

BROWNFIELDS REDEVELOPMENT PROGRAM Annual Report

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ENVIRONMENTAL PROTECTION COMMISSION

OF HILLSBOROUGH COUNTY

BROWNFIELDS 2015-2016 ANNUAL REPORT
June 2016

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Executive Summary

The Brownfield Program

The Brownfield program is a redevelopment tool for properties with environmental contamination, or the perception of environmental contamination. Started by the EPA in 1995 and continued in Florida in 1997 by the Florida Brownfield Redevelopment Act, Sections 376.77-376.86, Florida Statutes, this program provides business incentives to rehabilitate a contaminated property and return it to productive use for the community. Incentives are provided by different grants, loans and tax credits for such property improvements as site clean-up, creating jobs, and providing affordable housing or medical services. These improvements increase property values and revitalize the neighborhood. Brownfield programs conserve our undeveloped land resources by reusing developed properties in new ways to enhance the overall quality of life in the surrounding community.

A **Brownfield Area (BA)** is defined by Florida Statute 376.79(4) 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.” Local governments who have designation authority in Hillsborough County are Hillsborough County, the City of Tampa, the City of Plant City and the City of Temple Terrace.

A **Brownfield Site** is defined by Florida Statute 376.79(3) 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.

EPC’s Program Role

The **Environmental Protection Commission of Hillsborough County (EPC)** is the local natural resource protection agency created by the Florida Legislature in 1967 to serve the citizens of Hillsborough County. The EPC was delegated Brownfield program authority by the Florida Department of Environmental Protection (FDEP) in 2004, and renewed in 2012. Brownfield sites require Site Rehabilitation, which begins with an environmental assessment of soils and groundwater at the site. Any contamination existing over Florida’s soil and water cleanup levels must be cleaned up to levels protective of human health and the environment so that the land can be safely reused. The EPC manages this process through a voluntary cleanup by the property representative through a contract called a **Brownfield Site Rehabilitation Agreement (BSRA)**. The EPC works closely with the property representative, environmental consultants and attorneys, land use and planning groups. Site rehabilitation takes into account future land use, allowing economy of cost paired with protection of human health and the environment.

Regulatory and Financial Incentives

Regulatory and Financial Incentives

Florida's Brownfield program offers businesses and developers a set of regulatory and financial incentives to clean up and redevelop a Brownfield property when a BSRA is executed between the person responsible for the site cleanup and the regulatory agency. A few advantages of the Brownfield program include:

- \$2,500 job bonus refund for each new job created by an eligible business
- Building sales tax credits
- 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 and regulatory review
- Risk-based cleanup levels
- Voluntary Cleanup Tax Credit (VCTC) on eligible costs for site rehabilitation, solid waste removal and project completion with a Site Rehabilitation Completion Order.
- Liability protection for contamination cleanup and lenders

2015- 2016 Annual Summary

The EPC manages **27 of the 55 Brownfield sites** in Hillsborough County. FDEP manages sites that have RCRA program issues or existing Consent Orders with the FDEP, or sites where Hillsborough County is the property owner. Of EPC's 27 Brownfield sites,

- **13 sites are in environmental assessment**
- **5 sites are in remediation**
- **8 sites are complete**
- **1 site is inactive**
- **404.61 acres are in EPC's Brownfield program**

In addition, there **are 14 designated Brownfield Areas** without BSRAs. These areas may be redeveloped, but no environmental investigations are ongoing. **One new BA was created** during the past year for the proposed Brandon Blue Palms housing. **One BSRA was signed** with EPC this year (after June 1, 2015) on the Port Redwing Outparcel BA for the former Hanson Pipe property. Please see the site profiles for more information on these projects. **One Site Rehabilitation Completion Order (SRCO)** was issued for the Varela Brownfield site. This Brownfield site is located over an old, unpermitted landfill and was developed into 350 apartments. The apartment complex provides 6.5 fulltime jobs, hires 4-5 contactors for such services as landscaping and other maintenance and is 95% occupied.

In addition, four more areas are planning to designate in 2016—Hanna Avenue, NVC Haley Park, David A Joseph/Trademark Metals and Madison Street Park. The Hanna Avenue site has already sent EPC a draft copy of a BSRA, and has started site assessment.

EPC TEAM

EPC Brownfield Program Contact Information

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Project Summaries

City of Tampa – Westshore Area

North Clark Avenue Brownfield Area

PROJECT SPECIFICS:

The North Clark Avenue Brownfield Area BF291203000

Between Clark Ave and Grady, Laurel and Spruce Streets; 19.10 acres

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 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. The City administration is contemplating the potential sale of this property for redevelopment. This site is near two other Brownfield sites; Crossland Varela and Westshore Alliance. No BSRA has been executed for the site, and no environmental investigations are ongoing.



North Clark Brownfield Area

Hillsborough County – Brandon Area

Brandon Blue Palms Brownfield Area

PROJECT SPECIFICS:

**The Brandon Blue Palms Brownfield Area BF291601000
114 Knights Avenue, Brandon; 6.1 acres**

The Brandon Blue Palms Brownfield Area was designated by Hillsborough County on May 5, 2016. This undeveloped property is adjacent to a dry cleaner that has solvent contamination in the groundwater. The dry cleaner is in the State’s Drycleaning Solvent Cleanup Program, and the owners of Brandon Blue Palm do not expect to enter into a BSRA for this environmental problem. They will leave the property adjacent to the drycleaner unpaved to provide access for future assessment activities by the dry cleaner program. This property will be developed as three buildings of multi-family units for affordable housing. It is anticipated that this development will create four new permanent jobs.



**Artist drawing of Brandon
Blue Palms**

City of Tampa – Westshore Area

Crosland-Varela

PROJECT SPECIFICS:

Crosland-Varela Westshore Area Brownfield Area BF290804000
Crosland-Varela Site Brownfield Site BF290804001; 6.86 Acres
Northwest corner of W Spruce Street and Lois Ave., Tampa

The Crosland-Varela Brownfield site constructed new apartments over an old unpermitted landfill. Site rehabilitation included assessment of soil for metals, PAHs and other semi-volatile compounds; groundwater contamination for arsenic, and solid waste removal. A conditional SRCO was issued in October 2015 after alternative soil and groundwater cleanup target levels were approved. Site soils are protected by engineering controls using either impervious surface cover, or two feet of clean fill over affected soils. The site also recorded a Restrictive Covenant on the deed to prevent the use of groundwater at the site or disturbing site soils, and to maintain the soil engineering controls. Landfill gas monitoring and storm water control are conducted under an EPC Director's Authorization permit. Redevelopment created 6.5 full-time job equivalents, provided 350 apartments, and employs 4-5 businesses on a contract basis for services such as landscaping and pest control.

Foundation work for Varela apartments, December 2013.



City of Tampa – Westshore Area

Varela Property photos

Post-Construction Photo of the Varela property June 2015.



City of Tampa – Westshore Area

Spruce Street /Tampa Landfill #2

PROJECT SPECIFICS:

**Spruce Street/ Tampa Landfill #2 Brownfield Site BF 291405001; 3.42 Acres ,
4310 West Spruce St & 1706 North Hubert Ave, Tampa**

The Spruce Street Brownfield site is located in the Westshore area, near several other Brownfield sites. The site is 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. Soil assessment and remediation is complete, and groundwater assessment of the site will continue after most of the construction is complete. 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 which requires landfill gas monitoring beneath the structures.



**Spruce Street
Apartment Complex and
Parking Garage
Construction**

Port Tampa Bay

North Ybor Channel Brownfield Area BF291001000

PROJECT SPECIFICS:

North Ybor Channel Brownfield Area BF291001000; 25.7 Acres

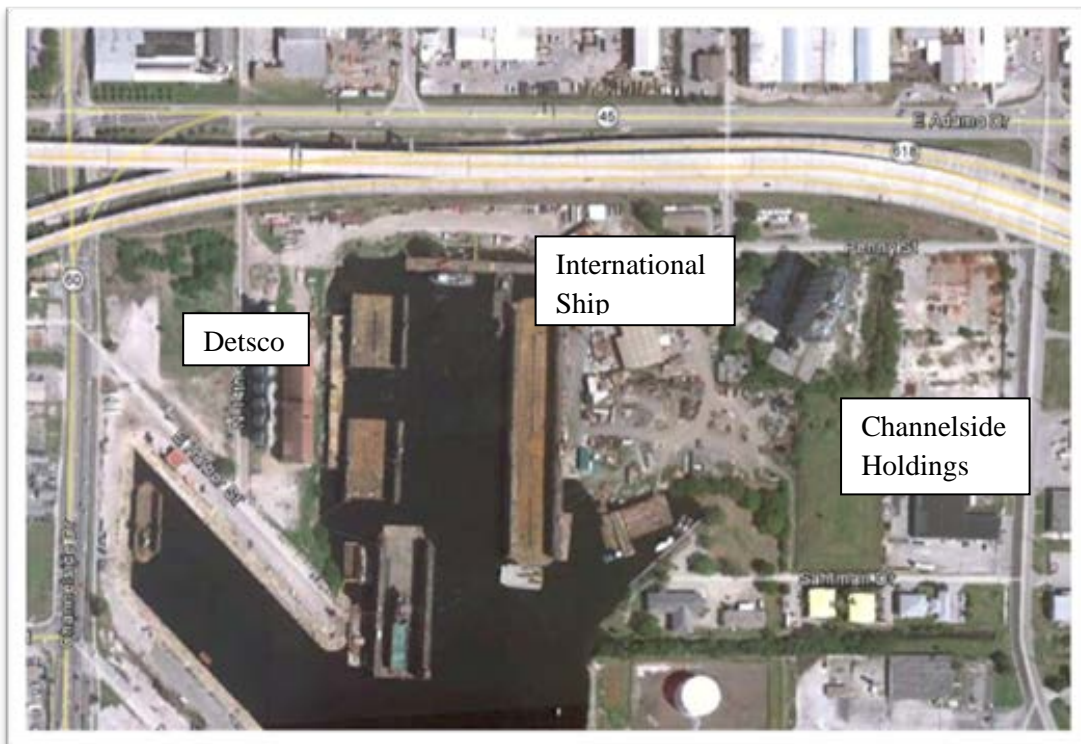
Three Brownfield Sites are active within the Brownfield Area:

Detsco Terminals BF291001001, 7.71 acres;

International Ship Repair/Trans-Continental Marine Repair and Dry-dock Corporation BF291001002, 13.33 acres;

Channelside Holdings LLC /Former Devoe and Reynolds Facility BF290503001, 8 acres;

This Brownfield Area in the port has 3 adjacent Brownfield sites managed by EPC.



Port Tampa Bay

International Ship Repair / Detsco Terminals / Channelside-Devoe and Reynolds

The City of Tampa designated almost 26 acres (21 parcels) on the northern extent of the Channelside District as the **North Ybor Channel Brownfield Area**. All three sites have executed Brownfield Site Rehabilitation Agreements (BSRA). International Ship and DETSCO have submitted initial environmental assessments.

The western portion of the area is the **DETSCO Terminals** site. The land has been largely used for bulk distribution of liquid and dry sulphur, Portland cement, phosphate and caustic soda. Soils are impacted by elevated metals and some semi-volatile organic compounds. Groundwater is affected by a low-pH and elevated metals. A proposal to remove soils with high sulphur has been made to return the groundwater pH to a normal range.

The central portion of the area is the **International Ship Repair and Marine Services** site. It has been used for ship building and repair since the early 1940s, and some bulk distribution of sulphur and Portland cement. Metals and semi-volatile organic compounds are elevated in the site soils and low-pH and higher metals in the groundwater. The site is in assessment.

Channelside Holdings/Former Devoe and Reynolds (paint production) is located west of International Ship. Channelside/Devoe and Reynolds has conducted on-site remediation of soils and groundwater. Additional work needs to be completed to determine if any off site impacts are occurring. Redevelopment of this area is adjacent to the revitalized Channelside area, and is anticipated to be mixed use, possibly as both residential and industrial.

Port Tampa Bay

Winner Metals

PROJECT SPECIFICS: Port Tampa Bay

Port Tampa Bay Brownfield Area BF290101000; 42 Acres

Winner Metals Brownfield Site BF290101004

2801 Guy N Verger Blvd, Tampa, FL 33605

The 42-acre Winner Metals site was assessed for soil and ground water contamination for petroleum products, arsenic and pH from metals recycling operations. Site assessment activities have been completed and a Remedial Action Plan approved for capping of soils. Natural attenuation monitoring is approved and the installation of engineering controls is 95% complete. Once the documentation of engineering controls for the soils is done, the site is expected to obtain conditional closure. The site is currently under construction for new railroad tracks and the relocation of one of the Port's roads. This site is zoned heavy industrial, and is part of the large Tampa Port Authority complex. Redevelopment plans are to expand container cargo operations.



Port Tampa Bay

Winner Metals photo

New rail lines at former Winner Metals site.



Port Tampa Bay

Former TECO Hookers Point /Hendry Corporation

PROJECT SPECIFICS: Port Tampa Bay

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

This is a former power plant that operated for 55 years. The plant has been demolished, and now ship repair and bulk container storage take place at the site. Site assessment activities and source removal of contaminated soils have been completed. Groundwater assessment for vanadium is complete, and conditional closure of the site with engineering controls over the soil is anticipated. Remedial activities are currently underway. Institutional and engineering controls are proposed to achieve closure.



Port Tampa Bay

Port Redwing Brownfield Area's

PROJECT SPECIFICS: Port Tampa Bay

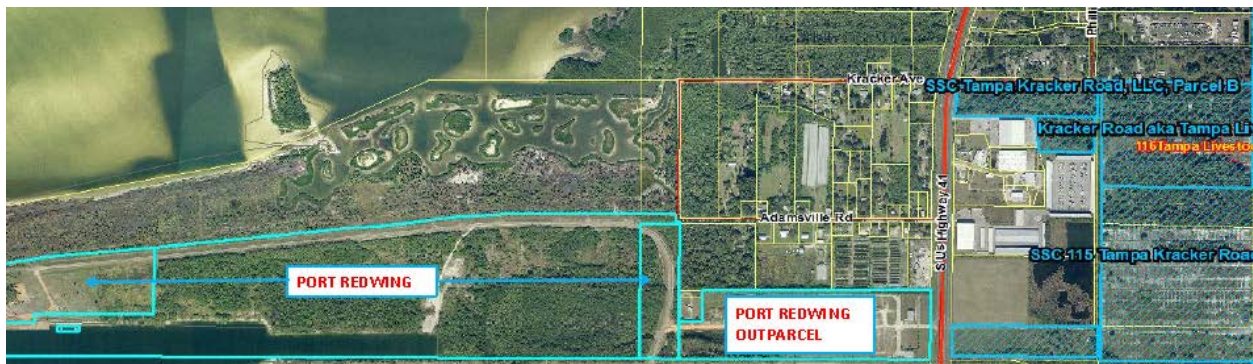
Port Redwing Brownfield Area BF#291401000; 151 Acres

Port Redwing Outparcel BF#291404000; 31 Acres

5734 and 5740 Pembroke Rd; 12781 S. US Highway 41, Gibsonton

The Port Redwing Brownfield Area is owned by Port Tampa Bay. The property was created from dredge materials of Tampa Bay, and is currently undeveloped. Development is planned for heavy industry, manufacturing and general light industry.

Port Tampa Bay's **Port Redwing Outparcel Brownfield area** property adds an additional **31** acres fronting US 41 and adjacent to the Port Redwing Brownfield Area. A BSRA for the outparcel was executed October 13, 2015 with the EPC. Currently Hanson Pipe operates at this location, constructing concrete pipe. The Site Assessment Report is expected in July 2016. Redevelopment of the site is anticipated to be an industrial facility associated with the Port.



Port Tampa Bay

Kracker Road / Tampa Livestock Landfill/ South Bay Redevelopment Site

PROJECT SPECIFICS:

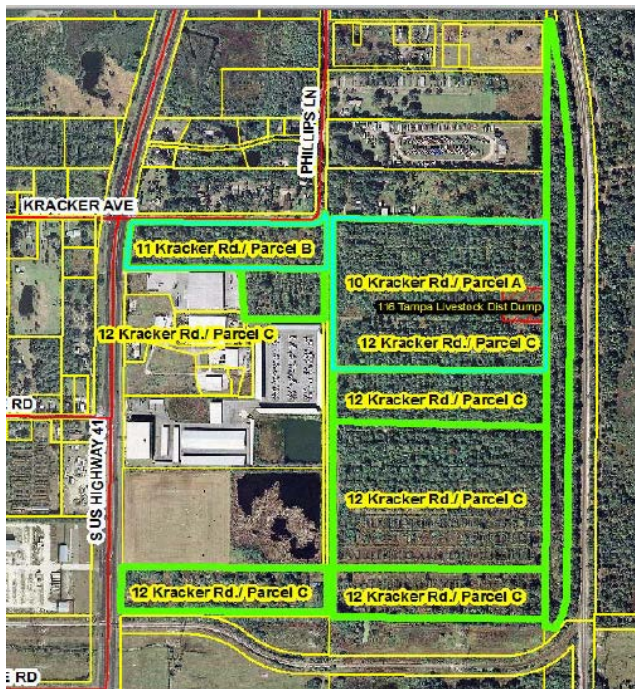
Kracker Road/Tampa Livestock: Brownfield Area BF290802000; 112.8 acres; 12602 South US Highway 41, Gibsonton

Parcel A; Brownfield Site BF290802001; 30 acres

Parcel B; Brownfield Site BF290802002; 9.6 acres (including internal easements)

Parcel C; Brownfield Site BF290802003; 73 acres

These properties were originally designated as Brownfield sites in August 2008, but due to the economic downturn no redevelopment took place at that time. The properties were sold to Port Tampa Bay who is continuing with the Brownfield program and conducting environmental assessment of the sites. Many of these parcels were used as a fish farm, and two acres were used as a landfill. These sites are zoned for manufacturing, industrial distribution and commercial uses. These parcels may be connected by rail commerce to the Port in the near future.



The Kracker Road Brownfield Sites in South Hillsborough County

City of Tampa

Former 43rd Street Bay Drum/ JVS Contracting

PROJECT SPECIFICS:

**JVS Contracting; BF290602001; 5 acres
1608 North 43rd Street, Tampa**

The JVS Contracting Brownfield site entered a BSRA with EPC on May3, 2006. The site has been used for different industrial businesses for more than 60 years, using a now-abandoned railroad spur for transporting products. There have been multiple environmental investigations for these businesses which processed steel, treated lumber and refurbished drums. After several soil removals, contaminants remaining at the site are arsenic and Benzo-a-pyrenes (BAPs) in the soil, and arsenic in the groundwater. Currently, the site is used for recycling concrete.



City of Tampa

Former Gulf Coast Metals / Trademark Metals Brownfield Area

PROJECT SPECIFICS:

**Gulf Coast Metals, aka Trademark Metals BF291302001; 3.24 acres
6912 East 9th Avenue, Tampa**

This site is located in the Orient Road area of heavy industry. The Gulf Coast Metals site designation was approved by the City of Tampa in May 2013, and a BSRA was executed in September 2013 to Trademark Metals. The site recycled aluminum scrap and refined it in a smelter from 1983-2012. The property was purchased by Trademark Metals from the former owner Gulf Coast Metals. Currently, the property is not in use, and site environmental impacts are being assessed.



Gulf Coast Metals, aerial site view.

City of Tampa

Former Gulf Coast Metals / Trademark Metals Brownfield Area Additional Photos



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



Aluminum smelter operations at the Former Gulf Coast Metals facility.

City of Tampa

Dollar General-Former West Tampa Convention Center

PROJECT SPECIFICS:

**West Tampa Convention Center/Palmetto Columbus Brownfield Site BF291304000;
1.70 Acres, 3005 West Columbus Drive, Tampa**

This 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 property has two parcels. One parcel is a Dollar General store, the other is currently vacant. 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

Central Park Village / The Encore

PROJECT SPECIFICS:

Central Park Village Brownfield Area BF# BF291001000; 29 Acres

Central Park Village was designated a Brownfield Area in December 2007 and is located in a Community Redevelopment Area between downtown Tampa and Ybor City. This is a public-private partnership with the Tampa Housing Authority and Bank America. The redevelopment complex is called The Encore, and it will include over 2000 residences (both private and public housing) for both families and the elderly. The Encore also will have 50,000 square feet of retail space, and 59,000 square feet for offices. Some of the construction was funded by a \$30 million Choice Neighborhood Grant from the US Dept. of Housing and Urban Development, and several thousands of dollars were saved on each building by using the Building Tax Credits available through the Brownfield program.



Central Park Village / The Encore



The Encore is designed as a 40+ acre walkable community. Its design salutes the black music roots of this Central Avenue area where singer Ray Charles wrote *I Found My Baby* *There* and Ella Fitzgerald co-wrote *A-Tisket A-Tasket*. The 1950s song *The Twist* also got its start here. Public art along the street preserves this history through sculpture and optical tiles that celebrate the history of this area.



The Encore is partially built. Three apartment buildings and the park restorations are for the redevelopment are complete. The Ella and Reed buildings are for senior living, and the Trio is a family residential building. Construction is nearly done for another family unit, the Tempo, planned for occupancy in Fall 2016. Some units will rent at market rate; some according to a tenant's income. The development to date has created 271 new jobs. 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.

City of Tampa

Nebraska Ave

PROJECT SPECIFICS:

City Of Tampa Property Nebraska Ave Area BF 291306000

Brownfield Site BF 291306001; 1.54 Acres, 1103 N Nebraska Ave, Tampa

The property is located just to the east of the Encore Redevelopment Project formerly known as Central Park Village Public Housing Complex. The property is also part of a large former 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. The site was historically used as a gas station and auto repair facility. In October 2015 the Remedial Action Plan completion for soil removal was approved. Cleanup costs for site rehabilitation were partially funded by FDEP's Voluntary Cleanup Tax Credits. EPC is currently anticipating a No Further Action proposal for the site, and closure with both engineering and institutional controls. The City is evaluating the best way to use this site for the community.



Small Tank Removal 2014

City of Tampa

Tampa Water Works Park

PROJECT SPECIFICS:

**Tampa Water Works Park Brownfield Site BF291305000; 5.59 Acres
1812 North Highland Ave, Tampa**

The Brownfield Area contains approximately 5.6 acres in the Tampa Heights neighborhood located at along the east bank of the Hillsborough River. There are two City of Tampa land parcels included in the area designation. The Water Works Park Brownfield Site is approximately 4.5 acres, and includes a natural spring that discharges on the property. The **Ulele Spring**, formally known as Magbee Spring was a source of drinking water for the citizens of Tampa since the early 1900's.



Construction of the Tampa Water Works Building adjacent to the spring in 1902 brought the spring water into the City's water supply using steam-powered pumps. This 100-year old building has been renovated into the **Ulele restaurant**.

Tampa Water Works Park

Site rehabilitation has provided engineering controls for soils at Alternative Cleanup Target Levels (ACTLs) for arsenic and Benzo-a-pyrenes. Groundwater assessment is continuing for these compounds. The site was used for fleet maintenance for the City of Tampa from the 1980s until 2000. Contaminated soils and underground storage tanks for gasoline and waste oil were removed. Redevelopment of both properties is near completion. The City has obtained over \$450,000 in tax credits under the FDEP's Voluntary Cleanup Tax Credit program.



The park redevelopment plan includes expansion of the existing City Riverwalk, a festival stage and lawn area, a splash and dry children's playground, boat and kayak docking facilities and restrooms. The Ulele Spring run has been expanded to a larger and more scenic water feature.

Tampa Water Works Park



**Tampa's Riverfront Walk
at Water Works Park**

Directly northwest of the proposed Water Works Park Brownfield Area are two more Brownfield Areas. The 15-acre Tampa Heights Riverfront Brownfield Area BF290301000 was designated in January of 2003 and the 4-acre Tampa Armature Works Brownfield Area BF290606000 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 compliment the City of Tampa's urban redevelopment plans.

Unincorporated Hillsborough County

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 Road 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 BSRA was executed on August 19, 2014. Environmental site assessment found low levels of petroleum and pesticide related compounds, as well as arsenic in the soil and groundwater. The Remedial Action Plan was approved by EPC this year, and engineering controls are being constructed over site soils which will be completed this summer. The site will also have an institutional control recorded with the property. Site construction will also be complete this summer. Three of the four restaurants are currently open at the site, and one retailer, Eyeglass World, is also open. It is expected that the restaurants and retail space will generate close to fifty new full and part-time jobs.



Vacant Nursery property predevelopment



Nursery Site, discarded plant containers

Unincorporated Hillsborough County

Former Hudson Nursery

New restaurant and retail store on the former Hudson Nursery Brownfield site, May 2016.



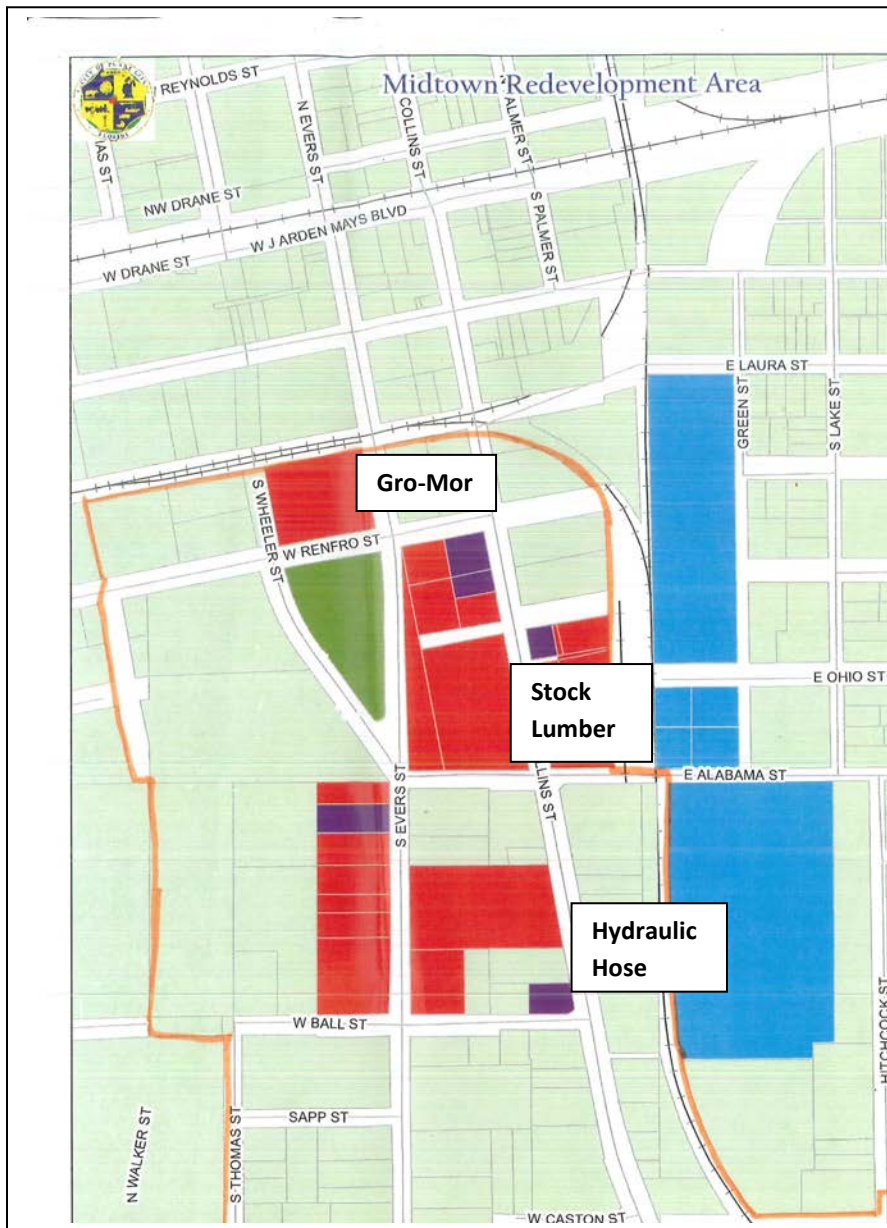
City of Plant City

Midtown Brownfield Area

PROJECT SPECIFICS:

Midtown Brownfield Area; Brownfield Area BF291002000; 84 acres

Plant City has property in the Brownfield area, and is actively rehabilitating three Brownfield sites. The City plans to create a mixed use walkable city area, with construction already completed for the Village Green Park, street realignment, parking and utilities.



The Plant City CRA received Assessment and Cleanup Grants, as well as Revolving Loan funding from the EPA. They have also received tax credits from FDEP's VCTC program.

Plant City's Midtown Brownfield Area and Brownfield sites.

City of Plant City

Midtown Brownfield Sites

PROJECT SPECIFICS:

Stock Lumber, BF291002001; 5.42 acres; 511 and 530 S. Collins Street

Gro-Mor; BF291002002; 1.26 acres; 306 and 307 S. Evers Street

Hydraulic Hose; BF291002003; 1.14 acres; 617 and 619 S. Evers Street

Stock Lumber was a former lumber yard, and **Gro-Mor** was a fertilizer facility. Structures have been demolished and the land is currently vacant at both sites. The Stock Lumber and Gro-Mor Brownfield sites have been combined into one environmental site rehabilitation investigation. Contaminated soils have been removed, and groundwater assessment for metals, nitrates and ammonia is nearly complete. The City anticipates a conditional environmental closure for the site.

The **Hydraulic Hose** Brownfield site has been assessed for petroleum contamination. Site soils have been removed, and the groundwater has been remediated. The City is seeking conditional closure of this site.

**Former Gro-Mor
fertilizer facility**



City of Plant City

Midtown Brownfield Sites



**Construction of the
Village Green Park
fountain, January 2015**

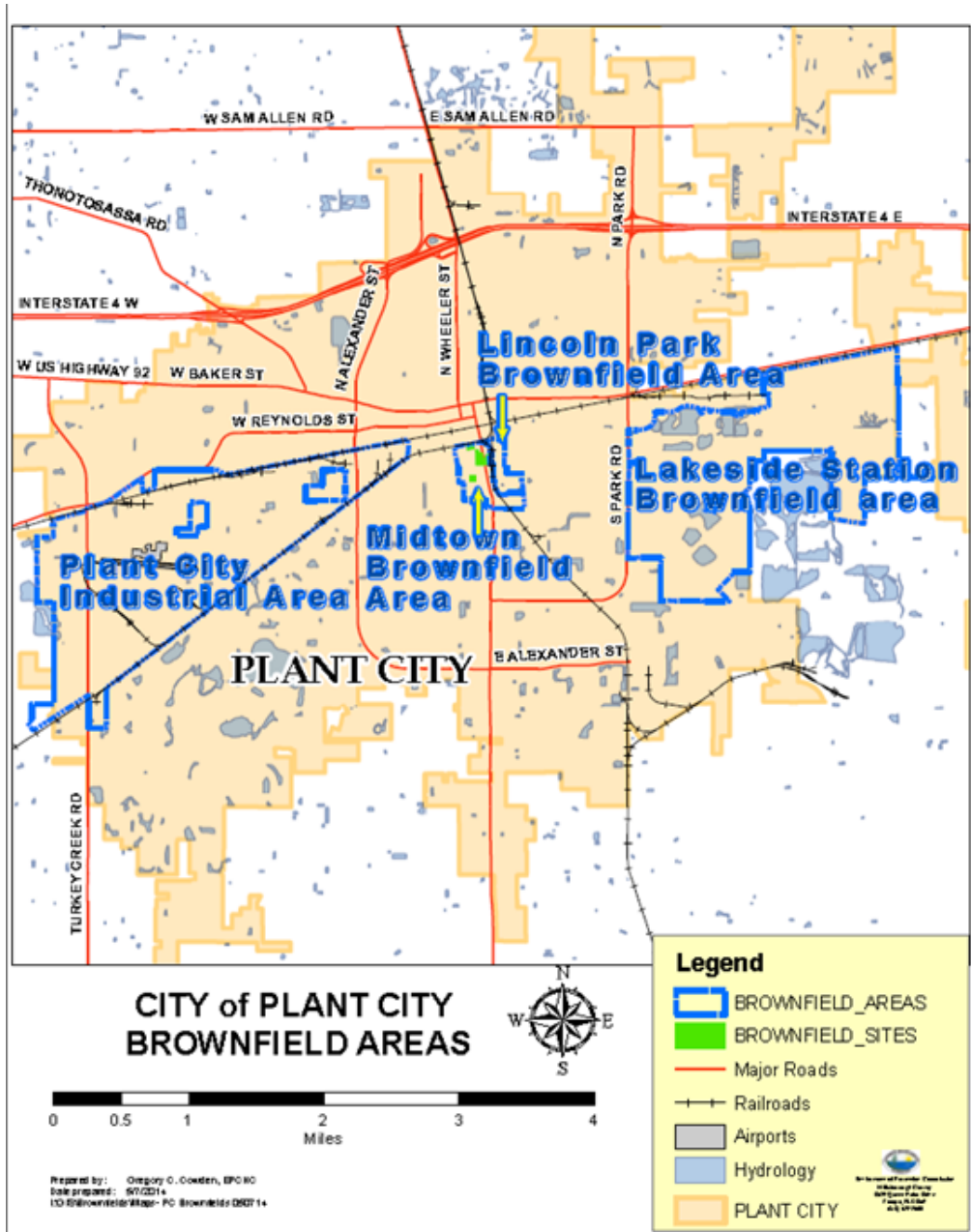


**Chess table,
landscaping and
completed Village
Green fountain**

Maps and Tables

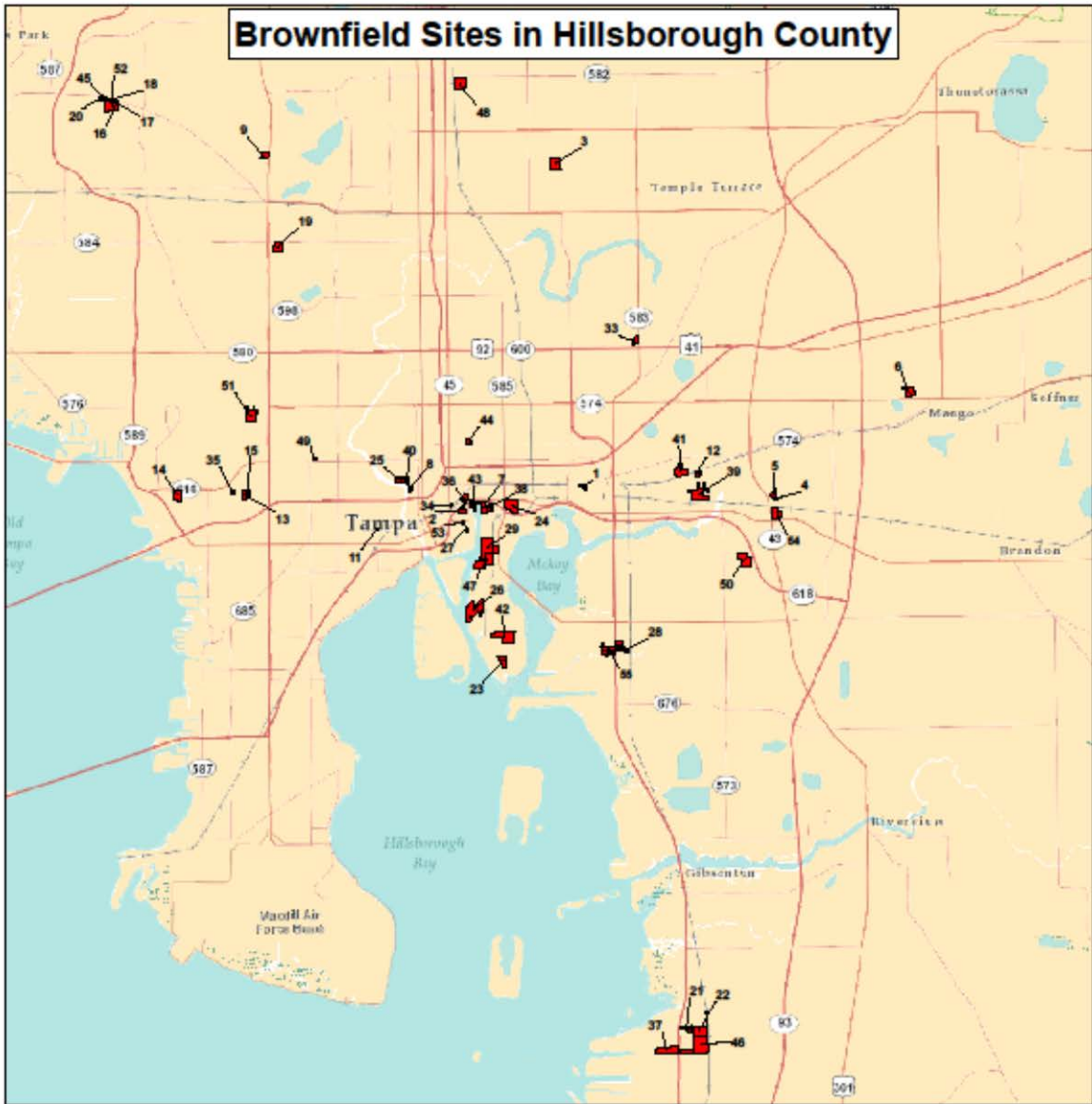
MAPS & TABLES

Map 1. All Brownfield Areas in Plant City



There are no Brownfield sites in the Plant City Industrial, Lincoln Park or Lakeside Station Brownfield Areas.



| BROWNFIELD SITES IN HILLSBOROUGH COUTNY | | | | | | | |
|---|---|-----------------------------------|-------------------------|------------|------------------|-----------------------|---------------|
| MAP | SITE | SITE NAME | ADDRESS | CITY | BSRA executed | SRCO Issue Date | Acreage |
| 1 | BF290602001 | JVS Contracting | 1608 N 43rd St | Tampa | 5/3/2006 | | 5 |
| 2 | BF290304001 | 12th Street Operations Yard | 1120 E Twiggs | Tampa | 12/10/2004 | 11/3/2011 | 9.35 |
| 3 | BF290603001 | Circle Tampa Ventures | 10420 N McKinley Dr | Tampa | 9/20/2006 | 5/31/2007 | 28 |
| 4 | BF290002002 | CSX Spur at Old Hopewell Road | at Brandon Brook Rd | Tampa | 7/22/2002 | | 0.65 |
| 5 | BF290002001 | WRB at Old Hopewell Road | 1211 Old Hopewell Rd | Tampa | 1/8/2001 | | 8.58 |
| 6 | BF290901001 | Lakewood Point | 11122 E MLK Jr Blvd | Seffner | 12/30/2009 | | 15.01 |
| 7 | BF291001002 | International Ship | 1317 Channelside Dr | Tampa | 12/19/2011 | | 13.33 |
| 8 | BF291305001 | Tampa Water Works Park | 1812 N Highland Ave | Tampa | 12/12/2013 | | 4.47 |
| 9 | BF291403001 | Former Hudson Nursery | 3811 Floyd Road | Tampa | 8/19/2014 | | 10.34 |
| 10 | BF291102000 | former Sun City BP* | 703 N Pebble Beach | Sun City | 12/29/2011 | 6/17/2013 | 0.63 |
| 11 | BF291202001 | Photoengraving Brownfield Site | 502 N Willow Ave | Tampa | 12/5/2012 | | 0.6 |
| 12 | BF291302001 | Former Gulf Coast Metals | 6912 E 9th Ave | Tampa | 9/9/2013 | | 3.24 |
| 13 | BF290804001 | Varela Apartments/Crosland | 4120 W Spruce St | Tampa | 12/23/2008 | 10/14/2015 | 6.85 |
| 14 | BF290607001 | McKibbin Hotel Group (Avion) | O'Brien & W Spruce | Tampa | 12/20/2006 | 10/13/2010 | 18.89 |
| 15 | BF290705001 | Westshore Community Dev. Corp | 4102 W Spruce St | Tampa | 1/30/2008 | | 3.7 |
| 16 | BF290202001D | Wal-Mart Buckley-Shuler Parcel | Gunn Hwy and Henderso | Tampa | 4/22/2002 | | 2.18 |
| 17 | BF290202001C | Wal-Mart Buckley-Shuler Parcel | Gunn Hwy and Henderso | Tampa | 4/22/2002 | | 1.89 |
| 18 | BF290202001B | Wal-Mart Buckley-Shuler Parcel | Gunn Hwy and Henderso | Tampa | 4/22/2002 | | 1.11 |
| 19 | BF290604001 | Waters Center Brownfield Site | 3602 W Waters Ave | Tampa | 12/27/2006 | 5/27/2010 | 18.88 |
| 20 | BF290202001E | Wal-Mart Buckley-Shuler Parcel | Gunn Hwy and Henderso | Tampa | 4/22/2002 | | 5.62 |
| 21 | BF290802002 | Kracker Rd - Parcel B | 12602 S US Hwy 41 | Gibson | 9/2/2008 | | 8.49 |
| 22 | BF290802001 | Kracker Rd - Parcel A | 12602 S US Hwy 41 | Gibson | 8/6/2008 | | 29.73 |
| 23 | BF290101003 | Tampa Bay Scrap Processors Site | 4050 Maritime Blvd | Tampa | 5/9/2003 | | 16.27 |
| 24 | BF290703001 | Tampa Int'l Center/Panattoni/IKF | 1103 N. 22nd Ave | Tampa | 12/20/2007 | 6/12/2009 | 29.36 |
| 25 | BF290301001 | Riverfront (Tampa Heights) | 420 Oak St | Tampa | 10/1/2003 | 11/23/2005 | 11.65 |
| 26 | BF290101002 | Tampa Bay Ship | 1130 McClosky Blvd | Tampa | 7/31/2002 | | 53 |
| 27 | BF290401001 | The Place at Channelside | 918 Channelside Dr | Tampa | 11/23/2004 | | 2.15 |
| 28 | BF290704001 | Tampa Tank and Welding Proper | 5103 36th Ave | Tampa | 12/14/2007 | 9/14/2011 | 4.3 |
| 29 | BF290101001 | Port Ybor | 1600 Grant St | Tampa | 10/29/2001 | | 59 |
| 30 | BF291002001 | Stock Building Supply | 511 & 513 S. Collins | Plant City | 6/10/2011 | | 5 |
| 31 | BF291002002 | GroMor Fertilizer Plant | 306 & 307 S. Evers St | Plant City | 6/10/2011 | | 1.26 |
| 32 | BF291002003 | Hydraulic Hose Site | 617 & 619 S. Evers St | Plant City | 6/10/2011 | | 1.14 |
| 33 | BF290204001 | Southern Mill Creek Products Site | N 56th St | Tampa | 7/26/2005 | | 8.38 |
| 34 | BF291306001 | Nebraska Avenue | 1103 N Nebraska Ave | Tampa | 9/3/2014 | | 1.54 |
| 35 | BF291405001 | Spruce Street Tampa Landfill #2 | 4310 Spruce St | Tampa | 12/24/2014 | | 3.43 |
| 36 | BF291406001 | Peoples Gas System | 1400 N Channelside Dr | Tampa | 12/30/2014 | | 6.12 |
| 37 | BF291404001 | Port Redwing Outparcel | 12781 S US Hwy 41 | Gibson | 10/13/2015 | | 31 |
| 38 | BF290503001 | Channelside Holdings LLC | 11010-1026 19th St | Tampa | 12/20/2005 | | 8 |
| 39 | BF290302001 | Gerdau Ameristeel Brownfield Si | 7105 6th Ave East | Tampa | 4/10/2006 | | 30.38 |
| 40 | BF290606001 | Former Tampa Armature Works | 1910 N Ola Ave | Tampa | 12/20/2006 | | 4.27 |
| 41 | BF290803001 | EnviroFocus Technologies | 1901 66th St N | Tampa | 12/22/2008 | | 18.2 |
| 42 | BF290101004 | Winner Metals | 2801 Guy N. Verger Blvd | Tampa | 12/9/2010 | | 42 |
| 43 | BF291001001 | Detsco Terminals | 739 N 14th St | Tampa | 12/28/2010 | | 7.71 |
| 44 | BF290303001 | Centro Asturiano Place | 1302 E 21st St | Tampa | 3/10/2004 | 9/1/2006 | 6.67 |
| 45 | BF290202001A | Wal-Mart Buckley-Shuler Parcel | Gunn Hwy and Henderso | Tampa | 4/22/2006 | | 1.36 |
| 46 | BF290802003 | Kracker Rd - Parcel C | 12602 S US Hwy 41 | Gibson | 9/2/2008 | | 73.62 |
| 47 | BF290702001 | Hendry Corp., formerly TECO | 1650 Hemlock St | Tampa | 8/8/2008 | | 31.97 |
| 48 | BF290001001 | Robbins Manufacturing | 131st Ave | Tampa | 8/28/2000 | 8/14/2002 | 24.46 |
| 49 | BF291304001 | Former West Tampa Convention | 3005 West Columbus Dr | Tampa | 11/18/2013 | | 1.7 |
| 50 | BF291303001 | Former Redwing Trucking | 8417 Palm River Road | Tampa | 5/16/2014 | | 31.3 |
| 51 | BF290501001 | Hillsborough Community College | 4014 MLK Blvd | Tampa | 11/29/2005 | 5/7/2008 | 29.9 |
| 52 | BF290202001 | Wal-Mart Gunn Highway Site | Gunn Hwy | Tampa | 11/7/2002 | 6/12/2009 | 28.28 |
| 53 | BF291501001 | Former Amazon Hose Property Si | 222 N 12th St | Tampa | 12/21/2015 | | 2.27 |
| 54 | BF291201001 | Wood Preserving/Brandon Toyot | 9204 E Adamo Dr | Brandon | 6/17/2013 | | 17.99 |
| 55 | BF291402001 | Delaney Creek/Exide | US 41 and Delaney Creek | Tampa | 12/29/2014 | | 35 |
| | Total Acreage | | | | | | 511.95 |
| | *Locations not shown on map. | | | | | | |
| | No. 10 is in Sun City | | | | | | |
| | Nos. 30,31,32 are in Plant City; see Project Profiles | | | | | | |



Environmental Protection Commission
of Hillsborough County
CIS

Service Layer Credits: Sources: Esri, DeLorme, USGS, NPS
Sources: Esri, USGS, NOAA

Legend

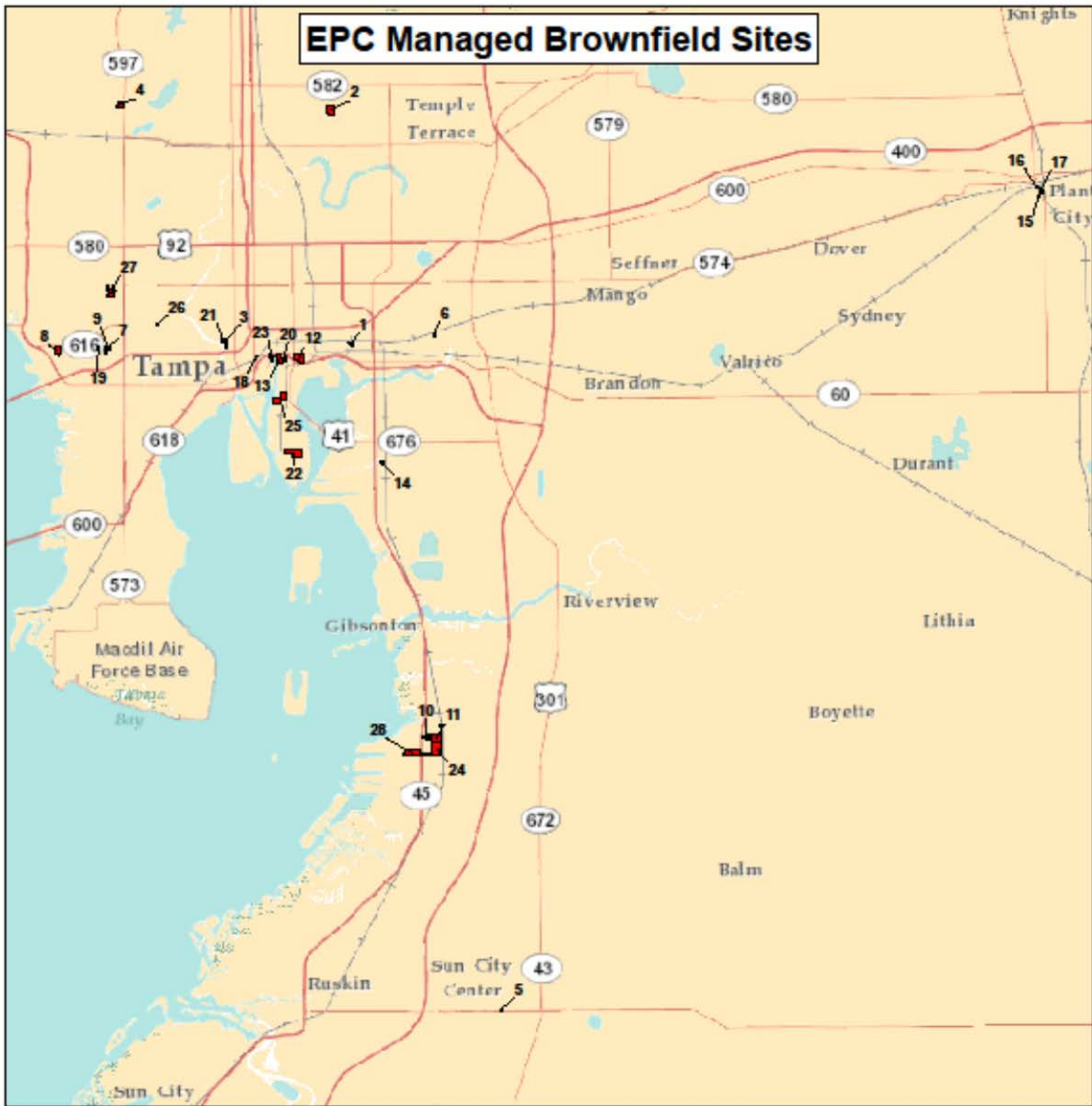
-  Major Roads
-  Brownfield Site



MAPS & TABLES

All Brownfield Sites Managed by EPC

| MAP # | SITE | SITE NAME | ADDRESS | CITY | BSRA executed | SRCO Issue Date | Acreage |
|--|----------------------|-----------------------------------|--------------------------|------------|------------------|-----------------------|---------------|
| 1 | BF 290602001 | JVS Contracting | 1608 N. 43rd St. | Tampa | 5/3/2006 | | 5 |
| 2 | BF 290603001 | Circle Tampa Ventures | 10420 N. McKinley Dr. | Tampa | 9/20/2006 | 5/31/2007 | 28 |
| 3 | BF291305001 | Tampa Water Works Park | 1812 North Highland Ave. | Tampa | 12/12/2013 | | 4.47 |
| 4 | BF291403001 | Former Hudson Nursery | 3811 Floyd Road | Tampa | 8/19/2014 | | 10.34 |
| 5 | BF 291102001 | former Sun City BP | 703 N. Pebble Beach | Sun City | 12/29/2011 | 6/17/2013 | 0.63 |
| 6 | BF291302001 | Former Gulf Coast Metals | 6912 East 9th Ave. | Tampa | 9/9/2013 | | 3.24 |
| 7 | BF 290804001 | Crosland/Varela Apartments | 4120 W. Spruce St. | Tampa | 12/23/2008 | 10/14/2015 | 6.85 |
| 8 | BF 290607001 | McKibbin Hotel Group /Avion Park | O'Brien & W. Spruce | Tampa | 12/20/2006 | 10/13/2010 | 18.89 |
| 9 | BF 290705001 | Westshore Community Dev. Corp. | 4102 W. Spruce St. | Tampa | 1/30/2008 | | 3.7 |
| 10 | BF 290802002 | Kracker Rd - Parcel B | 12602 S. US Hwy 41 | Gibsonston | 9/2/2008 | | 8.49 |
| 11 | BF 290802001 | Kracker Rd - Parcel A | 12602 S. US Hwy 41 | Gibsonston | 8/6/2008 | | 29.73 |
| 12 | BF 290703001 | Tampa Int'l Center/Panattoni/IKEA | 1103 N. 22nd Ave. | Tampa | 12/20/2007 | 6/12/2009 | 29.36 |
| 13 | BF 291001002 | International Ship | 1317 Channelside Dr | Tampa | 12/19/2011 | | 13.33 |
| 14 | BF 290704001 | Tampa Tank | 5103 36th Ave. | Tampa | 12/27/2008 | 9/14/2011 | 4.31 |
| 15 | BF 291002003 | Hydraulic Hose Site | 617 & 619 S. Evers St | Plant City | 6/10/2011 | | 1.14 |
| 16 | BF 291002002 | GroMor Fertilizer Plant | 306 & 307 S. Evers St. | Plant City | 6/10/2011 | | 1.26 |
| 17 | BF 291002001 | Stock Building Supply | 511 & 513 S. Collins | Plant City | 6/10/2011 | | 5 |
| 18 | BF291306001 | Nebraska Avenue | 1103 North Nebraska Ave. | Tampa | 9/3/2014 | | 1.54 |
| 19 | BF291405001 | Spruce Street Tampa Landfill #2 | 4310 Spruce St. | Tampa | 12/24/2014 | | 3.43 |
| 20 | BF 290503001 | Channelside Holdings LLC | 11010-1026 19th St. | Tampa | 12/20/2005 | | 8 |
| 21* | BF290606001 | Former Tampa Armature | 1910 N. Ola Ave | Tampa | 12/20/2006 | | - |
| 22 | BF 290101004 | Winner Metals | 2801 Guy N. Verger Blvd. | Tampa | 12/9/2010 | | 42 |
| 23 | BF 291001001 | Detsco Terminals | 739 North 14th Street | Tampa | 12/28/2010 | | 7.71 |
| 24 | BF 290802003 | Kracker Rd - Parcel C | 12602 S. US Hwy 41 | Gibsonston | 9/2/2008 | | 73.62 |
| 25 | BF 290702001 | Hendry Corp., formerly TECO | 1650 Hemlock St. | Tampa | 8/8/2008 | | 31.97 |
| 26 | BF291304001 | Fmr West Tampa Convention Ctr | 3005 West Columbus Dr. | Tampa | 11/18/2013 | | 1.7 |
| 27 | BF 290501001 | Hillsborough Community College | 4014 MLK Blvd | Tampa | 11/29/2005 | 5/7/2008 | 29.9 |
| 28 | BF291404001 | Port Redwing Outparcel | 12781 S US Hwy 41 | Gibsonston | 10/13/2015 | | 31 |
| | Total Acreage | | | | | | 404.61 |
| 21* This site is currently managed by FDEP. It will transfer to EPC when site rehabilitation begins. | | | | | | | |

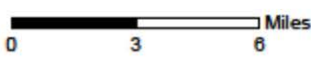


Environmental Protection Commission
of Hillsborough County CIS

Service Layer Credits: Sources: Esri, DeLorme, USGS, NPS
Sources: Esri, USGS, NOAA

Legend

- Major Roads
- EPC Managed Brownfield Site



MAPS & TABLES

PRFBSRs for Brownfield Sites Managed by EPC

| MAP # | SITE | SITE NAME | PRFBSR |
|-------|--------------|---------------------------------------|---|
| 1 | BF 290501001 | Hillsborough Community College | District Board of Trustees, Hills. Community College |
| 2 | BF 290503001 | Channelside Holdings LLC | Channelside Holdings, LLC |
| 3 | BF 290602001 | JVS Contracting | JVS Contracting, Inc. |
| 4 | BF 290603001 | Circle Tampa Ventures | Circle Tampa Ventures I, LLC |
| 5 | BF 290607001 | McKibbon Hotel Group (Avion) | McKibbon Hotel Group |
| 6 | BF 290702001 | Hendry Corp. (TECO) | Hendry Corporation |
| 7 | BF 290705001 | Westshore Community Dev. Corp. | Westshore Community Development Corp. |
| 8 | BF 290703001 | Panattoni/IKEA | Panattoni Investments, LLC and Thurman Investments, LLC |
| 9 | BF 290704001 | Tampa Tank | Tampa Tank and Welding, Inc. |
| 10 | BF 290802001 | Kracker Rd/ Parcel A/ folio 50853 | Port Tampa Bay |
| 11 | BF 290802002 | Kracker Rd/ Parcel B/ folio 50865 | Port Tampa Bay |
| 12 | BF 290802003 | Kracker Rd/ Parcel C/ multiple folios | Port Tampa Bay |
| 13 | BF 290804001 | Varela Apartments/Crosland | NR Varela, LLC |
| 14 | BF 290101004 | Winner Metals | Port Tampa Bay |
| 15 | BF 291001002 | International Ship | Trans-continental Marine Repair and Drydock Corp. |
| 16 | BF 291002001 | Stock Building Supply | City of Plant City |
| 17 | BF 291002002 | GroMor Fertilizer Plant | City of Plant City |
| 18 | BF 291002003 | Hydraulic Hose Site | City of Plant City |
| 19 | BF 291001001 | Detsco Terminals | Trans-continental Marine Repair and Drydock Corp. |
| 20 | BF 291102001 | former Sun City BP | GC Partners, LLC |
| 21 | BF291302001 | Former Gulf Coast Metals | Trademark Metals Recycling, LLC |
| 22 | BF291304001 | Former West Tampa Convention Ctr | Palmetto Tampa-Columbus, LLC and Daniel Land Co, Inc. |
| 23 | BF291305001 | Tampa Water Works Park | City of Tampa |
| 24 | BF291403001 | Former Hudson Nursery | BW Dale Mabry Floyd, LLC |
| 25 | BF291306001 | COT Nebraska Avenue | City of Tampa |
| 26 | BF291405001 | Spruce Street Tampa Landfill #2 | NR Spruce Property Owner, LLC and Northwood Ravin, LLC |
| 27 | BF291404001 | Port Redwing Outparcel | Port Tampa Bay |

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

MAPS & TABLES

Brownfield Areas

| Brownfield Areas without BSRAs | | | | |
|--------------------------------|----------------------------|--------------------------------|---------------|-------|
| Area No. | Area Name | Area Address | City | Acres |
| BF290502000 | Former Borden Property | 4010 North Lois Ave | Tampa | 7.5 |
| BF290706000 | Central Park Village | 1202 N Governor St | Tampa | 28.9 |
| BF290801000 | Lakeside Station | SE corner US 92 and Park Rd | Plant City | 1263 |
| BF291205000 | Lincoln Park | SW of East Laura St and CSX RR | Plant City | 37 |
| BF290601000 | Grand Central at Kenned | 1208 East Kennedy Blvd | Tampa | 4.35 |
| BF291203000 | North Clark Ave | 1508 North Clark Ave | Tampa | 19.1 |
| BF290701000 | Park N Shade | 3rd St and 15th Ave | Ruskin | 18.3 |
| BF291101000 | Pendola Point | Pendola Rd east of US 41 | Pendola Point | 168 |
| BF291301000 | Plant City Industrial Park | SW of SR 574 and Davis St | Plant City | 1.5 |
| BF291401000 | Port Redwing | 5740 Pembroke Road | Gibsonton | 151 |
| BF291307000 | Wal-Mart | 1720 East Hillsborough Ave | Tampa | 11.5 |
| BF290203000 | Washington Street Cross | E Washington St and 13th St | Tampa | 0.9 |
| BF291404000 | West St Loius Street | 1506 W St Louis St | Tampa | 12 |

These Brownfield Areas do not currently have environmental investigations.

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 remediate contaminated sites. Hillsborough County currently has the largest number of Brownfield sites in the State. There are fifty-five (55) sites with BSRA's and an additional fourteen (14) areas designated by resolution.

During the past year, most of the EPC's work in the Brownfield program focused on completing the environmental assessments to move projects along toward remedial action and closure. With the use of Global RBCA rules, conditional closure is the goal of most of the industrial sites. This frequently involves removing or capping soils that have compounds above the applicable Soil Target Levels, and/or restricting the site groundwater use at the site.

Two sites have conducted site rehabilitation in phases to accommodate both remediation and site construction. These sites remediated soils, then redeveloped the site, and continued groundwater assessment after site construction for redevelopment. The flexibility in the Brownfield program allows the PRFBSR to take advantage of market conditions while continuing with site rehabilitation.

A Remedial Action Plan was approved for the former Hudson Nursery. The engineering certification of completion is expected this summer, moving that site very close to a SRCO. Three other EPC sites are expected to obtain a SRCO in the coming year.

The Hillsborough County EPC continues its delegated responsibilities and has furnished a copy of this Annual Report to the DEP. For further information on the Brownfield program, please visit our website: <http://www.epchc.org/index.aspx?nid=184>.