

# Environmental Protection Commission of Hillsborough County



## BROWNFIELDS 2011-12 Annual Report

**June 13, 2012**

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Environmental Protection Commission  
of Hillsborough County  
2011-12 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 had three areas designated since July 1, 2012.

Hillsborough County designated **Pendola Point**, a 186 acre area located west of Highway 41 and abutting the Port Sutton Channel, on October 11, 2011. See Figure 1 for a site map.



Figure 1: Pendola Point Brownfield Area, yellow highlighted areas comprise the area.

Since the designation, The Tampa Port Authority signed a 20-year lease with NexLube Tampa, LLC, for a twelve acre site within the area. Key partners during the two-year process of planning this development included Enterprise Florida, Tampa Hillsborough Economic Development Corporation, the City of Tampa and Hillsborough County. NexLube will recycle used oil and then produce lubricants, diesel and asphalt. It 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 75 direct and indirect jobs over the duration of a 20 year lease. The Brownfield designation was a key factor in the selection of the site by NexLube. See Figure 2a and Figure 2b for an aerial view and vicinity map of the 12 acre site.



Figure 2a. NexLube Tampa site

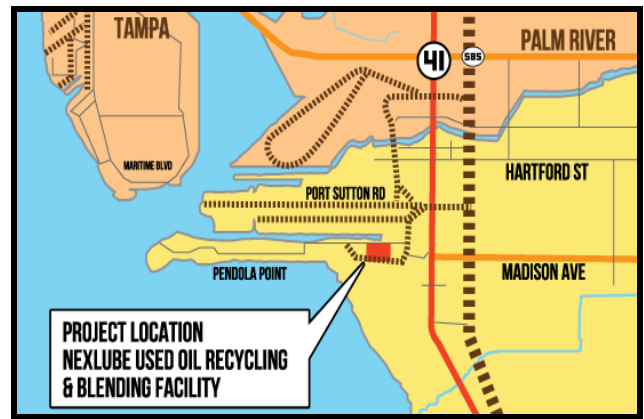


Figure 2b. Vicinity map for the NexLube Site Pendola Point Brownfield Area

Hillsborough County designated the **GC Partners, LLC Brownfield Area** on December 13, 2011. A BSRA 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 Boulevard in Sun City Center. The property was in disrepair and out of compliance with Storage Tank Rules when the current owner purchased the property. The property has been brought back into compliance and although the site is eligible for cleanup under Florida's EDI Program, the responsible party has been actively pursuing remediation under the Brownfield Program.



Figure 3. Sun City BP site, post demolition



On March 6, 2012, Hillsborough County designated 17.45 acres located at the northeast corner of East Adamo Drive and Highway 301. This area is the former **Courtesy Toyota** and had an existing Consent Order; therefore, will remain under review by the FDEP.

#### **Other activities:**

In January 2012, Hillsborough County's Department of Economic Development made a \$600,000 sub-grant and loan to the Plant City Community Redevelopment Agency from their EPA Revolving Loan Fund Program (RLF). These funds will be used on two sites participating in the Florida Brownfield Program.

#### **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 was 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. A Site Rehabilitation Completion Order (SRCO) was issued September 14, 2011.

The **Kracker Road** site is located west of Highway 41 in Gibsonton, south of Tampa. A developer executed three BSRAs for the site, discontinued the project due to economic circumstances. The property is currently under a sales agreement between the owner and the Tampa Port Authority (TPA) with an anticipated closing date by August 2012. TPA will execute BSRAs with the EPC to manage the environmental issues at the site. TPA obtained the property as part of their expansion plans. The site is composed of 112 acres and will be used as part of the upland expansion plans for Port Redwing.

#### **City of Tampa**

##### **Designations:**

The City of Tampa designated an area known as the **Rome Yard** on February 9, 2012. This property is part of a City owned parcel located just east of the Old West Tampa neighborhood in close proximity to the Hillsborough River. The Rome Yard is approximately 12 acres in size and has been owned by the City of Tampa for many years. The property is currently used by city in a variety of

capacities including; office space, operations crew workspace, material and heavy equipment storage, and inventory warehouse space. Additionally, the Department of Public Works Fleet Maintenance Division also maintains a fuel dispensing substation at this site. At this time, the City's administration is contemplating the potential sale of this property for redevelopment to its highest and best use. This property is located within the City of Tampa Enterprise Zone



Figure 4. Rome Yard, highlighted area.

The City of Tampa has two pending brownfield designations with an anticipated designation date of June 29, 2012 Photoengraving Incorporated and North Clark Avenue.:

The owners of **Photoengraving Incorporated (pending)** 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.

The **North Clark Avenue Brownfield Area (pending)** 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.

### **Updates on previously designated areas and sites with executed BSRAs:**

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.



Figure 5. North Ybor Channel and Channelside Holdings Brownfield Areas

### **Other Activities:**

#### **The City of Tampa received an EPA Multi-Purpose Pilot Grant**

U.S. Environmental Protection Agency Regional Administrator, Gwen Keyes Fleming, recognized the City of Tampa as the recipient of a \$400,000 multi-purpose pilot grant for cleanup and redevelopment on Thursday, June 7, 2012 in Tampa (cover photo). One multi-purpose pilot grant was awarded in each state, with Tampa receiving the only multi-purpose award in the State of Florida. The grant will be used to assess and cleanup an automotive repair shop, fueling station, and junk yard storage facility. The area will most likely be redeveloped as a grocery store anchored neighborhood retail center. This is part of the Encore Redevelopment on the old Central Park Village Brownfield Area.

**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.



Figure 6. EPA Region 4 Administrator, Gwen Keyes Fleming, presenting \$400,000 Multi-purpose Grant to City of Tampa Mayor Bob Buckhorn, June 7, 2012.

### **City of Temple Terrace:**

There are currently no Brownfield projects within Temple Terrace.

### **City of Plant City:**

### **Designations:**



Plant City had no Brownfield designations in 2011-2012, but is in discussions with community members east of the Mid-Town Brownfield Area for potential designation or expansion of the existing 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.



Figure 7. The former GroMor fertilizer facility in Plant City

The Plant City Family Care was also recently expanded with the help of state and federal grants. This was a \$2.4 million improvement project to help better serve the 22,000 patients who receive medical care at this facility every year. The building was expanded from about 12,000 to 15,000 square feet. As part of the expansion, Suncoast bought and razed a dilapidated gas station. A portion of the EPA Brownfield Assessment Grant funding was used to facilitate the property transaction involving the abandoned gas station.



Figure 8. Former Gas Station adjacent to Plant City Family Care

## **Contacts for Brownfield Redevelopment in Hillsborough County:**

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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	823
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

					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	Crosland/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
BF 291101000	Pendola Point	Hwy 41 at Madison Rd.	Tampa	10/11/2011	multiple	168
BF 291102000	GC Partners, LLC (Sun City BP)	702 Pebble Beach Blvd	Sun City	12/13/2011	56799.0000	0.63
	Rome Yard	1506 Louis Street	Tampa	2/9/2012	177327.0000	12
Total Acreage						2637.94



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

COMET PROJECT #	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
65905	BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/2005		8
65845	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
308994	BF 290607001	McKibbon Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
316113	BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/2008		31.97
310846	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
312600	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	pending	4.31
314071	BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibson	8/6/2008		29.73
314931	BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibson	9/2/2008		8.49
314933	BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibson	9/2/2008		73.62
316111	BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/2008		6.85
325034	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010		42
74222	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
328309	BF 291002001	Stock Building Supply	511 & 530 S. Collins	Plant City	6/9/2011		5
328312	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/9/2011		1.26
328313	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/9/2011		1.14
330496	BF 291001002	International Ship	1500 Penny St.	Tampa	12/19/2011		13.33
330621	BF 291102001	Sun City BP	702 N. Pebble Beach Blvd.	Sun City	12/29/2011		0.63
	Total Acreage						348.89