in Hillsborough County pursuant to a Florida Department of Environmental Protection (FDEP) approved Brownfield Delegation Agreement. The Delegation Agreement was amended and renewed on March 6, 2012 and expire on March 6, 2022.

Within Hillsborough County, four (4) local government entities have authority to designate Brownfield areas. Those local government entities include **Hillsborough County government**; the **City of Tampa**; the **City of Temple Terrace**; and the **City of Plant City**.

The following information, submitted in accordance with Section 10.03.1 of the March 6, 2012 amended Delegation Agreement, provides an update with regard to the area designations and other Brownfield related activities which have taken place from June 1, 2012 to June 1, 2013 within the delegated Brownfield jurisdiction and authority of the EPC.

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Area Designations

Within Hillsborough County, four (4) local government entities have authority to designate Brownfield areas.

Those local government entities and the current state of Brownfield areas in their respected areas will be presented in the subsequent pages as follows:

Unincorporated Hillsborough County

1. Sun City BP/Chase Bank Facility

City of Tampa

1. North Clarke Avenue Brownfield Area
2. Photoengraving Incorporated Brownfield Area
3. Gulf Coast Metals Brownfield Area
4. Teco Hookers Point
5. North Ybor Channel Brownfield Area
6. Varela Apartments

City of Plant City

1. Lincoln Park Brownfield Area
2. Plant City Industrial Park Brownfield Area
3. Mid-Town Brownfield Area

City of Temple Terrace

From JUN 1, 2012 to JUN 1 2013 there were no Brownfield Area Designations within the **City of Temple Terrace**.

Unincorporated Hillsborough County

1. Sun City BP into what is now Chase Bank Facility

A Brownfield Rehabilitation Site Agreement(BRSA) was executed for this site on December 29, 2011. The site is the former Sun City BP and consists of 0.63 acres located at 702 N. Pebble Beach Blvd., Sun City Center, FL 33573. Redevelopment of the GC Partners LLC Brownfield Area (Brownfield Area #BF291102000) Sun City BP Brownfield Site (Brownfield Site #BF291102001). The property was in disrepair and out of compliance with the Storage Tank Rules when the owner purchased the property. The property was brought back into compliance and the owner elected to pursue remediation under the Brownfield program.



Sun City BP site, post demolition

Unincorporated Hillsborough County

Chase Bank facility (Continued)

Facility has been constructed on the property. The bank employs ten (10) full time staff and the capital investment is valued at \$1.7million.

SITE REHABILITATION TASKS CONDUCTED

BSRA Amended to add PRFBSR
PRFBSR Change From: GC Partners LLC
PRFBSR Change To: GC Partners LLC and Cynthia S. Wong as
Trustee of the Cynthia S. Wong Revocable Trust

Post Active Remediation Monitoring (PARM) has been completed

Site Rehabilitation Completion Report (SRCO) has been submitted
May, 2013

Site Rehabilitation Completion Order was approved in June,2013



Redeveloped Sun City BP site. Now home to post Chase Banking Facility.

City of Tampa

1. North Clarke Avenue Brownfield Area

19.10 acre BF Area # BF291203000.

Summary: The **North Clark Avenue Brownfield Area** is owned and occupied by the City of Tampa. The parcel is 19.1 acres and has been owned by the City for many years. It is currently used for light industrial activities, but its location in the Westshore Business District makes it likely better suited for commercial or residential mixed use development. The property is part of a larger tract of land that was used by the City for disposal of municipal solid waste during the late 1940s. Currently, the City's administration is contemplating the potential sale of this property for redevelopment to its highest and best use.



2. Photoengraving Incorporated Brownfield Area

Photoengraving Incorporated Brownfield Area; 0.60 acre BF Area # BF291204000.

Summary: The owners of **Photoengraving Incorporated** are interested in selling the real estate, but have encountered difficulty marketing and selling the real estate property at this location because it is perceived to be contaminated. This is a one acre parcel in North Hyde Park area. The real estate is not marketable and the land is under-developed and under-utilized. One reason for this is the fear of exacerbating the contamination by constructing new facilities on the land. Designation as a Brownfield Area will enable expansion of the facilities to occur, and hence better utilization of the land by authorizing construction activities in parallel with the necessary cleanup of the contamination subject to the FDEP Consent Order.

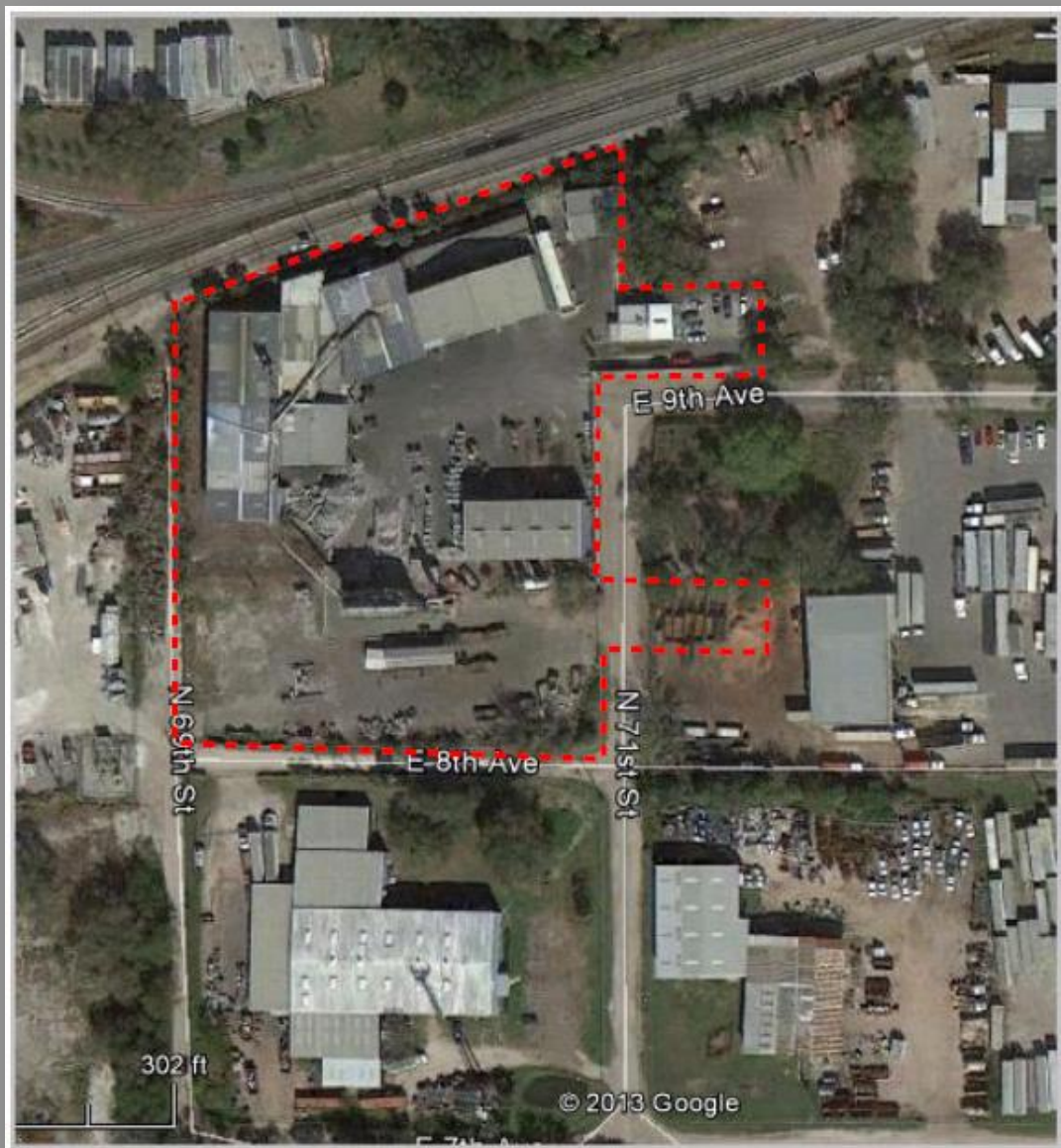


City of Tampa

3. Gulf Coast Metal

3.24 acre Gulf Coast Metals Brownfield Area; BF Area # PENDING.

Site approved by the City of Tampa 5/2/13. EPC is waiting on BSRA submission.



City of Tampa

4. International Ship Repair

North Ybor Channel Brownfield Area (Brownfield Area # BF291001000)

SITE REHABILITATION TASKS CONDUCTED

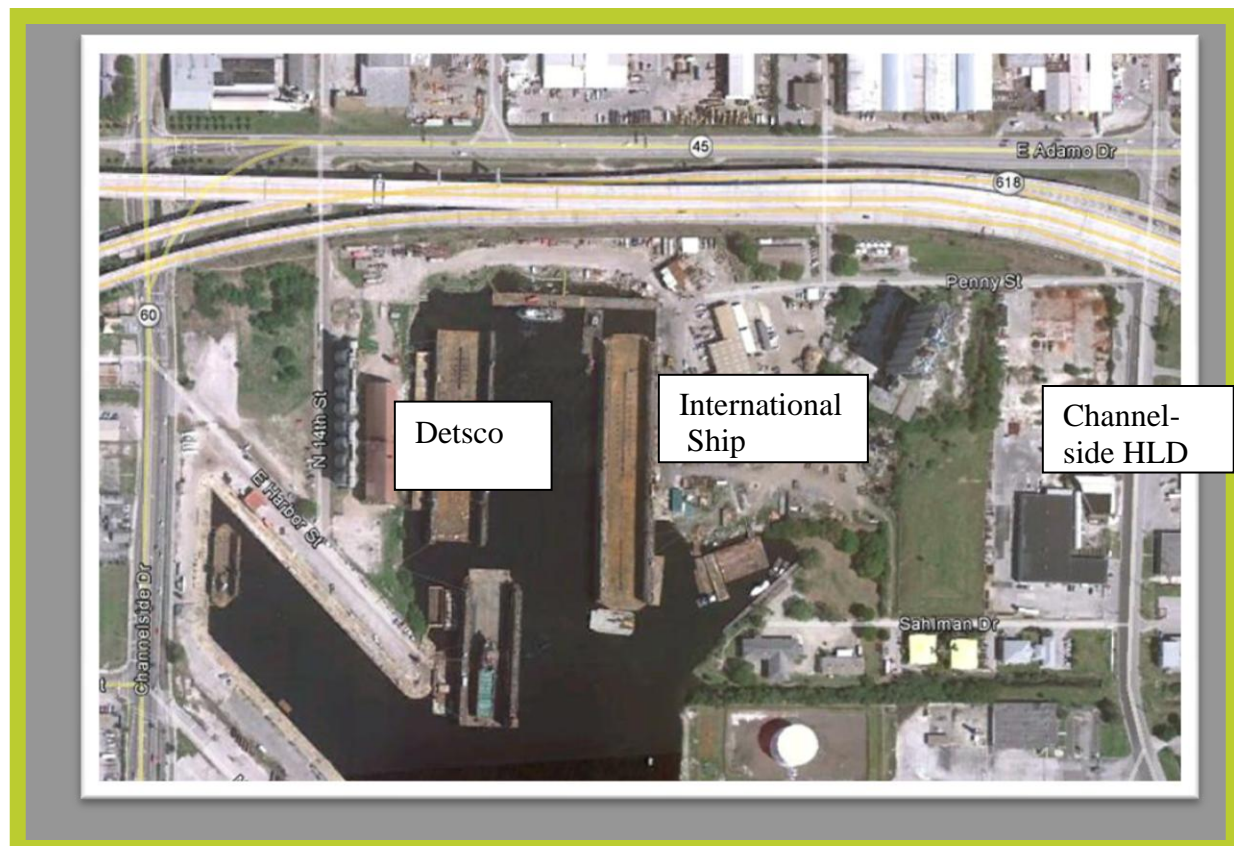
International Ship Repair Brownfield Site (Brownfield Site # BF291001002)

1500 Penny St., Tampa, FL 33605

Site Assessment Report submitted.

EPC Request for Additional Information/Clarification submitted to PRFBSR. EPC is currently awaiting an RAI response and subsequent submittal of a Remedial Action Plan.

Summary: The City of Tampa designated 27 acres (21 parcels) on the northern extent of the Channelside District as the **North Ybor Channel Brownfield Area**. The western portion of the area is the **DETSCO Terminals** site and the eastern portion of the area is the **International Ship** site. Both sites have executed BSRAs and the assessment has been submitted and reviewed on the DETSCO Terminals site. 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.



City of Tampa

5. Central Park Village

Central Park Village was designated in December 2007. This brownfield area is located in a Community Redevelopment Area between downtown Tampa and Ybor City. The redevelopment will be known as The Encore. It is designed as a 40+ acre walkable community. Its design plays off the idea of a new opportunity and salutes the black music roots of the Central Avenue area where singer Ray Charles, in 1946, wrote *I Found My Baby There* and Ella Fitzgerald co-wrote *A-Tisket A-Tasket*. The 1950s song *The Twist* got its start here.

The Encore infrastructure, including a solar powered park, for the redevelopment is complete and construction is well underway for The Ella. The Ella, with 160 apartments, is planned as a mixed-income complex for seniors age 62 and older. Some will rent at market rate; some according to a tenant's income. The Trio, with 132 apartments, is a mixed-income family complex slated to commence construction later in 2012. Future plans include construction of a grocery store, a hotel, market-rate condominiums and shops. The former St. James Episcopal Church building will become a black history museum.



Administrator, Gwen Keyes Fleming, presenting \$400,000 Multi-purpose Grant to City of Tampa Mayor Bob Buckhorn, June 7, 2012.

City of Tampa

(No Photos)

6. Winner Metals

Tampa Port Authority Brownfield Area (Brownfield Area # BF290101000)

SITE REHABILITATION TASKS CONDUCTED

Winner Metals Brownfield Site (Brownfield Site # BF290101004)
2801 Guy N Verger Blvd., Tampa, FL 33605

Site Assessment Report Addendum submitted.

EPC Request for Additional Information/Clarification submitted to PRFBSR. EPC is currently awaiting an RAI response and subsequent submittal of a Remedial Action Plan.

7. TECO Hookers Point

Former TECO Hookers Point Brownfield Area
(Brownfield Area # BF290702000)

SITE REHABILITATION TASKS CONDUCTED

TECO Hookers Point Brownfield Site (Brownfield Site # BF290702001)
1650 Hemlock St., Tampa, FL 33605

Site Assessment Report Supplement submitted.

EPC is currently awaiting submittal of additional site assessment information and subsequent submittal of a Remedial Action Plan.

8. Varela Apartments

Crosland-Varela Westshore Area (Brownfield Area # BF290804000)
Crosland-Varela Site (Brownfield Site # BF290804001)
4120 W. Spuce St.; 1701 N. Lois Ave., 1601 N. Lois Ave., Tampa, FL 33607

SITE REHABILITATION TASKS CONDUCTED

BSRA Amended to reflect change in PRFBSR
PRFBSR Change From: Varela Apartments LLC
PRFBSR Change To: NR Varela Property Owner LLC

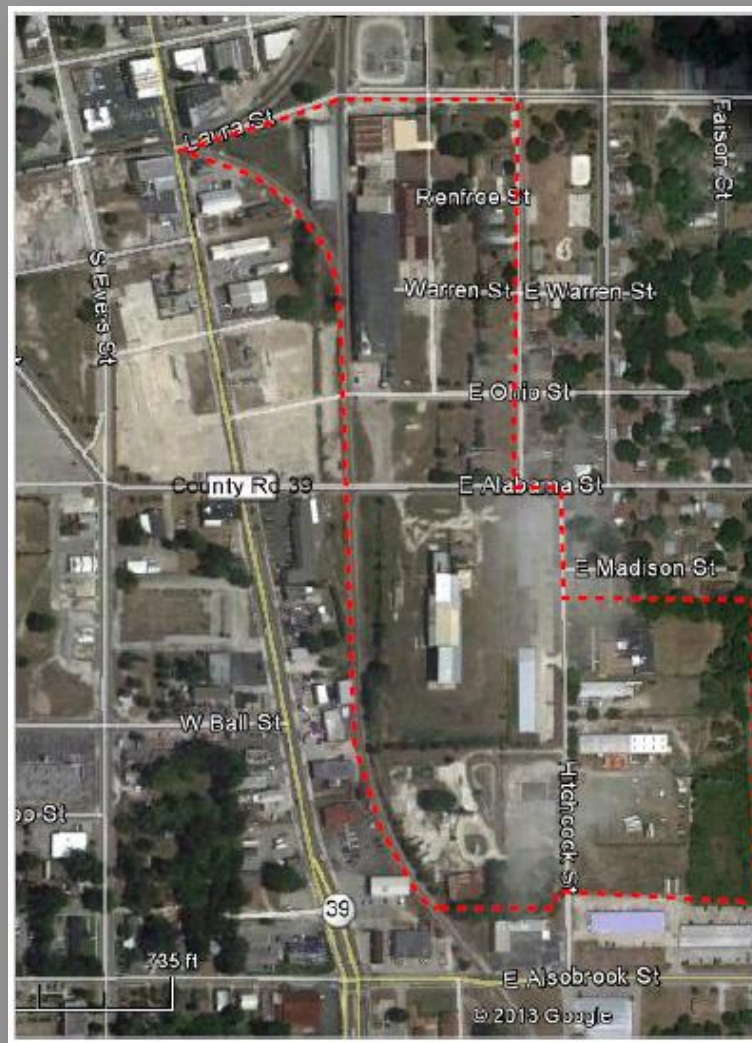
Remedial Action Plan (EPC Director's Authorization) Modification request submitted by PRFBSR

Remedial Action Plan Modification approved by the EPC.

City of Plant City

1. Lincoln Park Brownfield Area:

37.00 acre BF Area # BF291205000. This site is located northeast of the Mid-Town area and is also known as the Laura Street corridor. The property consists mostly of mixed commercial use. It's location to the Mid-Town Brownfield site provides a unique opportunity to link revitalization efforts for the cumulative benefit of both areas and Plant City redevelopment as a whole.



City of Plant City

3. Mid-Town Brownfield Area:

The area wide designation of the Mid-Town Area was completed in November 2010. The Plant City CRA 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 GroMor (a former fertilizer facility), a hydraulic hose facility, and Stock Lumber (a former lumber yard) within the Plant City Mid-Town redevelopment area. The Plant City CRA has also been approved for \$600,000 in EPA Revolving Loan Funds for the Stock Lumber and GroMor sites from Hillsborough County as well.

The former GroMor fertilizer facility in Plant City



TABLE:

A. Executed BSRAs within Hillsborough County managed by EPC.

COMET PROJECT #	Area	Site Name	Address	City	BSRA executed	SRCO Issue Date	Acreage
293818	BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/05	5/7/08	29.9
65905	BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/05		8
65845	BF 290602001	JVS Contracting	11608 N. 43rd St.	Tampa	5/3/06		5
173337	BF 290603001	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/20/06	5/31/07	28
308994	BF 290607001	McKibben Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/06	10/13/10	18.89
316113	BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/08		31.97
310846	BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/08		3.7
312603	BF 290703001	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/07	6/12/09	29.36
312600	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/08	9/14/11	4.31
314071	BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibsonston	8/6/08		29.73
314931	BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibsonston	9/2/08		8.49
314933	BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibsonston	9/2/08		73.62
316111	BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/08		6.85
325034	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/10		42
74222	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/10		7.71
328309	BF 291002001	Stock Building Supply	511 & 530 S. Collins	Plant City	6/10/11		5
328312	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/11		1.26
328313	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/11		1.14
330496	BF 291001002	International Ship	1616 Penny Street	Tampa	12/19/11		13.33
330621	BF 291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/11		0.63
	Total Acreage						348.89

TABLE:

B. Designated Brownfield Areas within Hillsborough County managed by EPC

Area	Area Name	Address	City	Resolution Date	Folio	Acreage
BF 290101000	Tampa Port Authority	Hooker's Point Area	Tampa	1/4/01	multiple	600
BF 290501000	Hillsborough Community College	4014 MLK Blvd	Tampa	2/10/05	109054.0010	29.9
BF 290502000	Hillsborough Community College	4010 N. Lois	Tampa	2/10/05	109072.0000	7.3
BF 290503000	Channelside Holdings LLC	11010-1026 19th St.	Tampa	5/26/05	189598.0000, 189577.0020	8
BF 290602000	JVS Contracting	11608 N. 43rd St.	Tampa	4/27/06	160406.0100	5
BF 290601000	Grand Central at Kennedy	1120-1208 E. Kennedy	Tampa	4/27/06	190183.0000, 190184.0000, 190185.0000, 190186.0000, 190187.0000, 190195.0000, 190198.0000	5
BF 290603000	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/7/06	140491.0000, 140490.0000	28
BF 290607000	McKibbin Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/14/06	112035.0000, 112033.0000, 112031.0000, 112036.5000	18.89
BF 290702000	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	4/12/07	198755.1100	31.97
BF 290705000	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	11/8/07	110985.0000	3.7
BF 290706000	Central Park Village	1202 N. Governor St.	Tampa	12/20/07	multiple	28.9
BF 290703000	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/07	188639.0000	29.36
BF 290704000	Tampa Tank	5103 36th Ave.	Tampa	12/11/08	147123.0100, 147121.1000	4.31
BF 290802000	Kracker Rd. (Hartz Mtn.)	12602 S. US Hwy 41	Gibson	4/22/08	051436.0000, 050853.0000, 050854.0000, 050855.0000, 050856.0000, 050860.0000, 050864.0300, 050865.0000	111.84
BF 290801000	Lakeside Station	US 92 and Park Rd.	Plant City	2/25/08	multiple	1200
BF 290804000	Croland/Varela Apartments	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/11/08	110986.0500, 110986.0000, 110986.0100	6.85

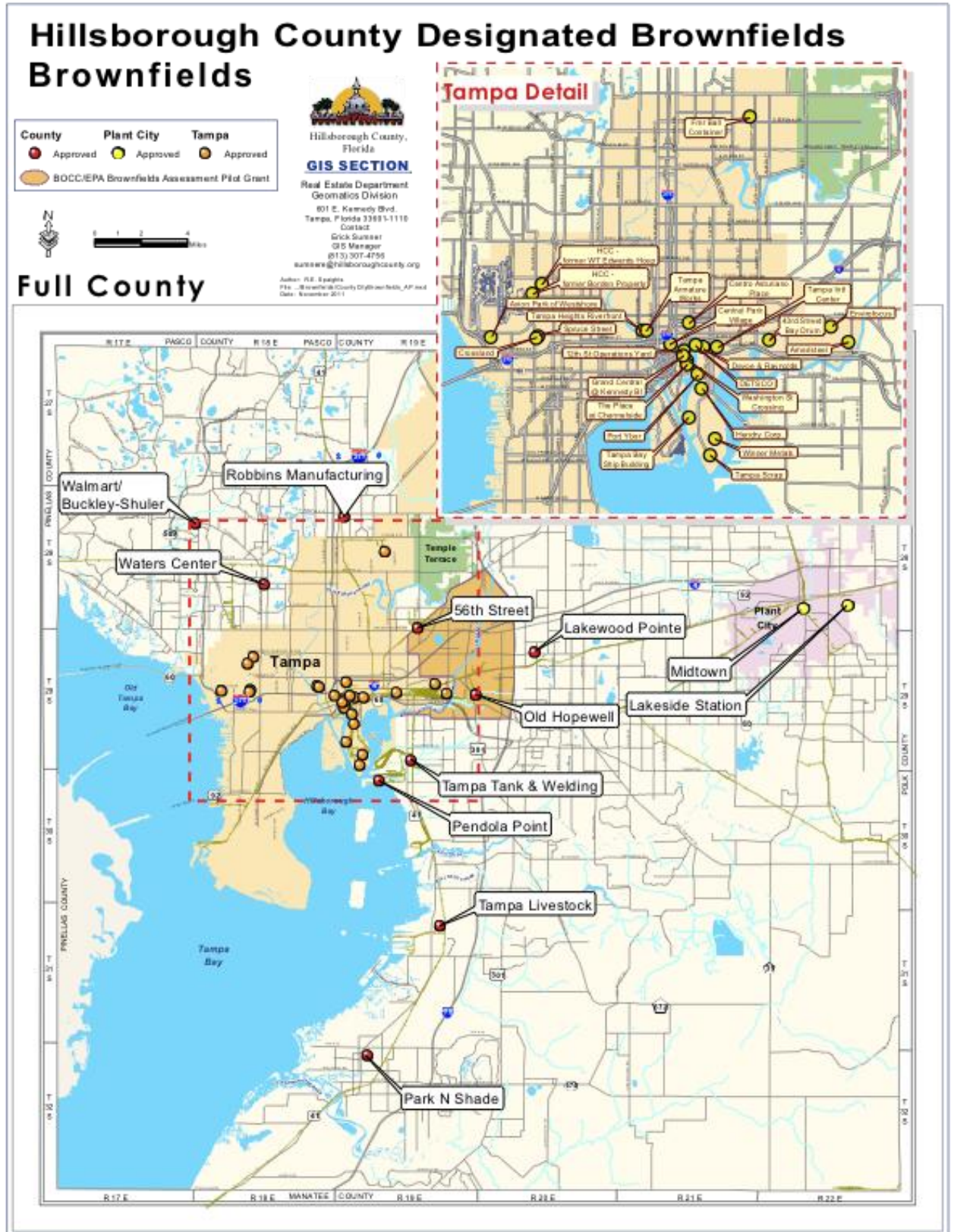
TABLE:

B. Designated Brownfield Areas within Hillsborough County Continued.....

BF 291002000	Mid-Town Plant City	south of downtown Plant City	Plant City	11/22/10	multiple	89.59
BF 291001000	North Ybor Channel	Near Channelside and Adamo Drive	Tampa	12/16/10	multiple	25.7
BF 291101000	Pendola Point	Hwy 41/Madison	Tampa	10/11/11	multiple	166
BF 291102000	GC Partners , LLC (Sun City BP)	702 Pebble Beach Blvd	Sun City	12/13/11	567990000.0000	1
BF291204000	Rome Yard aka West St Louis St	1506 W St. Louis St.	Tampa	2/9/12	1773270000.0000	12
BF291204000	Photoengraving Inc	502 N willow Ave	Tampa	6/28/12	1836600000.0000	1
BF291203000	North Clark Ave	4010 W Spruce/1508 N Clark Ave/1550 N Grady Ave	Tampa	6/28/12	1109840000.0000	19
BF291205000	Plant City Lincoln Park	E. of CSX RR. S. of Laura St N. of Alsobrook	Plant City	12/10/12	Area includes 35 folios	37
BF291201000	Plant City Industrial Park		Plant City	3/11/13	Area includes 323 folios	1507
Total Acreage						3977.31

Map:

Designated Brownfield Areas within Hillsborough County



Other Activities

V. Other Activities

In May 2013 EPA has selected the City of Tampa for two Brownfields assessment grants. Community-wide hazardous substances and petroleum grant funds totaling \$400,000 will be used to conduct Twenty eight (28) Phase I and eight (8) Phase II environmental site assessments. Grant funds also will be used to develop partnerships, support community outreach activities, and design appropriate cleanup plans for selected sites. Target areas are the East Tampa Community Redevelopment Area and adjacent Expanded Urban Core.

Contact Information

VI. EPC Brownfield Program Contact Information

EPC Brownfield Program Contact Information

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