

# Environmental Protection Commission of Hillsborough County

## 2022 Brownfields Program Annual Report



Channel Club II Apartments



South Florida Baptist Hospital



Hanna Avenue City of Tampa offices



June 2022



Interbay Redevelopment Area - apartments

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# Executive Summary

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## The Brownfields Program

The Brownfields Program is a redevelopment tool for properties with environmental contamination, or the perception of environmental contamination. Initiated by the EPA in 1995 and in the State of 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 contaminated properties and return them to productive use for communities. Grants, loans and tax credits are available for site clean-up, job creation, affordable housing and health care. 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 cleaning up and reusing developed properties in new ways to enhance the overall quality of life in the surrounding communities.

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. The designation of a Brownfield Area demonstrates support by the local governments for the redevelopment plan.

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 Environmental Protection Commission of Hillsborough County. Once the clean-up agreement is signed, the site owner receives 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. The 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 EPC’s delegation agreement was renewed in 2012 and again in 2020.

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 continues 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 property representatives, environmental consultants and attorneys to accomplish site closure. Site rehabilitation and closure consider future land use, allowing economy of cost to be paired with the 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 and presentations to various professional groups.

The EPC continues to support local recipients of EPA Grants. The University Area Community Development Center (UACDC) and the City of Tampa Corporation to Develop Communities (CDC) are wrapping up their projects. The City of Tampa has recently begun work on their 2021 grant to renew the West River area north of downtown Tampa. EPC staff continue to provide technical expertise in contamination assessment and remediation to the local grantees.

EPC also tracks the change in property values for redeveloped EPC Brownfield sites in Hillsborough County. This is an indicator of economic growth stimulated by improvements to the property due to the Brownfields Program. A comparison of property values from the year the BSRA was signed to May 2022 is presented in the report Tables for redeveloped EPC Brownfield sites in Hillsborough County.

This report presents the Brownfields Program activities by EPC from June 1, 2021 to May 31, 2022.

# 2021-2022 Annual Summary

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The EPC manages **45 of the 76 Brownfield sites** in Hillsborough County. Below is the breakdown of the 45 Brownfield sites managed by the EPC.

- 13 sites are in environmental assessment
- 6 sites are monitoring groundwater to evaluate for closure conditions
- 1 site is in remediation
- 7 sites are in closure
- 18 sites are complete
- The sites participating in the EPC's Brownfield site rehabilitation program include approximately 842 acres, an increase of 98 acres from the previous year.

Four new **Brownfield Sites** executed BSRA's with the EPC:

- Interbay/Greystar (Tampa, 25.96 acres)
- South Florida Baptist Hospital (Plant City, 7 acres)
- SM Ruskin (Ruskin, 19.76 acres)
- Independence Park (Tampa, 45.5 acres)

One new **Brownfield Area** was added this year without a BSRA being anticipated:

- Blue UACDC (Tampa, 2.84 acres)

Four **SRCOs** were issued this past year:

- Foundry Lakeside Station (Plant City, 66 acres)
- Winner Metals (Tampa, 42 acres)
- Madison Street Park (Tampa, 0.92 acres)
- Gulf Coast Metals (Tampa, 3.24 acres)

Within Hillsborough County, there are **19 designated Brownfield Areas** without BSRA's. These areas are ready for redevelopment in the Brownfield Program, but no environmental investigations have begun. Some of these BAs are redeveloped as affordable housing, and apply for Brownfield financial incentives for affordable housing.

# The EPC Brownfield Team

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# 2021-2022 Project Accomplishments

# Site Closure

## Winner Metals

### PROJECT SPECIFICS: SRCO issued December 29, 2021

**Winner Metals, BF290101004; 42 acres,  
2801 Guy N Verger Boulevard, Tampa**

This Brownfield site was formerly a scrap metal recycling and storage operation. Soils and groundwater were impacted by site activities, and soils contained metals, polychlorinated biphenyls (PCBs) and petroleum compounds above the Soil Cleanup Target Levels. Arsenic and petroleum compounds were present in groundwater above the Groundwater Cleanup Target Levels. Soils were placed under an engineering control of 2-4 feet of clean soil. Groundwater was monitored until the impacted area was reduced to a small, stable area. This large property at Port Tampa Bay will be redeveloped for a new tenant.

Outline of the former Winner Metals Brownfield site on Port Tampa Bay's Hookers Point property.



Placement of clean fill at site.



# Site Closure

## Madison Street Park

### PROJECT SPECIFICS: SRCO issued March 3, 2022

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

The Madison Street Park Brownfield site is located in downtown Tampa, surrounded by multistory apartments and condominiums. There was previously very little park space available for the people and pets who live in the community. The City of Tampa removed soils impacted with metals and petroleum compounds associated with a former petroleum equipment repair office and a railroad spur. The redevelopment created a park with open lawn space, a shade pavillion, multi-use courts, a playground, seating, and parks for both large and small dogs. The site closed using an Alternative Soil Cleanup Target Level for petroleum compounds.



Soil removal by former rail line.



Open lawn with shade pavillion on left.



Dog Park for large dogs.

# Site Closure

## Foundry Lakeside Station I

### PROJECT SPECIFICS: SRCO issued June 21, 2021

**Foundry Lakeside Station I, BF290801001; 66 acres,  
Henderson Way, Plant City**

This Brownfield site is on formerly mined phosphate lands. An area of site soils with arsenic above the Residential Soil Cleanup Target Level was assessed. The site closed in June 2021, and the property has a Declaration of Restrictive Covenant that prohibits residential use development at the Brownfield site. The site has been redeveloped as a large distribution warehouse south of Interstate 4.



Warehouse construction over fill



Completed warehouse

# Site Closure

## Former Gulf Coast Metals

PROJECT SPECIFICS: SRCO issued March 23, 2022

**Former Gulf Coast Metals, BF291302001; 3.24 acres,  
6912 E 9<sup>th</sup> Avenue, Tampa**

This Brownfield site is located in the Orient Road industrial area of Tampa. The former Gulf Coast Metals facility recycled aluminum scrap and refined it in a smelter from 1983- 2012. Environmental investigations detected lead concentrations above the Soil Cleanup Target Levels in the stormwater system, and groundwater impacts of sodium and chloride from salt storage at the site. The site will be redeveloped as a Construction and Demolition Debris Materials Recycling Facility (MRF). Several groundwater monitoring wells from the Brownfield assessment will be repurposed for the groundwater monitoring network required by the Solid Waste permit.



Gulf Coast Metals Brownfield site, inactive



# New Brownfield Site

## Interbay Redevelopment Area

### PROJECT SPECIFICS: BSRA signed November 9, 2021

**Interbay Redevelopment Area BF292101001; 25.96 acres,  
7210 Interbay Boulevard, Tampa**

This new Brownfield site property was previously used as a borrow pit in the 1960s and 1970s and later partially filled with debris, mostly construction and demolition debris and asphalt. Site assessment identified impacts from petroleum and pesticide compounds in soils and groundwater, and arsenic impacts in groundwater only. Solid waste is being removed from parts of the property in preparation for redevelopment as apartments with a large stormwater feature. This site is also regulated by EPC under a Director’s Authorization for redevelopment of a former solid waste disposal area.



Removing solid waste and screening the waste from the soil to test soils for possible reuse.

# New Brownfield Site

## South Florida Baptist Hospital

### PROJECT SPECIFICS: BSRA signed December 22, 2021

**South Florida Baptist Hospital, BF292102001; 7.03 acres,  
North Park Road and East Sam Allen Road, Plant City**

This new Brownfield site was formerly used as a chicken farm. Chicken feed included an arsenic compound to kill internal parasites, and arsenic was excreted onto site soils and became concentrated adjacent to the coops and downhill toward a stormwater feature. Arsenic is the only contaminant of concern in both soil and groundwater. The property is under construction for a new regional hospital in Plant City.



Concrete pad by chicken pens



Stormwater pond excavation



Drawing of new South Florida Baptist hospital



# New Brownfield Site

## SM Ruskin Development

### PROJECT SPECIFICS: BSRA signed December 28, 2021

**SM Ruskin Development, BF291905001, 19.76 acres  
1123 SE 14<sup>th</sup> Avenue Ruskin**

This Brownfield site was formerly used as a fish farm, and is undergoing environmental restoration for arsenic and petroleum impacts to soil and arsenic impacts to groundwater in preparation for construction of individual homes. Removal of contaminated soils and groundwater has taken place as part of the restoration.



Aerial view of Brownfield site with former fish ponds visible.

Fish ponds filled in with clean fill



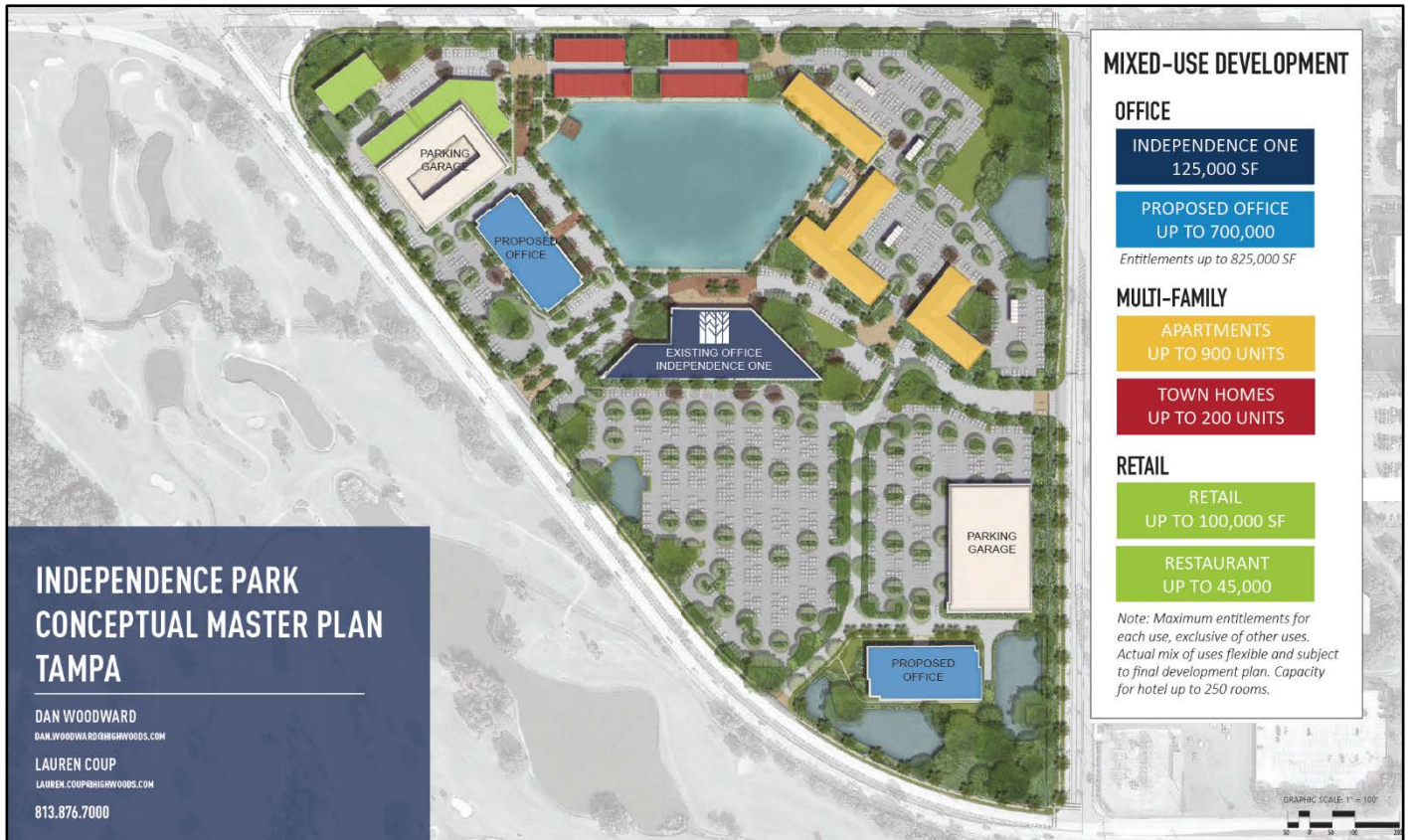
# New Brownfield Site

## Independence Park

PROJECT SPECIFICS: BSRA signed December 23, 2021

**Independence Park, BF292103001, 45.5 acres**  
**4110 George Road, Tampa**

The Independence Park Brownfield site was previously part of the City of Tampa’s Rocky Point Golf Course. Environmental site rehabilitation will address arsenic and pesticide contamination of soils and groundwater that originate on the Brownfield site. The proposed redevelopment will replace the existing office park and vacant land with mixed commercial and residential uses.



# New Brownfield Area

## Blue UACDC / Uptown Sky Apartments

### University Area Community Development Center (UACDC)

**Blue UACDC, BF292201000, 2.84 acres**  
**13635 N 12<sup>th</sup> Street, Tampa**

The Blue UACDC Brownfield Area was designated in Hillsborough County for the construction of affordable housing in the University Area Community. The Brownfield Area is adjacent to a property with groundwater impacts from a petroleum discharge on that property. A BSRA is not anticipated. The proposed housing will include 64 units in one building with onsite laundry, pool and playground. Additional funding for the project was provided by a \$5.82 million grant awarded through Hillsborough County.



#### **Uptown Sky**

We're beyond excited to announce that University Area CDC was awarded \$5.82 million through Hillsborough County Affordable Housing Services! This funding, provided by federal and state grants in addition to a County trust fund, will be used to partner with Blue Sky Communities to build Uptown Sky: a 60-unit, multi-Family apartment home development.



# New EPA Brownfield Grant

## City of Tampa Brownfield Multipurpose and Assessment Grant

### West River Community Redevelopment Area

In 2021, the City of Tampa was awarded a \$300,000 Community Wide Assessment Grant for evaluating and assessing environmental contamination in the West River area. Projects include Tampa's removal and assessment of multiple underground fuel tanks, removal of lead and asbestos building materials prior to demolition and evaluation of property adjacent to a former chemical company that has impacted groundwater in the area. Redevelopment will include a community health center and affordable, energy-efficient housing.



West River Redevelopment  
Brownfield Area along the  
Hillsborough River

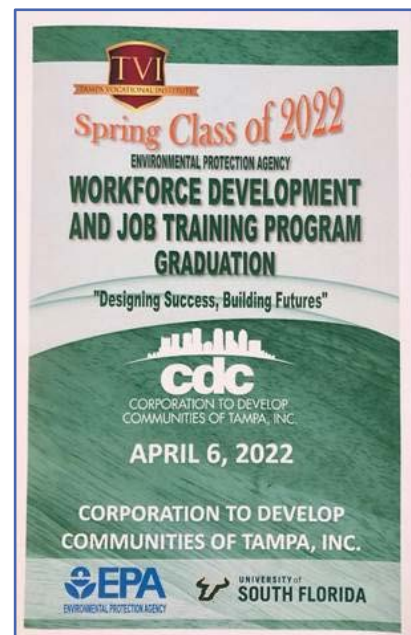
# Continuing EPA Brownfield Grants

## Environmental Workforce Development and Job Training Grant

### Corporation to Develop Communities of Tampa & University of South Florida

The Corporation to Develop Communities of Tampa and the University of South Florida joined together to obtain this \$200,000 grant. The training was delayed for several months due to the COVID 19 pandemic, and with some of the logistics encountered, the CDC of Tampa will be giving training to four cohorts instead of three. The last cohort will graduate in June 2022. Seven students are currently employed using the training received with this grant. The environmental and safety trainings including the following:

- 40-hour OSHA safety
- 10-hour OSHA Construction, Hazard Communication & Pandemic Safety
- Confined Space
- Excavation/Trenching & Soil Mechanics
- Respiratory Protection
- Asbestos



Spring 2022 Job Training Graduation



# Continuing EPA Brownfield Grants

## Brownfield Multipurpose and Assessment Grant

### University Area Community Development Center (UACDC)

This EPA Brownfield Assessment grant, awarded in 2019, conducted Phase 1 environmental assessments and site work to evaluate property conditions for construction of 12 new townhomes to provide quality affordable housing (University Townhomes) for residents to own. Phase 1 and 2 assessments were also conducted on the four properties that are to become the UACDC's Cultural Campus. Several properties required assessment and removal of soil contamination. The Cultural Campus will provide space for many services needed by the community such as a health center, immigration and legal services, community meeting spaces, recreation and health and fitness facilities.



Cultural Campus design

# 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
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	4310 W Spruce St	Tampa	12/24/2014	3/13/2018	3.42

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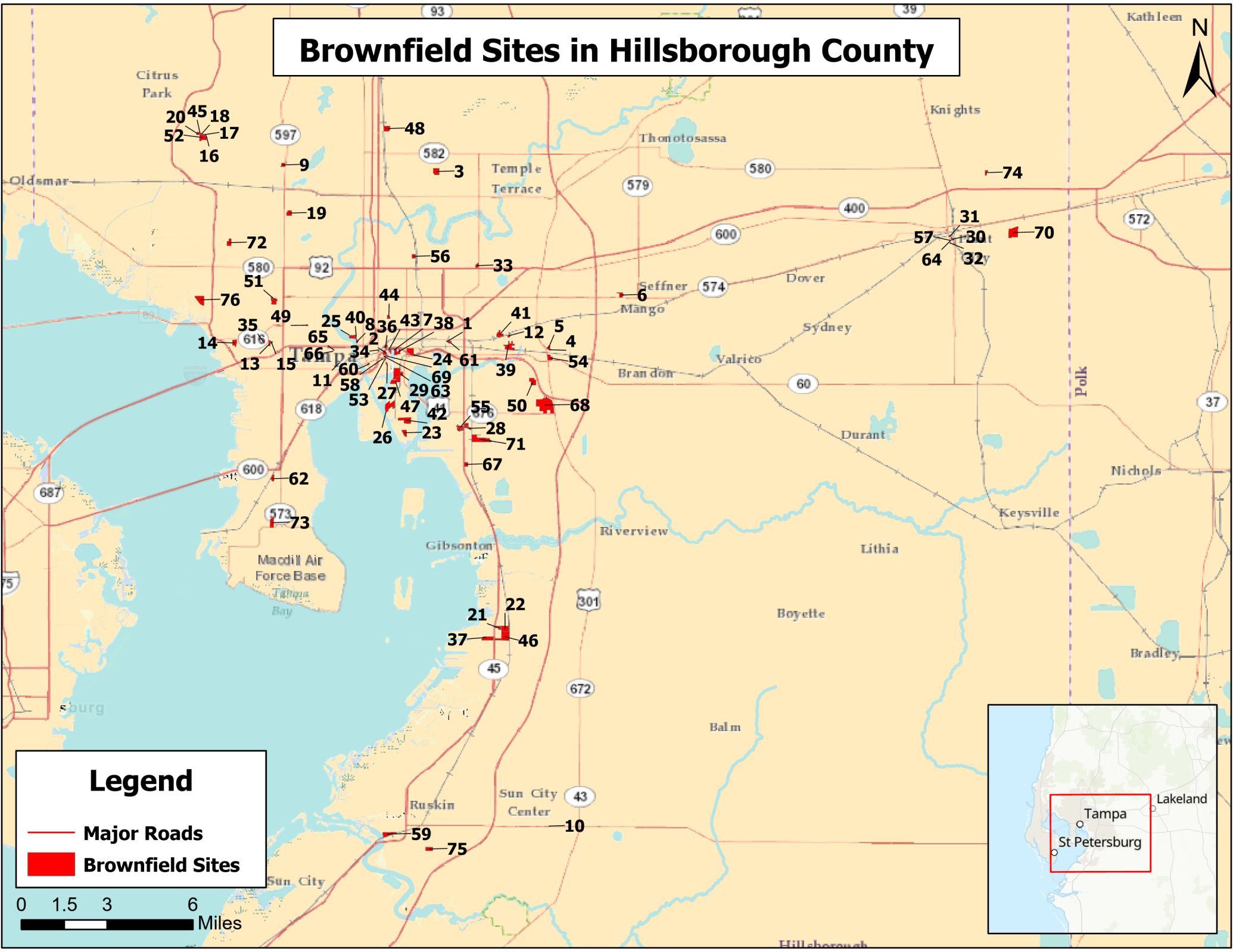
# Maps & Tables

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## Brownfield Sites in Hillsborough County

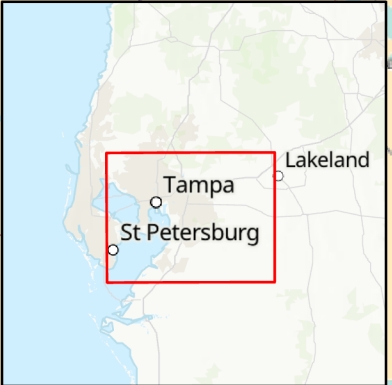
MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
36	BF291406001	Peoples Gas System	1400 N Channelside Dr	Tampa	12/30/2014		6.12
37	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
38	BF290503001	Channelside Holdings LLC	11010-1026 19th St	Tampa	12/20/2005		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
65	BF291803001	Former ICS East	1301 N Rome Ave	Tampa	5/31/2019		0.85
66	BF291803002	Former ICS West	1204 N Rome Ave	Tampa	5/31/2019		0.47
67	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
68	BF292002001	Colonnade Crosstown	US 301 and Causeway Blvd	Tampa	12/16/2020		158
69	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
70	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021		66
71	BF291904001	Hartford St Properties	5321 Hartford St	Tampa	10/30/2020		67
72	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
73	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
74	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	Plant City	12/22/2021		7
75	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
76	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
<b>Total Acreage</b>							<b>1327.82</b>

# Brownfield Sites in Hillsborough County



**Legend**

- Major Roads
- Brownfield Sites



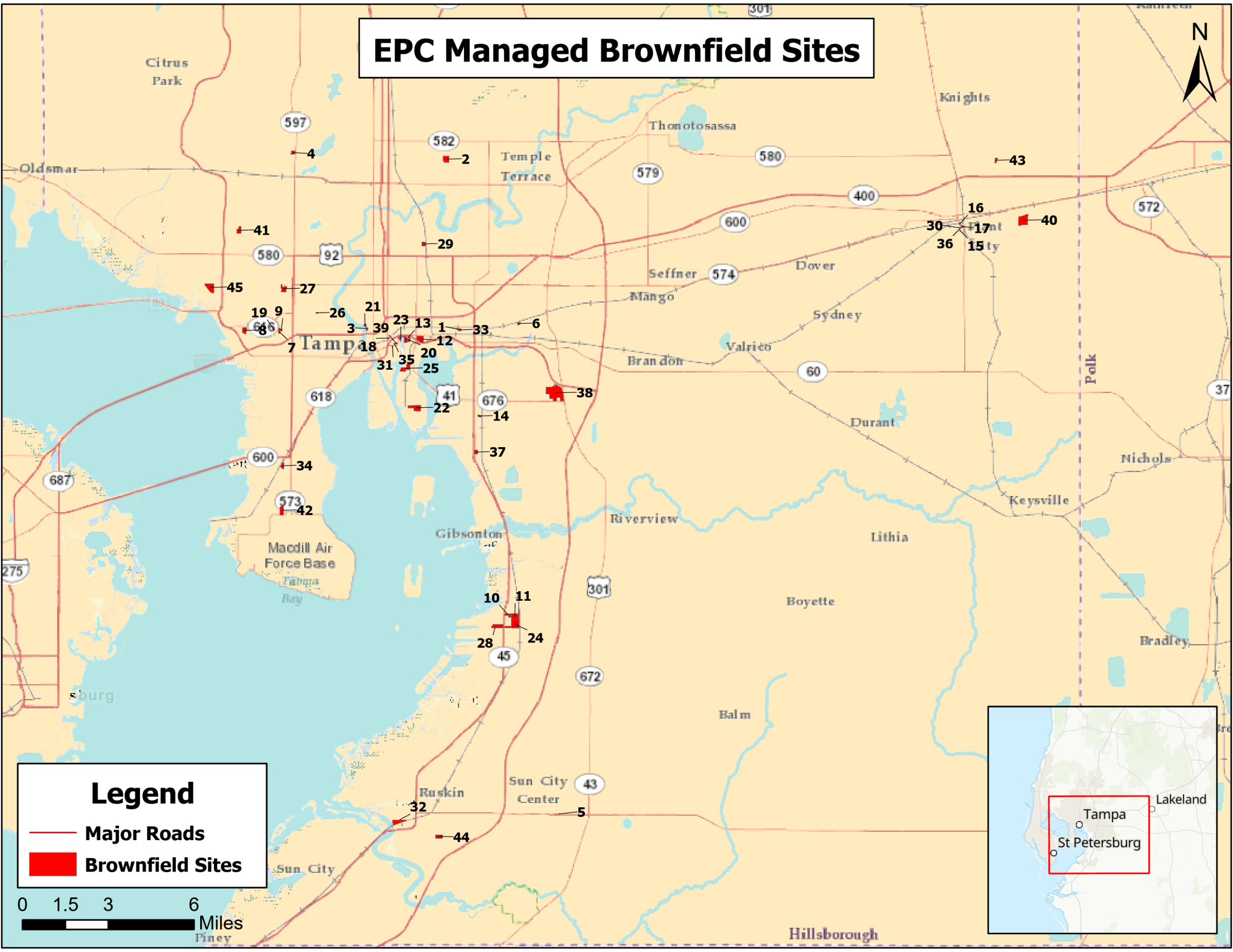


# Maps & Tables

## 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 Par	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	Gibson	9/2/2008		8.49
11	BF 290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibson	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	Gibson	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	Gibson	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
37	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
38	BF292002001	Colonnade Crosstown	US 301 & Causeway Blvd	Tampa	12/16/2020		158
39	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
40	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021		66
41	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
42	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
43	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen P	Plant City	12/22/2021		7
44	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th A	Ruskin	12/28/2021		19.76
45	BF292103001	Independence Park	George Rd & Independen	Tampa	12/23/2021		45.5
	<b>Total Acreage</b>						<b>842.14</b>

# EPC Managed Brownfield Sites



**Legend**

- Major Roads
- Brownfield Sites



# 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	Jail Road Venture, LLC, former PRFBSR was Trademark Metals Recycling
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.	former PRFBSR Westshore Community Development Corporation
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	5145 South Dale Mabry LLC, former PRFBSR was GF Properties LM LLC
35	BF291802001	Madison Street Park	City of Tampa
36	BF291002005	Carlos Brake & Radiator	City of Plant City
37	BF292001001	American XVII	American XVII, LLC
38	BF292002001	Colonnade Crosstown	Colonnade Crosstown LLC
39	BF292003001	Channel Club II	ECI Ventures, LLC
40	BF290801001	Foundry Lakeside Station	Foundry Lakeside Station I, LLC
41	BF291901001	Tampa Airport Logistics	Tampa Airport Logistics Owner, LLC
42	BF292101001	Interbay/Greystar	Greystar Deveopment East, LLC and GS South Tampa Apartments, LP
43	BF292102001	South FL Baptist Hospital	South Florida Baptist Hospital, Inc.
44	BF291905001	SM Ruskin (Burcaw)	SM Ruskin Development, LLC
45	BF292103001	Independence Park	Highwoods Realty Limited Partnership

**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
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
BF291204000	West St Louis Street	1506 W St Louis St	Tampa	12
BF291601000	Brandon Blue Palms	114 N Knights Ave	Brandon	6.1
BF291801000	Blue Humphrey St	4152 Sweetwater Villas Ln	Tampa	6.14
BF291804000	Suarez Trust	West of Hoover Blvd and Knox St	Tampa	19.14
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
BF292004000	Gracepoint Green Reuse	2215 E Henry Ave	Tampa	2.5
BF292201000	Blue UACDC 1	13635 N 12th St	Tampa	2.84
<b>Total acres:</b>				<b>539.83</b>

**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
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	In Closure process	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
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	City offices in construction
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
36	BF291002005	Carlos Brake & Radiator	Assessment	vacant
37	BF292001001	American XVII	Assessment	ground clearing for industry
38	BF292002001	Colonnade Crosstown	Assessment	vacant
39	BF292003001	Channel Club II	Assessment	apartments in construction
40	BF290801001	Foundry Lakeside Station	In Closure process	warehouse construction completed
41	BF291901001	Tampa Airiport Logistics	Assessment	warehouse in construction
42	BF292101001	Interbay/Greystar	7210 Interbay Blvd	apartments in construction
43	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	hospital in construction
44	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	new home construction
45	BF292103001	Independence Park	George Rd & Independence	pending redevelopment

### 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	McKibbin Hotel Group /Avion Park	Complete - mixed commercial	No	No; clean closure
9	BF 290705001	Westshore Community Dev. Corp.	vacant	No	Abandoned site; no SRCO issued
12	BF 290703001	Tampa Int'l Center/Panattoni/KEA	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 Construction	No	No; clean closure
22	BF 290101004	Winner Metals	preparing for redevelopment	No	E/C for soils, DRC for soil and groundwater
35	BF291802001	Madison Street Park	Park	Yes, ASCTL	RMO3 closure for use of ASCTL
6	BF291302001	Former Gulf Coast Metals	in FDEP permitting for a MRF	No	DRC for land use restriction, ICs for groundwater



# Maps & Tables

## Apparent Change in Property Values for Redeveloped EPC Brownfield Sites

Apparent Change in Property Values, EPC Brownfield Sites				
BROWNFIELD SITE NAME	YEAR BSRA SIGNED	YEAR SRCO ISSUED	PROPERTY VALUE CHANGE	REDEVELOPMENT TYPE
Hills Co. Comm College	2005	2008	\$3,716,316	College parking, buildings
Crosland Varela	2008	2015	\$65,724,100	Apartments
Tampa Tank	2008	2011	\$850,300	Industrial
Sun City BP	2011	2013	\$389,016	Bank
IKEA	2007	2009	\$15,611,273	Retail
Water Works Park	2013	not yet issued	\$1,891,235	Park
Spruce Street	2014	2018	\$46,765,900	Apartments
Circle Tampa Ventures	2006	2007	\$66,281,800	Residential
Hudson Nursery	2014	2019	\$5,735,814	Restaurants and Retail
McKibbon Hotel Group	2006	2010	\$86,032,455	Mixed Commercial
Hydraulic Hose	2011	2016	(\$85,500)	Undeveloped
Nebraska Ave	2011	2016	\$506,703	Undeveloped
West Tampa Conv Ctr	2013	not issued	\$1,882,884	Retail
Liberty Tampa	2016	2018	\$20,664,500	Hotel
TECO/Hendry Marine	2008	not yet issued	(\$346,432)	Private shipping
Tampa Armature	2006	not yet issued	\$6,141,866	Restaurants and Retail
Miroslav Mitusina	2017	2020	\$21,734,900	Manufacturing (under construction)
Tampa Jai Alai	2017	not yet issued	\$64,504,800	Apartments
Madison St Park	2018	3/3/2022	\$1,145,526	Park
Foundry Lakeside Station	2021	6/21/2021	\$35,175,000	Distribution/warehouse
<b>Total Apparent Property Value Change:</b>			<b>\$444,322,456</b>	

Property value change indicates the increase or decrease in property value as reported by the Hillsborough County Property Appraiser 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. The property value for these sites has increased **\$68,084,000** since last year (June 2021).

# 2022 Report Conclusions

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The City of Tampa and Hillsborough County are in a building boom, and the Brownfields Program is effective to help redevelop environmentally impacted sites that are in good locations, especially for new homes and multifamily housing. Four new Brownfield sites were added to EPC's Brownfield Program in Hillsborough County in the second half of 2021. Three of these sites are currently in construction, along with four older Brownfield sites. Three sites are creating housing, including the one new Brownfield Area in 2022 for affordable housing. The other four sites in construction will be a new regional hospital, a product distribution center, new City of Tampa offices and a materials recycling facility.

Sites that are not yet in construction are gearing up to begin, and there is a push to close sites quickly so they can move into redevelopment. EPC issued four closure orders in this reporting period, and have recently determined that another four sites are ready for conditional closure once engineering and institutional controls are in place. A total of seven Brownfield sites are preparing the necessary legal and technical documents to achieve a conditional closure order.

Property values of redeveloped Brownfield sites have increased more than \$68,000,000 since May 2021. Next year will show the changes for the sites currently in redevelopment now.

The EPC continues to support the CDC of Tampa and the UACDC with their EPA grants, and is ready to assist the City of Tampa with their new grant for the West River Development Brownfield Area.

EPC promotes the Brownfields Program through the Florida Brownfields Association, and as an active member of the Legislative and Technical Committee.

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



**For further information on the Brownfields Program, please visit our website at:**

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

**JUNE 2022**