

BROWNFIELDS Annual Report

Author: Anthony Gilboy, 2014



ENVIRONMENTAL PROTECTION COMMISSION

OF HILLSBOROUGH COUNTY

BROWNFIELDS 2013 2014 ANNUAL REPORT
YEAR: 2014

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Preliminary Letter

Thank you for your interest in the Hillsborough County Brownfield Program.

ON June 21, 2004

The Environmental Protection Commission of Hillsborough County (EPC) was awarded delegation to administer the Brownfield Program within 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 expires on March 6, 2022 unless renewed. Within Hillsborough County, four (4) local government entities have authority to designate Brownfields. Those local governments include **Hillsborough County; the City of Tampa; the City of Temple Terrace; and the City of Plant City.**

What is the EPC?

The EPC is a local natural resource protection agency designed to serve the citizens of Hillsborough County. The

agency was originally created by the Florida Legislature in 1967. Chapter 67-1504, Laws of Florida, and its enabling legislation was later re-codified as 84-446, Laws of Florida, as amended. The EPC has authority within all of Hillsborough County including all four of the local governments jurisdictions.

Where Are Brownfield Areas?

Many areas in Florida contain areas with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Florida Brownfields Redevelopment Act (Act), sections 376.77 - 376.86, Florida Statutes, was adopted by the Florida Legislature in 1997 to provide incentives for local governments and individuals to voluntarily cleanup and redevelop brownfield sites. Participation in the Program results in environmental cleanup, protection of public health, reuse of infrastructure and job creation. Local governments play a key role in the Program. Financial and regulatory incentives become available when a local

government designates a brownfield area by resolution. These financial and regulatory incentives enable local governments and state agencies to partner with the private sector to rehabilitate blighted properties, create jobs and promote sustainable reuse of properties within designated brownfield areas.

Defining a Brownfield Area

A **brownfield area** is defined by statute as "...a contiguous area of one or more brownfield **sites**, some of which may not be contaminated, and which has been designated by a local government by resolution."

Defining a Brownfield Site

A **brownfield site** is defined by statute as "...real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination."

Executive Summary

Program Report Summary

The GOAL:

- Brownfield redevelopment projects create new jobs and tax revenues, improve and protect the environment, revitalize neighborhoods, increase property values, eliminate environmental inequities, and enhance the overall quality of life.

The OBJECTIVE/STRATEGY:

- Florida's brownfield program offers businesses and developers a very generous and flexible set of regulatory and financial incentives to clean up and redevelop a brownfield property when a Brownfield Site Rehabilitation Agreement (BSRA) is executed between the person responsible for the site cleanup and the regulatory agency. Just a few advantages of brownfield redevelopment include:
 - *\$2,500 job bonus refund for each new job created by an eligible business
 - *Highly attractive business locations and existing infrastructure
 - * Increased State loan guarantees to improve lending opportunities
 - *Use of federal, state and local resources to assist in cleanup and redevelopment
 - * Expedited permitting through the Brownfield Site Rehabilitation Agreement (BSRA)
 - * Voluntary Cleanup Tax Credit (VCTC) annually on all eligible costs.

MANAGEMENT Expectations

- Assist business owners and developers with the regulatory process and expedite review times. Provide outreach to business groups explaining and promoting the Brownfield program. Provide assistance and work as a liaison between governmental agencies.

OUR TEAM

EPC Brownfield Program Contact Information

Richard D. Garrity, Ph.D.

Executive Director
3629 Queen Palm Dr. Tampa, FL
33605 (813) 627-2600
GarrityR@epchc.org

Hooshang Boostani, P.E.

Director
Waste Management Division
3629 Queen Palm Dr.
Tampa, FL 33605
(813) 627-2600 x1293
Boostani@epchc.org

Andy Schipfer, P.E.

Assistant Director
Waste Management Division
3629 Queen Palm Dr.
Tampa, FL 33605
(813) 627-2600 x1292
Schipfer@epchc.org

Ronald A. Cope, CHMM

General Manager
Waste Management Division
Solid & Hazardous Waste Section
Tampa, FL 33605
(813) 627-2600 x1292
Cope@epchc.org

Anthony E. Gilboy, P.G.

Brownfields Coordinator
Waste Management Division
Solid & Hazardous Waste Section
3629 Queen Palm Dr.
Tampa, FL 33605
(813) 627-2600 x1303
Gilboya@epchc.org

City of Tampa

1. North Clark Avenue Brownfield Area

PROJECT SPECIFICS:

19.10 Acre BF Area # BF291203000. The North Clark Avenue Brownfield Area

The property is located at 1508 North Clark Ave and has been owned and occupied by the City of Tampa 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 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. This site is adjacent to two other Brownfields, Crossland Veralo and Westshore Alliance.



City of Tampa

2. Photoengraving Incorporated Brownfield Area

PROJECT SPECIFICS:

Photoengraving Incorporated 0.60 Acre BF Area # BF291204000.

The owners of **Photoengraving Incorporated** are interested in selling the real estate, but have encountered difficulty marketing and selling the property at this location because it is perceived to be contaminated. This is a 0.6 acre parcel in the North Hyde Park area. The real estate has not been 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. The 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. Former Gulf Coast Metals / Trademark Metals Brownfield Area

PROJECT SPECIFICS:

4 Acres Gulf Coast Metals BF# 291302001 AKA Trademark Metals

Located at 6912 East 9th Avenue, Tampa the site designation was approved by the City of Tampa on 5/02/13. EPC executed a BSRA on 9/11/13 to Trademark Metals. According to Trademark Metals personnel, the site has been operational as an aluminum smelting facility for approximately 25 years. The property was purchased by Trademark Metals from the former owner Gulf Coast Metals which operated from approximately 1983-2012. Plans are to upgrade the facility and conduct environmental cleanup on the property. EPC has received and reviewed a site assessment work plan and expects that a formal site assessment report will be forthcoming.



City of Tampa

4. Dollar General-Former West Tampa Convention Center

PROJECT SPECIFICS:

West Tampa Convention Center/Palmetto Columbus 1.70 Acres BF# 291304000

Original property located at 3005 West Columbus Drive was subdivided into 2 parcels. One side is build-ready. The other side is a Dollar General store. The site was an old landfill and was issued a Director's Authorization by EPC in March 2013. The facility is currently required to monitor for landfill gas. The Dollar General store has created eight full time positions and with the occupation of the adjoining parcel additional jobs are anticipated.



Dollar General Post Site Redevelopment

City of Tampa

5. International Ship Repair / Detsco Terminals

PROJECT SPECIFICS:

North Ybor Channel Brownfield Area BF# BF291001000, 13.3 Acres

Brownfield Sites contained within parent area above include two sites:

Detsco Terminals BF# 291001001 and International Ship Repair/Trans-Continental Marine Repair and Dry-dock Corporation BF# 291001002

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, located at 1500 Penny Street in Tampa. Channelside Holdings/Former Devoe and Raynolds located at 1010-1026 North 19th street, Tampa shares a property boundary with the International Ship property on the west side. All three sites have executed Brownfield Site Rehabilitation Agreements (BSRA) and the initial environmental assessments have been submitted. EPC is currently awaiting additional information and subsequent submittal of a Remedial Action Plan. Additional work needs to be completed including determining if any off site impacts are occurring. It is anticipated that the ultimate redevelopment will be mixed use, along with residential condominium development, consistent with the overall redevelopment of the Channelside area.



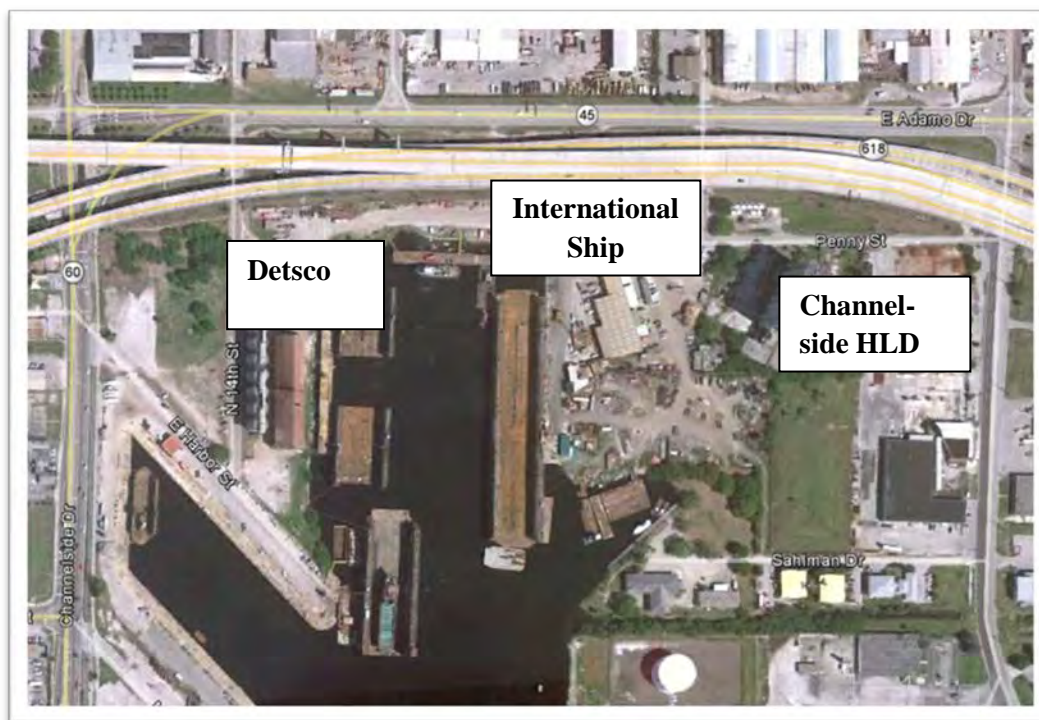
City of Tampa

6. Channelside Holdings former Devoe and Raynolds Facility

PROJECT SPECIFICS:

Channelside Holdings Former Devoe and Raynolds Facility 8.0 Acres BF# 290503001 Located at 11010-1026 N 19th Street , Tampa.

This site is part of the North Ybor Channel Brownfield Area. In the 1940's the property was acquired by Harris Paint Company and later by Devoe and Raynolds and ICI Glidden Company. Water and solvent based paint products were produced and disposed on site in a wash area. The site was decommissioned by ICI and is currently an office building and warehouse facility. Remediation activities continue on a portion of the property.



City of Tampa

7. Central Park Village

PROJECT SPECIFICS:

29 Acres Central Park Village Brownfield Area BF# BF291001000

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.



USEPA Administrator Gwen Keyes presenting
\$400,000 Multi-purpose Grant to the City of Tampa Mayor Bob Buckhorn

City of Tampa

7. Central Park Village Construction Activities Photos January 2014



City of Tampa

8. Tampa Water Works Park

PROJECT SPECIFICS:

Tampa Water Works Park 5.59 Acres BF# 291305000

The area is comprised of approximately 5.59 acres in the Tampa Heights neighborhood located at 1812 North Highland Ave along the Hillsborough River. There are two City of Tampa land parcels included in the area designation. The Water Works Park site is approximately 4 Acres and includes a natural spring discharging on the property. The remaining 1.5 Acres includes an historic 100 year old building named the Water Works Building. The Ulele Spring, formally known as Magbee Spring was a source of potable water for the citizens of Tampa since the early 1900's. Construction of the Old Tampa Water works Building adjacent to the spring in 1902, utilized steam powered pumps to bring spring water to Tampa's citizens. Rehabilitation and redevelopment of both properties are in full progress.

The park redevelopment plan includes expansion of the existing City Riverwalk, a festival lawn and stage area, a wedding garden area, a dog run area, wet and dry children's play areas, boat and kayak docking facilities and restrooms. The existing Ulele Spring will be expanded to a larger and more scenic water feature with a pedestrian bridge. The Old Tampa Water Works Building will be restored and renovated into a riverfront restaurant. The park will be connected to the restaurant by the pedestrian bridge.

Directly northwest of the proposed Water Works Park Designated Brownfield Area are two existing Designated Brownfield Areas. The approximate 15-acre; Tampa Heights Riverfront Brownfield Area BF#290301000 was designated in January of 2003 and the approximate 4-acre Tampa Armature Works Brownfield Area BF#290606000 was designated in 2006. All three properties appear to be moving forward after several years of remaining undeveloped. The overall redevelopment of the northern part of the downtown riverfront will be a nice compliment to the City of Tampa's urban redevelopment plans.

City of Tampa

8. Tampa Water Works Park Photos



Tampa Heights Riverfront the Armature Works and Water Works Park redevelopment located along the Hillsborough River in downtown Tampa.



Ulele Restaurant Renovation of the Historic Water Works Building January 2014.



Tampa Armature Works Building located on the Hillsborough River January, 2014



Water Works Park conceptual design 2014



Water Works Park construction and redevelopment activities January, 2014

City of Tampa

9. Winner Metals

PROJECT SPECIFICS: Tampa Port Authority

Tampa Port Authority 42 Acres Brownfield Area # BF290101000 Winner Metals Brownfield Site # BF290101004 2801 Guy N Verger Blvd, Tampa, FL 33605

Site assessment activities have been completed. Natural attenuation monitoring is ongoing. Engineering controls have been approved but are not yet installed. Upon effective installation of the approved engineering control and completion of natural attenuation monitoring the submittal of a formal remedial action plan is expected. This site is designated and zoned heavy industrial and is part of the large Tampa Port Authority complex. When the assessment and remedial action work is complete, this site will have institutional and engineering controls over the entire property.



City of Tampa

10. TECO Hookers Point

PROJECT SPECIFICS: Tampa Port Authority

**Former TECO Hookers Point Brownfield Area # BF290702000, 31.97 Acres
Hendry Corporation TECO Hookers Point Brownfield Site (Brownfield #
BF290702001) , 1650 Hemlock St., Tampa, FL 33605**

Site Assessment activities have been completed. Remedial activities are currently underway.



City of Tampa

11. Crosland-Varela

PROJECT SPECIFICS:

Crosland-Varela Westshore Area Brownfield # BF290804000 . Located in the Center of the Westshore Business District. Crosland-Varela Site Brownfield Site # BF290804001 6.86 Acres 4120 W. Spuce St.; 1701 N. Lois Ave., 1601 N. Lois Ave., Tampa, FL 33607

Site development and installation of approved engineering controls is currently underway. Site completion is expected in late 2014.



Conceptual design of the Varela property



Site development underway at Varela property in March 2014.

City of Tampa

12. Nebraska Ave

PROJECT SPECIFICS:

City Of Tampa Property 1.54 Acres Nebraska Ave Area BF 291306000 Site # 291306001

The property is located at 1103 North Nebraska Ave and consists of approximately 1.54 acres. The property is adjacent to the Encore Redevelopment Project formerly known as Central Park Village Public Housing Complex. The property is also part of a large Community Redevelopment Area (CRA) known as the Central Park CRA. The City of Tampa was awarded a \$400,000 Multi-Purpose Grant from the U.S. Environmental Protection Agency (EPA) and additionally entered into a Brownfields Assessment and Cleanup Cooperative agreement with EPA for a total of \$444,000. It is anticipated after assessment and clean-up the City will sell the property and envisions a grocery store anchored neighborhood retail center. The first phase of environmental assessment work has been completed. The BSRA is being finalized.



Figure showing the proximity of the pie shaped Nebraska Ave Brownfield Site to the Encore Central Park Village Brownfield Area.

Unincorporated Hillsborough County

1. Port Redwing Brownfield Area

PROJECT SPECIFICS: Tampa Port Authority

Port Redwing Brownfield Area BF# Pending 151 Acres

On November 12, 2013 this property was designated a Brownfield Area by Hillsborough County. The property is owned by the Tampa Port Authority and is located at 5734 and 5740 Pembroke Rd, in Gibsonton, Florida it consists of three parcels totaling approximately 151 acres. The property is currently undeveloped and has been since it was created by dredging spoil material from Tampa Bay. The Hillsborough County Brownfield Resolution was approved on February 11, 2104. The planned development zoning is approved for 300,000 sq ft of building area for heavy industry, manufacturing, warehousing and general light industry. The Port Authority is also pursuing future designation of an additional 31 acres named Hanson Pipe fronting US 41 and contiguous with the Port Redwing Area.



Unincorporated Hillsborough County

2. Former Redwing Trucking Facility

PROJECT SPECIFICS:

Former Redwing Trucking BF# 291303000 31.3 Acres, 8417 Palm River Rd

The property was designated Brownfields by resolution on October 8, 2013 and consists of two parcels totaling 31.3 acres. The northern portion is currently occupied by Sunbelt Rentals and is used as an equipment maintenance and storage yard. The remaining portions of this parcel consist of vacant land. Zoning on the land is for manufacturing.



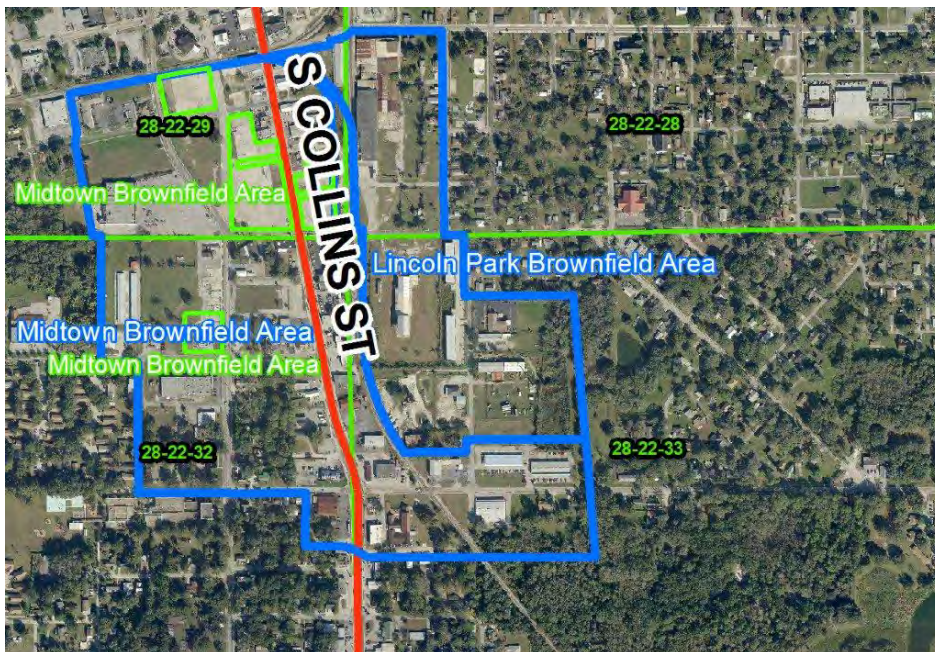
City of Plant City

1. Lincoln Park Brownfield Area

PROJECT SPECIFICS:

Lincoln Park 37.00 Acres BF Area # BF291205000.

This site is located northeast of the Mid-Town Brownfield Area and is also known as the Laura Street corridor. The property consists mostly of mixed commercial use. It's proximity to the Mid-Town Brownfield Area provides a unique opportunity to link revitalization efforts for the cumulative benefit of Plant City redevelopment as a whole. No new Brownfield sites were added to the designated area in the 2013-2014 reporting period. However, preliminary discussions began regarding another possible site the Seaboard Cold Storage facility.



City of Plant City

2. Plant City Industrial Park Brownfield Area

PROJECT SPECIFICS:

Plant City Industrial Park Brownfield Area: 1507.0 Acres BF # 291301000

No new sites were added to this area during the 2013-2014 reporting period.



City of Plant City

3. Mid-Town Brownfield Area

PROJECT SPECIFICS:

Midtown Brownfield Area BF# 291002000 is approximately 84 Acres

Plans for this area include a pedestrian oriented complex offering a variety of residential, retail, office and green recreation space in the form of a village green park complex.

Currently three Brownfield sites are being managed in the Mid-Town area; they include **Stock Building Supply, Gro-Mor and Hydraulic Hose.**

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 Building supply/ McGinnis Lumber (a former lumber yard) all within the Plant City Mid-Town redevelopment area. In addition, the Plant City Community Redevelopment Agency (CRA) has also been approved for \$600,000 in EPA Revolving Loan Funds for the Stock Lumber and Gro-Mor sites from Hillsborough County.



The subject property is the former Gro-Mor Fertilizer Plant located at 306 & 307 South Eves St, Plant City FL. The site is currently vacant but is expected to be part of the Midtown redevelopment project with a community park located just to the south of this parcel. The entire Gro-Mor Fertilizer Plant is owned by the Community Redevelopment Agency (CRA). In addition to soil removal and natural attenuation, phytoremediation is proposed as an additional long term remediation tool.

MAPS & TABLES

1. All Active Brownfield Sites In Hillsborough County

No.	Designation Area Description	Designation Area Location	Approx. Area Acres	Resolution Number
1	Tampa Port Authority Properties	Hookers Point Peninsula	823	2001 - 0034
2	Washington Street Crossing	1010 Channelside Drive	1	2002 - 0457
3	Tampa Heights Riverfront	420 W. Oak Avenue	15	2003 - 0134
4	Ameristeel	1216 Orient Road	63	2003 - 0493
5	12th Street Operations Yard	616 N. 12th Street	8	2003 - 1258
6	Centro Asturiano Place	1302 E. 21st Avenue	7	2003 - 1259
7	The Place at Channelside	910 Channelside Drive	2	2004 - 0045
8	HCC - Former W.T. Edwards Hospital	4014 MLK Boulevard	26	2005 - 184
9	HCC - Former Borden Property	4010 N. Lois Avenue	7	2005 - 185
10	Devoe & Raynolds	1010 - 1026 N. 19th Street	8	2005 - 634
11	Grand Central @ Kennedy Boulevard	1120 - 1208 E. Kennedy Blvd.	5	2006 - 509
12	Former 43rd Street Bay Drum	1608 N. 43rd Street	5	2006 - 510
13	Former Ball Container	10420 McKinley Drive	28	2006 - 1148
14	Tampa Armature Works	1910 Ola Avenue	4	2006 - 1376
15	Avion Park of Westshore	5124 W. Spruce Street	19	2006-1579
16	TECO Power Plant	1650 Hemlock Street	32	2007-365
17	Westshore Landings One	4102 W. Spruce Street	4	2007 - 1181
18	Central Park Village	1202 N. Governor Street	29	2007 - 1300
19	Former Tampa International Center	1103 N. 22nd Street	30	2007 - 1301
20	Envirofocus Technologies	1901 North 66th Street	18	2008-1364
21	Crosland - Varela Westshore	1903 North Lois Avenue	7	2008-1365
22	North Ybor Channel	1615 East Adamo Drive	25	2010 - 1185
23	West St. Louis Street	1506 West St. Louis Street	12	2012 - 133
24	Photoengraving Incorporated	502 North Willow Avenue	0.6	2012 - 620
25	North Clark Avenue	1508 North Clark Avenue	19	2012 - 621
26	Former Gulf Coast Metals	6912 East 9th Avenue	3	2013-328
27	Former West Tampa Convention Center	3005 West Columbus Drive	2	2013-765
28	Wal-Mart Tampa	1720 East Hillsborough Avenue	11	2013-766
29	Tampa Water Works Park	1812 North Highland Avenue	6	2013-865
30	Nebraska Avenue	1103 North Nebraska Avenue	2	2013-867
31	The Martin at Meridian	1105 Twiggs Street	2	proposed
32	Madison Street Properties	1224 East Madison Street	1	proposed
33	Hanna Avenue Property	2515 East Hanna Avenue	11	proposed
		Total Area	1235.6	

MAPS & TABLES

2. All Brownfield Sites in City of Tampa Only

Name	Area #	Address/Location	City	Acres
Tampa Port Authority	BF290101000	Hookers Point Area	Tpa	823
W.T. Edwards Facility	BF290501000	4014 MLK Blvd	Tpa	30
4010 N. Lois Ave (Borden Facility)	BF290502000	4010 N Lois	Tpa	7
1010-1026 N. 19th St.	BF290503000	11010-1026 19th St	Tpa	8
Grand Central at Kennedy	BF290601000	1120-1208 E Kennedy	Tpa	5
JVS Contracting	BF290602000	11608 N 43rd St	Tpa	5
Circle Tampa Ventures	BF290603000	10420 N McKinley	Tpa	28
Avion Park at Westshore	BF290607000	OBrien & W Spruce	Tpa	19
Hendry Corp/Formalr TECO	BF290702000	1650 Hemlock St	Tpa	32
Panattoni/IKEA	BF290703000	1103 N 22nd Ave	Tpa	29
Tampa Tank	BF290704000	5103 36th Ave	Tpa	4
Westshore Comm Devel Corp	BF290705000	4102 W Spruce St	Tpa	4
Central Park Village	BF290706000	1202 N Governor St	Tpa	29
Lakeside Station	BF290801000	US 92 and Park Rd	PC	1200
Kracker Rd. (Hartz Mtn.)	BF290802000	12602 S US Hwy 41	Gib	112
Crosland/Varela Apartments	BF290804000	4120 W Spruce St	Tpa	7
North Ybor Channel	BF291001000	Channelside Dr/Adamo Dr	Tpa	26
Mid-Town Plant City	BF291002000	S of Dwntwn PC	PC	90
Pendola Point	BF291101000	Hwy 41/Madison	Tpa	168
GC Partners, LLC (Sun City BP)	BF291102000	702 Pebble Beach Blvd	SnCty	1
North Clark Ave	BF291203000	4010 W Spruce/1508 N Clark Ave/1550 N Grady Ave	Tpa	19

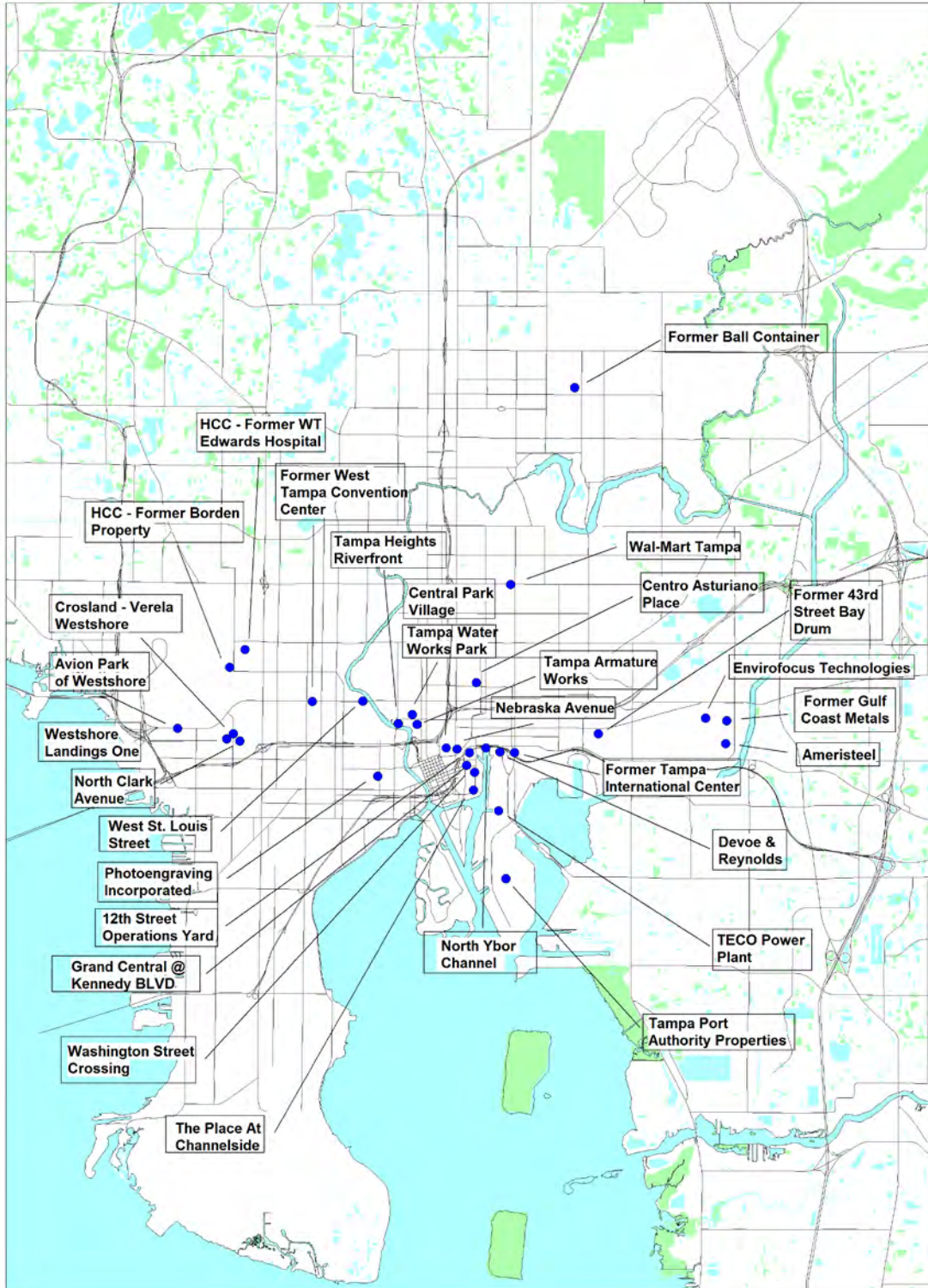
Rome Yard aka West St Louis St	BF291204000	1506 W St Louis St	Tpa	12
Photoengraving Inc	BF291202000	502 N Willow Ave	Tpa	1
Plant City Lincoln Park	BF291205000	E. of CSX RR; S. of Laura St; N. of Alsobrook; W. of Lake	PC	37
Plant City Industrial Park	BF291301000	N/A	PC	1507
Trade Mark /Gulf Coast Metals	BF291302000	6912 East 9th Ave	Tpa	3.2
West Tampa Convention Center	BF291304000	3005 W. Columbus Drive	Tpa	1.70
Water Works Park	BF291305000	1812 N. Highland Ave	Tpa	5.60
Nebraska Ave	BF291306000	1103 N. Nebraska Ave	Tpa	1.50
Tampa Armature Works	BF290606000	1910 N. Ola Ave	Tpa	4.27

City of Tampa Designated Brownfield Areas



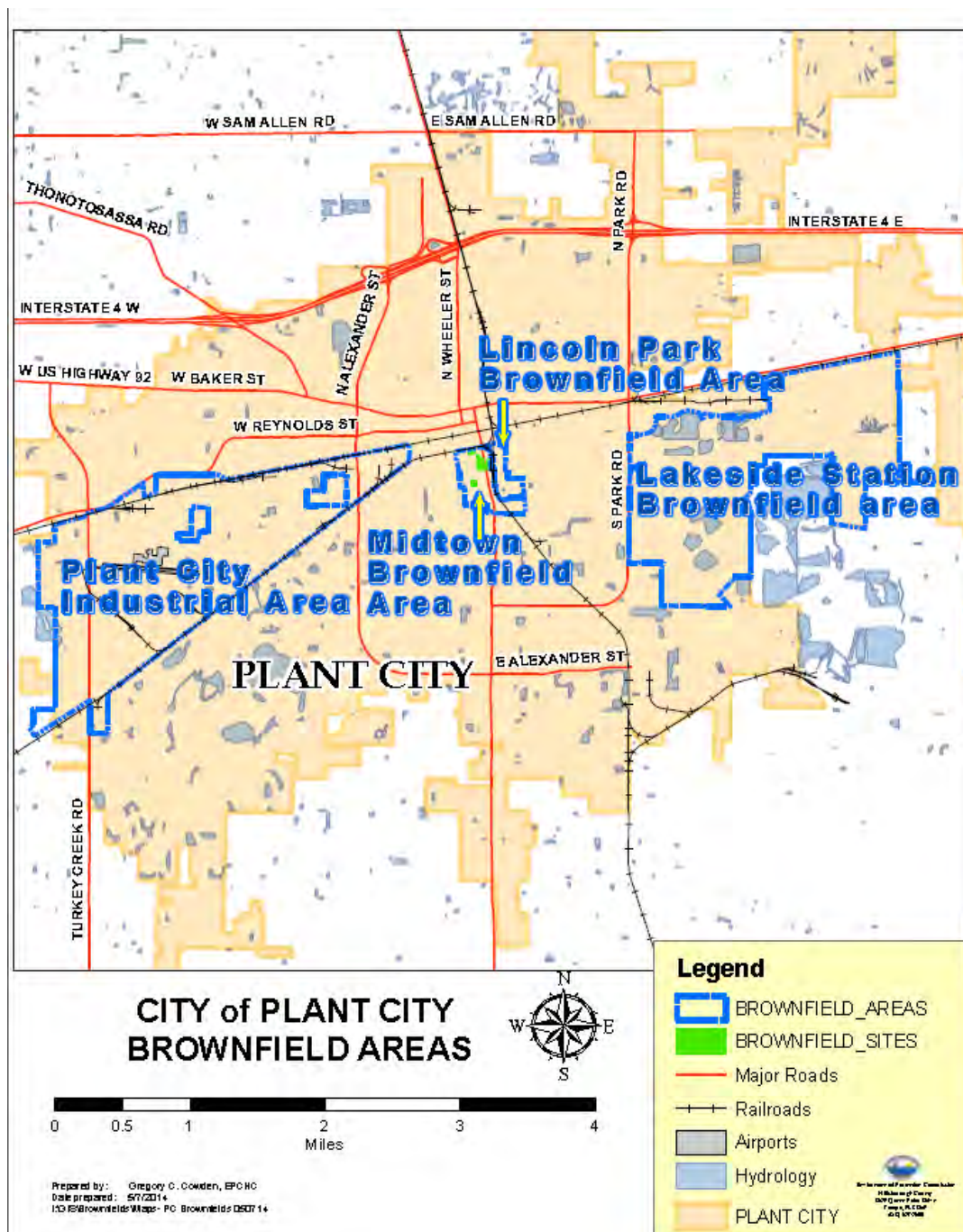
Revised 5/1/14

Developed By
City of Tampa
Environmental Coordination
Division



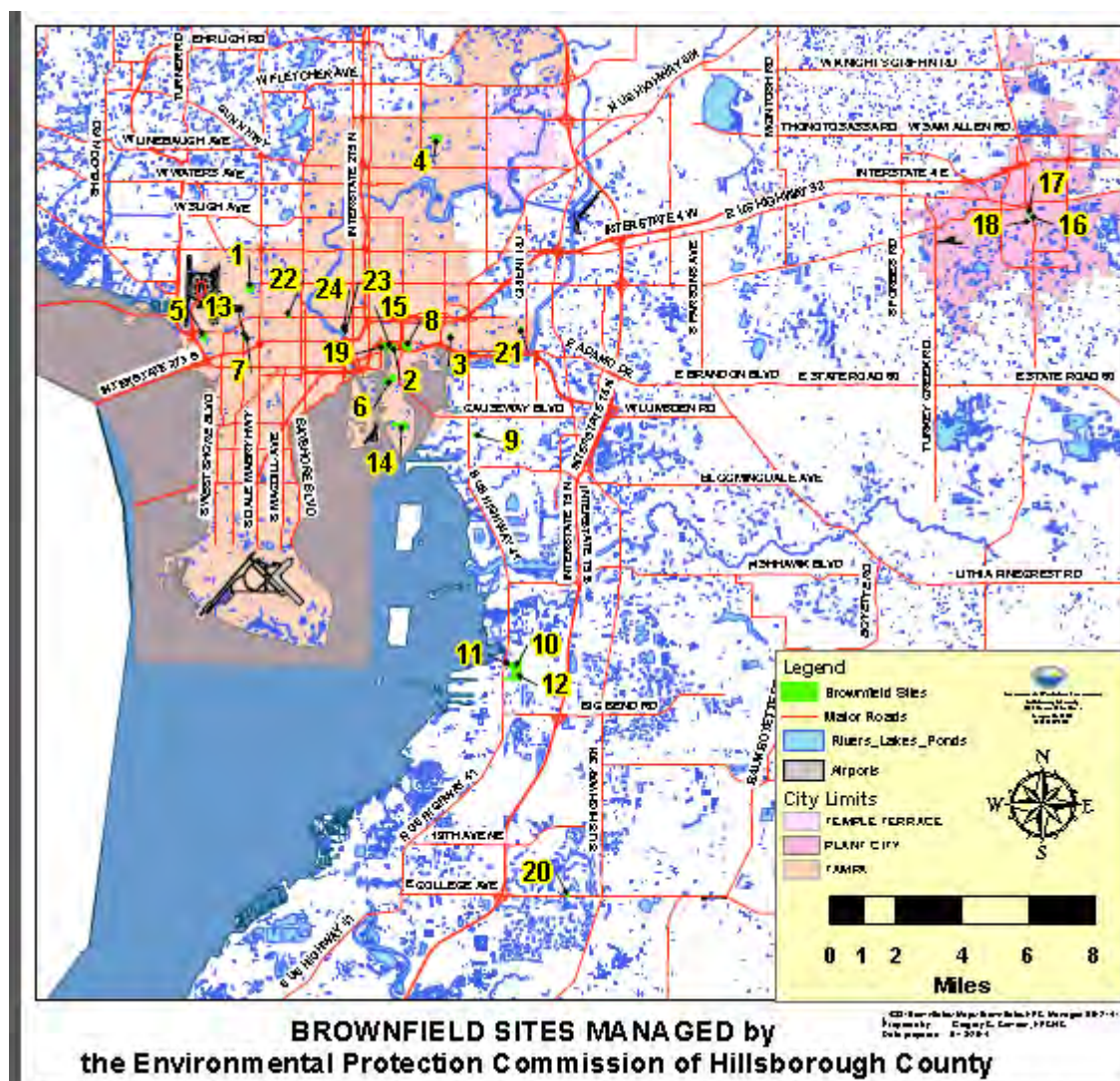
MAPS & TABLES

3. All Brownfield Area / Sites in Plant City



MAPS & TABLES

4. All Brownfield Area / Sites Managed by EPC



MAPS & TABLES

5. All Brownfield Area / Sites Managed by EPC

BROWNFIELD SITES MANAGED by the Environmental Protection Commission of Hillsborough County

ISO 151 Brownfield Map 151 Brownfield EPC Managed 051214
Prepared by: Gregory C. O'Conner, EPC MC
Date prepared: 5/13/2014

MAP #	COMET PROJECT #	AREA	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
1	293818	BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
2	65905	BF 290503001	Channelside Holdings LLC	1010-1026 19th St.	Tampa	12/20/2005		8
3	65845	BF 290602001	JVS Contracting	1608 N. 43rd St.	Tampa	5/3/2006		5
4	173337	BF 290603001	Circle Tampa Ventures	10420 N. McKinley	Tampa	9/20/2006	5/31/2007	28
5	308994	BF 290607001	McKibbin Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
6	316113	BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/2008		31.97
7	310846	BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008		3.7
8	312603	BF 290703001	Panattori/KEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009	29.36
9	312600	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	9/14/2011	4.31
10	314071	BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibsonton	8/6/2008		29.73
11	314931	BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibsonton	9/2/2008		8.49
12	314933	BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibsonton	9/2/2008		73.62
13	316111	BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/2008		6.85
14	325034	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd	Tampa	12/9/2010		42
15	330496	BF 291001002	International Ship	1616 Penny Street	Tampa	12/19/2011		13.33
16	328309	BF 291002001	Stock Building Supply	511 & 530 S. Collins	Plant City	6/10/2011		5
17	328312	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011		1.26
18	328313	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St.	Plant City	6/10/2011		1.14
19	74222	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
20	330621	BF 291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/2011	6/17/2013	0.63
21	338604	BF 291302000	Gulf Coast /Trade Mark metals	6912 East 9th Ave	Tampa	9/9/2013		3.2
22	69235	BF 291304000	West Tampa Conv Center	3005 W. Columbus Drive	Tampa	11/8/2013		1.7
23	339548	BF 291305000	Water Works Park	1812 N. Highland Ave	Tampa	12/12/2013		5.6
24	300052	BF 90606000	Tampa Armature Works	1910 N. Ola Ave	Tampa	pending		4.27
		Total Acreage						363.66

REPORT CONCLUSION

IN CONCLUSION:

The responsible redevelopment and productive reuse of Brownfield properties can mean new sustainable development opportunities, job growth, improved community and environmental stewardship, and elimination of potential impacts to human health.

Within the 2013-2014 reporting period, there were six resolutions declaring Brownfield Areas within Hillsborough County. Three were within the City of Tampa and three more in Unincorporated Hillsborough County. An additional 194.37 acres of Brownfield properties were added during the 2013-2014 reporting period. The development of the properties is expected to generate several hundred new jobs. Four new Brownfield Site Rehabilitation Agreements (BSRA) were executed during this reporting period bringing the total number of sites with BSRA's managed by EPC to twenty-four. The forecast for next year is encouraging it is anticipated that an additional five new sites will be added.

The Florida legislature passed House Bill 325 during the 2013-2014 session. By doing so the legislature removed a lot of the confusion in the Brownfield designation process regarding the public notice and hearing requirements and the criteria for designation of Brownfield areas. The bill enhances the liability protection provided under Florida's Brownfield program to include claims for property damage, so long as the Brownfield redeveloper conducts and completes the cleanup pursuant to its Brownfield cleanup agreement and any other applicable Florida state laws. One item that still needs to be addressed by the legislature is the current backlog of voluntary cleanup tax credits. These tax credits are part of the Brownfield incentives, which are issued by the FDDEP. Applicants currently have to wait approximately 2.5 years to receive their tax credit.

The Hillsborough County EPC continues to meet its contractual obligations with the Department of Environmental Protection (DEP) and will furnish a copy of the Annual Report to the DEP ahead of the scheduled deadline.