

Environmental Protection Commission of Hillsborough County

2025 Brownfields Program Annual Report



Gasworx E123 Brownfield Site, Tampa
Planned Mixed Use in former Industrial Area



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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. 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 neighborhoods. 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 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 the 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 inquiring about the Brownfield program are directed to the appropriate agency. The EPC’s delegation agreement was renewed in 2012 and again in 2020.

EPC Site Management

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 soil 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.

Brownfield Program Community Engagement

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 Brownfield Grants. The grants support environmental job training, environmental assessment and community change. EPC staff provide technical expertise and support 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 2025 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, 2024 to May 31, 2025.

2024-2025 Annual Summary

The EPC manages **51 of the 82 Brownfield sites** in Hillsborough County. Below is the breakdown of the 51 Brownfield sites managed by the EPC.

- 9 sites are in environmental assessment
- 8 sites are monitoring groundwater to evaluate for closure conditions
- 4 sites are in remediation
- 4 sites are in the closure process
- 26 sites are closed/complete
- The sites participating in the EPC's Brownfield site rehabilitation program include approximately 866 acres.

Four new **Brownfield Areas** were designated in preparation for further Brownfield activities:

- Las Villas – 2.63 acres
- East Ybor – 0.51 acres
- Richmond Hillsborough – 13.42 acres
- Channelside Park – 0.5 acres

Two new **Brownfield Sites** executed a BSRA with the EPC:

- Rome Yard (Tampa, 12 acres)
- East Ybor (Tampa, 0.13 acres)

One **BSRA was amended** to add a new property owner as a PRFBSR:

- American XVII Brownfield site – one new property owner for the entire site

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

- Port Redwing Outparcel (Gibson, 31 acres) – SRCO July 2024
- Tampa Livestock/Kracker Road Parcel B (Gibson, 8.5 acres) – SRCO July 2024
- Channelside Holdings (Tampa, 8 acres) – SRCO July 2024

Within Hillsborough County, there are **22 designated Brownfield Areas** without BSRAs. These areas are ready for redevelopment in the Brownfield Program, but no environmental investigations have been initiated. Most of the Brownfield Areas established after 2016 that have no Brownfield cleanup site associated with them entered the Brownfields Program to use the financial incentives to create affordable housing. This is another beneficial impact of the Brownfields Program.

The EPC Brownfield Team

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2024-2025 Project Accomplishments

New Brownfield Site

Rome Yard Brownfield Site/West River Brownfield Area

BSRA signed July 16, 2024

**Rome Yard Phase 3A, LLC Brownfield Site, BF291204001; 12 acres,
West River Brownfield Area, BF291204000; 116 acres,
2609 North Rome Avenue, Tampa**

This Brownfield site was previously used by the City of Tampa Water & Sewer for fleet maintenance activities, and a canal or ditch once crossed the property and discharged to the Hillsborough River. Two petroleum discharges have been cleaned up through the FDEP's Petroleum Cleanup Program at the property. Brownfield investigations found arsenic and petroleum compound impacts to soil which were remediated through a soil removal. No groundwater impacts were found, and the site is pursuing a clean site closure with EPC. The Brownfield property is currently under construction to build a large residential planned community with a mix of affordable housing and market rate units, as well as space for retail, services and recreation with open green space. The Riverwalk Trail goes through and adjacent to the development.



Site excavation, construction,
proposed development.



New Brownfield Area & Site

East Ybor Brownfield Site and Area

BSRA signed December 26, 2024

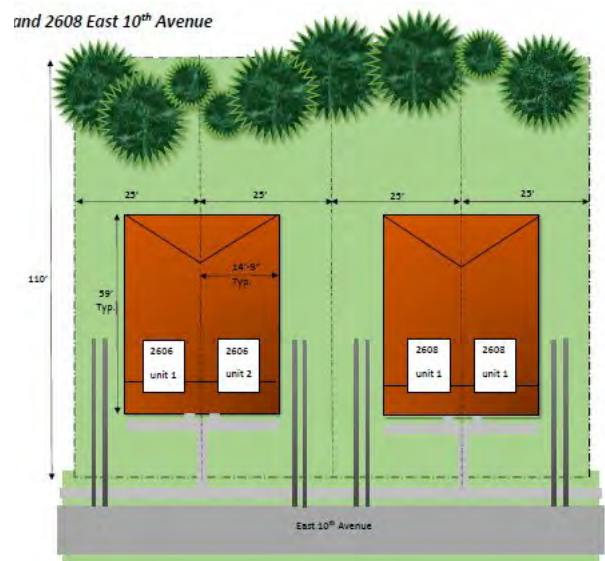
**East Ybor Brownfield Site, BF292402001; 0.13 acres,
East Ybor Brownfield Area BF292402000; 0.51 acres
2606 East 10th Avenue, Tampa**

The Brownfield cleanup site is for one of four parcels in the new Brownfield Area that are owned by Habitat for Humanity of Hillsborough County, Florida. The Brownfield site parcel had PAHs and several metals detected in soils above Florida's Residential Soil Cleanup Target Level. Impacts may have been caused by operation of a former pump house located on the property from 1931-1984. A site assessment is scheduled to be submitted to EPC this Fall. The site will be redeveloped into four affordable housing units. The Brownfields Program provides additional incentives for Affordable Housing creation, including both a Voluntary Cleanup tax credit for the environmental work conducted at the site and a building materials sales tax refund.



Typical villa style proposed for East Ybor.

Four units are proposed for the Brownfield Area.



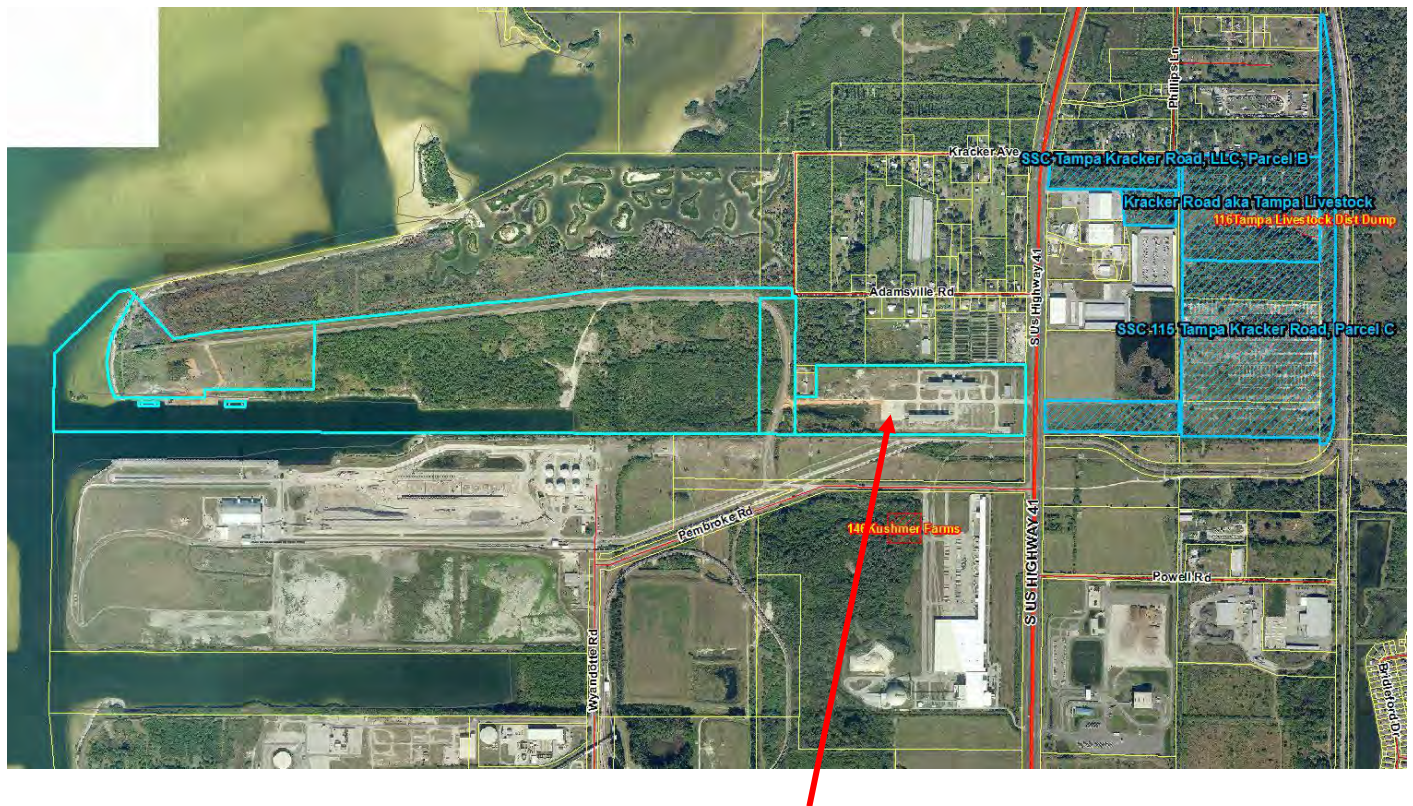
Brownfield Site Closure

Port Redwing Access Outparcel Brownfield Site & Area

SRCO issued July 16, 2024

Port Redwing Access Outparcel Brownfield Site, BF291404001; 31 acres
Port Redwing Access Outparcel Brownfield Area, BF291404000; 31 acres
12781 South U.S. Highway 41, Gibsonton

This Brownfield site is owned by Port Tampa Bay (PTB) and leased to a concrete pipe manufacturer. This Brownfield site is part of larger PTB holdings located in the East Bay area. PTB plans to lease much of this land to industries that will use the port's facilities. Petroleum and arsenic impacts to soils were assessed and controlled, and arsenic in groundwater was delineated to meet background concentrations. The site was closed with institutional soil and groundwater controls in July 2024.



Port Redwing Access Outparcel
and other Port Brownfield Areas

Brownfield Site Closure

Tampa Livestock/Kracker Road Parcel B Brownfield Site

SRCO issued July 23, 2024

**Tampa Livestock/Kracker Road Parcel B Brownfield Site, BF290802002; 8.49 acres,
Tampa Livestock Brownfield Area BF290802000; 112.8 acres
12602 South U.S. Highway 41, Gibsonton**

The undeveloped Parcel B Brownfield site received stormwater drainage from adjacent properties. Soil and groundwater arsenic impacts were delineated on the property. The site has institutional controls for soil and groundwater. A Conditional Site Rehabilitation Completion Order was issued July 23, 2024. Port Tampa Bay is looking for a tenant to redevelop this site.



Parcel B Brownfield site
located within the
Tampa Livestock
Brownfield Area

Brownfield Site Closure

Channelside Holdings, LLC Brownfield Site and Area

SRCO Issued July 26, 2024

Channelside Holdings Brownfield Site BF290503001, 8 acres

Channelside Holdings Brownfield Area BF290503000, 8 acres

1010 – 1026 19th Street, Tampa

The Channelside Holdings Brownfield site was previously operated as a paint manufacturer that used an unlined pond for waste paint disposal. The eastern part of the site appears to have been part of the former Spicola Landfill, and various types of debris are present in the soils at the site. Metals, petroleum, PAH and paint compounds were detected in soils and groundwater. Engineering controls are present over site soils, and an institutional control prevents groundwater use. Three businesses operate on the eastern portion of the site for wastewater transfer, soil & mulch distribution and warehouse services. The western portion of the site is vacant, and the property is currently for sale. This area is rapidly redeveloping, and it is anticipated that a reuse plan will be proposed by a new owner in the near future.

Aerial view of Channelside Holdings Brownfield site, right.
Soil engineering control, below.



Brownfield Site – Construction Update

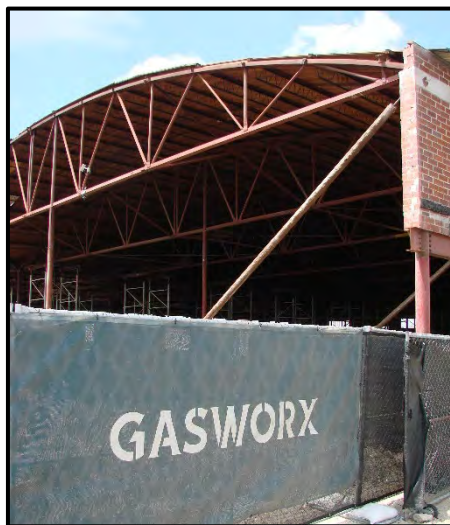
Gasworx E123 Brownfield Site/Ybor Gateway Brownfield Area

Gasworx E123 Brownfield Site, BF292301001; 4.66 acres

Ybor Gateway Redevelopment Brownfield Area, BF292301000; 24.14 acres

1315 East 5th Avenue, 1306 East 4th Avenue, 1301 East 4th Avenue, 1302 East 2nd Ave Tampa

The Gasworx site was impacted by buried solid waste over several city blocks. Site assessment of soils and groundwater is ongoing, and an Interim Source Removal Plan was approved by EPC for soil and groundwater management during construction on these three parcels. Construction has begun with deep foundation work and fill to bring the site up to grade. Redevelopment of these three city blocks will create mixed use development with 1250 varied residential units, office and retail space and garage parking.



Foundation drilling and soil fill placement.
Abandoned tank to be investigated.

Brownfield Site – Construction Update

Independence Park Brownfield Site and Area

5 new parcels and owners

Independence Park Redevelopment Brownfield Site, BF292103001, 45.5 acres

Independence Park Redevelopment Brownfield Area, BF292103000, 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. The BSRA was signed in 2021, and a second party joined the BSRA in 2022. In late 2023 the Brownfield site was subdivided from 2 parcels into 5 parcels with separate owners. The NE parcel has completed construction for new apartments and the NW parcel has just started construction for another apartment complex. The other parcels have not begun redevelopment. Site rehabilitation is addressing arsenic and pesticide contamination of soils and groundwater that originate on the Brownfield site.



Above: Property parcels,
Independence Park Brownfield site

Upper right: NE parcel apartments

Right: Grading for apartments on
NW parcel

Brownfield Area – Construction Complete

Interbay, Channel Club II, Colonnade Crosstown Brownfield Sites

Interbay Brownfield Site, BF292101001, 25.96 acres

Channel Club II Brownfield Site, BF292003001; 2 acres

Colonnade Crosstown Brownfield Site, BF292002001; 158 acres

These sites are fully redeveloped but have ongoing groundwater monitoring and assessment activities necessary to achieve site closure. Impacted site soils were managed during construction so that only clean soils, or impacted soils under engineering controls remain. Soil engineering controls prevent direct human exposure as well as prevent stormwater infiltration that can leach contaminants from the soils.



Marlowe Apartments at the Interbay Brownfield Site



Inscription Channel District apartments at the Channel Club II Brownfield Site



Colonnade Crosstown Brownfield site – now Coke Florida Distribution

EPA Brownfield Job Training Grant

Environmental Workforce Development and Job Training Grant

Corporation to Develop Communities of Tampa

In February 2023, the Corporation to Develop Communities of Tampa was awarded a \$500,000 Job Training grant. With this grant, the CDC continues to train adults who may be unemployed or underemployed and place them in environmental jobs with better pay and benefits. The environmental and safety trainings include the following along with other trainings:

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

EPC is on the advisory board for this grant.



April 2025 Job Training Graduates



EPA Brownfield Grants

Brownfield Grants awarded in Hillsborough County

City of Tampa 2021-2024 Multipurpose grant and Revolving Loan Fund \$300,000

The City of Tampa used this EPA Brownfield funding to conduct 21 Phase 1 [Environmental Site Assessments \(ESA\)](#), one Phase 2 ESA and the removal and closure of an abandoned underground storage tank. Most of the properties evaluated are being considered for affordable housing for the City of Tampa. The grant work has assisted the local community, working with the CDC of Tampa, the University Area CDC and the East Tampa CRA to identify and evaluate environmental conditions in the City and the areas served by these community organizations. This grant closed in 2024.

Hillsborough County Brownfield Assessment Coalition Grant: \$1,500,000

Coalition members: Hillsborough County, Diocese of St Petersburg, Coalition of Community Gardeners and Tampa Family Health Centers

This EPA Brownfield funding is for multiple Phase 1 and 2 ESAs, as well as cleanup and site reuse plans to be produced with community engagement in the East Lake-Orient Park, University Area and Ruskin neighborhoods. Three sites have been selected: a former maintenance yard in a residential neighborhood, a former car wash to redevelop for affordable housing, and a 3-acre abandoned area of mixed use.

Wimauma Community Development Corporation 2024 Community Wide Assessment Grant \$500,000

This EPA Brownfield funding is for 15 Phase 1 and 10 Phase 2 ESAs, as well as two cleanup and site reuse plans to be produced with community engagement. One cleanup site is an abandoned RV repair facility adjacent to the spring-fed Lake Wimauma. The proposed property reuse is for recreation and lake access. The second cleanup site evaluation will determine if groundwater impacts from an auto repair facility are present offsite on a property that is proposed for affordable housing and retail uses. The goal of the grant work is to improve lake health and redevelop properties for better community use.

University Area CDC and Hillsborough County 2024 Community Change Grant \$14.9 million

This EPA grant is to help the University Area expand public water and sewer connections, conduct green infrastructure projects, reduce flooding and build an Economic Development Center to host workforce and small business development as well as essential health care services. EPC is a member of the grant advisory board. *This grant funding was terminated May 14, 2025 by EPA.*

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	4/5/2021	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	3/23/2022	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	closed w/o SRCO	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	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/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	10/10/2022	59
30	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011	12/21/2023	5
31	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St	Plant City	6/10/2011	12/21/2023	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
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	7/16/2024	31
38	BF290503001	Channelside Holdings LLC	1010-1026 19th St	Tampa	12/20/2005	7/26/2024	8

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Maps & Tables

Brownfield Sites in Hillsborough County

Continued...

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
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	12/29/2021	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	Gibson	9/2/2008		73.62
47	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St	Tampa	8/8/2008	10/7/2022	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 w/o SRCO	1.7
50	BF291303001	Former Redwing Trucking	8417 Palm River Road	Tampa	5/16/2014		31.3
51	BF290501001	W.T. Edwards, now HCC	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	3/3/2022	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	6/21/2021	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	1/2/2024	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
77	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
78	BF292202001	Main Street Park	Main St and Albany	Tampa	11/30/2023		0.23
79	BF292302001	Tampa Bay Metals	4810 South 50th St	Tampa	12/14/2023		3.11
80	BF292301001	Gasworx E123	East 2nd-4th Ave	Tampa	12/14/2023		4.66
81	BF291204001	Rome Yard	2609 N Rome Ave	Tampa	7/16/2024		12
82	BF292402001	East Ybor	2606 E 10th Ave	Tampa	12/26/2024		0.13
Total Acreage							1351.67

Brownfield Sites in Hillsborough County

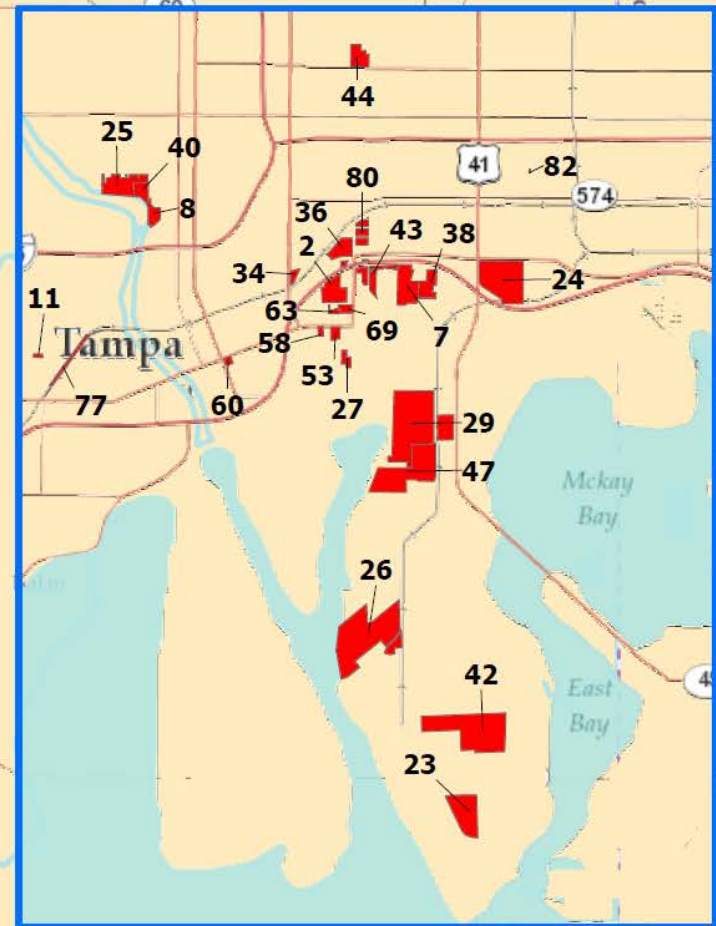


See Inset Map

Legend

- Major Roads
- Brownfield Sites

0 1.5 3 6 Miles



Maps & Tables

All Brownfield Sites Managed by EPC

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	BF290603001	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	BF291102001	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	3/23/2022	3.24
7	BF290804001	Crosland/Varela Apartments	4120 W. Spruce St.	Tampa	12/23/2008	10/14/2015	6.85
8	BF290607001	McKibbin Hotel Group /Avion Park	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
9	BF290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008	No SRCO	3.7
10	BF290802002	Kracker Rd - Parcel B	12602 S. US Hwy 41	Gibsonston	9/2/2008	7/23/2024	8.49
11	BF290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibsonston	8/6/2008	7/23/2024	29.73
12	BF290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009	29.36
13	BF291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
14	BF290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	9/14/2011	4.31
15	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/16/2016	1.14
16	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011	12/21/2023	1.26
17	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011	12/21/2023	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	BF290503001	Channelside Holdings LLC	1010-1026 19th St.	Tampa	12/20/2005	7/26/2024	8
21	BF290606001	Former Tampa Armature	1910 N. Ola Ave	Tampa	12/20/2006		4.27
22	BF290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010	12/29/2021	42
23	BF291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
24	BF290802003	Kracker Rd - Parcel C	12602 S. US Hwy 41	Gibsonston	9/2/2008		73.62
25	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St.	Tampa	8/8/2008	10/7/2022	31.97
26	BF291304001	Frmr West Tampa Convention Ctr	3005 West Columbus Dr.	Tampa	11/18/2013	No SRCO	1.7
27	BF290501001	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	7/16/2024	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	3/3/2022	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 Twigg St	Tampa	12/22/2020		2
40	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021	6/21/2021	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 Rd	Plant City	12/22/2021	1/2/2024	7
44	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
45	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
46	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
47	BF292202001	Main Street Park	Main St and Albany	Tampa	11/30/2023		0.23
48	BF292302001	Tampa Bay Metals	4810 South 50th St	Tampa	12/14/2023		3.11
49	BF292301001	GasworxE123 / Gateway BA	East 2nd-4th Ave	Tampa	12/14/2023		4.66
50	BF291204001	Rome Yard	2609 N Rome Ave	Tampa	7/16/2024		12
51	BF292402001	East Ybor	2606 E 10th Ave	Tampa	12/26/2024		0.13
Total Acreage							865.99

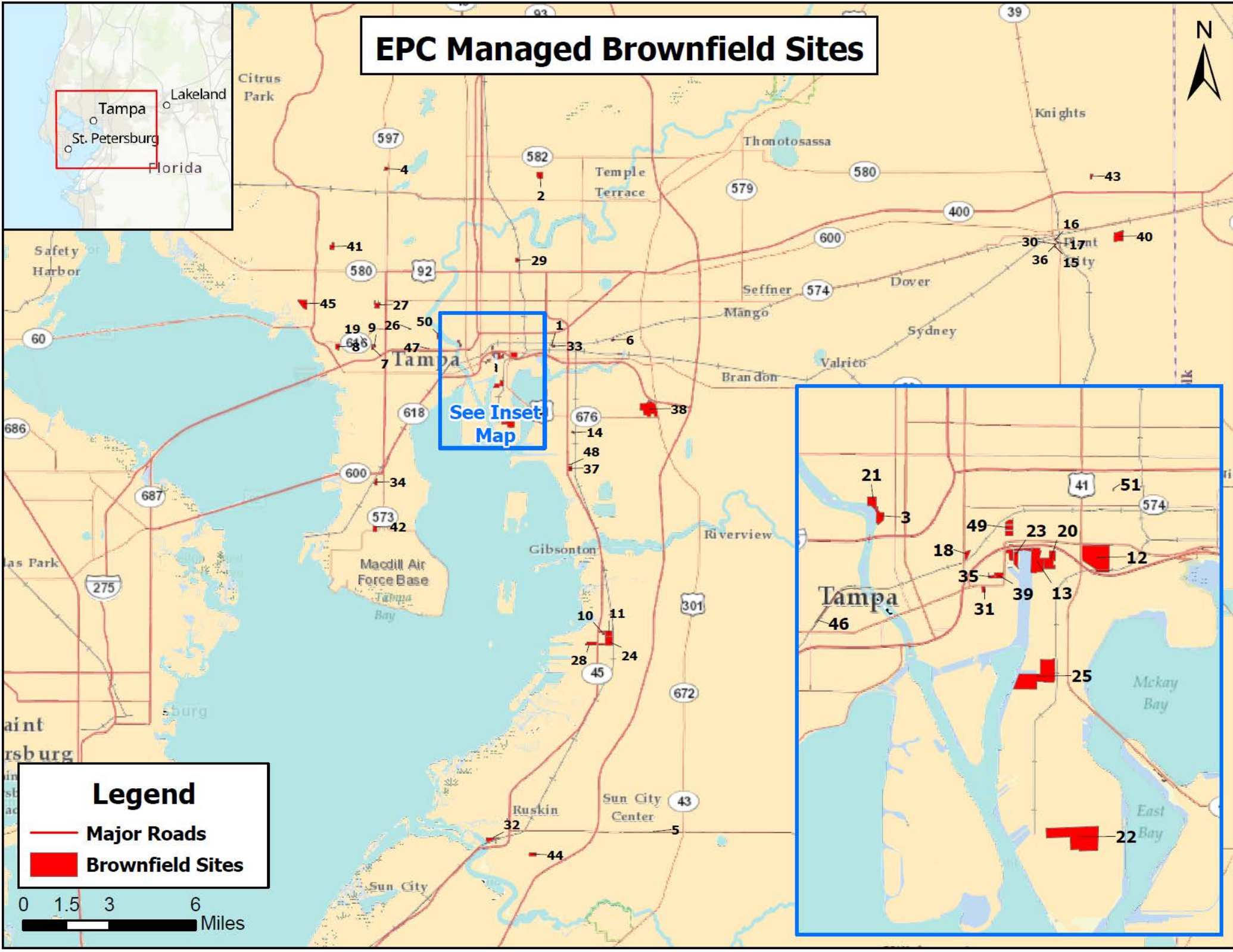
EPC Managed Brownfield Sites



See Inset Map

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 & Drydock Corp., Banana Docks LLC
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 & Drydock Corp., Banana Docks LLC
24	BF 290802003	Kracker Rd - Parcel C	Port Tampa Bay
25	BF 290702001	Hendry Corp., formerly TECO	Hendry Marine Corp.
26	BF291304001	Fmr 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 & 5145 South Dale Mabry 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, added Balcones Recycling
38	BF292002001	Colonnade Crosstown	Colonnade Crosstown LLC
39	BF292003001	Channel Club II	Hillsborough Madison, 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 & CC Independence Park, L.P.
46	BF292203001	Coral Walk	ZP 370 Tampa LLC
47	BF292202001	Main Street Park	City of Tampa
48	BF292302001	Tampa Bay Metals	4810 Property LLC
49	BF292301001	GasworxE123 / Gateway BA	KS Ybor Gateway East 1, 2, and 3 Property Owner, LLCs and KS Ybor JV LLC (4)
50	BF291204001	Rome Yard	Rome Yards Phase 3A, LLC
51	BF292402001	East Ybor	Habitat for Humanity of Hillsborough County Florida, Inc.

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

Maps & Tables

Brownfield Areas without Brownfield Sites in Hillsborough County

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	1507
BF291401000	Port Redwing	5740 Pembroke Road	Gibsonston	151
BF291307000	Wal-Mart	1720 East Hillsborough Ave	Tampa	11.5
BF290203000	Washington Street Crossing	E Washington St and 13th St	Tampa	0.9
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
BF292402000	Las Villas	1308 N Hwy 41, Unit 1	Ruskin	2.63
BF292403000	Richman Hillsborough	2302 E Hillsborough Ave	Tampa	13.42
BF292404000	Channelside Park	810 Channelside Drive	Tampa	0.49
Total acres:				2049.87

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	park
11	BF 290802001	Kracker Rd - Parcel A	Remediation	vacant
13	BF 291001002	International Ship	Remediation	ship yard
21	BF290606001	Former Tampa Armature	Monitoring gw for closure	mixed use commercial
23	BF 291001001	Detsco Terminals	Remediation	vacant
24	BF 290802003	Kracker Rd - Parcel C	In Closure process	vacant
29	BF291502001	Hanna Avenue	Monitoring gw for closure	City of Tampa offices
30	BF291002004	Freddy's Automotive	Monitoring gw for closure	vacant
33	BF291703001	Pitch Pine	In Closure process	materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	multi-family housing
36	BF291002005	Carlos Brake & Radiator	Monitoring gw for closure	vacant
37	BF292001001	American XVII	Assessment	proposed recycling
38	BF292002001	Colonnade Crosstown	Monitoring gw for closure	Coke Florida Distribution Center
39	BF292003001	Channel Club II	Monitoring gw for closure	apartments
41	BF291901001	Tampa Airport Logistics	Monitoring gw for closure	warehouse
42	BF292101001	Interbay/Greystar	Assessment	apartments
44	BF291905001	SM Ruskin (Burcaw)	Assessment	new home construction
45	BF292103001	Independence Park	Assessment	apartments in construction
46	BF292203001	Coral Walk	Assessment	proposed apartments
47	BF292202001	Main Street Park	Remediation	proposed park
48	BF292302001	Tampa Bay Metals	Assessment	proposed wood pellet mfg
49	BF292301001	Gasworx E123	Assessment	proposed mixed use
50	BF291204001	Rome Yard	In Closure process	proposed mixed use
51	BF292402001	East Ybor	Assessment	affordable housing - 2 units

CLOSED SITES, Including Alternative Cleanup Target Levels

MAP #	SITE	SITE NAME	REDEVELOPMENT STATUS	ACTLs USED	CONDITIONAL CLOSURE
2	BF 290603001	Circle Tampa Ventures	Multifamily	No	Yes, DRC for groundwater use
4	BF291403001	Former Hudson Nursery	Restaurants and retail	No	Yes, EC for soils + DRC for soils and groundwater
5	BF 291102001	former Sun City BP	Bank	No	No; clean closure
6	BF291302001	Former Gulf Coast Metals	Storage yard, waste containers	No	Yes, IC for land use and groundwater restrictions
7	BF 290804001	Crosland/Varela Apartments	Apartments	Yes, AGCTL	Yes, EC for soils + DRC for soils and groundwater
8	BF 290607001	McKibbin Hotel Group /Avion Park	Mixed commercial	No	No; clean closure
9	BF 290705001	Westshore Community Dev. Corp.	vacant	No	Abandoned site; no SRCO issued
10	BF 290802002	Kracker Rd - Parcel B	vacant	Yes, background	Yes, IC for land use and groundwater restrictions
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Commercial retail	No	Yes, EC for soils + DRC for EC and land use
14	BF 290704001	Tampa Tank	Industrial	Yes, ASCTL	Yes, DRC for land use
15	BF 291002003	Hydraulic Hose Site	vacant	No	Yes, DRC for groundwater use
16	BF 291002002	GroMor Fertilizer Plant	vacant	Yes, A-GCTL	Yes, IC for groundwater use, ammonia AGCTL
17	BF 291002001	Stock Building Supply	vacant	No	Yes, IC for groundwater use
18	BF291306001	Nebraska Avenue	vacant	No	Yes, DRC for land use
19	BF291405001	Spruce Street Tampa Landfill #2	Apartments	No	Yes, EC for soils + DRC for soils and groundwater
20	BF 290503001	Channelside Holdings LLC	warehouse & vacant	No	Yes, EC for soils + IC for soils and groundwater
22	BF 290101004	Winner Metals	vacant	No	Yes, EC for soils, DRC for soil and groundwater
25	BF 290702001	Hendry Corp., formerly TECO	part ship yard/part vacant	No	Yes, EC for soils + DRC for soils and groundwater
26	BF291304001	Fmr West Tampa Convention Ctr	Commercial	No	Did not received SRCO
27	BF 290501001	Hillsborough Community College	Education	No	No; clean closure
28	BF291404001	Port Redwing Outparcel	Manufacturing	Yes, background	Yes, IC for land use and groundwater restrictions
31	BF291602001	Liberty Tampa	Hotel	No	No; clean closure
32	BF291701001	Miroslav Mitusina	Manufacturing	No	No; clean closure
35	BF291802001	Madison Street Park	Park	Yes, ASCTL	RMO3 closure for use of ASCTL
40	BF 290801001	Foundry Lakeside Station	Warehouse	No	No; clean closure
43	BF292102001	South FL Baptist Hospital	Hospital	No	Yes, land use restriction

Maps & Tables

Apparent Change in Property Values for Redeveloped EPC Brownfield Sites

BROWNFIELD SITE NAME	YEAR BSRA SIGNED	YEAR SRCO ISSUED	PROPERTY VALUE CHANGE	REDEVELOPMENT TYPE
Hills Co. Comm College	2005	2008	\$5,622,077	College parking, buildings
Crosland Varela	2008	2015	\$76,053,200	Apartments
Tampa Tank	2008	2011	\$1,349,200	Industrial
Sun City BP	2011	2013	\$393,200	Bank
IKEA	2007	2009	\$13,411,500	Retail
Water Works Park	2013	not yet issued	\$2,086,170	Park
Spruce Street	2014	2018	\$54,383,100	Apartments
Circle Tampa Ventures	2006	2007	\$88,582,300	Residential
Hudson Nursery	2014	2019	\$7,370,900	Restaurants and Retail
McKibbin Hotel Group	2006	2010	\$70,562,412	Mixed Commercial
Hydraulic Hose	2011	2016	(\$24,450)	Undeveloped
Nebraska Ave	2011	2016	\$678,321	Undeveloped
West Tampa Conv Ctr	2013	not issued	\$1,896,375	Retail
Liberty Tampa	2016	2018	\$25,653,200	Hotel
TECO/Hendry Marine	2008	2022	(\$183,063)	Private shipping
Tampa Armature	2006	not yet issued	\$8,642,745	Restaurants and Retail
Miroslav Mitusina	2017	2020	\$29,880,892	Manufacturing
Tampa Jai Alai	2017	not yet issued	\$59,999,100	Apartments
Madison St Park	2018	2022	\$1,948,756	Park
Foundry Lakeside Station	2021	2021	\$38,267,700	Distribution/warehouse
Gulf Coast Metals	2013	2022	\$2,525,400	C&D Transfer Station
South Florida Baptist	2021	2024	\$104,634,804	Hospital
Interbay	2021	not yet issued	\$84,072,093	Apartments
Tampa Airport Logistics	2021	not yet issued	\$43,321,700	Warehouse
Channel Club	2020	not yet issued	\$49,881,451	Apartments
Independence Park	2021	not yet issued	\$82,370,312	Apartments
Colonnade Crosstown	2020	not yet issued	\$3,005,359	Coke Florida distribution
Hanna Ave	2016	not yet issued	\$54,206,148	City offices
Total Apparent Property Value Change:			\$910,590,902	

Property value change indicates the increase or decrease (red) in property value as reported by the Hillsborough County Property Appraiser from the start of the Brownfield project to May 2025. This table does not account for various tax and economic development incentives that may have been used. Four sites have completed redevelopment in 2024/2025: South Florida Baptist, Interbay, Channel Club and Colonnade Crosstown Brownfield sites. The Independence Park Brownfield site completed redevelopment of one of the five parcels (9 out of 45 acres). Property values have fluctuated, and the overall change in property values for all redeveloped EPC Brownfield sites, has increased **\$285,678,436** since June 2024.

2025 Report Conclusions

The EPC of Hillsborough County added two new Brownfield sites, four Brownfield Areas, and issued three Site Rehabilitation Completion Orders in the June 2024 – May 2025 report period. Many newer Brownfield sites are including affordable housing as a part of redevelopment.

All EPC redeveloped Brownfield sites have contributed a total increase of \$910,600,000 to property values in Hillsborough County. In the 2024-2025 report period, five sites redeveloped an additional 202 acres, contributing an increase of property values by \$323,964,000.

The EPC supports the CDC of Tampa and the University Area CDC with their EPA grants. EPC spoke at several CDC of Tampa job training cohort graduations, and participates on the advisory board for both grants. There are four grants operating within the County for a total of \$2.8 million in EPA Brownfield grant funding (University Area CDC grant terminated May 14, 2025).

This year, EPC has promoted the Brownfields Program with presentations about EPC's and Florida's Brownfields Program at the Florida Brownfields Association's (FBA) June 2024 conference; a Brownfields Workshop webinar sponsored by the Tampa Bay Regional Planning Council and the EPA's contractor, New Jersey Institute of Technology; and as a speaker or EPC Brownfields representative at other venues. EPC is an active member of the FBA.

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:

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

JUNE 2025