

Environmental Protection Commission of Hillsborough County

2020 Brownfields Program Annual Report



Madison Street Park redevelopment



June 2020

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Executive Summary

The Brownfields Program

The Brownfields 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, Section 376.77-376.86 of the Florida Statutes, this program provides business incentives to rehabilitate a contaminated property and return it to productive use for the community. Grants, loans and tax credits are available for site clean-up, job creation and affordable housing. Redevelopment of distressed properties can increase property values and revitalize a neighborhood. The goal of the Brownfields program is to 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** is defined by Section 376.79(4), Florida 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.” 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. This Brownfield designation shows support by the local governments for redevelopment of distressed areas.

A **Brownfield Site** is defined by Section 376.79(3), Florida 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 Brownfield sites contained within a Brownfield Area. Brownfield site owners enter into a voluntary environmental clean-up agreement with the Florida Department of Environmental Protection (FDEP), or one of the delegated County programs such as the EPC. Once the clean-up agreement has been signed, the site owner obtains liability protection from any legal claims associated with the site contamination, and gains access to certain financial incentives.

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 Brownfields program authority by the Florida Department of Environmental Protection (FDEP) in 2004. EPC manages Brownfield sites in Hillsborough County unless the site has RCRA program involvement, an existing Consent Order with the FDEP, or if Hillsborough County is the property owner. EPC and FDEP work closely to ensure that sites needing environmental assessment are directed to the appropriate agency. The delegation agreement was renewed in 2012.

The EPC manages the site rehabilitation process through a voluntary cleanup contract with the property owner called a **Brownfield Site Rehabilitation Agreement (BSRA)**. Site Rehabilitation is the process followed to conduct an environmental site cleanup. It begins with an environmental assessment of soils and groundwater and is conducted in accordance with the following Florida regulations:

- Chapter 62-780, Florida Administrative Code, Contaminated Site Cleanup Criteria
- Chapter 62-777, Florida Administrative Code, Contaminant Cleanup Target Levels

The goal of site rehabilitation is to return the soils and groundwater to clean conditions, or conditions that are protective of human health and the environment as allowed under these regulations. A **Site Rehabilitation Completion Order (SRCO)** issued by EPC is the final document closing the environmental investigation at the site and terminating the BSRA. The EPC works closely with the property representative, environmental consultants and attorneys to accomplish site closure. Site rehabilitation and closure take into account future land use, allowing economy of cost paired with responsible protection of human health and the environment.

In addition to the delegated duties, **EPC promotes the two goals of the Brownfields program, environmental restoration and responsible redevelopment**, by working with the local economic development agencies and environmental professionals to increase awareness of the opportunities that the Brownfields program can provide. This can involve meetings with interested parties, or presentations to various professional groups.

EPC continues to support local recipients of EPA Brownfield Grants. The University Area Community Development Center (UACDC) and the City of Tampa Corporation to Develop Communities (CDC) both were awarded grants in June 2019. EPC is part of the advisory board for both projects and assists with the grants by providing technical expertise in contamination assessment and remediation.

EPC also evaluates the change in property values for redeveloped Brownfield sites in Hillsborough County. This is a reflection on the improvements to the property and surrounding community from the Brownfields program as an indicator of economic growth. A comparison of property values today and at the time the BSRA was signed is presented in the Conclusions section for all developed and/or completed EPC Brownfield sites in Hillsborough County.

This report covers the Brownfields Program activities by EPC from June 1, 2019 to May 31, 2020.

2019-2020 Annual Summary

The EPC manages **36 of the 67 Brownfield sites** in Hillsborough County. Below is the breakdown of the 36 Brownfield sites managed by the EPC.

- **10 sites are in environmental assessment**
- **7 sites are monitoring groundwater to evaluate for closure conditions**
- **1 site is in remediation**
- **3 sites are in closure**
- **14 sites are complete**
- **1 is inactive due to bankruptcy, but currently is up for sale**
- **Approximately 490 acres are in EPC's Brownfield site rehabilitation program**

Three new **Brownfield Areas** were added this year:

- **Blue Broadway Green Reuse (Seffner, 9.14 acres)**
- **Hartford Street Properties (Tampa, 67 acres)**
- **SM Ruskin (Ruskin, 19.46 acres)**

One new **Brownfield Site** was begun with the execution of a BSRA for:

- **Carlos Brake & Radiator (Plant City, 0.34 acres)**

Two **SRCOs** were issued this past year that completed site rehabilitation through the BSRA.

- **Former Hudson Nursery (Tampa, 10.34 acres)**
- **Miroslav Mitusina (Ruskin, 49 acres)**

Within Hillsborough County, there are **21 designated Brownfield Areas** without BSRAs. These areas are ready for redevelopment in the Brownfields program, but no environmental investigations have begun.

The EPC Brownfields Team

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2019-2020 Project Accomplishments

Site Closure

Former Hudson Nursery Brownfield Site

PROJECT SPECIFICS: Closure order issued June 26, 2019

**Former Hudson Nursery, BF291403001; 10.34 acres
3811 Floyd Road, Tampa**

For nearly 40 years, the former Hudson Nursery Brownfield site occupied 10 acres of land at the intersection of Floyd Road and Dale Mabry Highway in Tampa. Use of the property as a nursery impacted the soils and groundwater with pesticides, arsenic and petroleum compounds. Site rehabilitation is complete, and a Conditional Site Rehabilitation Closure Order from the EPC was issued June 26, 2019. Engineering and institutional controls at the site provide protections to prevent human exposure and environmental impact from low concentrations of contaminants remaining at the site. The site has been redeveloped into multiple restaurants and shops, bringing an estimated 100 full-time and 150 part-time jobs.



Restaurants at the former Hudson Nursery Brownfield site

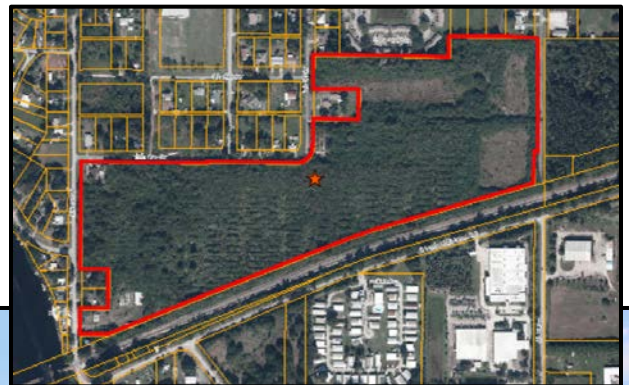
Site Closure

Mitusina Brownfield Site

PROJECT SPECIFICS: Clean closure order issued April 7, 2020

Mitusina Brownfield Site, BF291701001; 49 acres
1112 SW 10th Street, Ruskin

The Mitusina Brownfield site was used for 50 years for agriculture, with row crops, a fish farm and a single residence present at the site. Initial site screening for pesticides and metals found arsenic in fish pond sediments and surface waters, but not at concentrations that exceed the state’s cleanup target levels. Further investigation found that the arsenic was not leachable, and no arsenic exceedances remain in soils or groundwater. A clean closure, one with no conditions, was issued April 7, 2020. The site is currently in construction to create two medical manufacturing buildings, a day care center and a plant farm at the site. One manufacturing building will house a chrome coating process for medical devices and the other will make stainless steel medical tubing. It is anticipated that these redevelopment plans will create 100 jobs.



Site Redeveloped

Madison Street Park

PROJECT SPECIFICS: Removed Contaminated Soil/Created Park

**Madison Street Park, BF291802001; 0.92 acres,
1224 E Madison St, Tampa**

The Madison Street Park Brownfield site is located in downtown Tampa, surrounded by multistory apartments and condominiums. There is currently very little park space available for the people and pets who live nearby. The City of Tampa has remediated this small parcel of land that was formerly a petroleum equipment repair office and a railroad spur, and redeveloped it into a park for the residents and their dogs. The redevelopment created both large and small dog parks, as well as a playground, multi-use courts, open lawn and a shade pavillions, seating and landscaping. Soils impacted with metals and petroleum compounds were removed.



Site Redeveloped

Former Tampa Jai Alai

PROJECT SPECIFICS: Redeveloped as Multifamily Residential

**Former Tampa Jai Alai, BF291704001; 13.09 acres,
5145 S Dale Mabry Highway, Tampa**

This site was used for solid waste disposal in the 1950s. Preliminary assessment reports documented soil and groundwater contamination, and landfill gas generation. Construction at the site is permitted under a Director's Authorization from EPC to address the specific environmental concerns associated with construction in former waste disposal areas. Waste has been removed from most of the site, but some remains along the edge of the property, with engineering controls present to control gas and prevent stormwater infiltration through the remaining waste. The site has been redeveloped into a multifamily community with 140 townhouses and 160 apartments. This redevelopment is expected to create 6 new property management and maintenance jobs.



New Brownfield Site

Carlos Brake & Radiator

PROJECT SPECIFICS: BSRA signed September 30, 2019

**Carlos Brake & Radiator, BF291002005; 0.34 acres,
603 S Evers Street, Plant City**

This new Brownfield site is the most recent of five Brownfield sites located in the Midtown Brownfield Area of Plant City. The small site is adjacent to the Freddy's Auto Brownfield site, and soil and groundwater contamination is present on both properties for both arsenic and pesticides. This site has been used for auto radiator, brake and transmission repairs since 1958, and is in assessment for contaminants that may be present due to past site activities.



New Brownfield Area Designations

BROWNFIELD AREAS:

Blue Broadway Brownfield Area BF291903000, 23.65 acres

Hartford Street Brownfield Area BF291904000, 69 acres

SM Ruskin Brownfield Area BF291905000, 19.46 acres

These three Brownfield Areas were designated in the last half of 2019.

The **Blue Broadway Brownfield Area** had a historic gas station in the early 1900s, but no contamination was discovered. The site is in redevelopment for 100% affordable housing, and no BSRA is anticipated.



The **Hartford Street Brownfield Area** is an active FDEP Waste Cleanup case for contamination caused by production of ammonium nitrate fertilizers onsite. A BSRA is anticipated to be signed with FDEP. The redevelopment plans will create 40 jobs at a new industrial manufacturing facility.

The **SM Ruskin Brownfield Area** was a former fish pond that has arsenic above state cleanup target levels. A BSRA is anticipated with EPC, and the site will be redeveloped as a recreational parcel in a large home development.

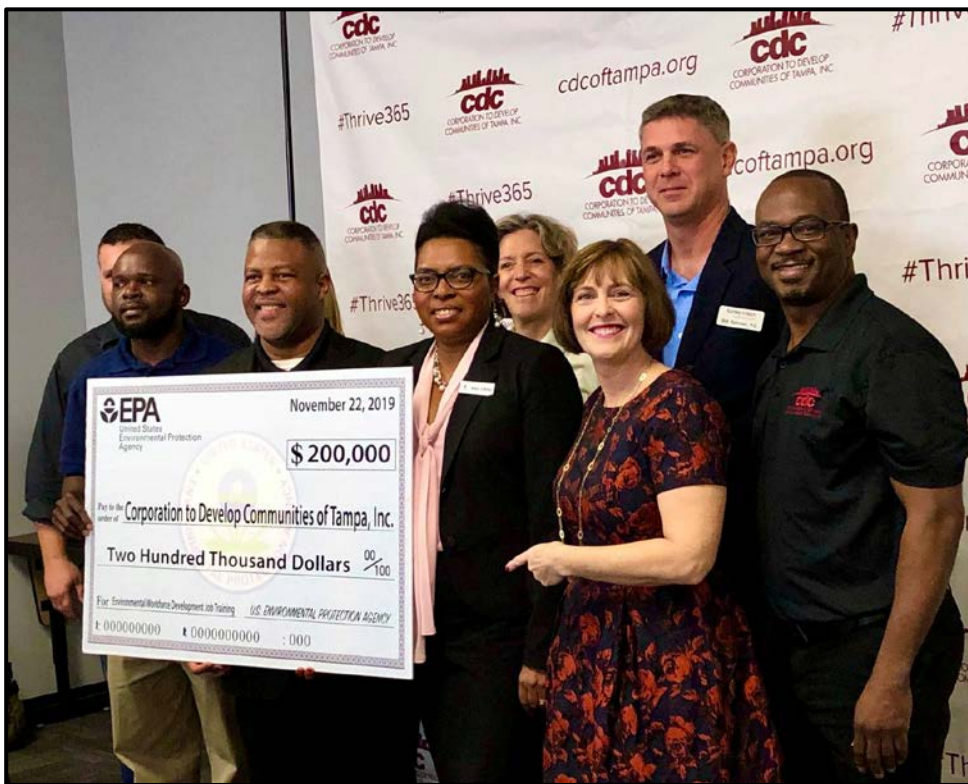


EPA Brownfield Grants

Environmental Workforce Development and Job Training Grant

PROJECT SPECIFICS: Corporation to Develop Communities (CDC) of Tampa & University of South Florida (USF)

The CDC and the USF teamed up for a successful EPA Brownfields grant award in 2020 for Environmental Workforce Development and Job Training. This grant provides funding for 60 adults, focusing on young adults and those with minor legal convictions to be trained for employment in the environmental industry. USF is putting together a curriculum for 3 cohorts of 20 students to obtain 150 hours of environmental skills training and certifications including occupational safety, asbestos and lead awareness, blood borne pathogen handling, soil and water sampling. The CDC will provide support services for the students, office and interviewing job skills training and classroom space. EPC supports this grant with knowledge of environmental training and skills needed, as well as a site visit for students to see an environmental workplace and discuss the industry with EPC employees.



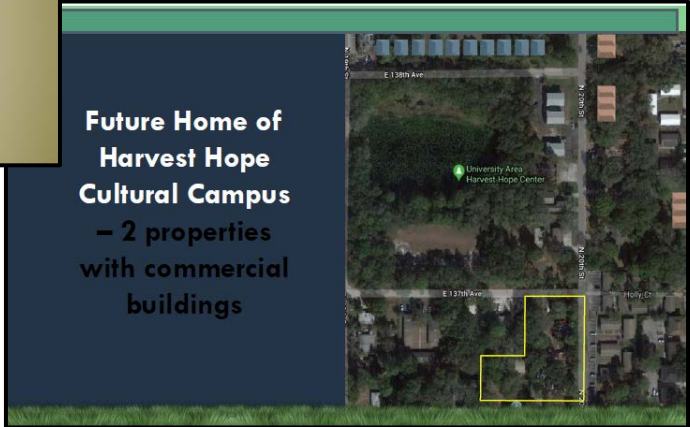
EPA Brownfield Grants

Brownfield Assessment Grant

PROJECT SPECIFICS: University Area Community Development Center (UACDC)

This EPA Brownfield Assessment grant will build on the previous Area-Wide Planning Grant work done in the UACDC area. The planning grant identified several environmentally-affected properties, and also created a plan to move forward with these improvements as an organized partnership involving the community, USF, local and state agencies, non-profits, private companies as partners.

The grant will provide funding for 12-Phase I and 6-Phase II Environmental Assessments. The UACDC will focus on properties that can be used to build housing, provide a local market and community garden area, and build a cultural center for additional UACDC programs and activities. EPC supports the grant with technical direction for redevelopment of contaminated properties, as well as permit assistance with wetlands issues.



Florida Brownfield Redevelopment Atlas

University of South Florida

Center for Brownfields Research & Redevelopment

PROJECT SPECIFICS: GIS-based tool for Brownfields evaluation

The FDEP and EPA commissioned the USF Center for Brownfields Research & Redevelopment to create a GIS-based tool for evaluating effectiveness of the use of State & Tribal Response Program (SRP Grants), and to evaluate community impacts from other Brownfield Areas and Brownfield Sites. The atlas incorporates GIS data from the US Census, FDEP, EPA, Florida Department of Transportation and many more sources. With these layers available, one can zoom to a specific Brownfield Site or Area and find the demographics for that Census Block Area to see how some parameters, such as population, income and just value of properties have changed. The atlas also can be used as a predictive indicator for how redevelopment may change the social and economic metrics available in this atlas.

The map below shows an active area of Brownfields redevelopment in the Channelside District of Tampa. Three completed Brownfield Sites are present in one Census Block Group. They are:

- Liberty Tampa SRCO issued January 2018
- Former Amazon Hose SRCO issued July 2018
- The Place at Channelside SRCO issued October 2017

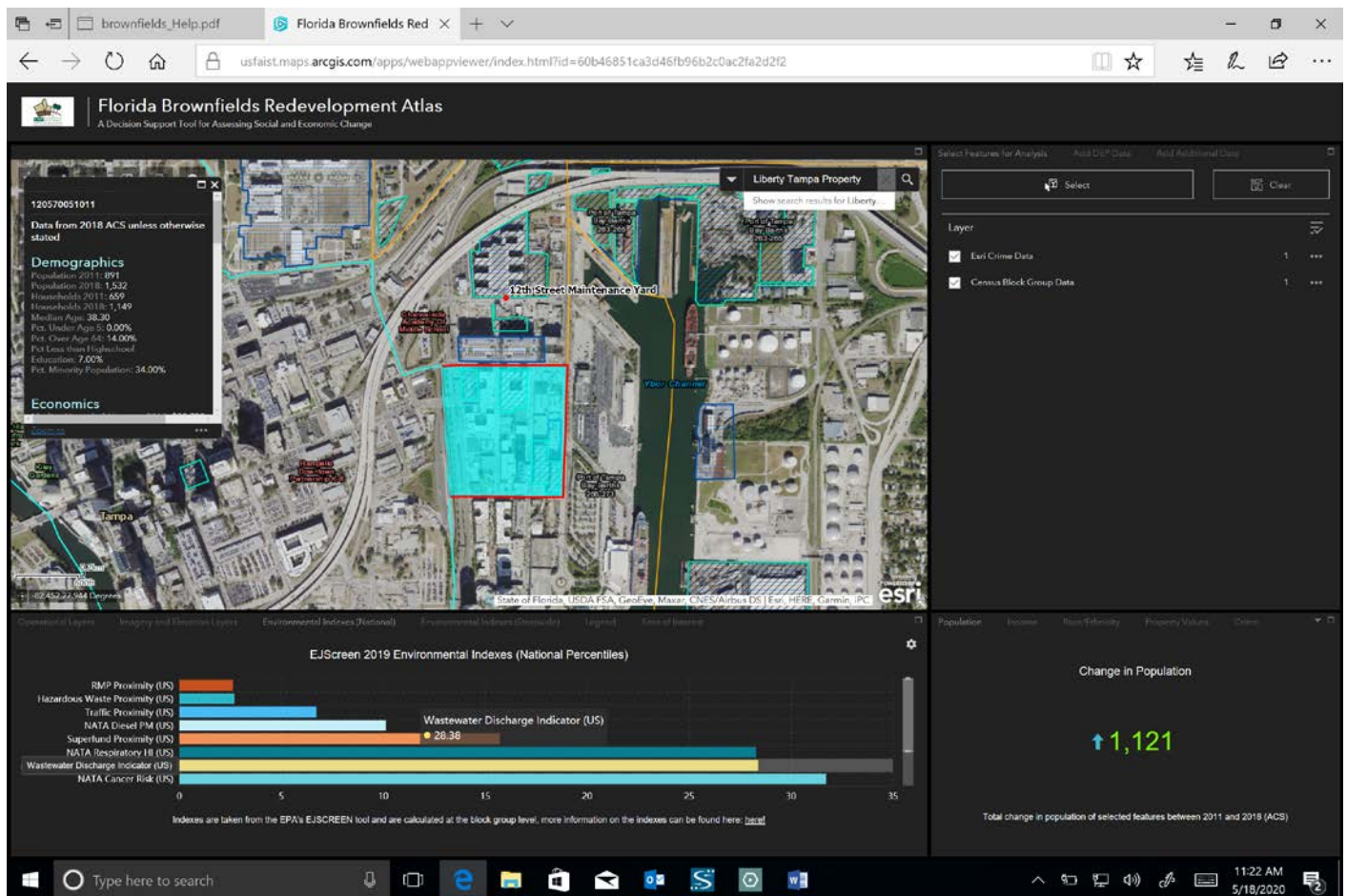
The demographics in this census block group show increasing population from 2011-2018 (see atlas figure below). Other economic indicators show community change is beginning, with increasing property values, but decreasing income for the area. It will be interesting to continue to follow this area as well as others in Hillsborough County and throughout Florida to evaluate the broader impact of the Brownfields Program for both social and economic parameters. The atlas also provides further demographics from the census, such as race/ethnicity, number of households, population distribution by age, and crime data. Environmental justice metrics used by EPA and Florida are also available, and show metrics for air quality, traffic proximity, wastewater discharges, the potential for lead paint and other environmental health concerns.

Florida Brownfield Redevelopment Atlas

University of South Florida

Center for Brownfields Research & Redevelopment (continued)

Census Block Group for 3 Brownfield Sites



The Florida Brownfields Redevelopment Atlas can be found on the USF Center for Brownfields Research website under the “Research” heading at: <http://usf.edu/brownfields>

Maps and Tables

Maps & Tables

Brownfield Sites in Hillsborough County

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	3/18/2019	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	6/26/2019	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	McKibbon 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	inactive	3.7
16	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	Gunn Hwy and Henderson	Tampa	4/22/2002	12/16/2002	2.18
17	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Gunn Hwy and Henderson	Tampa	4/22/2002	11/23/2004	1.89
18	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Gunn Hwy and Henderson	Tampa	4/22/2002	6/4/2002	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 E	Gunn Hwy and Henderson	Tampa	4/22/2002	7/22/2002	5.62
21	BF290802002	Kracker Rd - Parcel B	12602 S US Hwy 41	Gibsonton	9/2/2008		8.49
22	BF290802001	Kracker Rd - Parcel A	12602 S US Hwy 41	Gibsonton	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/IKEA	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	10/9/2017	2.15
28	BF290704001	Tampa Tank and Welding Property	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

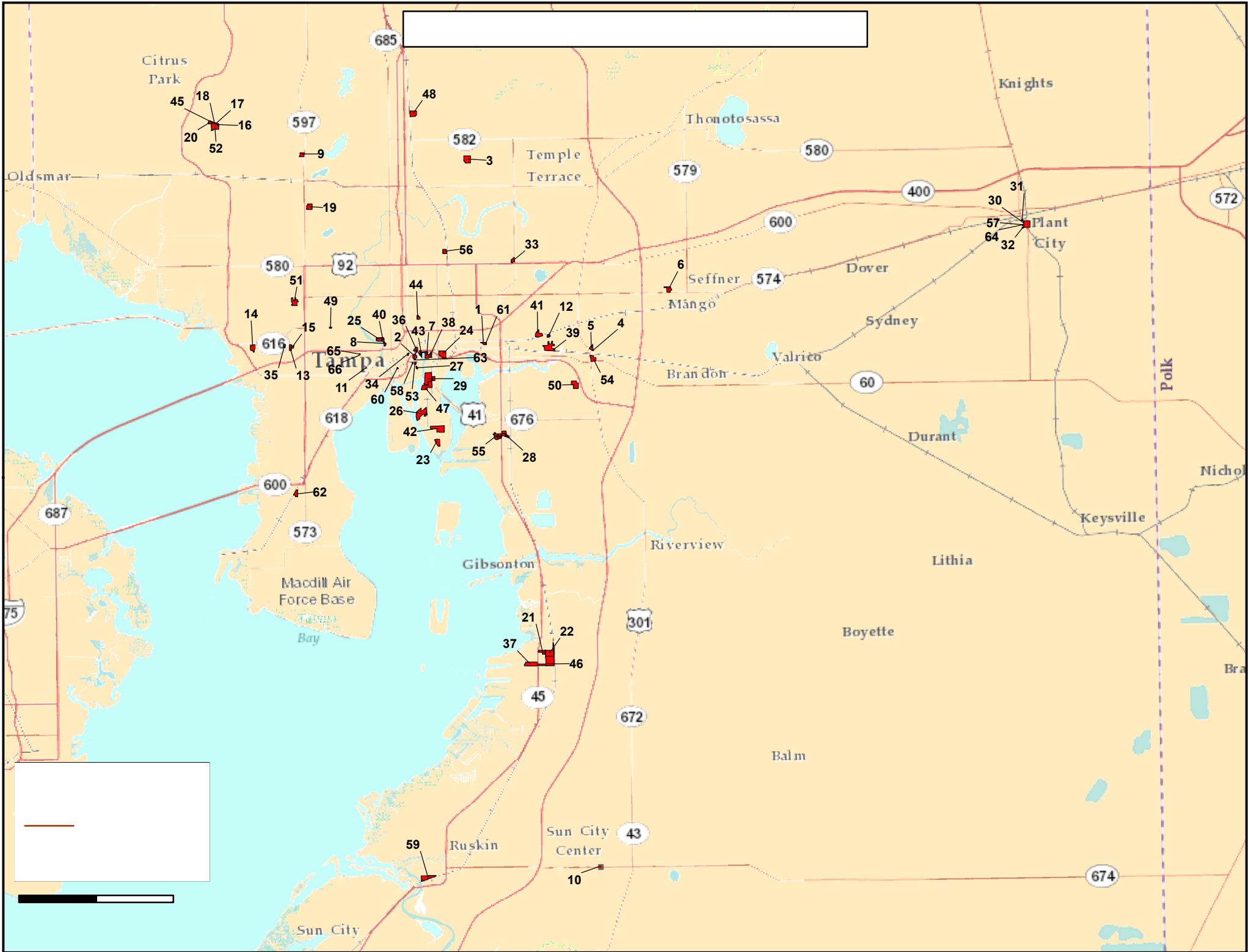
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Maps & Tables

Brownfield Sites in Hillsborough County

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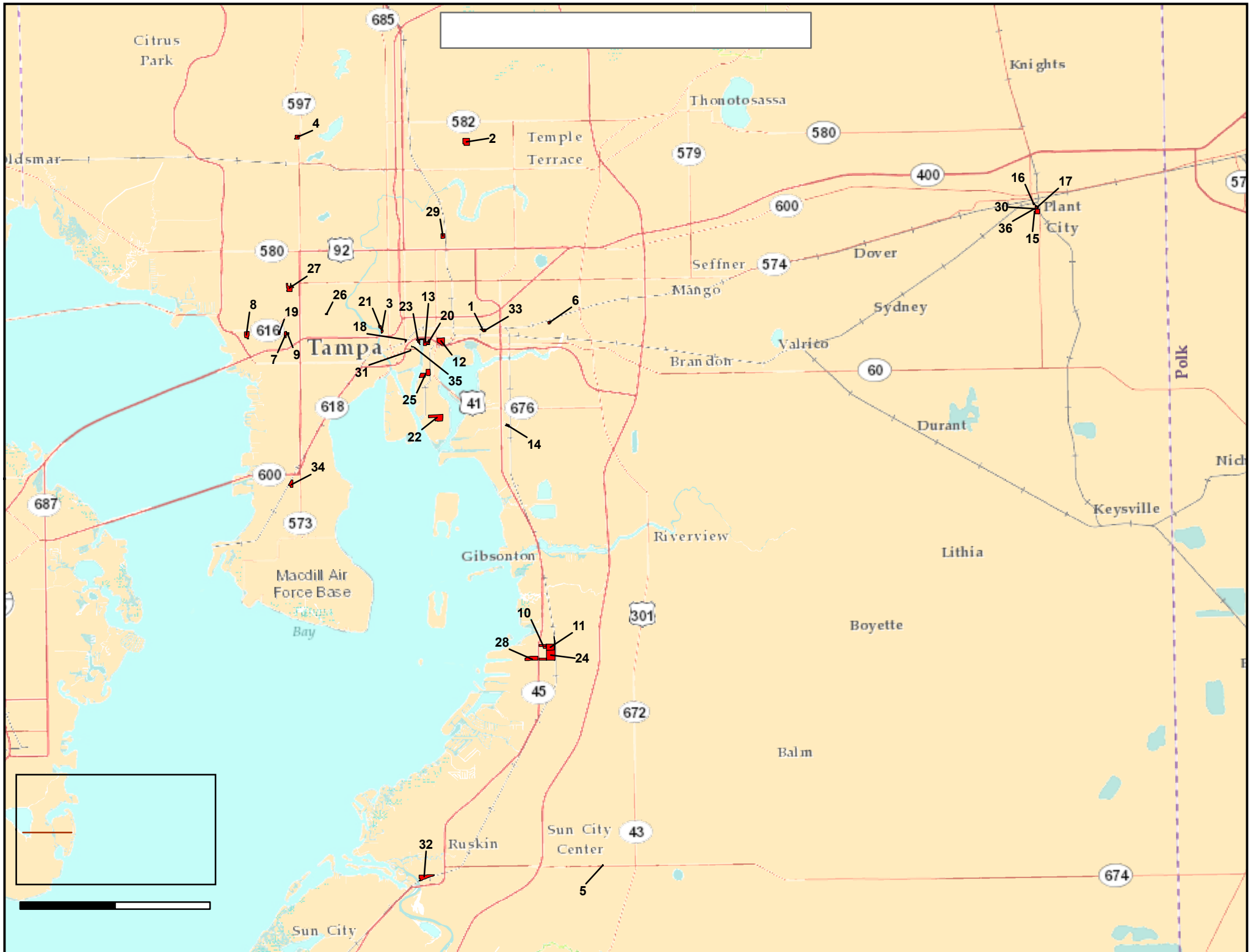
MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA executed	SRCO Issue Date	Acreage
31	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St	Plant City	6/10/2011		1.26
32	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/19/2016	1.14
33	BF290204001	Southern Mill Creek Products Site	N 56th St	Tampa	7/26/2005		8.38
34	BF291306001	Nebraska Avenue	1103 N Nebraska Ave	Tampa	9/3/2014	11/18/2016	1.54
35	BF291405001	Spruce Street Tampa Landfill #2	4310 Spruce St	Tampa	12/24/2014	3/13/2018	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	Gibsonton	10/13/2015		31
38	BF290503001	Channelside Holdings LLC	11010-1026 19th St	Tampa	12/20/2005		8
39	BF290302001	Gerdau Ameristeel Brownfield Site	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 A	Gunn Hwy and Henderson	Tampa	4/22/2006	5/15/2002	1.36
46	BF290802003	Kracker Rd - Parcel C	12602 S US Hwy 41	Gibsonton	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 Ctr	3005 West Columbus Dr	Tampa	11/18/2013	closed	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 Site	222 N 12th St	Tampa	12/21/2015	7/19/2018	2.27
54	BF291201001	Wood Preserving/Brandon Toyota	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
56	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
57	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
58	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016	1/16/2018	0.95
59	BF291701001	Miroslav Mitusina	1112 SW10th St	Ruskin	6/22/2017	4/7/2020	49
60	BF291702001	Jackson St Parking Lot	405 E Kennedy Blvd	Tampa	12/29/2017		1.03
61	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
62	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
63	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018		0.92
64	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
66	BF291803001	Former ICS East	1301 N Rome Ave	Tampa	5/31/2019		0.85
67	BF291803002	Former ICS West	1204 N Rome Ave	Tampa	5/31/2019		0.47
	Total Acreage						905.93



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	6/26/2019	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	McKibbon 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	Gibsonton	9/2/2008		8.49
11	BF 290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibsonton	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	9/16/2016	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	11/18/2016	1.54
19	BF291405001	Spruce Street Tampa Landfill #2	4310 Spruce St.	Tampa	12/24/2014	3/13/2018	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		4.27
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	Gibsonton	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	closed	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	Gibsonton	10/13/2015		31
29	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
30	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
31	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016	1/16/2018	0.95
32	BF291701001	Miroslav Mitusina	1112 SW 10th St	Ruskin	6/22/2017	4/7/2020	49
33	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
34	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
35	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018		0.92
36	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
	Total Acreage						487.24



Maps & Tables

PRFBSRs for Brownfield Sites Managed by EPC

MAP #	SITE	SITE NAME	PRFBSR
1	BF 290602001	JVS Contracting	JVS Contracting, Inc.
2	BF 290603001	Circle Tampa Ventures	Circle Tampa Ventures I, LLC
3	BF291305001	Tampa Water Works Park	City of Tampa
4	BF291403001	Former Hudson Nursery	BW Dale Mabry Floyd, LLC
5	BF 291102001	former Sun City BP	GC Partners, LLC
6	BF291302001	Former Gulf Coast Metals	Trademark Metals Recycling, LLC
7	BF 290804001	Crosland/Varela Apartments	NR Varela, LLC
8	BF 290607001	McKibbon Hotel Group /Avion Park	McKibbon Hotel Group
9	BF 290705001	Westshore Community Dev. Corp.	(inactive)
10	BF 290802002	Kracker Rd - Parcel B	Port Tampa Bay
11	BF 290802001	Kracker Rd - Parcel A	Port Tampa Bay
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Panattoni Investments, LLC and Thurman Investments, LLC
13	BF 291001002	International Ship	Trans-Continental Marine Repair and Drydock Corp.
14	BF 290704001	Tampa Tank	Tampa Tank and Welding, Inc.
15	BF 291002003	Hydraulic Hose Site	City of Plant City
16	BF 291002002	GroMor Fertilizer Plant	City of Plant City
17	BF 291002001	Stock Building Supply	City of Plant City
18	BF291306001	Nebraska Avenue	City of Tampa
19	BF291405001	Spruce Street Tampa Landfill #2	NR Spruce Property Owner, LLC and Northwood Ravin, LLC
20	BF 290503001	Channelside Holdings LLC	Channelside Holdings, LLC
21	BF290606001	Former Tampa Armature	Riverside Heights Holdings, LLC
22	BF 290101004	Winner Metals	Port Tampa Bay
23	BF 291001001	Detsco Terminals	Trans-Continental Marine Repair and Drydock Corp.
24	BF 290802003	Kracker Rd - Parcel C	Port Tampa Bay
25	BF 290702001	Hendry Corp., formerly TECO	Hendry Marine Corp.
26	BF291304001	Frmr West Tampa Convention Ctr	Palmetto Tampa-Columbus, LLC and Daniel Land Co, Inc.
27	BF 290501001	Hillsborough Community College	District Board of Trustees, Hills. Community College
28	BF291404001	Port Redwing Outparcel	Port Tampa Bay
29	BF291502001	Hanna Avenue	City of Tampa
30	BF291002004	Freddy's Automotive	City of Plant City
31	BF291602001	Liberty Tampa	Liberty Tampa Holdings, LLC
32	BF291701001	Miroslav Mitusina	Miroslav Mitusina
33	BF291703001	Pitch Pine	1607 Property Inc.
34	BF291704001	Tampa Jai Alai	GF Properties LM LLC
35	BF291802001	Madison Street Park	City of Tampa
36	BF291002005	Carlos Brake & Radiator	City of Plant City

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

Maps & Tables

Brownfield Areas without Brownfield Sites

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 Kennedy	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 Crossing	E Washington St and 13th St	Tampa	0.9
BF291404000	West St Louis Street	1506 W St Louis St	Tampa	12
BF291601000	Brandon Blue Palms	114 N Knights Ave	Brandon	6.1
BF291801000	Humphrey St	4152 Sweetwater Villas Ln	Tampa	6.14
BF291804000	Suarez Trust	West of Hoover Blvd and Knox St	Tampa	19.14
BF291901000	Biharb Holdings	Johns Road and W Sligh	Tampa	19.21
BF291902000	JVS Land Holding Co., LLC	W of Hoover Blvd and Hanna Ave	Tampa	19.41
BF291903000	Blue Broadway Green Reuse	Williams Road & E Broadway Ave	Seffner	23.65
BF291904000	Hartford St Properties LLC	1521 Hartford St	Tampa	69
BF291905000	SM - Ruskin	SW of 16th Ave SE & 12th St SE	Ruskin	19.46
Total acres:				1905.16

These Hillsborough County Brownfield Areas currently do not have environmental investigations.

Maps & Tables

Brownfield Site Rehabilitation and Redevelopment Status

ACTIVE SITES

MAP #	SITE	SITE NAME	SITE REHABILITATION STATUS	REDEVELOPMENT STATUS
1	BF 290602001	JVS Contracting	Monitoring gw for closure	existing concrete recycler
3	BF291305001	Tampa Water Works Park	In Closure process	complete: park
6	BF291302001	Former Gulf Coast Metals	Monitoring gw for closure	vacant
9	BF 290705001	Westshore Community Dev. Corp.	Inactive	vacant
10	BF 290802002	Kracker Rd - Parcel B	Assessment	vacant
11	BF 290802001	Kracker Rd - Parcel A	Assessment	vacant
13	BF 291001002	International Ship	Assessment	existing ship yard
16	BF 291002002	GroMor Fertilizer Plant	Monitoring gw for closure	vacant
17	BF 291002001	Stock Building Supply	Monitoring gw for closure	vacant
20	BF 290503001	Channelside Holdings LLC	Monitoring gw for closure	existing Industrial & vacant
21	BF290606001	Former Tampa Armature	Monitoring gw for closure	complete: mixed use commercial
22	BF 290101004	Winner Metals	In Closure process	site preparation for redevelopment
23	BF 291001001	Detsco Terminals	Assessment	vacant
24	BF 290802003	Kracker Rd - Parcel C	Assessed; need gw plan	vacant
25	BF 290702001	Hendry Corp., formerly TECO	In closure process	existing ship yard/partially vacant
28	BF291404001	Port Redwing Outparcel	Assessment	existing pipe manufacturer
29	BF291502001	Hanna Avenue	Remediation	vacant
30	BF291002004	Freddy's Automotive	Assessment	vacant
33	BF291703001	Pitch Pine	Assessment	existing materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	complete: multi-family housing
35	BF291802001	Madison Street Park	Assessment/ISR	park
36	BF291002005	Carlos Brake & Radiator	Assessment	vacant

CLOSED SITES, Including Alternative Cleanup Target Levels (Soil, Groundwater) use

MAP #	SITE	SITE NAME	REDEVELOPMENT STATUS	ACTLs USED	CONDITIONAL CLOSURE
2	BF 290603001	Circle Tampa Ventures	Complete - apartments	No	Yes, DRC for groundwater use
5	BF 291102001	former Sun City BP	Complete - bank	No	No
7	BF 290804001	Crosland/Varela Apartments	Complete - apartments	Yes, AGCTL	Yes, E/C for soils + DRC for soils and groundwater
8	BF 290607001	McKibbon Hotel Group /Avion Park	Complete - mixed commercial	No	No; clean closure
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Complete - commercial	No	Yes, E/C for soils + DRC for E/C and land use
14	BF 290704001	Tampa Tank	Complete - industrial	Yes, ASCTL	Yes, DRC for land use
15	BF 291002003	Hydraulic Hose Site	vacant	No	Yes, DRC for groundwater use
18	BF291306001	Nebraska Avenue	vacant	No	Yes, DRC for land use
19	BF291405001	Spruce Street Tampa Landfill #2	Complete - apartments	No	Yes, E/C for soils + DRC for soils and groundwater
26	BF291304001	Frmr West Tampa Convention Ctr	Complete - commercial	No	Did not received SRCO
27	BF 290501001	Hillsborough Community College	Complete - education	No	No; clean closure
31	BF291602001	Liberty Tampa	Complete - hotel	No	No; clean closure
4	BF291403001	Former Hudson Nursery	Restaurants and retail	No	Yes, E/C for soils + DRC for soils and groundwater
32	BF291701001	Miroslav Mitusina	Site Constrution	No	No; clean closure

2020 Report Conclusions

The Brownfields Program continues to grow in Hillsborough County, with one new EPC Brownfield site, three new Brownfield Areas, and two Brownfield Site closures with an SRCO in the past year. The EPC has continued interest, with two Brownfield Areas in process for designation in 2020, and four potential new BSRAs. Designation of Brownfield Areas has been recently slowed by the new social distancing policies resulting from the COVID-19 pandemic. Alternative options are being explored, such as having public meetings outside under shelters so that people could spread out, and be safer from disease exposure outside.

Redevelopment was very active in Hillsborough County in the past 2 years. Brownfield sites such as the Former Tampa Jai Alai and the Madison Street Park conducted soil assessments and remediated concerns in 2019 so that construction could begin, and finish, at these sites in 2020. This is one of the ways that a Brownfield site can save time and make progress with both the remediation and redevelopment goals. Other Brownfield sites have pending redevelopment deals which are accelerating site assessment and remediation. EPC continues to move older sites out of assessment and on toward closure and site rehabilitation.

It is a continuing privilege for EPC to assist local Brownfield Grant recipients. EPC plans to host a “field trip” for the job training grant students to see the ways that EPC protects the environment, and provide a forum for discussion on environmental jobs and careers. EPC will also continue to assist the UACDC with environmental concerns in their 800+ acre community.

EPC continues to promote the Brownfields Program, meeting with the local EPA grant recipients, as well as making presentations to professional groups and college students. EPC continues to be an active member of the Florida Brownfields Association, and participates in their Technical Committee to assist with site remediation issues, such as the redevelopment of old solid waste disposal areas.

Presented below is a comparison of the change in assessed property value for EPC Brownfield projects that have completed site redevelopment and/or environmental site rehabilitation. Property values show the change in property value from the start of the Brownfield project to present day. This table does not account for various tax and economic development incentives that may have been used, and may affect the county’s tax income for several years.

Apparent Change in Property Values, EPC Brownfield Sites

Site name	Year BSRA Signed	Year SRCO Issued	Property Value Change	Redevelopment
Hills Co. Comm College	2005	2008	\$5,603,618	College parking, buildings
Crosland Varela	2008	2015	\$57,662,300	Apartments
Tampa Tank	2008	2011	\$583,126	Industrial
Sun City BP	2011	2013	\$170,313	Bank
IKEA	2007	2009	\$11,892,956	Retail
Water Works Park*	2013	not yet issued	\$948,093	Park
Spruce Street	2014	2018	\$41,041,200	Apartments
Circle Tampa Ventures	2006	2007	\$55,419,100	Multifamily Residential
Hudson Nursery	2014	2019	\$5,480,031	Restaurants and Retail
McKibbon Hotel Group	2006	2010	\$29,366,449	Mixed Commercial
Hydraulic Hose	2011	2016	(\$146,550)	Undeveloped
Nebraska Ave	2011	2016	\$210,262	Undeveloped
West Tampa Conv Ctr	2013	not issued	\$1,472,010	Retail
Liberty Tampa	2016	2018	\$27,939,716	Hotel
TECO/Hendry Marine	2008	not yet issued	(\$1,280,589)	Private shipping
Tampa Armature*	2006	not yet issued	\$25,324,127	Restaurants and Retail
Miroslav Mitusina	2017	2020	\$1,038,623	Manufacturing (under construction)
Tampa Jai Alai	2017	not yet issued	\$35,615,689	Multifamily Residential
EPC Brownfield Sites Total Apparent Property Value Change:			\$298,340,474	

As Brownfield sites close and the program continues to grow, the environmental improvements and redevelopment make a larger contribution to the community and economy of Hillsborough County.

The EPC of Hillsborough County continues its delegated responsibilities and has furnished a copy of this Annual Report to the FDEP.



JUNE 2020

For further information on the Brownfields program, please visit our website:

<https://www.epchc.org/divisions/waste/solid-hazardous-waste/brownfields>