

# BROWNFIELDS Annual Report

Author: Anthony Gilboy, 2015



## ENVIRONMENTAL PROTECTION COMMISSION

*OF HILLSBOROUGH COUNTY*

BROWNFIELDS 2014-2015 ANNUAL REPORT  
YEAR: 2015

---

# Table of Contents

---

01 /

## Overview

1.01 Preliminary Letter / Goals and objectives / Management expectations Pages 01.. 04

02 /

## Introduction

2.01 Executive Summary / 2.02 Our Team / Pages 04. . 05

03 /

## Project(s) Update

3.01 Brownfield projects organized by local governments / 3,02  
MAPS & TABLES Pages 06. . 50

04 /

## Conclusion

4.01 Conclusion includes the number Brownfield acres and the number of areas  
and sites added during the 2014-2015 reporting period. Pages 51. . 52

---

# Preliminary Letter

---

## THANK YOU FOR YOUR INTEREST IN THE HILLSBOROUGH COUNTY BROWNFIELD'S 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. 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 government's jurisdictions.

### Where Are Brownfield Areas?

Many areas in Florida contain properties 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." There may be one or more sites contained within a Brownfield Area.

---

# Executive Summary

---

## Program Report Summary

---

### The GOAL:

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

### 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 Brownfields program. Provide assistance and work as a liaison between the various 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](mailto:GarrityR@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](mailto:Cope@epchc.org)

### Hooshang Boostani, P.E.

Director  
Waste Management Division  
3629 Queen Palm Dr.  
Tampa, FL 33605  
(813) 627-2600 x1293  
[Boostani@epchc.org](mailto:Boostani@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](mailto:Gilboya@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](mailto:Schipfer@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 N 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 Varala 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 one acre parcel in 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 9<sup>th</sup> 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 were to upgrade the facility and conduct environmental cleanup on the property. EPC has received and reviewed a site assessment work plan and a formal site assessment report received in July, 2014. The future of this site is uncertain, EPC learned recently that the facility has closed operations and the property may be sold.





---

# City of Tampa

---

## 3. Former Gulf Coast Metals / Trademark Metals Brownfield Area Additional Photos

---



**Figure 1 Aluminum Recycle Scrap Pile at the Former Gulf Coast Metals facility.**



**Figure 2 Aluminum smelter operations at the Former Gulf Coast Metals facility.**

---

# City of Tampa

---

## 4. Dollar General-Former West Tampa Convention Center

---

### PROJECT SPECIFICS:

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

The 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 Directors Authorization permit by EPC in March 2013 and entered the Brownfield program in November 2013. The facility is currently required to monitor for landfill gas. The Dollar General store has created eight full time positions and with the sale or lease 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**

Three Brownfield Sites are contained within the parent Area:

Detsco Terminals BF# 291001001 ; International Ship Repair/Trans-  
Continental Marine Repair and Dry-dock Corporation BF# 291001002;  
Channelside Holdings LLC /Former Devoe and Raynolds Facility  
BF#290503001

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 19<sup>th</sup> 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.



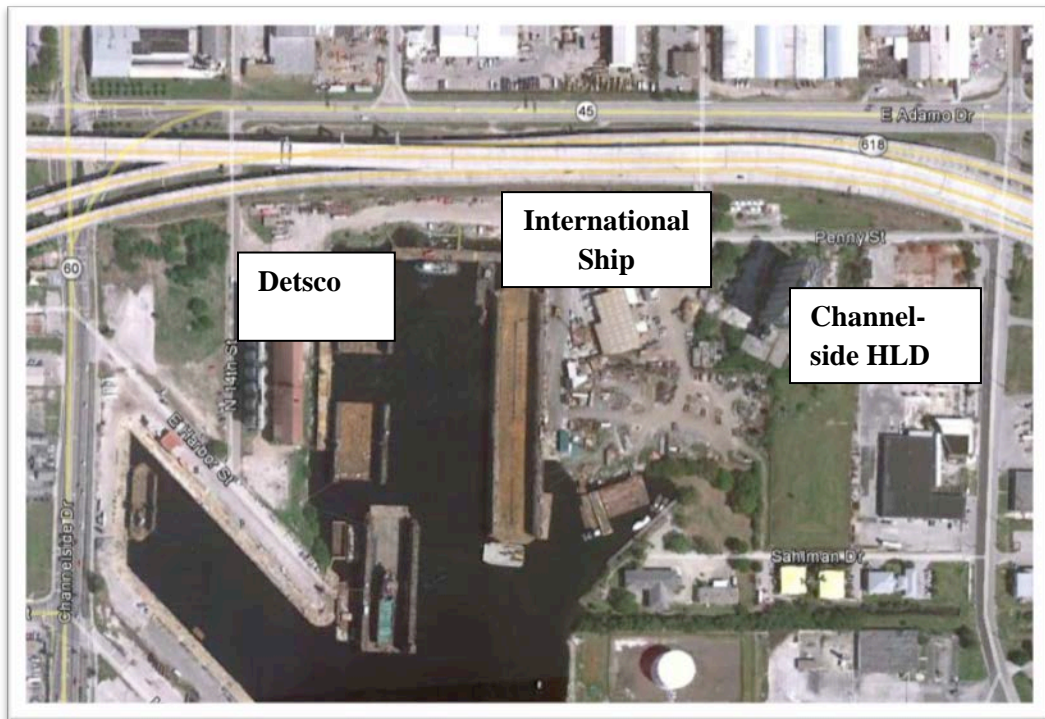
---

# 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 19<sup>th</sup> 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 and monitoring 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 walk able 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 which is not part of the Brownfield site. 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 is near completion.

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 with redevelopment plans 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 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.**



**The 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





**Figure 3 Water Works Park Post Construction February, 2015**

---

# 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 and approval of the installation of engineering controls is complete. 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 completed this site will likely institute engineering and institutional controls over the entire property.





---

# City of Tampa

---

## 10. Former TECO Hookers Point /Hendry Corporation

---

### PROJECT SPECIFICS: PortTampa Bay

**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. Institutional and engineering controls are proposed to achieve closure.



---

# 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 of this former landfill includes installation of approved engineering controls which are currently underway and very near complete. This housing site was also issued an EPC Directors Authorization Permit, which included a requirement for landfill gas monitoring.



**Site development underway at Varela property in March 2014**

---

# City of Tampa

---

## 11. Varela Property photos continued ...

---



**Post-Construction Photo of the Varela property 6/1/2015**

---

# 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 \$4000, 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, 0000. It is anticipated after assessment and clean-up the City will sell the vacant property and envisions a possible grocery store anchored neighborhood retail center. The first phase of environmental assessment work has been completed which included the removal of a small underground petroleum tank. The BSRA was finalized on 09/03/2014. The City is moving forward with soil removal and cleanup to support Industrial/Commercial land uses.



---

# City of Tampa

---

## 12. Nebraska Ave Photo Tank Removal

---



Nebraska Ave Brownfield Site Small Tank Removal 2014

---

# City of Tampa

---

## 12. Nebraska Ave Location Map

---



Figure showing the proximity of the Nebraska Ave Brownfield site (small triangle piece on the right) adjacent to the Encore Central Park Village Brownfield area.



---

# City of Tampa

---

## 13. Spruce Street Tampa Landfill #2

---

### PROJECT SPECIFICS:

**Spruce Street Tampa Landfill #2 BF# 291405000** : 3.42 Acres , 4310 West Spruce St & 1706 North Hubert Ave, Tampa FL.

The BSRA was executed on 12/24/14, the property consists of two parcels totaling 3.42 acres located in the Westshore area, near several other Brownfields. The subject parcels are located within the boundaries of an area known as the City of Tampa Historic Landfill #2. The landfill encompasses approximately 100 acres and was used by the City of Tampa for solid waste disposal prior to the mid-1960's. Environmental assessment activities were conducted that included test pits analysis of soil groundwater and landfill gas. Removal of contaminated soil and material is planned as assessment work continues. The redevelopment plan for the site includes construction of a 5 story building that will have 262 residential units. An adjacent multi-level parking garage will also be constructed to support the multifamily housing. It is anticipated that at least 5 new full-time positions will be created at the complex. This development was also issued an EPC Directors Authorization Permit, landfill gas monitoring may be required at the site pending final assessment results.



**Figure 4 Spruce Street Apartment Complex and Parking Garage Construction April 2014**

---

# Unincorporated Hillsborough County

---

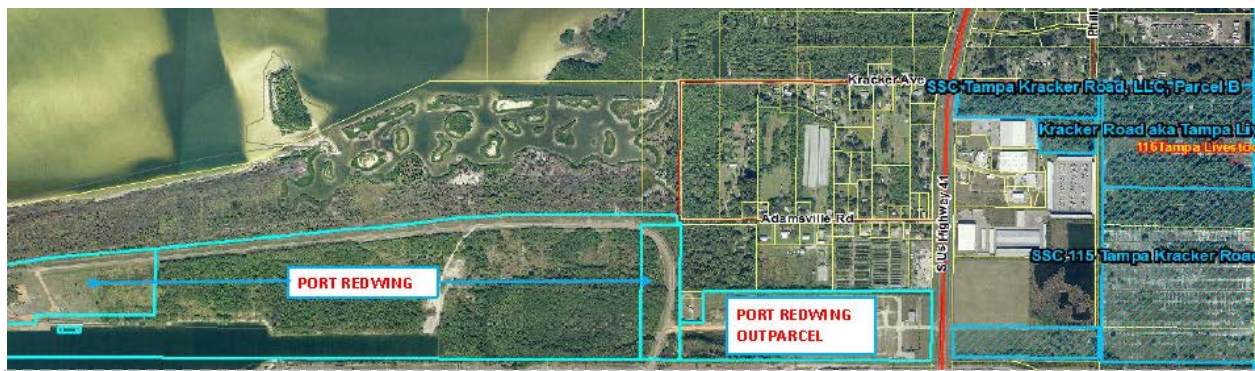
## 1. Port Redwing Brownfield Area's

---

### PROJECT SPECIFICS: Tampa Port Authority

**Port Redwing Brownfield Area BF#291401000 151 Acres: Port Redwing Outparcel BF#291404000, 31 Acres.**

The property owned by the Tampa Port Authority is located at 5734 and 5740 Pembroke Rd; in Gibsonton, Florida the three parcels total 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 3,000,000 sq ft of building area for heavy industry, manufacturing warehousing and general light industry. The Port Authority also purchased an additional **31** acres fronting US 41 and contiguous with the Port Redwing BF Area. This outparcel was approved by the Hillsborough County Board of County Commissioners in July, 2014 as a Brownfield Area BF#291404000, neither Area has a Brownfield Site Rehabilitation Agreement (BSRA) at this time. The outparcel is located at 12781 S. US Highway 41 in Gibsonton.



---

# 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.





---

# Unincorporated Hillsborough County

---

## 3. Former Hudson Nursery

---

### PROJECT SPECIFICS:

Former Hudson Nursery BF# 291403001: 10 Acres, 3811 Floyd Rd, Tampa Fl 33618.

The site encompasses approximately 10 acres of land located at the intersection of Dale Mabry Highway and Floyd Rd in the Carrollwood area of Tampa. The property was formerly operated as a retail plant nursery for approximately 40 years. Nursery operations were halted in late 2003 or early 2004. A Brownfields Site Rehabilitation Agreement (BSRA) was executed on August 19, 2014. Cleanup of the site consisted of low levels of petroleum, pesticide related compounds and arsenic in the soil and groundwater. Future development plans include three new restaurants and a retail office complex. It is expected that the restaurants and retail space will generate close to fifty new full and part-time jobs. Remedial cleanup activities continue on the property a Remedial Action Plan was submitted for review in April 13, 2015 which included engineering and institutional controls across the property.



**Figure 5: Vacant Nursery property predevelopment**

**January 2015**



**Figure 6: Nursery Site, discarded plant containers.**

=

---

# Unincorporated Hillsborough County

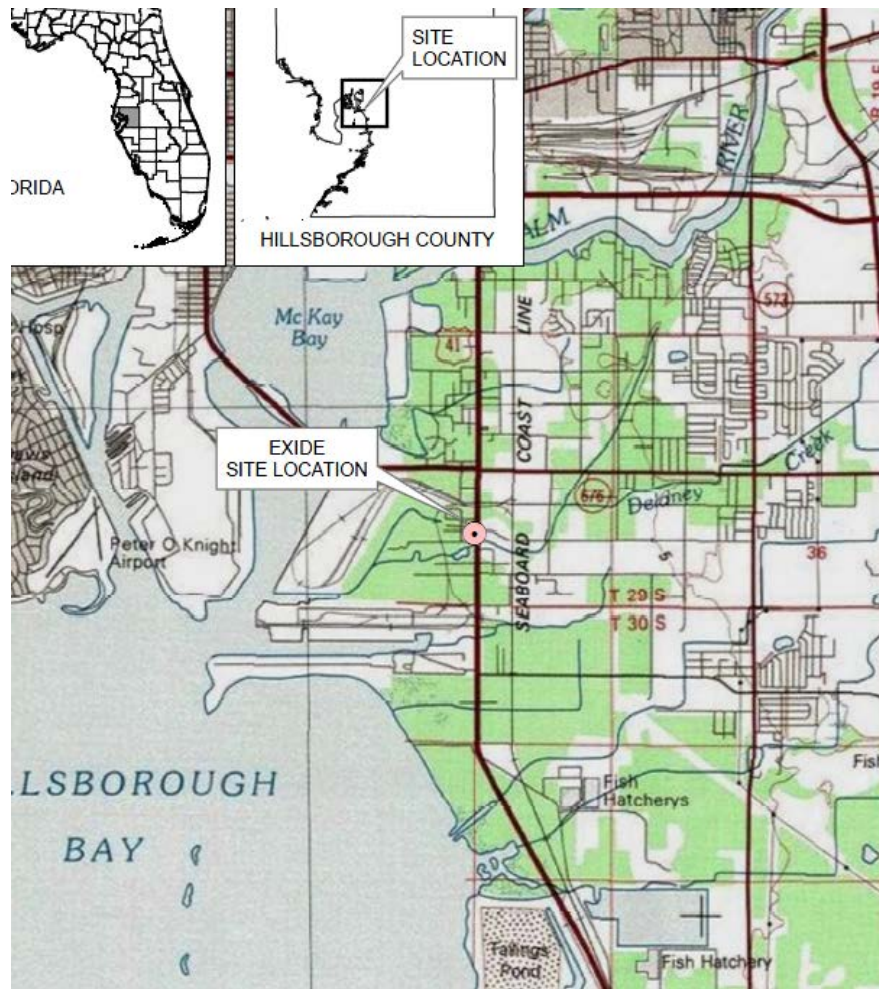
---

## **Delaney Creek Brownfield Redevelopment Site / Exide Property**

---

PROJECT SPECIFICS: The site is generally located on the West and East sides of south 50<sup>th</sup> street (U.S. HWY 41) at Delaney Creek. It is approximately **35** Acres in size. BF Area# 291402000: Site # 291402001

Lead acid battery manufacturing and lead smelting took place at the site between 1943 and 1987. Exide purchased the property in 2000 and all battery activities ceased prior to the acquisition. Extensive environmental assessment work has been completed at the site under a Resource Conservation & Recovery Act (RCRA) permit issued by the FDEP. The Delaney Creek Brownfield Redevelopment Area was designated as a Brownfields by the Hillsborough County Commission resolution dated July 22, 2014. A Brownfield Site Rehabilitation Agreement (BSRA) was signed on December 29, 2014. Exide and FDEP have agreed that the site rehabilitation will continue under the RCRA Permit issued November 4, 2014 with supervision by the Department's Bureau of waste Cleanup in Tallahassee. Exide plans to redevelop the property as a mixed use development. FDEP has secured financial assurance of \$11,679,302 for site rehabilitation from Exide.



**Figure 7 General Site location map for the Delaney Creek Redevelopment / Exide site**





---

# Unincorporated Hillsborough County

---

## 5. Kracker Road / Tampa Livestock Landfill/ South Bay Redevelopment Site

---

### PROJECT SPECIFICS:

Kracker Road / Parcel A / Parcel B and C Approximately **112.8** Acres located at 12602 South US Highway 41 Gibsonton at the Southeast Corner of U.S. Highway 41 and Kracker Road. BF Area # 290802000: Site BF #'s 290802001, 290802002 and 290802003.

These properties were originally designated Brownfields back in August 2008, but due to the economic downturn no redevelopment took place at that time. The properties were recently sold to the Tampa Port Authority who is pursuing a transfer of the Brownfield designation and revising the BSRA to reflect the new owner. Currently EPC is reviewing the draft BSRA's for all three properties and preliminary site assessment work is being conducted simultaneously. These sites are near the Port Redwing Port Area properties and may be connected by rail commerce in the near future.





Figure 8 Three Brownfield Sites in South Hillsborough County

---

# City of Plant City

---

## 1. Lincoln Park Brownfield Area

---

### PROJECT SPECIFICS:

**Lincoln Park 37.00 Acres BF Area # BF291205000.**

Lincoln Park BF Area 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 location 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 2014-2015 reporting period. However, preliminary discussions began regarding another possible site the Seaboard Cold Storage facility, located within the Lincoln Park Brownfield Area.





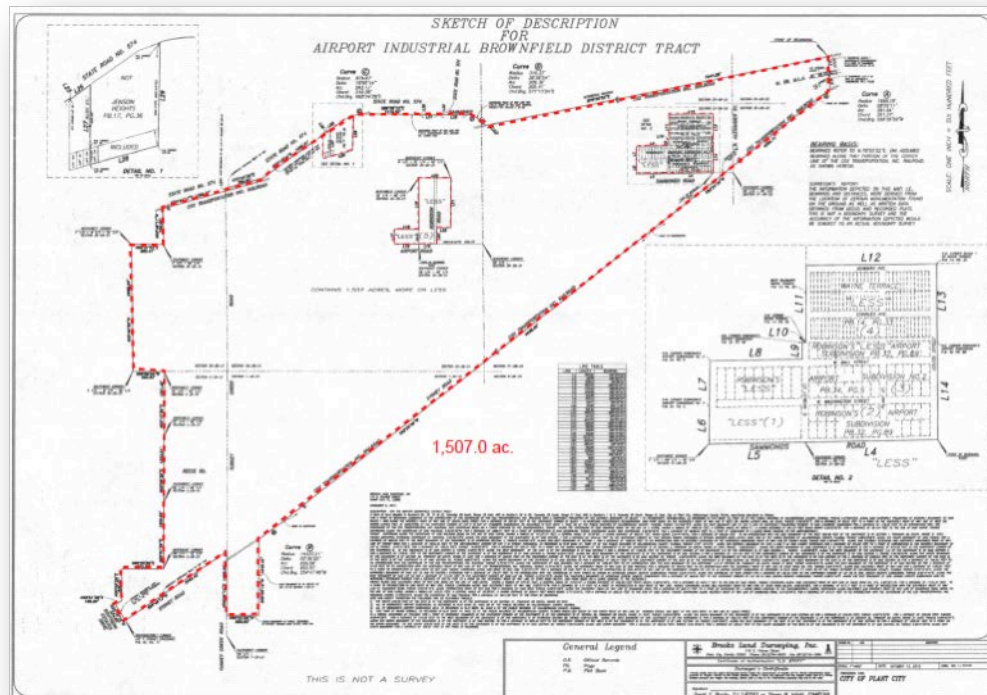
# City of Plant City

## 2. Plant City Industrial Park Brownfield Area

### PROJECT SPECIFICS:

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

No new sites or BSRA's were added to this area during the 2014-2015 reporting period.



---

# City of Plant City

---

## 3. Midtown 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 Midtown area; they include **Stock Building Supply, Gro-Mor and Hydraulic Hose.**

The area wide designation of the Midtown 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) 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 GroMor 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 natural attenuation monitoring is proposed as an additional long term remediation activity.



**Figure 9 Construction of the Village Green Park Complex, Plant City Mid-Town January 2015**





**THE CITY OF PLANT CITY INVITES  
YOU TO THE RIBBON CUTTING FOR  
VILLAGE GREEN  
ON FRIDAY, FEBRUARY 6, 2015 AT 10:00 AM  
205 WEST RENFRO STREET, PLANT CITY**

Figure 10 Announcement of Village Green Park Opening





**Figure 11 Ribbon Cutting Ceremonies at the Midtown, Village Green Park, February 6, 2015**



**Figure 12 Post Construction Village Green Park Plant City 02/05/2015**

# 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
34	Former Hudson Nursery	3811 Floyd Rd	10	2014-095
35	Spruce St Landfill #2	1706 N. Hubert Street	3.4	2014-907
		<b>Total Area</b>	<b>1249.0</b>	

# 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/Formal 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



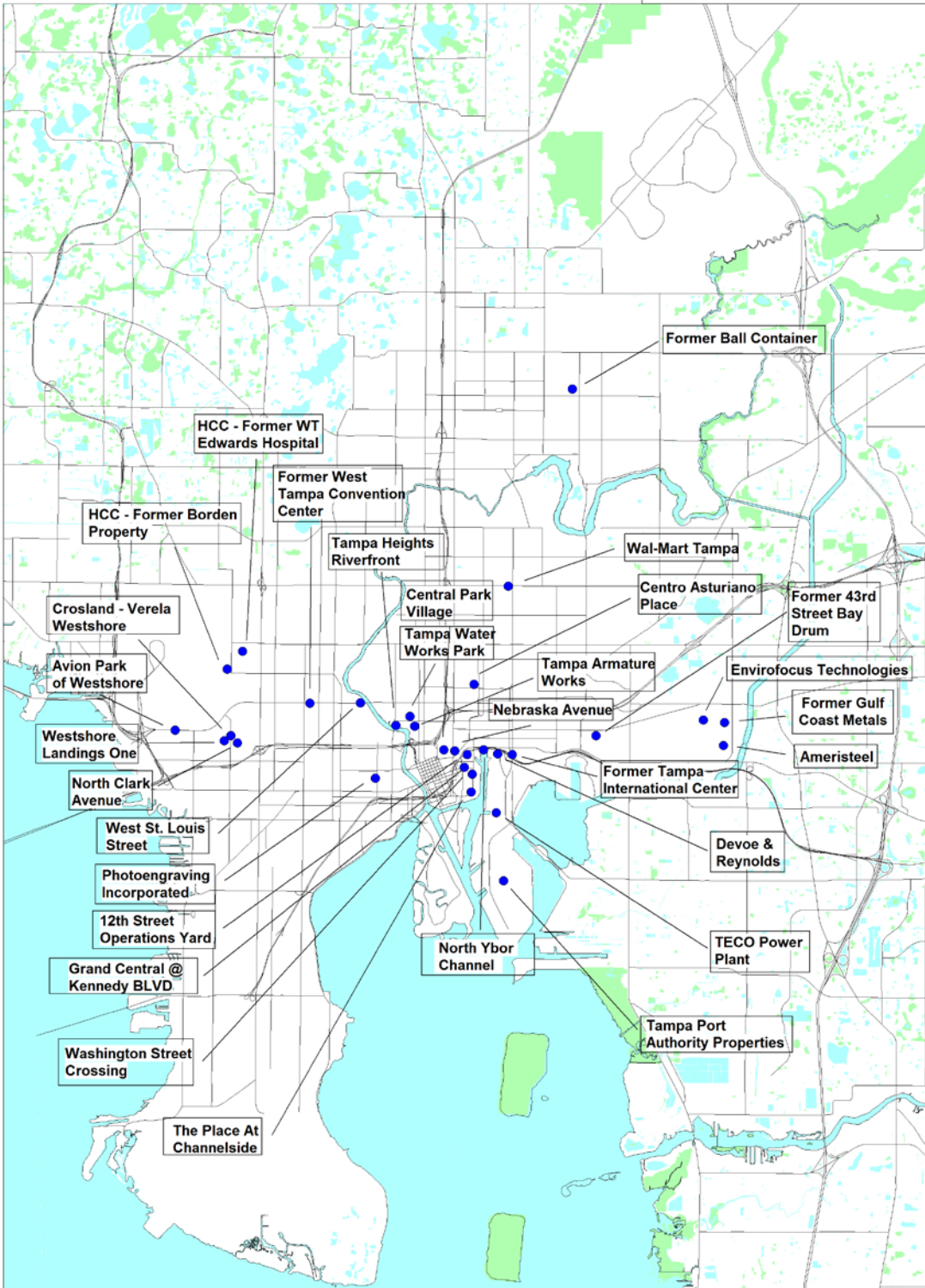
Rome Yard aka West St Louis St	BF291204000	1506 W St Louis St	Tpa	12
Photoengraving Inc	BF291202000	502 N Willow Ave	Tpa	1
Plant City Lincoln Park	BF291205000	E. of CSX RR; S. of Laura St; N. of Alsobrook; W. of Lake	PC	37
Plant City Industrial Park	BF291301000	N/A	PC	1507
Trade Mark /Gulf Coast Metals	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
Spruce ST Landfill #2	BF 291405000	1706 N. Hubert St	Tpa	3.4

# City of Tampa Designated Brownfield Areas



Revised 5/1/14

Developed By  
City of Tampa  
Environmental Coordination  
Division



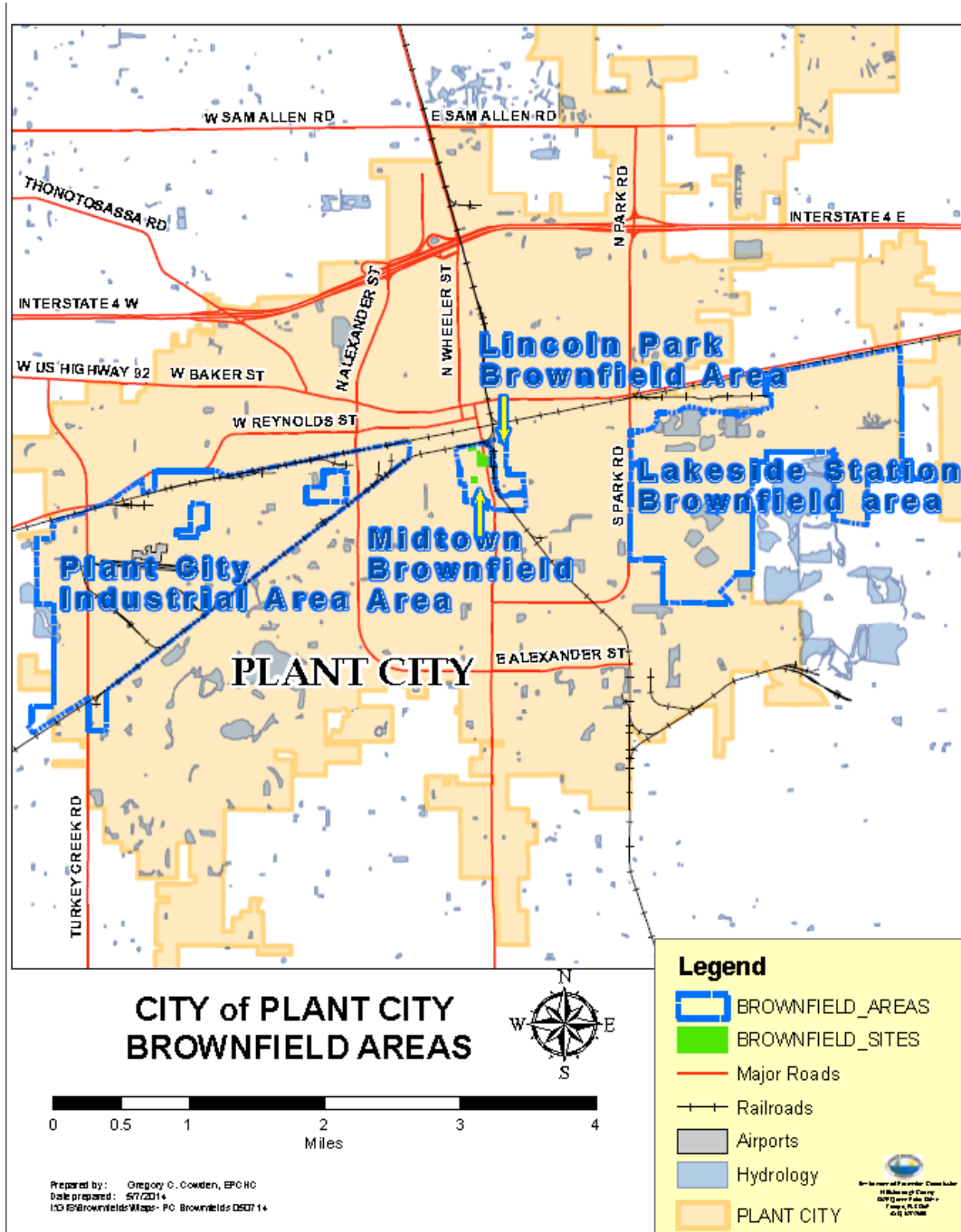
# MAPS & TABLES

## 3. All Brownfield Sites in Unincorporated Hillsborough County



# MAPS & TABLES

## 3. All Brownfield Area / Sites in Plant City



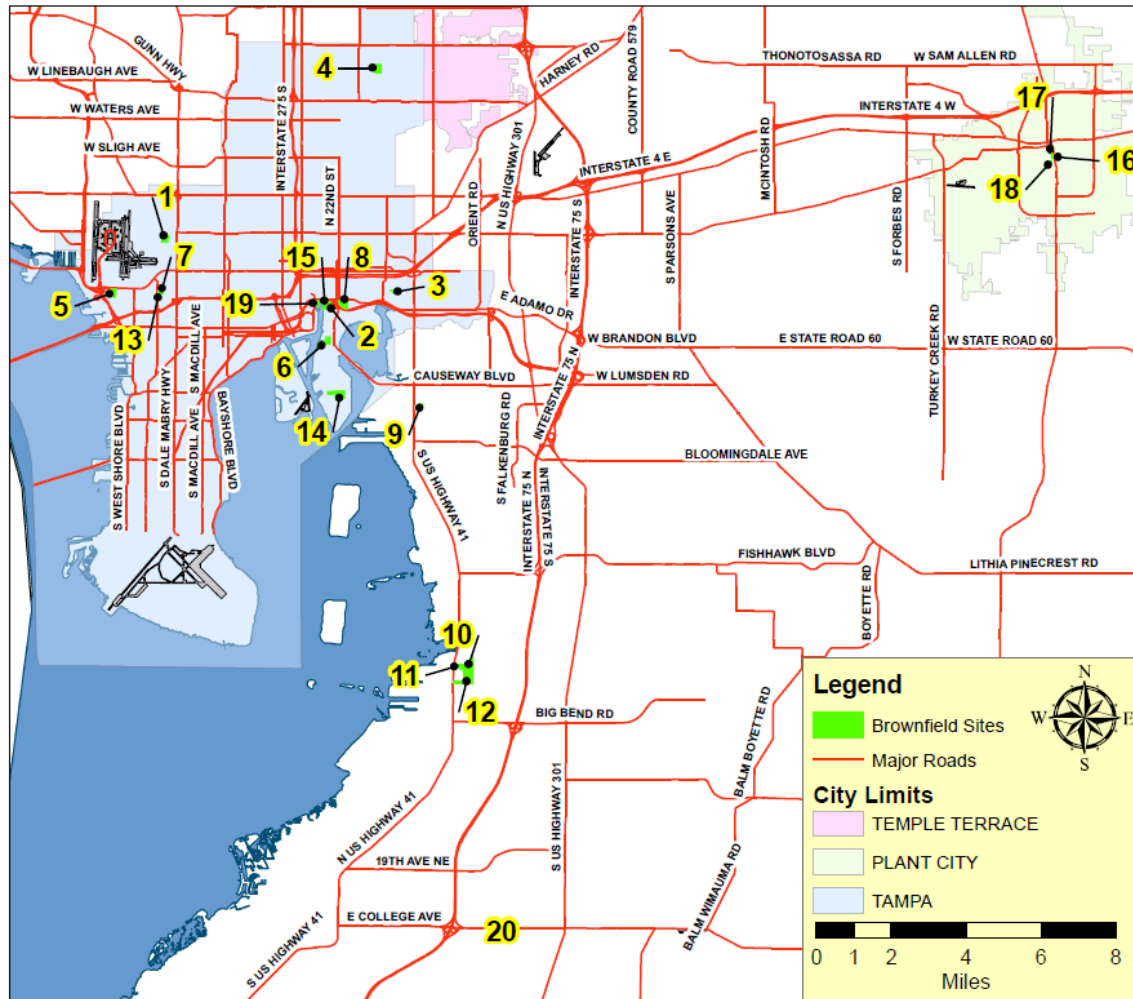


# MAPS & TABLES

## 4. All Brownfield Sites Managed by EPC

MAP #	COMET PROJECT #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
1	293818	BF 290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/05	5/7/08	29.9
2	65905	BF 290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/05		8
3	65845	BF 290602001	JVS Contracting	1608 N. 43rd St.	Tampa	5/3/06		5
4	173337	BF 290603001	Circle Tampa Ventures	10420 N. McKinley Dr.	Tampa	9/20/06	5/31/07	28
5	308994	BF 290607001	McKibbin Hotel Group (Avion)	O'Brien & W. Spruce	Tampa	12/20/06	10/13/10	18.89
6	300052	BF90606000	Former Tampa Armature Works	1910 N. Ola Ave.	Tampa	12/20/06		4.27
7	316113	BF 290702001	Hendry Corp. (TECO)	1650 Hemlock St.	Tampa	8/8/08		31.97
8	310846	BF 290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/08		3.7
9	312603	BF 290703001	Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/07	6/12/09	29.36
10	312600	BF 290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/08	9/14/11	4.31
11	314071	BF 290802001	Kracker Rd/ Parcel A/ folio 50853	12602 S. US Hwy 41	Gibson	8/6/08		29.73
12	314931	BF 290802002	Kracker Rd/ Parcel B/ folio 50865	12602 S. US Hwy 41	Gibson	9/2/08		8.49
13	314933	BF 290802002	Kracker Rd/ Parcel C/ multiple folios	12602 S. US Hwy 41	Gibson	9/2/08		73.62
14	316111	BF 290804001	Varela Apartments/Crosland	4120 W. Spruce St. & 1701/1601 N. Lois Ave	Tampa	12/23/08		6.85
15	325034	BF 290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/10		42
16	330496	BF 291001002	International Ship	1616 Penny Street	Tampa	12/19/11		13.33
17	328309	BF 291002001	Stock Building Supply	511 & 530 S. Collins	Plant City	6/10/11		5
18	328312	BF 291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/11		1.26
19	328313	BF 291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/11		1.14
20	74222	BF 291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/10		7.71
21	330621	BF 291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/11		0.63
22	338604	BF291302000	Former Gulf Coast Metals	6912 East 9th Ave.	Tampa	9/9/13		4.19
23	69235	BF291304000	Former West Tampa Convention Ctr	3005 West Columbus Dr.	Tampa	11/18/13		1.7
24	339548	BF291305000	Tampa Water Works Park	1812 North Highland Ave.	Tampa	12/12/13		4.39
25	345693	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/14		10.35
26	339572	BF291306001	COT Nebraska Avenue	1103 North Nebraska Ave.	Tampa	9/3/14		1.54
27	345699	BF291405001	Spruce Street Tampa Landfill #2	1706 North Hubert Ave. & 4310 Spruce St.	Tampa	12/24/14		3.43
		<b>Total Acreage</b>						<b>378.76</b>

\*See corresponding map below for visual representation of the table above.



**BROWNFIELD SITES MANAGED by  
the Environmental Protection Commission  
of Hillsborough County**



---

# REPORT CONCLUSION

---

## IN CONCLUSION:

The responsible redevelopment and productive reuse of Brownfield properties can create new sustainable development opportunities, job growth, improve community outlooks, cultivate environmental stewardship, and elimination of potential impacts to human health. Hillsborough County currently has the largest number of Brownfield sites in the State. There are fifty-three (53) sites with Brownfield Site Rehabilitation Agreements (BSRA's) and twelve (12) areas declared by resolutions awaiting site designation.

Within the 2014-2015 reporting period, there were three new local government resolutions declaring Brownfield Areas in Unincorporated Hillsborough County. They included Port Redwing Outparcel, 31 acres, Former Hudson Nursery, 10 acres and Exide/Delaney Creek Redevelopment, 35 acres. Additionally, two new resolutions were approved within the City of Tampa. Nebraska Ave, 1.54 acres and Spruce Street Landfill #2, 3.42 acres. An additional, 81.32 acres of Brownfield properties were added this year. This brings the total to 378.76 acres. Seven new BSRA's were executed during this reporting period. Three are Port of Tampa properties that previously had BSRA's, Kracker Road/South Bay Redevelopment have been updated and issued new BSRA's to reflect new ownership and current property redevelopment plans. Hudson Nursery, Spruce St Landfill #2, Exide /Delaney Creek Redevelopment ( managed by RCRA Tallahassee DEP) and Nebraska Ave. This brings the total number of sites with BSRA's managed by EPC to twenty-seven. The forecast for next year is encouraging. It is anticipated that five additional new sites will be added. The development of the properties is expected to generate several hundred new jobs, increase tax revenue for the local governments and cleanup property contamination.

The Florida legislature passed House Bill 7141 during the 2014-2015 session. If enacted the Bill would help reduce the current \$12 million Voluntary Cleanup Tax Credit (VCTC) backlog. This would bring significant relief to over 200 Brownfield cleanup and redevelopment applicants and projects now on the current VCTC backlog list. Florida's VCTC tax credit program serves as a primary state financial incentive to encourage the voluntary cleanup and redevelopment of Brownfield sites and plays a key role in driving investment in Brownfield areas. For calendar 2014 year, the total VCTC application amount (approx. \$9.38million) received by the FDEP was the highest VCTC



annual amount ever in the Brownfield program history. Applicants currently have to wait approximately 2.5 years to receive their tax credit. Eliminating the backlog sets the stage for continued expansion and participation in the program.

The total amount of tax credits awarded for all Brownfield sites in Hillsborough County to date is \$7,785,094.04. The total amount of tax credit pending review is \$2,238,064.61. This amount does not include 2014 calendar year applications, eligibility reviews are still pending with the Florida Department of Environmental Protection.

According to the FDEP's 2014 Annual Brownfield Report since the inception of the Florida's Brownfield program in 1997, approximately \$2.7 billion in capital has been invested in the designated Brownfield areas and more than 50,000 confirmed and projected direct and indirect jobs created.

The Hillsborough County EPC continues to meet its contractual obligations with the FDEP and has furnished a copy of the Annual Report to the DEP.