

# FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

## ANNUAL REPORT

July 2010 - June 2011



IMAGINARIUM  
Fort Myers



**On the cover:** During construction of the Imaginarium Hands-On Museum and Aquarium, contaminated soils associated with the operation of a former coal gasification plant were found. Construction of the museum was completed, but a large area of the property was temporarily capped and fenced to prevent access and exposure to the contaminated soil. Using the Florida Brownfields program, the city of Fort Myers was able to transform a liability into a community asset. Additional assessment of the soils and groundwater was conducted and a remedial action was completed. Most of the contaminated soils were removed from the property and groundwater treatment was conducted. A soil cap and groundwater use restrictions were implemented and legally recorded on the property deed in January 2011. As the result of an imaginative application of adaptive reuse principals, the site now includes a state-of-the-art, hands-on museum; a 100-seat theater installed in the original sludge tank; an outdoor pavilion built at the base of the operational water tower; and an 180,000-gallon lagoon system installed in the original water collection areas. In addition, renovation of the brick building behind the Imaginarium is underway and, upon completion, will house the city's Emergency Operations Center and key city personnel. The success of this project has led to the revitalization and remediation of other properties along Martin Luther King, Jr. Boulevard, as well as the expansion of the roadway.

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## EXECUTIVE SUMMARY

A brownfield site is real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. The Brownfields Redevelopment Program (Program), established in 1997, empowers communities, local governments and other stakeholders to work together to assess, clean up and reuse brownfields.

The two primary goals of the program are contaminated site cleanup and economic redevelopment. Since inception of the Program in 1997, 47 contaminated sites have been cleaned up, more than 25,000 confirmed and projected direct and indirect jobs have been created and \$1.4 billion in capital investment has been made in designated brownfield areas.

Although brownfield area designations doubled in 2010, when compared to 2009, active participation in the program as reflected in Brownfield Site Rehabilitation Agreement (BSRA) execution remained steady. For the year ending in December 2010, 22 new brownfield areas were designated by local governments. In addition, 13 BSRAs were executed. Through June 2011, nine brownfield areas have been designated and four BSRAs have been executed. The number of applications for voluntary cleanup tax credits decreased slightly in 2010. The Florida Department of Environmental Protection (DEP) received 52 applications for 2010 expenditures.

Highlights and milestones for the period from July 2010 through June 2011 include:

- ◆ **Brownfield Areas:** Sixteen municipalities and county governments approved local resolutions that designated 17 additional brownfield areas. The total number of brownfield areas in Florida has increased to 271.
- ◆ **Brownfield Site Rehabilitation Agreements:** Thirteen brownfield site rehabilitation agreements were executed, bringing the Program total to 159.
- ◆ **Site Rehabilitation Completion Orders:** Ten site rehabilitation completion orders (SRCO) were issued for sites that completed cleanup of property to standards protective of human health and the environment. The issuance of these SRCOs brings the total number of SRCOs issued to 47 since inception of the Program in 1997.
- ◆ **Voluntary Cleanup Tax Credits (VCTC):** In 2011, DEP received 40 tax credit applications and approved a total of more than \$4.8 million in tax credits for site

<b>Brownfields Highlights July 2010 - June 2011</b>	
Brownfield Area Designations	17
Brownfield Site Rehabilitation Agreements	13
Site Rehabilitation Completion Orders	10
Voluntary Cleanup Tax Credits for Brownfield Sites	\$4,828,794
Capital Investment	
Calendar Year 2010	\$128,118,100
Calendar Year 2011 (to date)	\$ 76,052,285
Projected New Direct and Indirect Jobs	
Calendar Year 2010	5,429
Calendar Year 2011 (to date)	2,868

rehabilitation work completed at brownfield sites in 2010. Each year since 2007, approved tax credits have exceeded the \$2 million annual authorization. On June 30, 2011, the backlog of approved, un-issued tax credit awards was \$12,239,101. Effective July 1, 2011, the legislature increased the annual authorization for Voluntary Cleanup Tax Credits (VCTC) to \$5 million. Approved tax credits are issued as each new annual authorization becomes available. On July 1, 2011, DEP issued \$5 million in VCTC certificates. With the increased authorization amount, the remaining backlog of approved, un-issued tax credits will be issued by July 2013. However, if VCTC application rates remain at current levels (approximately \$5.5 million per year), the backlog of un-issued tax credits and the time it takes for an applicant to receive its tax credit certificate will not change significantly; applicants will wait approximately 2.5 years to receive their tax credit.

- ◆ **New Jobs:** From January 2010 through December 2010, 2,372 projected new direct jobs, 3,057 projected new indirect jobs and more than \$128 million in projected new capital investment were attributable to the Program. To date in calendar year 2011, 1,556 projected new direct jobs, 1,312 projected new indirect jobs and \$76 million in projected new capital investment are attributable to the Program.<sup>1</sup>
- ◆ **Florida Brownfields Conference:** The 13<sup>th</sup> annual Florida Brownfields Conference was held in Jacksonville in November 2010. Participation at this two and a half day conference remained strong with attendees representing lenders, real estate professionals, community advocacy groups, environmental consultants, attorneys and federal, state and local governments.

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<sup>1</sup> Data provided by the Florida Department of Economic Opportunity, Division of Strategic Business Development, June 2011.



## **INTRODUCTION AND HISTORY**

Many areas in Florida contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Florida Brownfields Redevelopment Act (Act), sections 376.77 - 376.86, Florida Statutes, was adopted by the Florida Legislature in 1997 to provide incentives for local governments and individuals to voluntarily cleanup and redevelop brownfield sites. Participation in the Program results in environmental cleanup, protection of public health, reuse of infrastructure and job creation.

### **Florida Brownfields Redevelopment Program Objectives**

- ◆ Site rehabilitation
- ◆ Job creation
- ◆ Increased capital investment
- ◆ Broadened tax base
- ◆ Better utilization of infrastructure and community resources
- ◆ Improvements in quality of life and the environment

Local governments play a key role in the Program. Financial and regulatory incentives become available when a local government designates a brownfield area by resolution. These financial and regulatory incentives enable local governments and state agencies to partner with the private sector to rehabilitate blighted properties, create jobs and promote sustainable reuse of properties within designated brownfield areas.

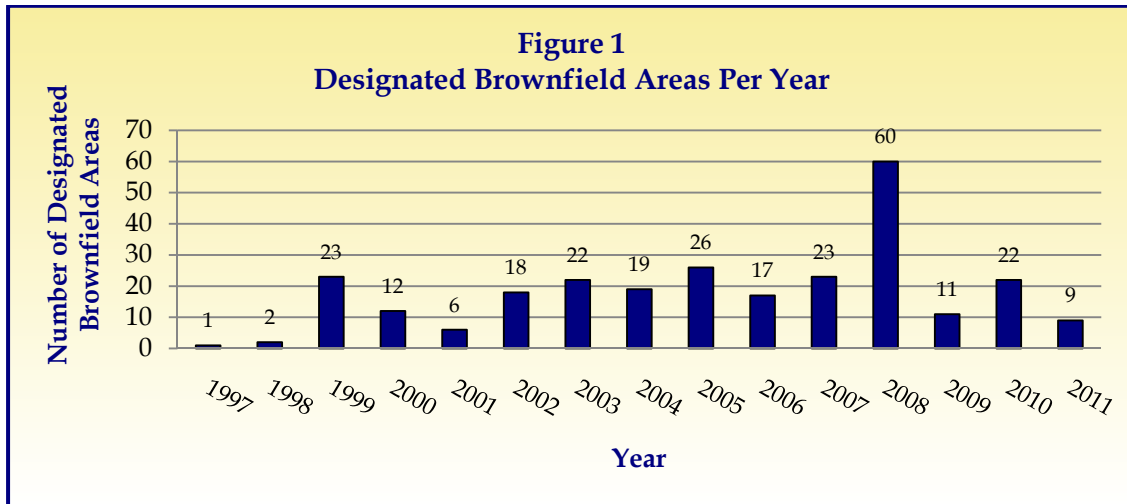
- A **brownfield area** is defined by statute as "...a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution ...".
- A **brownfield site** is defined by statute as "...real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination."

Since passage of the Act, DEP has provided education and outreach to a variety of interest groups, including communities, environmental consultants, lenders, local governments, economic redevelopment boards and real estate professionals. DEP has also provided technical assistance and streamlined regulatory service to Program participants.

This report covers the 12 month period from July 1, 2010, through June 30, 2011.

## BROWNFIELDS REDEVELOPMENT PROGRAM STATUS

### Florida Designated Brownfield Areas



Note: Data for 2011 is through June 30, 2011.

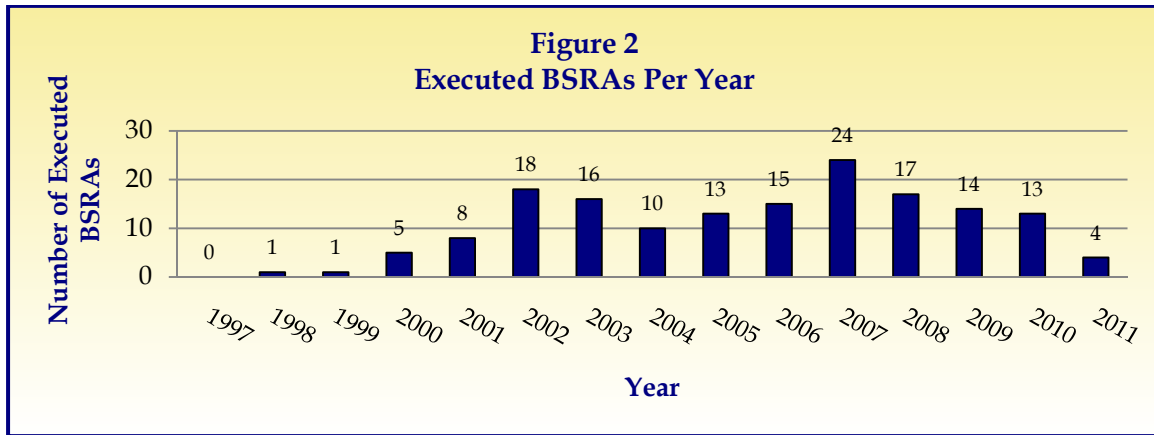
Successful brownfield projects and enhanced economic incentives have encouraged local governments to designate more brownfield areas for revitalization. Upon designation, properties within a brownfield area may participate in the stand-alone economic incentives such as a job bonus refund or sales and use tax exemption for building materials used in a mixed-use project or housing project.<sup>2</sup> If contamination is known or suspected, the local government may designate the area and identify the person responsible for brownfield site rehabilitation. This entitles the identified person to negotiate a brownfield site rehabilitation agreement with DEP.

In 2010, 19 local governments reported approval of resolutions designating 22 brownfield areas. During the first half of 2011, eight local governments have designated nine brownfields areas. Through this reporting period, Florida now has a total of 271 designated brownfield areas in 108 communities across the state (Figure 1). The number of brownfield areas designated in 2010 (22 areas) represented a more typical year than 2009. Over the history of the program, an average of 18 brownfield areas has been designated each year. Through June, designations in 2011 appear to be on pace for an average year. In addition to the new brownfield areas represented in Figure 1 above, two communities expanded previously designated brownfield areas in 2011.

The 271 locally designated areas encompass approximately 207,788 acres of both contaminated and uncontaminated properties, including residential and viable business properties. Appendix A presents the name, location and approximate size of each brownfield area in the state.

<sup>2</sup>Florida Department of Revenue Tax Tip Sheet TIP # 00A01-23, issued August 11, 2000, at [Hhttp://dor.myflorida.com/dor/tips/tip00a01-23.html](http://dor.myflorida.com/dor/tips/tip00a01-23.html)

*Brownfield Site Rehabilitation Agreements*



Once a local government designates a brownfield area and a “person responsible for brownfield site rehabilitation” (voluntary responsible party) is identified, the voluntary responsible party may execute a brownfield site rehabilitation agreement (BSRA) with DEP. The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP’s Brownfields Cleanup Criteria Rule.<sup>3</sup> In addition, the BSRA provides liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Through June 30, 2011, voluntary responsible parties have executed 159 agreements with DEP since inception of the Program in 1997. Thirteen agreements were executed in 2010. Four agreements have been executed through the first half of 2011 (Figure 2).

***Site Rehabilitation Completion Orders Issued***

Ten Site Rehabilitation Completion Orders (SRCO), confirming that site rehabilitation was complete, were issued for brownfield sites in the period from July 1, 2010 through June 30, 2011. SRCOs issued in this period increased the total issued since 1997 to 47. Other sites with executed agreements continue to make progress on site rehabilitation and redevelopment.

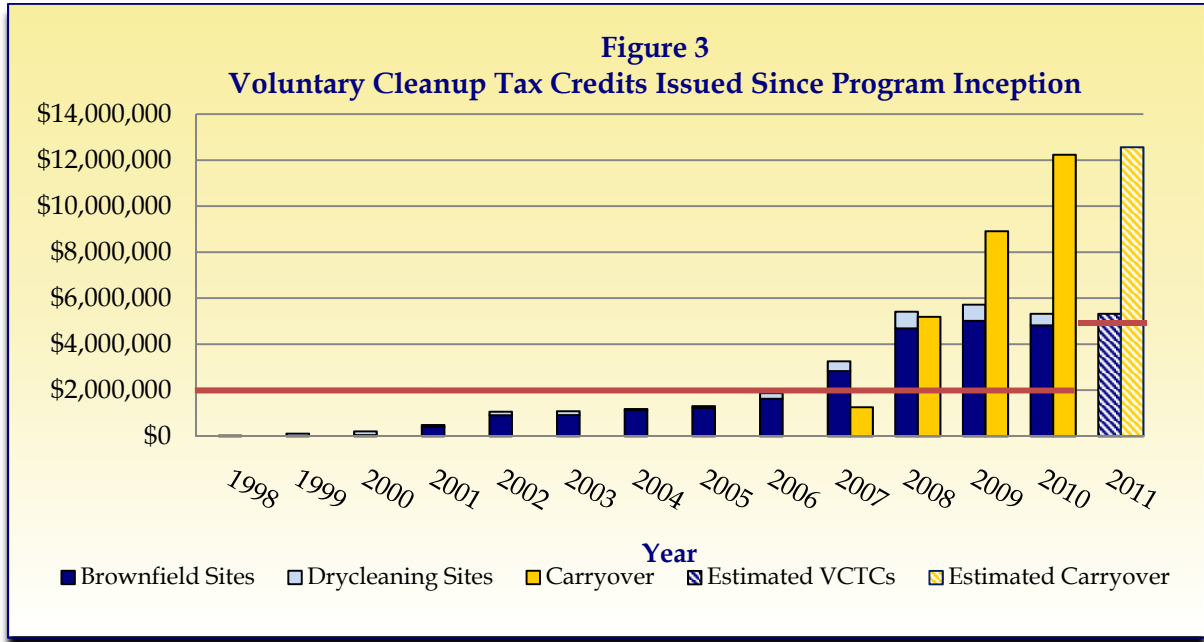
Appendix B presents the name, location and approximate size of each brownfield site in the state with an executed BSRA. The table includes a completion date for sites that have received an SRCO (or “no further action” order) or an SRCO with conditions. An SRCO with conditions is issued when DEP has approved alternate cleanup target levels for a site

<sup>3</sup> Chapter 62-785, Florida Administrative Code



because the voluntary responsible party has agreed to use engineering and institutional controls to eliminate exposure to contaminants.

*Status of State Financial Incentives*



**Note:** Figure 3 shows the growth of the Voluntary Cleanup Tax Credit Program since its inception, the annual \$2 million authorization, and the actual carryover of un-issued tax credits resulting from the \$2 million limit, through June 30, 2010. Effective July 1, 2011, the annual authorization was increased to \$5 million.

In 1998, the Florida Legislature established the Voluntary Cleanup Tax Credit Program to provide an incentive for the voluntary cleanup of drycleaning solvent contaminated sites and brownfield sites in designated brownfield areas (section 376.30781, Florida Statutes). At brownfield sites in designated brownfield areas and at eligible drycleaning solvent sites, a tax credit of 50 percent is allowed for the cost of voluntary cleanup activity that is integral to site rehabilitation, with a maximum of \$500,000 per site per year. At brownfield sites in designated brownfield areas, a one-time 50 percent tax credit is allowed for solid waste removal, with a maximum of \$500,000 per site. Tax credits may be applied to state corporate income tax. Until this year, the statute authorized DEP to issue up to \$2 million annually in voluntary cleanup tax credits. Effective July 1, 2011, the Florida Legislature increased the annual tax credit authorization to \$5 million.

On July 1, 2010, DEP issued 20 tax credit certificates, exhausting the Fiscal Year 10-11 \$2 million authorization, while leaving a backlog of \$6,912,529. DEP received 52 VCTC applications for 2010 calendar year expenses and approved \$5,326,572 in tax credits. Of this total, \$4,828,794 - approximately 90 percent - was for 40 brownfield sites. Through June 30, 2011, the backlog for VCTC awards un-issued is \$12,239,101. VCTC applications for site rehabilitation conducted during 2011 are expected to be submitted in approximately the same amounts as for 2010.

The VCTC Program has approved a total of \$27,122,673, and issued a total of \$5,523,651, in tax credits since it began. The approved tax credit total reflects private sector expenditures for site rehabilitation and solid waste removal of more than \$55 million. Approximately 87 percent of the total amount in tax credits approved since 1998 has been for site rehabilitation at brownfield sites (Figure 3). As shown in Figure 3, after 2007 the value of voluntary tax credit approvals exceeded the \$2 million per year authorization. In accordance with subsection 376.30781(11), Florida Statutes, the un-issued tax credit balance was carried over each year. Tax credits are issued in the order that they are received, as fiscal year tax credit authorizations become available. At the new annually authorized funding level of \$5 million, all presently approved tax credit awards will be complete by July 2013.

The brownfields and VCTC programs have been successful in promoting the cleanup and redevelopment of contaminated, underutilized properties. This year's increase in the annual authorized VCTC funding level will relieve some of the backlog of un-issued tax credits and ensure that tax credit applicants receive their certificates sooner. However, as shown in Figure 3, since 2008 approved tax credits have averaged nearly \$5.5 million per year. If the dollar amount of future tax credit applications remains consistent with the last three years, then the backlog for un-issued tax credits will remain high and tax credit applicants will wait approximately 2.5 years to receive their tax credit certificates.

The Act also provides financial and economic incentives administered by the Florida Department of Economic Opportunity (DEO), which include the Brownfields Redevelopment Bonus Refund<sup>4</sup> and a limited state loan guaranty. For the Brownfields Redevelopment Bonus Refund, the DEO enters into incentive agreements with eligible entities that plan to create new jobs in Florida brownfield areas. The term of an incentive agreement is typically four or five years with job creation milestones in each year of the agreement. A Brownfields Redevelopment Bonus Refund is issued only if the agreed upon milestones are achieved. For this report, the DEO has provided projections for job creation and capital investment associated with current agreements. In addition, the DEO has provided confirmed data for job creation and capital investment in brownfield areas since the inception of the Program (see Table 1).

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<sup>4</sup> Pre-approved applicants for the Brownfields Redevelopment Bonus may receive a tax refund of up to \$2,500 for each new job created in a designated brownfield area.

<b>Table 1</b>					
<b>Brownfields Redevelopment Bonus Refund</b>					
<b>Period</b>	<b>New Direct Jobs Projected</b>	<b>Indirect Jobs Projected</b>	<b>Investment Projected</b>	<b>Confirmed Net New Direct Jobs</b>	<b>Investment Confirmed to Date</b>
January 1, 2010 - December 31, 2010	2,372	3,057	\$128,118,100		
January 1, 2011 - June 30, 2011	1,556	1,312	\$76,052,285		
1997 - June 30, 2011	11,492*	15,395	\$1,406,715,418*	9,394	\$52,937,377

\*The total projected jobs since program inception includes 9,394 confirmed new direct jobs and 2,098 projected new direct jobs. The total capital investment since program inception includes \$52,937,377 confirmed investment and \$1,353,778,041 in projected capital investment.

The Brownfields Area Loan Guaranty Council, established in section 376.86, Florida Statutes, reviewed and approved one loan guaranty in December 2008. The loan guaranty for \$3.1 million is the only current loan guaranty and is effective for three years from the date of issue. Since inception of the loan guaranty program, one other loan guaranty has been approved. That guaranty was terminated upon full repayment of the subject loan by the borrower.

***Brownfield Success Stories***

The success of the Program is best demonstrated by the completed projects. Appendix C presents summaries of each project that has entered into a BSRA, completed all cleanup and achieved no further action status. All of the projects have completed cleanup in accordance with the Brownfields Cleanup Criteria rule (Chapter 62-785, Florida Administrative Code), and most have been redeveloped.

***Local Pollution Control Program Delegations***

Three county governments - Broward, Hillsborough and Miami-Dade - have received delegation from DEP to administer the Program locally. The original delegation agreements for Broward and Miami-Dade counties were signed in 2000, and the agreement with Hillsborough County was signed in 2004. The Broward County delegation agreement was renewed in May 2010 and the Miami-Dade County delegation agreement was renewed in October 2010.

***Environmental Protection Agency Memorandum of Agreement***

The current Memorandum of Agreement (MOA) between DEP and the U.S. Environmental Protection Agency (EPA) specifies the criteria under which EPA will forego its oversight of cleanups in Florida. Through the MOA, certain sites subject to corrective action under federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) authority are eligible for state brownfields incentives.

Additionally, to be eligible to receive CERCLA Section 128(a) grant funding authorized by the federal Small Business Liability Relief and Brownfields Revitalization Act of 2002, a state must be a party to a voluntary response program MOA with EPA or demonstrate that its response program includes, or is taking steps to include, the elements of a response program. Florida is one of only 24 states with an existing MOA, making the Program automatically eligible for Section 128(a) funding. In 2010, DEP received \$804,292 from this EPA program (see additional grant information on pages 11 and 12).

### *Front Porch Communities and Designated Brownfield Areas*

DEP continues to work cooperatively with other state agencies to identify the needs of Front Porch Communities and use Program resources to assist these communities. Presently, nine Front Porch communities overlap or are contained within a designated brownfield area:

- ◆ Greater Sylvania Heights, Ft. Walton (Okaloosa County)
- ◆ Opa-Locka (Miami-Dade County)
- ◆ Northwest Florida Community Outreach Development Corporation, Pensacola (Escambia County)
- ◆ Greater St. Petersburg (Pinellas County)
- ◆ Northwood, Pleasant City, Northwest Community, West Palm Beach (Palm Beach County)
- ◆ Newtown (Sarasota County)
- ◆ West Ocala (Marion County)
- ◆ West Palm Beach (Palm Beach County)
- ◆ Holden Heights, Orlando (Orange County)
- ◆ Goldsboro Community, Sanford (Seminole County)

### *Public Outreach and Education*

As an ongoing responsibility of the Program, DEP staff participate in numerous outreach and educational speaking engagements for various city and county organizations, trade shows and industry groups.

DEP's Brownfields website, [www.dep.state.fl.us/waste/categories/brownfields](http://www.dep.state.fl.us/waste/categories/brownfields), provides the latest Program-specific information and links to websites for the Office of Tourism, Trade and Economic Development, which becomes part of the new Florida Department of Economic Opportunity, effective October 1, 2011, Enterprise Florida, Inc., local governments, U.S. Department of Housing and Urban Development, EPA's Brownfields Program and other federal agencies involved in partnering for the redevelopment of brownfields. The site also contains map images of all designated brownfield areas and copies of local government resolutions and executed cleanup agreements. Brownfields can also be located using DEP's new [Contamination Locator Map \(CLM\)](#) website. This tool allows users to locate all sites that are currently under DEP's cleanup oversight and to subscribe to an online service that provides users updates on cleanup milestones.

*Annual Florida Brownfields Conference*

The 13<sup>th</sup> Annual Florida Brownfields Conference was held in Jacksonville in November 2010. With the theme "Revitalizing the Economy One Community at a Time," more than 270 people attended this informative conference.

The city of Jacksonville and the Florida Brownfields Association cooperated in organizing this successful conference with support from Enterprise Florida, Inc., EPA and DEP. Numerous environmental consulting firms, vendors and law firms provided funds for sponsorship, coordination efforts, speakers and exhibits. DEP staff participated in the conference by making presentations and participating in discussion panels and ad hoc meetings regarding ongoing brownfield projects. The success of this annual conference is due to the many partnerships built between private and public entities.



## **FEDERAL BROWNFIELDS UPDATE**

### *Small Business Liability Relief and Brownfields Revitalization Act of 2002*

Through passage of the Small Business Liability Relief and Brownfields Revitalization Act, policies that EPA developed over recent years were incorporated into law. The brownfields law expanded EPA's assistance to the public and private sectors by providing new tools for promoting sustainable cleanup and reuse.

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by providing seed money for environmental assessment, cleanup and job training:

- ◆ Assessment Grants provide funding for brownfield inventories, planning, environmental assessments and community outreach. Grant amount - up to \$200,000.
- ◆ Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up brownfield sites. Grant amount - up to \$1 million.
- ◆ Job Training Grants provide environmental job training for residents of brownfield communities. Grant amount - up to \$200,000.
- ◆ Cleanup Grants provide direct funding for cleanup activities at certain properties with planned green space, recreational or other nonprofit uses. Grant amount - up to \$200,000.
- ◆ Coalition Grants represent a new grant format added in the 2008-2009 grant cycle. A minimum of three eligible applicants may form a coalition to conduct brownfields assessment. Grant amount - up to \$1 million.

In June 2011, Brownfield Competitive Grants were awarded to 10 eligible Florida recipients. Florida grant recipients received a total of \$7 million, more than any other state:

- ◆ Central Florida Regional Planning Council
  - \$500,000 Revolving Loan Fund for Petroleum
  - \$500,000 Revolving Loan Fund for Hazardous Waste
- ◆ City of Daytona Beach
  - \$100,000 Hazardous Site Cleanup
  - \$100,000 Petroleum Site Cleanup
- ◆ Orange County
  - \$200,000 Hazardous Site Assessment
  - \$200,000 Petroleum Site Assessment
- ◆ Pasco County
  - \$500,000 Coalition Grant for Hazardous Site Assessment
  - \$500,000 Coalition Grant for Petroleum Site Assessment
- ◆ Plant City Community Redevelopment Agency
  - \$300,000 Hazardous Site Cleanup
  - \$300,000 Petroleum Site Cleanup
- ◆ Sarasota/Manatee Metropolitan Planning Organization
  - \$300,000 Coalition Grant for Hazardous Site Assessment
  - \$700,000 Coalition Grant for Petroleum Site Assessment

- ◆ City of Tallahassee
  - \$500,000 Revolving Loan Fund for Hazardous Site Cleanup
  - \$500,000 Revolving Loan Fund for Petroleum Site Cleanup
- ◆ Treasure Coast Regional Planning Council
  - \$500,000 Coalition Grant for Hazardous Site Assessment
  - \$500,000 Coalition Grant for Petroleum Site Assessment
- ◆ City of Wauchula
  - \$200,000 Hazardous Site Assessment
  - \$200,000 Petroleum Site Assessment
- ◆ West Florida Regional Planning Council
  - \$200,000 Hazardous Site Assessment
  - \$200,000 Petroleum Site Assessment

The grants will be used to conduct Phase I and Phase II environmental assessments and cleanup activities at sites with known or suspected hazardous substances or petroleum contamination.

DEP received a State and Tribal Response Program Grant (SRP) under CERCLA 128(a) in the amount of \$804,292 from EPA for the 2010-2011 federal fiscal year. This is the eighth year in which DEP has received an SRP grant, with the amount awarded totaling \$6.75 million. Since inception of the SRP grant program, DEP has assisted 67 applicants with 84 projects on contaminated or potentially contaminated sites. DEP uses the grant to pay for staff and contractors that provide brownfields services at eligible sites for local governments, non-profit organizations and other eligible applicants. These services include site-specific assessment and limited cleanup of source areas.

## **ADDITIONAL INFORMATION AND CONTACTS**

For questions or information on the content of this report or the Program, contact:

Kim Walker, Brownfields Liaison  
Florida Department of Environmental Protection  
Telephone: (850) 245-8934  
Email: [kim.walker@dep.state.fl.us](mailto:kim.walker@dep.state.fl.us)

For information regarding the Voluntary Cleanup Tax Credit Program, contact:

Teresa Booeshaghi, Voluntary Cleanup Tax Credit Program Manager  
Florida Department of Environmental Protection  
Telephone: (850) 245-8933  
Email: [teresa.booeshaghi@dep.state.fl.us](mailto:teresa.booeshaghi@dep.state.fl.us)

For information on the aspects of the Program related to economic incentives administered by the new Department of Economic Opportunity, contact:

Karl Blischke, Chief Analyst  
Division of Strategic Business Development  
Florida Department of Economic Opportunity  
Telephone: (850) 487-2568  
Email: [karl.blischke@eog.myflorida.com](mailto:karl.blischke@eog.myflorida.com)

For information regarding marketing of the Program and job creation incentives or other economic incentives, contact:

Joseph Bell, Brownfields Program Manager  
Enterprise Florida, Inc.  
Telephone: (407) 956-5622  
Email: [jbelleflorida.com](mailto:jbelleflorida.com)

For additional details regarding the Program, visit:  
<http://www.dep.state.fl.us/waste/categories/brownfields>.

APPENDIX A  
Designated Brownfield Areas

# Brownfield Areas

## Florida Brownfields Redevelopment Program

Tuesday, July 12, 2011

9:25:59 AM

**Total Areas: 271**



Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage <sup>1</sup>
BF081101000	The Murdock Village Enhancement Zone		CHARLOTTE	South	5/24/2011		972.01
BF131101000	8400 Coral Way		MIAMI-DADE	Southeast	5/17/2011		10.99
BF311101000	Fellsmere Economic Enhancement District	FELLSMERE	INDIAN RIVER	Central	5/5/2011		1,012.00
BF051102000	Space Coast Regional Airport and Arthur Dunn Airpark Area	TITUSVILLE	BREVARD	Central	4/12/2011		1,610.72
BF031101000	450 6th Street, LLC Brownfield Area	PANAMA CITY	BAY	Northwest	2/22/2011		11.65
BF351101000	Northeast Community Redevelopment Area	MOUNT DORA	LAKE	Central	2/15/2011		462.21
BF351102000	Mount Dora Community Redevelopment Area	MOUNT DORA	LAKE	Central	2/15/2011		397.13
BF171101000	3300 Mobile Highway Brownfield Area		ESCAMBIA	Northwest	1/20/2011		0.98
BF061101000	Margate Economic Enhancement District (MEED)	MARGATE	BROWARD	Southeast	1/19/2011		1,373.38
BF291001000	North Ybor Channel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/16/2010		25.70
BF461002000	Hollywood Blvd. Brownfield Area	FORT WALTON BEAC	OKALOOSA	Northwest	12/14/2010		236.00
BF361001000	Downtown Waterfront Brownfield Area	FT MYERS	LEE	South	12/6/2010		19.27
BF411001000	Former Wellcraft Facility Brownfield Area		MANATEE	Southwest	12/2/2010		30.80
BF291002000	Midtown Brownfield Area	PLANT CITY	HILLSBOROUGH	Southwest	11/22/2010		83.59
BF511002000	Dade City Business Center Area		PASCO	Southwest	11/16/2010		300.00
BF511001000	Dade City Business Area Brownfield	DADE CITY	PASCO	Southwest	11/9/2010		150.00
BF591001000	Oviedo Seminole Economic Enhancement District	OVIEDO	SEMINOLE	Central	10/4/2010		1,600.36
BF611001000	Live Oak Community Redevelopment Area	LIVE OAK	SUWANNEE	Northeast	6/15/2010		903.29
BF351002000	Umatilla Brownfield Area	UMATILLA	LAKE	Central	6/15/2010		131.22



Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage <sup>1</sup>
BF641003000	The Riverwalk Project Area	PORT ORANGE	VOLUSIA	Central	6/15/2010		43.41
BF181001000	Flagler Economic Enhancement Districts		FLAGLER	Northeast	6/7/2010		4,004.91
BF051005000	WestTech S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		1,713.00
BF051004000	Central Interchange S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		1,320.00
BF051003000	North Interchange S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		132.00
BF051002000	Riverview S.M.A.R.T.	PALM BAY	BREVARD	Central	5/6/2010		2,782.00
BF531001000	Chain of Lakes Redevelopment Incentive District-Brownfield Area	WINTER HAVEN	POLK	Southwest	4/12/2010		158.00
BF641002000	Holly Hill Special Economic Enhancement District	HOLLY HILL	VOLUSIA	Central	2/23/2010		737.40
BF461001000	Unincorporated Greater Lovejoy Community		OKALOOSA	Northwest	2/16/2010		136.49
BF641004000	Central Business Corridors Economic Enhancement Area	DAYTONA BEACH	VOLUSIA	Central	2/3/2010		58.60
BF351001000	Carver Heights/Montclair Area CRA	LEESBURG	LAKE	Central	1/25/2010		1,162.22
BF641001000	South Daytona Florida Brownfields Economic Enhancement Area	SOUTH DAYTONA	VOLUSIA	Central	1/12/2010		647.03
BF110901000	Bayshore Cultural Arts Catalytic Facility for Redevelopment	NAPLES	COLLIER	South	11/10/2009		17.67
BF290901000	Lakewood Pointe Brownfield Area	SEFFNER	HILLSBOROUGH	Southwest	10/14/2009		15.00
BF050901000	West Melbourne Area Voluntary Enhancement (WAVE) District	WEST MELBOURNE	BREVARD	Central	10/6/2009	5/17/2011	908.27
BF480901000	Bonita Fountains Phase 2 ROCC		ORANGE	Central	8/4/2009		44.77
BF500902000	Pahokee Plaza Area	PAHOKEE	PALM BEACH	Southeast	7/16/2009		2.32
BF640901000	New Smyrna Beach Brownfield Enhancement Zone (NSB BREZ)	NEW SMYRNA BEAC	VOLUSIA	Central	7/15/2009		645.76
BF590901000	Goldsboro Redevelopment and Economic Enhancement Neighborhood (GREEN)	SANFORD	SEMINOLE	Central	5/1/2009		53.85
BF160901000	Imeson Consolidated Services, LLC. Site	JACKSONVILLE	DUVAL	Northeast	5/1/2009		45.70

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BF010901000	The Phoenix Commercial Economic Enhancement District		ALACHUA	Northeast	4/28/2009		57.99
BF500901000	Greater Lake Worth Park of Commerce	LAKE WORTH	PALM BEACH	Southeast	3/16/2009		453.00
BF420901000	Maricamp Brownfields Area	OCALA	MARION	Central	2/3/2009		33.70
BF520804000	Gateway Centre Business Park Addition One Tract A	ST PETERSBURG	PINELLAS	Southwest	12/30/2008		93.40
BF290803000	Envirofocus Technologies Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/11/2008		21.18
BF290804000	Crosland-Varela Westshore Area	TAMPA	HILLSBOROUGH	Southwest	12/11/2008		6.86
BF060801000	Dania Beach Brownfield Area	DANIA BEACH	BROWARD	Southeast	12/9/2008		1,349.00
BF590807000	Sanford Waterfront Economic Enhancement Area	SANFORD	SEMINOLE	Central	11/24/2008		789.37
BF650801000	St. Marks Refinery Property	ST MARKS	WAKULLA	Northwest	11/24/2008		56.73
BF480805000	Orlando Commerce Park ROCC Area	ORLANDO	ORANGE	Central	11/11/2008		51.36
BF460801000	Commerce and Technology Park Area	FT WALTON BEACH	OKALOOSA	Northwest	10/14/2008		294.72
BF580801000	1783-1785 & 1791 Tamiami Trail Area	VENICE	SARASOTA	Southwest	10/14/2008		0.58
BF050802000	Melbourne Economic Enhancement District (MEED)	MELBOURNE	BREVARD	Central	9/19/2008		5,939.68
BF480803000	Innovation Way ROCC		ORANGE	Central	9/19/2008		5,527.36
BF520802000	Pinellas County Largo Area-wide Brownfield	LARGO	PINELLAS	Southwest	9/18/2008		902.08
BF590804000	Village Walk S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		418.55
BF590803000	Town Center S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		548.72
BF590805000	Greenway Interchange S.E.E.D. / Brownfield Area	WINTER SPRINGS	SEMINOLE	Central	9/17/2008		411.12
BF520805000	Pinellas County Ashley Place Brownfield		PINELLAS	Southwest	9/16/2008		3.66
BF590809000	Unincorporated Seminole Economic Enhancement District		SEMINOLE	Central	9/9/2008		954.72
BF160804000	720 Atlantic Boulevard Brownfield Area	NEPTUNE BEACH	DUVAL	Northeast	8/20/2008		1.27

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BF520801000	Pinellas County Dansville Brownfield Area	LARGO	PINELLAS	Southwest	8/19/2008		60.39
BF170802000	2800 Hollywood Avenue	PENSACOLA	ESCAMBIA	Northwest	8/18/2008		18.91
BF590806000	The PLI Public Lands and Institutions Zoning Area		SEMINOLE	Central	8/12/2008		69.95
BF160803000	Former Jacksonville Raceway Area	JACKSONVILLE	DUVAL	Northeast	7/29/2008		117.03
BF160802000	The Opportunity Project	JACKSONVILLE	DUVAL	Northeast	7/23/2008		0.46
BF160801000	Tree Hills Nature Center	JACKSONVILLE	DUVAL	Northeast	7/23/2008		21.32
BF350801000	City of Tavares CRA Economic Enhancement District	TAVARES	LAKE	Central	7/23/2008		384.67
BF050801000	Casbah Properties LLC Brownfields Area	MELBOURNE	BREVARD	Central	7/22/2008		0.32
BF130830000	Florida City - Unincorporated		MIAMI-DADE	Southeast	7/11/2008		418.99
BF130831000	Fountainbleau		MIAMI-DADE	Southeast	7/11/2008		41.23
BF130832000	Glenvar Heights		MIAMI-DADE	Southeast	7/11/2008		57.48
BF130829000	Flagler Westside		MIAMI-DADE	Southeast	7/11/2008		120.51
BF130844000	Sweetwater E		MIAMI-DADE	Southeast	7/11/2008		174.81
BF130828000	Eastern Shore C		MIAMI-DADE	Southeast	7/11/2008		95.26
BF130839000	Golden Glades G		MIAMI-DADE	Southeast	7/11/2008		216.72
BF130833000	Golden Glades A		MIAMI-DADE	Southeast	7/11/2008		165.30
BF130834000	Golden Glades B		MIAMI-DADE	Southeast	7/11/2008		30.85
BF130835000	Golden Glades C		MIAMI-DADE	Southeast	7/11/2008		62.94
BF130836000	Golden Glades D		MIAMI-DADE	Southeast	7/11/2008		41.74
BF130837000	Golden Glades E		MIAMI-DADE	Southeast	7/11/2008		197.72
BF130838000	Golden Glades F		MIAMI-DADE	Southeast	7/11/2008		4.82
BF130840000	Kendall West		MIAMI-DADE	Southeast	7/11/2008		271.16
BF130841000	Lingren		MIAMI-DADE	Southeast	7/11/2008		90.58

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BF130827000	Eastern Shore B		MIAMI-DADE	Southeast	7/11/2008		143.21
BF130843000	Sweetwater D		MIAMI-DADE	Southeast	7/11/2008		995.56
BF130845000	Tamiami		MIAMI-DADE	Southeast	7/11/2008		214.32
BF130846000	Westchester		MIAMI-DADE	Southeast	7/11/2008		489.72
BF130847000	Westview		MIAMI-DADE	Southeast	7/11/2008		0.77
BF130826000	Eastern Shore A		MIAMI-DADE	Southeast	7/11/2008		5.04
BF130825000	Coral Terrace		MIAMI-DADE	Southeast	7/11/2008		317.11
BF130824000	Biscayne Park		MIAMI-DADE	Southeast	7/11/2008		232.41
BF130842000	Ojus		MIAMI-DADE	Southeast	7/11/2008		522.16
BF640802000	New Port LLP	PORT ORANGE	VOLUSIA	Central	6/17/2008		32.24
BF290802000	Kracker Road Area	TAMPA	HILLSBOROUGH	Southwest	4/24/2008		112.00
BF590808000	Seminole Economic Enhancement District- Winter Springs	WINTER SPRINGS	SEMINOLE	Central	2/26/2008		109.45
BF590810000	Casselberry City Properties/S.E.E.D	CASSELBERRY	SEMINOLE	Central	2/25/2008		7.27
BF590802000	Casselberry CRA /S.E.E.D	CASSELBERRY	SEMINOLE	Central	2/25/2008		546.33
BF290801000	Lakeside Station Brownfield area	PLANT CITY	HILLSBOROUGH	Southwest	2/25/2008		1,286.08
BF590801000	Seminole Economic Enhancement District - Lake Mary	WINTER SPRINGS	SEMINOLE	Central	2/11/2008	8/13/2008	15.97
BF130814000	Miami Industrial	MIAMI	MIAMI-DADE	Southeast	2/7/2008		174.55
BF170801000	Lloyd Street and Morris Court Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	1/31/2008		2.05
BF480801000	Maitland Downtown Economic Enhancement District	MAITLAND	ORANGE	Central	1/28/2008		188.78
BF290703000	Tampa International Center Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007		29.36
BF290706000	Central Park Village Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/20/2007		28.90
BF290704000	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/11/2007		4.31
BF590702000	Former Central Florida Drum Facility		SEMINOLE	Central	12/11/2007		6.45

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BF590703000	Fern Park Lowes	FERN PARK	SEMINOLE	Central	12/11/2007		9.45
BF050701000	Manatee Point Brownfield Area	MELBOURNE	BREVARD	Central	12/11/2007		0.48
BF560702000	S & S Land Company Brownfield Area	FORT PIERCE	ST. LUCIE	Southeast	11/19/2007		2.33
BF480704000	Baratta ROCC Brownfield Area	APOPKA	ORANGE	Central	11/13/2007		3.05
BF590704000	Sanford Economic Enhancement District Area	SANFORD	SEMINOLE	Central	11/12/2007		1,080.76
BF570701000	Bell Ridge Brownfield Area	PACE	SANTA ROSA	Northwest	11/8/2007		49.03
BF290705000	Westshore Landings One Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	11/8/2007		3.70
BF250701000	Hardee County Enterprise Zone	WAUCHULA	HARDEE	Southwest	11/1/2007		11,931.70
BF480703000	Holden Heights ROCC Brownfield Area	ORLANDO	ORANGE	Central	8/28/2007		322.58
BF520701000	Bryan Dairy Road Brownfield Area	PINELLAS PARK	PINELLAS	Southwest	8/7/2007		3.42
BF440701000	Old Baltuff Dump Site Brownfield Area	MIDDLE TORCH KEY	MONROE	South	7/18/2007		12.81
BF640701000	William Lofts Brownfield Area	DAYTONA BEACH	VOLUSIA	Central	6/14/2007		3.60
BF480702000	Mills Park Brownfield Area	ORLANDO	ORANGE	Central	4/23/2007		13.35
BF170701000	Former Runyan Shipyard	PENSACOLA	ESCAMBIA	Northwest	4/12/2007		13.80
BF290702000	Former TECO Hookers Point Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/12/2007		31.97
BF500701000	Carver Square Brownfield Area	DELRAY BEACH	PALM BEACH	Southeast	4/3/2007		2.42
BF590701000	Former Microvia Brownfield Area	CASSELBERRY	SEMINOLE	Central	3/12/2007		8.39
BF560701000	Coral Square Shoppes	FORT PIERCE	ST. LUCIE	Southeast	2/5/2007		15.34
BF290701000	Park N Shade Brownfield Area	RUSKIN	HILLSBOROUGH	Southwest	1/10/2007		18.30
BF290607000	Avion Park at Westshore Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	12/14/2006		18.89
BF130601000	Medley Redevelopment Brownfields Area	MEDLEY	MIAMI-DADE	Southeast	12/4/2006		9.27
BF550601000	St. Augustine Ponce de Leon	ST AUGUSTINE	ST. JOHNS	Northeast	11/13/2006		283.54
BF170602000	1810 Barrancas Avenue Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	11/9/2006		3.00
BF290606000	Tampa Armature Works Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/26/2006		4.27
BF170603000	Enterkin Property Brownfield Area	PENSACOLA	ESCAMBIA	Northwest	9/21/2006		0.46



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BF290603000	Circle Tampa Ventures 1	TAMPA	HILLSBOROUGH	Southwest	9/7/2006		28.00
BF290604000	Honeywell	TAMPA	HILLSBOROUGH	Southwest	8/22/2006		18.79
BF180601000	Bunnell Industrial, LLC Brownfield Area	BUNNELL	FLAGLER	Northeast	8/21/2006		43.69
BF370601000	Sunland Hospital Parcel I Brownfield Area	TALLAHASSEE	LEON	Northwest	7/1/2006	9/27/2006	5.18
BF560601000	2525 Center Road Fort Pierce	FORT PIERCE	ST. LUCIE	Southeast	6/6/2006		56.62
BF060601000	Sunrise Boulevard/NW 31st Avenue Brownfield Area	LAUDERHILL	BROWARD	Southeast	5/8/2006		93.00
BF520601000	Belleair Wastewater Treatment Plant and Town Garage		PINELLAS	Southwest	5/2/2006		3.00
BF290601000	Grand Central at Kennedy Property Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/27/2006		4.00
BF290602000	Former 43rd Street Bay Drum Site Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/27/2006		4.00
BF170504000	Century Town Limits Brownfield Area	CENTURY	ESCAMBIA	Northwest	4/27/2006		583.00
BF280601000	Highlands County Brownfield Area		HIGHLANDS	South	3/7/2006		12,268.00
BF480601000	Hughes Supply Mega Center Brownfield Area	ORLANDO	ORANGE	Central	2/13/2006		73.00
BF360501000	3250 Metro Parkway	FORT MYERS	LEE	South	11/21/2005		9.86
BF170503000	501 North Navy Boulevard	PENSACOLA	ESCAMBIA	Northwest	11/17/2005		17.00
BF160506000	Hughes Electrical Brownfield Area	JACKSONVILLE	DUVAL	Northeast	11/8/2005		1.00
BF060501000	Turner Envirolologic Area	DEERFIELD BEACH	BROWARD	Southeast	10/18/2005		5.00
BF520502000	Pinellas County Lealman Area-Wide Brownfield Area		PINELLAS	Southwest	9/20/2005		1,500.00
BF170502000	603 West Romana Street Area	PENSACOLA	ESCAMBIA	Northwest	9/15/2005		1.00
BF540501000	Bill Ding Avenue Brownfield Area	PALATKA	PUTNAM	Northeast	9/13/2005		9.00
BF160505000	1915 Wigmore Street (Jacksonville Maritime Partners)	JACKSONVILLE	DUVAL	Northeast	9/13/2005		95.00
BF290503000	1010-1026 North 19th Street	TAMPA	HILLSBOROUGH	Southwest	8/26/2005		8.00

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BF160504000	Southside Community Redevelopment Area	JACKSONVILLE	DUVAL	Northeast	8/15/2005		1,708.00
BF160503000	Kings Avenue Brownfield Area	JACKSONVILLE	DUVAL	Northeast	8/15/2005		1.00
BF420502000	Southeast Brownfield Expansion Area	OCALA	MARION	Central	8/9/2005	6/16/2008	27.00
BF170501000	929 Massachusetts Avenue Area	PENSACOLA	ESCAMBIA	Northwest	8/4/2005		8.02
BF160502000	Insteel Wire Products Area	JACKSONVILLE	DUVAL	Northeast	7/5/2005		16.00
BF010501000	University Corners Brownfield Area	GAINESVILLE	ALACHUA	Northeast	6/27/2005		4.00
BF520501000	Community Waterfront Park Area	ST PETERSBURG	PINELLAS	Southwest	3/22/2005		3.00
BF100501000	Greater Green Cove Springs Area	GREEN COVE SPRING	CLAY	Northeast	3/1/2005	2/17/2009	5,579.73
BF130503000	Dedicated Transportation	MIAMI	MIAMI-DADE	Southeast	3/1/2005		1.61
BF130502000	Miami EZ Expansion Area	MIAMI	MIAMI-DADE	Southeast	2/24/2005		4,809.84
BF130501000	Homestead CRA Area	HOMESTEAD	MIAMI-DADE	Southeast	2/22/2005		1,188.00
BF290502000	4010 North Lois Avenue (former Borden property)	TAMPA	HILLSBOROUGH	Southwest	2/10/2005		7.50
BF290501000	W.T. Edwards Facility	TAMPA	HILLSBOROUGH	Southwest	2/10/2005		26.00
BF420501000	West Ocala Expansion Area	OCALA	MARION	Central	2/1/2005		1,015.00
BF500501000	Lake Worth Closed Municipal Landfill	LAKE WORTH	PALM BEACH	Southeast	2/1/2005		65.00
BF160501000	Cecil Field, I.I. Park & Phillips Hwy Corridor	JACKSONVILLE	DUVAL	Northeast	1/25/2005		2,199.00
BF520403000	Alps Brownfield Area		PINELLAS	Southwest	12/21/2004		7.00
BF370401000	Former Bayliner Facility Area	TALLAHASSEE	LEON	Northwest	12/14/2004		31.00
BF350401000	Eustis Downtown & East Town Brownfield Area	EUSTIS	LAKE	Central	11/18/2004		926.00
BF080401000	Enterprise Charlotte Airport Park		CHARLOTTE	South	10/26/2004	4/26/2011	3,286.82
BF480401000	DEEDS Orlando Expanded	ORLANDO	ORANGE	Central	10/11/2004	1/11/2007	6,535.54
BF500402000	W.P.B. Downtown Northwood/Pleasant City CR Expanded Area	WEST PALM BEACH	PALM BEACH	Southeast	7/19/2004		26.00
BF520402000	Sod Farm Site	ST PETERSBURG	PINELLAS	Southwest	7/15/2004		122.00

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BF130401000	Aguaclara Brownfield Area	MIAMI	MIAMI-DADE	Southeast	6/24/2004		2.00
BF060401000	Harbour Cove Brownfield Area	HALLANDALE BEACH	BROWARD	Southeast	6/15/2004		7.06
BF500401000	Lake Worth CRA District	LAKE WORTH	PALM BEACH	Southeast	6/1/2004		737.00
BF580401000	Marion Anderson Place Urbaculture Area	SARASOTA	SARASOTA	Southwest	5/6/2004		18.00
BF170401000	1123 West Scott Street		ESCAMBIA	Northwest	5/6/2004		1.00
BF240401000	Hamilton County EZ Area		HAMILTON	Northeast	4/20/2004	12/16/2008	12,807.00
BF580402000	Wireman Property, aka Sarasota Dreambuilders	SARASOTA	SARASOTA	Southwest	4/19/2004		2.00
BF640401000	Daytona Beach Area- Aero Park	DAYTONA BEACH	VOLUSIA	Central	4/7/2004	9/8/2008	1,397.00
BF110401000	Immokalee Airport Area	IMMOKALEE	COLLIER	South	3/24/2004		211.43
BF520401000	Young-Rainey Star Center Area		PINELLAS	Southwest	3/9/2004		96.00
BF050401000	Cocoa Brownfield Area	COCOA	BREVARD	Central	1/13/2004		1,549.00
BF290401000	The Place at Channelside	TAMPA	HILLSBOROUGH	Southwest	1/8/2004		2.25
BF500303000	Westgate/Belvedere Homes CRA Area		PALM BEACH	Southeast	12/16/2003		1,264.00
BF050301000	Kirby Industrial Park 1 Brownfield Area	PALM BAY	BREVARD	Central	12/4/2003		36.00
BF500302000	W.P.B. Downtown Northwood/Pleasant City CRA Areas	WEST PALM BEACH	PALM BEACH	Southeast	11/24/2003	7/18/2008	118.00
BF360301000	Ft. Myers Wellfield Area	FORT MYERS	LEE	South	11/17/2003		870.00
BF170302000	3415 Barrancas Avenue BF Area	PENSACOLA	ESCAMBIA	Northwest	11/17/2003		1.00
BF570301000	Santa Rosa Brownfield Redevelopment Area		SANTA ROSA	Northwest	11/13/2003		655.00
BF130302000	City of Hialeah Brownfield Area	HIALEAH	MIAMI-DADE	Southeast	10/28/2003		2,986.00
BF290304000	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	10/2/2003		7.50
BF290303000	Centro Asturiano Place Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	10/2/2003		7.00
BF160301000	Cecil Brownfields Area	JACKSONVILLE	DUVAL	Northeast	9/17/2003		8,124.00
BF570302000	Milton Brownfield Redevelopment Area	MILTON	SANTA ROSA	Northwest	9/9/2003		1,078.00
BF580302000	Fruitville Brownfields Area		SARASOTA	Southwest	7/23/2003		122.00

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BF060302000	MABB Dania Beach Brownfield Area	DANIA BEACH	BROWARD	Southeast	5/28/2003		4.00
BF060301000	Dania Motocross Brownfield Area	DANIA BEACH	BROWARD	Southeast	5/28/2003		12.00
BF130301000	Beacons Lake Brownfield Area		MIAMI-DADE	Southeast	5/20/2003	7/11/2008	568.40
BF360302000	Dunbar Enterprise Zone Brownfield Area	FORT MYERS	LEE	South	5/19/2003		2,778.00
BF500301000	Belle Glade Brownfield Area	BELLE GLADE	PALM BEACH	Southeast	5/19/2003		1,091.00
BF620301000	Taylor County Brownfield Area	PERRY	TAYLOR	Northeast	5/5/2003		20.00
BF290302000	Ameristeel Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	4/24/2003		63.00
BF580301000	Former Workman Electronics Area	SARASOTA	SARASOTA	Southwest	2/26/2003		9.00
BF290301000	Tampa Heights Brownfield Area	TAMPA	HILLSBOROUGH	Southwest	1/30/2003		10.00
BF170301000	MidTown BF Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	1/23/2003		370.00
BF170201000	Pensacola Mainstreet Area	PENSACOLA	ESCAMBIA	Northwest	12/19/2002		3.00
BF160205000	Sunbeam Hill Area	JACKSONVILLE	DUVAL	Northeast	12/16/2002		224.00
BF160204000	Advantus Transport Area	JACKSONVILLE	DUVAL	Northeast	12/12/2002		13.00
BF160203000	Raven Transport Holding Area	JACKSONVILLE	DUVAL	Northeast	12/5/2002		9.00
BF130201000	Biscayne Commons Area	NORTH MIAMI BEAC	MIAMI-DADE	Southeast	12/3/2002		12.53
BF480202000	DEEDS Orlando	ORLANDO	ORANGE	Central	11/21/2002		21.00
BF290204000	North 56th Street Area		HILLSBOROUGH	Southwest	11/7/2002		8.38
BF230201000	Port St. Joe Area	PORT ST JOE	GULF	Northwest	11/5/2002		168.00
BF410201000	Manatee Avenue West Area	BRADENTON	MANATEE	Southwest	10/4/2002		3.00
BF160202000	Phillips Highway	JACKSONVILLE	DUVAL	Northeast	9/30/2002		43.00
BF060202000	Liberia / Oakwood Hills Area	HOLLYWOOD	BROWARD	Southeast	9/18/2002		148.00
BF160201000	Riverplace Boulevard Area	JACKSONVILLE	DUVAL	Northeast	9/5/2002		4.00
BF090201000	Wal-Mart Inverness	INVERNESS	CITRUS	Southwest	7/9/2002		40.00
BF300201000	Chipley Industrial Park Area	CHIPLEY	WASHINGTON	Northwest	5/14/2002		113.00
BF290203000	Washington Street Crossing Area	TAMPA	HILLSBOROUGH	Southwest	4/25/2002		1.00

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BF480201000	Winter Garden Downtown CRA	WINTER GARDEN	ORANGE	Central	4/11/2002	7/14/2008	726.00
BF290202000	Wal-Mart Buckley-Shuler Area		HILLSBOROUGH	Southwest	3/20/2002		40.00
BF060201000	US 441/SR 7 Corridor	LAUDERHILL	BROWARD	Southeast	3/11/2002		504.00
BF500101000	Former Palm Beach Lakes Golf Course	WEST PALM BEACH	PALM BEACH	Southeast	6/25/2001		96.00
BF530101000	CSX Railyard - Lakeland	LAKELAND	POLK	Southwest	4/20/2001		99.00
BF160101000	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	4/3/2001		37.00
BF170101000	Strategic Crossings Corporation	PENSACOLA	ESCAMBIA	Northwest	1/25/2001		2.00
BF290101000	Tampa Port Authority	TAMPA	HILLSBOROUGH	Southwest	1/4/2001		600.00
BF420101000	Ocala Area #7 (817 North Pine Avenue)	OCALA	MARION	Central	1/2/2001		2.00
BF060003000	Uniweld Products Area	DANIA BEACH	BROWARD	Southeast	12/12/2000		3.00
BF290002000	WRB at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/6/2000		9.00
BF050001000	Village Green Area	ROCKLEDGE	BREVARD	Central	12/6/2000		10.00
BF420002000	Ocala Area #6 (Silver Springs Blvd)	OCALA	MARION	Central	10/24/2000		1.00
BF130001000	Potamkin Properties	MIAMI BEACH	MIAMI-DADE	Southeast	6/7/2000	7/11/2008	3.42
BF160001000	Pilot Project Area	JACKSONVILLE	DUVAL	Northeast	3/24/2000		11,520.00
BF370002000	Gaines Street Corridor	TALLAHASSEE	LEON	Northwest	3/22/2000		457.00
BF370001000	Cascade Park MGP and Landfill	TALLAHASSEE	LEON	Northwest	3/22/2000		23.00
BF420001000	Ocala Area #5 (NW 1st Street)	OCALA	MARION	Central	2/15/2000		1.00
BF060002000	Lauderdale Lakes Area	LAUDERDALE LAKES	BROWARD	Southeast	1/25/2000		21.00
BF010001000	Gainesville Area	GAINESVILLE	ALACHUA	Northeast	1/24/2000		26.00
BF290001000	Robbins Manufacturing Storage Yard	TAMPA	HILLSBOROUGH	Southwest	1/19/2000		24.00
BF530001000	Auburndale Wal-Mart Area	AUBURNDALE	POLK	Southwest	1/17/2000		10.00
BF060001000	Miramar Area	MIRAMAR	BROWARD	Southeast	1/5/2000		7.00
BF069901000	Pompano Beach Northwest Area	POMPANO BEACH	BROWARD	Southeast	11/23/1999		3,084.00
BF429903000	Ocala Area #4 (NE 14th Street)	OCALA	MARION	Central	11/9/1999		6.00



Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage <sup>1</sup>
BF529901000	St. Petersburg Area	ST PETERSBURG	PINELLAS	Southwest	10/21/1999	11/25/2008	122.00
BF179901000	Palafox Corridor Redevelopment Area	PENSACOLA	ESCAMBIA	Northwest	9/16/1999		598.00
BF139912000	South Dade Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	5,055.38
BF139906000	Sweetwater A Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	68.57
BF139903000	Dade-Opa-Locka Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,688.17
BF139904000	Model City\Brownsville Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	9,708.30
BF139902000	Carol City Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	3,993.47
BF139905000	Central Miami Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	4,111.37
BF139908000	Sweetwater C Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	782.59
BF139909000	South Miami Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	20.03
BF139911000	Perrine Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,689.53
BF139913000	Redlands\Leisure City Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	2,140.20
BF139910000	Richmond Heights Area		MIAMI-DADE	Southeast	7/13/1999	7/11/2008	642.00
BF429902000	Ocala Area #3 (NW 10th Street)	OCALA	MARION	Central	6/8/1999		1.00
BF489901000	Orlando-Sunterra Area	ORLANDO	ORANGE	Central	5/24/1999		14.00
BF429901000	Ocala Area #2 (N Magnolia Ave)	OCALA	MARION	Central	5/11/1999		1.00
BF209901000	Quincy Area	QUINCY	GADSDEN	Northwest	4/27/1999		4,890.00
BF369901000	Ft Myers Coal Gasification Area	FORT MYERS	LEE	South	4/19/1999		7.00
BF139901000	Opa-Locka Area	OPA-LOCKA	MIAMI-DADE	Southeast	2/24/1999		1,424.34
BF429801000	Ocala Area #1	OCALA	MARION	Central	3/24/1998		329.00
BF139801000	Miami Area	MIAMI	MIAMI-DADE	Southeast	3/10/1998		5,018.36
BF529701000	Clearwater Area	CLEARWATER	PINELLAS	Southwest	10/16/1997		2,071.06
<b>Total Approximate Acreage:</b>							<b>207,788.35</b>

Area ID	Area Name	City	County	DEP District	Original Resolution Date	Amended Resolution Date	Acreage <sup>1</sup>
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<sup>1</sup> NR = Not Reported

Total approximate acreage includes actual contaminated and perceived contaminated properties, viable business properties, residential properties, green spaces, and parks etc. Total approximate acreage is not representative of the number of areas that may require cleanup due to contamination but properties (acres) that may be eligible for economic and regulatory incentives pursuant to the Brownfields Redevelopment Act. The determination and designation of a brownfield area is the responsibility of the municipality or county government.

APPENDIX B  
Sites with Executed Brownfield Site Rehabilitation Agreements

# Sites with Executed BSRAs

Florida Brownfields Redevelopment Program

Thursday, June 30, 2011

3:27:18 PM

**Total Sites: 159**



Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage <sup>1</sup>
BF291002000	BF291002001	Former Stock Building Supply/McGinnis Lumber Yard	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		5.42
BF291002000	BF291002002	Gro-Mor Fertilizer Plant	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		1.26
BF291002000	BF291002003	Hydraulic Hose Site	PLANT CITY	HILLSBOROUGH	Southwest	06/10/2011		1.14
BF529701000	BF529701005	CarPro		PINELLAS	Southwest	04/21/2011		0.28
BF370002000	BF370002003	Salie Property	TALLAHASSEE	LEON	Northwest	12/29/2010		4.30
BF370002000	BF370002004	CSX Parcel 1	TALLAHASSEE	LEON	Northwest	12/29/2010		2.40
BF440701000	BF440701001	Old Baltuff Dump Site	MIDDLE TORCH KEY	MONROE	South	12/29/2010		17.77
BF291001000	BF291001001	Detsco	TAMPA	HILLSBOROUGH	Southwest	12/28/2010		7.71
BF411001000	BF411001001	Former Wellcraft Site		MANATEE	Southwest	12/22/2010		30.80
BF290101000	BF290101004	Winner Metals	TAMPA	HILLSBOROUGH	Southwest	12/09/2010		42.00
BF069901000	BF069901001	Pompano Beach Replacement Library and Civic Campus A	POMPANO BEACH	BROWARD	Southeast	12/06/2010	12/29/2010	0.50
BF069901000	BF069901002	Pompano Beach Replacement Library and Civic Campus B	POMPANO BEACH	BROWARD	Southeast	12/06/2010		0.75
BF160001000	BF160001010	North Point Brownfield Site	JACKSONVILLE	DUVAL	Northeast	07/29/2010		10.00
BF520801000	BF520801001	Dansville North Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010		0.91
BF520801000	BF520801002	Dansville Central Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010		0.68

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage <sup>1</sup>
BF520801000	BF520801003	Dansville South Historic Landfill Site	LARGO	PINELLAS	Southwest	06/24/2010		0.95
BF500902000	BF500902001	Pahokee Plaza		PALM BEACH	Southeast	04/02/2010		2.36
BF100501000	BF100501004	Former U.S. Logistics/NexGen Environmental Facility	GREEN COVE SPRINGS	CLAY	Northeast	12/30/2009		4.01
BF290901000	BF290901001	Lakewood Pointe		HILLSBOROUGH	Southwest	12/30/2009		15.01
BF050802000	BF050802001	Mobility Scooter Center, Inc.	MELBOURNE	BREVARD	Central	12/22/2009		0.78
BF480401000	BF480401004	Future Dr. P. Phillips Orlando Performing Arts Center	ORLANDO	ORANGE	Central	12/22/2009	01/13/2011	3.51
BF640401000	BF640401002	Embry-Riddle Aeronautical University	DAYTONA BEACH	VOLUSIA	Central	12/22/2009	03/02/2010	77.00
BF160001000	BF160001009	Riverside Avenue Brownfield	JACKSONVILLE	DUVAL	Northeast	12/21/2009		7.06
BF110901000	BF110901001	Hubert's Welding and Repair Site	NAPLES	COLLIER	South	12/18/2009		0.62
BF480901000	BF480901001	Bonita Fountains Phase 2: ROCC	ORLANDO	ORANGE	Central	12/18/2009		44.77
BF420901000	BF420901001	Fluid Routing Solutions, Inc.	OCALA	MARION	Central	12/17/2009		35.00
BF160506000	BF160506001	Hughes Electrical Supply Site	JACKSONVILLE	DUVAL	Northeast	11/19/2009		1.20
BF640901000	BF640901001	RJS Investments of Central Florida, d/b/a Indian River Glass	NEW SMYRNA BEACH	VOLUSIA	Central	11/03/2009	10/13/2010	0.85
BF500302000	BF500302001	Northwood Anchor Site	WEST PALM BEACH	PALM BEACH	Southeast	09/02/2009		3.02
BF290401000	BF290401001	The Place at Channelside	TAMPA	HILLSBOROUGH	Southwest	08/07/2009		2.15
BF480805000	BF480805001	Orlando Commerce Park ROCC Site	ORLANDO	ORANGE	Central	12/30/2008		60.73
BF580801000	BF580801001	Eager Beaver Car Wash & John's Auto Care	VENICE	SARASOTA	Southwest	12/30/2008		0.50
BF590806000	BF590806001	Sandefur Site	SANFORD	SEMINOLE	Central	12/30/2008	04/24/2009	69.95

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage <sup>1</sup>
BF370002000	BF370002002	Former Tallahassee Coca Cola Bottling Plant	TALLAHASSEE	LEON	Northwest	12/29/2008		1.19
BF529901000	BF529901003	Wal-Mart St. Pete (C) Brownfields Site		PINELLAS	Southwest	12/29/2008		10.18
BF290804000	BF290804001	Crosland-Varela Site	TAMPA	HILLSBOROUGH	Southwest	12/24/2008		6.85
BF280601000	BF280601001	Ridgewood Auto Spa	SEBRING	HIGHLANDS	South	12/23/2008		0.36
BF290803000	BF290803001	EnviroFocus Technologies	TAMPA	HILLSBOROUGH	Southwest	12/22/2008		21.18
BF160803000	BF160803001	Jacksonville Raceway	JACKSONVILLE	DUVAL	Northeast	12/18/2008	09/03/2010 #	117.03
BF160804000	BF160804001	CLH-Jacksonville	NEPTUNE BEACH	DUVAL	Northeast	12/08/2008		1.27
BF640401000	BF640401001	Clyde Morris Former Landfill	DAYTONA BEACH	VOLUSIA	Central	12/08/2008		3.63
BF050801000	BF050801001	Casbah Properties, LLC Site	MELBOURNE	BREVARD	Central	10/23/2008	12/18/2008	0.32
BF290802000	BF290802002	SSC Tampa Kracker Road, LLC, Parcel B	GIBSONTON	HILLSBOROUGH	Southwest	09/02/2008		8.49
BF290802000	BF290802003	SSC 115 Tampa Kracker Road, Parcel C	GIBSONTON	HILLSBOROUGH	Southwest	09/02/2008		74.08
BF290702000	BF290702001	TECO Hookers Point		HILLSBOROUGH	Southwest	08/08/2008		31.88
BF290802000	BF290802001	Kracker Road aka Tampa Livestock		HILLSBOROUGH	Southwest	08/06/2008		29.73
BF500701000	BF500701001	Delray Beach CRA Brownfield Site	DELRAY BEACH	PALM BEACH	Southeast	02/01/2008		2.42
BF290705000	BF290705001	Westshore Landings One	TAMPA	HILLSBOROUGH	Southwest	01/30/2008		3.70
BF560702000	BF560702001	1150 S. Federal Highway	FORT PIERCE	ST. LUCIE	Southeast	12/28/2007		2.33
BF290704000	BF290704001	Tampa Tank and Welding Property	TAMPA	HILLSBOROUGH	Southwest	12/27/2007		4.31
BF480401000	BF480401002	Former Spellman Engineering	ORLANDO	ORANGE	Central	12/27/2007		19.20
BF480401000	BF480401003	Former OUC Power Plant	ORLANDO	ORANGE	Central	12/27/2007		9.80
BF590702000	BF590702001	Former Central Florida Drum Facility		SEMINOLE	Central	12/27/2007		6.45

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BF590703000	BF590703001	Lowe's Store Fern Park	FERN PARK	SEMINOLE	Central	12/27/2007	03/31/2009	9.45
BF170701000	BF170701001	Former Runyan Shipyard, Bayou Chico	PENSACOLA	ESCAMBIA	Northwest	12/26/2007		13.80
BF560601000	BF560601001	Center Road	FORT PIERCE	ST. LUCIE	Southeast	12/26/2007		56.62
BF100501000	BF100501001	GCS Downtown Phase I, Parcel A	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007	02/15/2010	2.15
BF100501000	BF100501002	GCS Downtown Phase I, Parcel B	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		1.74
BF100501000	BF100501003	GCS Downtown Phase I, Parcel C	GREEN COVE SPRINGS	CLAY	Northeast	12/24/2007		1.75
BF170502000	BF170502001	Mosquito Control Facility	PENSACOLA	ESCAMBIA	Northwest	12/24/2007		1.00
BF170504000	BF170504001	Century Florida Site	CENTURY	ESCAMBIA	Northwest	12/20/2007	06/26/2009 #	37.00
BF290703000	BF290703001	Tampa International Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2007	06/12/2009 #	29.36
BF050701000	BF050701001	Manatee Point	MELBOURNE	BREVARD	Central	12/19/2007		0.48
BF480704000	BF480704001	Baratta ROCC Site	APOPKA	ORANGE	Central	12/19/2007	05/30/2008	3.05
BF580302000	BF580302003	BKOP1	SARASOTA	SARASOTA	Southwest	12/14/2007		48.94
BF640701000	BF640701001	William Lofts	DAYTONA BEACH	VOLUSIA	Central	11/21/2007		3.60
BF480401000	BF480401001	Orlando Events Center	ORLANDO	ORANGE	Central	09/05/2007		8.91
BF590701000	BF590701001	Former Microvia Facility	CASSELBERRY	SEMINOLE	Central	08/06/2007		8.39
BF160001000	BF160001008	Keystone/Wigmore Street	JACKSONVILLE	DUVAL	Northeast	07/11/2007		70.00
BF160001000	BF160001006	Hogan's Creek Site, Parcel 1A	JACKSONVILLE	DUVAL	Northeast	06/19/2007		3.18
BF160001000	BF160001007	Hogan's Creek Site, Parcel 1B	JACKSONVILLE	DUVAL	Northeast	06/19/2007		2.27
BF360501000	BF360501001	Garden Street Iron & Metal, Inc.	FORT MYERS	LEE	South	05/29/2007		9.86
BF160001000	BF160001005	JM Family Enterprises	JACKSONVILLE	DUVAL	Northeast	12/27/2006	11/26/2007	3.94
BF290604000	BF290604001	Waters Center Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	12/27/2006	05/27/2010 #	18.88

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BF540501000	BF540501001	Bill Ding Avenue Brownfield Site	PALATKA	PUTNAM	Northeast	12/27/2006		8.34
BF180601000	BF180601001	Bunnell Industrial/Former Rayonier Plant Site	BUNNELL	FLAGLER	Northeast	12/21/2006		43.69
BF290606000	BF290606001	Former Tampa Armature Works Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006		4.27
BF290607000	BF290607001	Avion Park at Westshore Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2006	10/13/2010	18.89
BF360301000	BF360301001	Eastwood Village Brownfield Site	FORT MYERS	LEE	South	12/19/2006		608.45
BF370601000	BF370601001	Sunland Hospital Parcel I	TALLAHASSEE	LEON	Northwest	12/12/2006	12/22/2006	5.18
BF550601000	BF550601001	Former Ponce de Leon Golf Course	ST AUGUSTINE	ST. JOHNS	Northeast	12/11/2006		284.00
BF529901000	BF529901002	City of St. Petersburg/Former Atherton Oil	ST PETERSBURG	PINELLAS	Southwest	10/10/2006		0.83
BF290603000	BF290603001	Circle Tampa Venture I	TAMPA	HILLSBOROUGH	Southwest	09/20/2006	05/31/2007 #	28.00
BF360302000	BF360302001	2780 South Street	FORT MYERS	LEE	South	06/20/2006	04/23/2008	1.68
BF290602000	BF290602001	Former 43rd Street Bay Drum Site	TAMPA	HILLSBOROUGH	Southwest	05/03/2006		4.30
BF290302000	BF290302001	Gerdau Ameristeel Brownfield Site	TAMPA	HILLSBOROUGH	Southwest	04/10/2006		30.00
BF580302000	BF580302002	Lowes Crofut Parcel and Outparcel A Site	SARASOTA	SARASOTA	Southwest	02/27/2006		4.00
BF160501000	BF160501001	Wal-Mart Phillips Highway Brownfields Site	JACKSONVILLE	DUVAL	Northeast	12/21/2005		21.23
BF290503000	BF290503001	Channelside Holdings Site	TAMPA	HILLSBOROUGH	Southwest	12/20/2005		8.00
BF500101000	BF500101006	DR Palm Beach Residential Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	12/01/2005		14.11
BF290501000	BF290501001	W.T. Edwards Brownfields Site	TAMPA	HILLSBOROUGH	Southwest	11/29/2005	05/07/2008	26.00
BF580302000	BF580302001	Lowes DMB Parcel and Outparcels B&C Site	SARASOTA	SARASOTA	Southwest	11/15/2005		19.00

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BF050301000	BF050301001	KIP I, L.L.C. Brownfield Site	PALM BAY	BREVARD	Central	10/20/2005		33.00
BF500101000	BF500101005	DR Palm Beach Hotel Complex Brownfield Site	WEST PALM BEACH	PALM BEACH	Southeast	10/20/2005		1.50
BF139801000	BF139801005	McArthur Dairy 7th Avenue	MIAMI	MIAMI-DADE	Southeast	10/07/2005		5.20
BF529701000	BF529701004	Clearwater Automotive Site	CLEARWATER	PINELLAS	Southwest	09/26/2005	07/01/2009	3.00
BF130503000	BF130503001	Dedicated Transportation Corporaton HQs	MIAMI	MIAMI-DADE	Southeast	09/08/2005	^	1.66
BF290204000	BF290204001	Former Southern Mill Creek Products Site	TAMPA	HILLSBOROUGH	Southwest	07/25/2005		8.38
BF370002000	BF370002001	Tallahassee Residence Inn Brownfield Site	TALLAHASSEE	LEON	Northwest	07/14/2005	03/19/2007 #	2.26
BF520501000	BF520501001	Community Waterfront Park	ST PETERSBURG	PINELLAS	Southwest	05/19/2005	09/23/2010 #	1.93
BF139801000	BF139801004	Los Suenos Multifamily Apartments (Dreamers, LLC)	MIAMI	MIAMI-DADE	Southeast	12/20/2004		1.46
BF060401000	BF060401001	Harbour Cove Associates	HALLANDALE BEACH	BROWARD	Southeast	12/17/2004	05/06/2009 #	7.06
BF139904000	BF139904002	Corinthian Multifamily Apartments (Liberty City Holdings, LLC)	MIAMI	MIAMI-DADE	Southeast	12/17/2004		5.74
BF290304000	BF290304001	12th Street Operations Yard	TAMPA	HILLSBOROUGH	Southwest	12/10/2004		9.66
BF139801000	BF139801003	Wagner Square (Former Civic Center)	MIAMI	MIAMI-DADE	Southeast	08/13/2004	10/07/2005	3.00
BF480201000	BF480201001	Former Gray Truck Line Property	WINTER GARDEN	ORANGE	Central	04/19/2004		5.00
BF060301000	BF060301001	Dania Motocross	DANIA BEACH	BROWARD	Southeast	04/12/2004	08/01/2006 #	12.00
BF170302000	BF170302001	Sunray Enterprises, Inc. (Keck)	PENSACOLA	ESCAMBIA	Northwest	03/17/2004	03/02/2006	1.00
BF290303000	BF290303001	Centro Asturiano Place	TAMPA	HILLSBOROUGH	Southwest	03/10/2004	09/01/2006	7.00
BF139904000	BF139904001	Siegel Gas and Oil Corp	MIAMI	MIAMI-DADE	Southeast	02/11/2004	05/17/2011	2.22
BF139801000	BF139801002	FEC Buena Vista	MIAMI	MIAMI-DADE	Southeast	12/18/2003		51.00

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BF529901000	BF529901001	Peoples Gas System (Former TECO Complex)	ST PETERSBURG	PINELLAS	Southwest	12/16/2003		5.00
BF130301000	BF130301001	Beacon Lakes (AMB Codina)	MIAMI	MIAMI-DADE	Southeast	11/24/2003		156.00
BF170201000	BF170201001	Pensacola Mainstreet, Inc.	PENSACOLA	ESCAMBIA	Northwest	10/03/2003	10/01/2010 #	3.00
BF290301000	BF290301001	Riverfront (Tampa Heights) Complex	TAMPA	HILLSBOROUGH	Southwest	10/01/2003	11/23/2005	12.00
BF160001000	BF160001004	Ford Assembly Redevelopment	JACKSONVILLE	DUVAL	Northeast	09/17/2003		23.00
BF529701000	BF529701003	Former Clearwater Sun Property	CLEARWATER	PINELLAS	Southwest	09/17/2003	01/18/2007 #	1.00
BF179901000	BF179901002	2500 North Palafox Street	PENSACOLA	ESCAMBIA	Northwest	07/25/2003		0.75
BF060201000	BF060201001	McArthur Dairy Brownfield Site	LAUDERHILL	BROWARD	Southeast	06/11/2003		10.35
BF290101000	BF290101003	Tampa Bay Scrap Processors Site	TAMPA	HILLSBOROUGH	Southwest	05/09/2003		16.00
BF160001000	BF160001003	2100 Dennis Street Remediation Trust	JACKSONVILLE	DUVAL	Northeast	05/01/2003		1.00
BF130201000	BF130201001	Biscayne Commons Brownfields Site	NORTH MIAMI	MIAMI-DADE	Southeast	04/07/2003		12.00
BF160205000	BF160205001	4502 Sunbeam Road	JACKSONVILLE	DUVAL	Northeast	03/13/2003		225.00
BF160202000	BF160202001	Phillips Highway Site	JACKSONVILLE	DUVAL	Northeast	02/24/2003		43.00
BF230201000	BF230201001	Former-St. Joe Site Surface Impoundment	PORT ST JOE	GULF	Northwest	01/28/2003	07/09/2010 #	11.00
BF230201000	BF230201002	Former-Port St. Joe Kraft Papermill	PORT ST JOE	GULF	Northwest	01/27/2003		125.00
BF160001000	BF160001002	The Shipyards	JACKSONVILLE	DUVAL	Northeast	12/31/2002		40.55
BF160201000	BF160201001	St. Johns Center Site	JACKSONVILLE	DUVAL	Northeast	12/31/2002		4.00
BF090201000	BF090201001	Inverness Wal-Mart Site	INVERNESS	CITRUS	Southwest	12/23/2002		40.00
BF010001000	BF010001002	Former-CSX Property	GAINESVILLE	ALACHUA	Northeast	11/14/2002		25.00
BF290202000	BF290202001	Wal-Mart Gunn Highway Site	TAMPA	HILLSBOROUGH	Southwest	11/07/2002	06/12/2009	28.00

**Special Notes:**

- # Site Rehabilitation Completion Order with Conditions Issued
- \* PRFBRS chose to voluntarily terminate BSRA and the BSRA was terminated in October by mutual consent
- \*\* Please note, BSRA BF00101004 has been superseded by BSRAs BF500101005 and BF00101006. Please refer to the new BSRAs for detail regarding responsible parties, site boundaries, etc.
- ^ BSRA revoked for failure to comply.

<sup>1</sup> NR = Not Reported  
BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)  
SRCO = Site Rehabilitation Completion Order ("No Further Action")

Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage <sup>1</sup>
BF530001000	BF530001001	Auburndale Wal-Mart	AUBURNDALE	POLK	Southwest	11/07/2002		10.00
BF500101000	BF500101004	DR Lakes, Inc. Parcel II	WEST PALM BEACH	PALM BEACH	Southeast	08/30/2002	**	16.00
BF290101000	BF290101002	Tampa Bay Shipbuilding and Repair Company	TAMPA	HILLSBOROUGH	Southwest	07/31/2002		53.00
BF429903000	BF429903001	Former White's Meats Packing Facility	OCALA	MARION	Central	07/26/2002	10/23/2006	6.00
BF290002000	BF290002002	CSX Spur at Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	07/22/2002		1.00
BF500101000	BF500101002	DR Lakes Multifamily Northside	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002		13.00
BF500101000	BF500101003	CFC Multifamily Northwest	WEST PALM BEACH	PALM BEACH	Southeast	07/08/2002		45.00
BF160001000	BF160001001	Ware Family Realty, LLC	JACKSONVILLE	DUVAL	Northeast	06/03/2002	12/08/2003	1.00
BF290202000	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	05/15/2002	1.00
BF290202000	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	06/04/2002	1.00
BF290202000	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	11/23/2004	2.00
BF290202000	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	12/16/2002	2.00
BF290202000	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	TAMPA	HILLSBOROUGH	Southwest	04/22/2002	07/22/2002	2.00
BF500101000	BF500101001	BrandsMart	WEST PALM BEACH	PALM BEACH	Southeast	12/27/2001		17.00
BF290101000	BF290101001	Port Ybor	TAMPA	HILLSBOROUGH	Southwest	10/29/2001		59.00
BF179901000	BF179901001	Weatherford McIntyre Property	PENSACOLA	ESCAMBIA	Northwest	10/03/2001	07/01/2002 #	3.00
BF160101000	BF160101001	Southside Generating Station (SGS) Area	JACKSONVILLE	DUVAL	Northeast	08/01/2001		42.00
BF529701000	BF529701002	Dimmit Parcel B	CLEARWATER	PINELLAS	Southwest	07/31/2001	12/18/2009	3.00
BF170101000	BF170101001	Strategic Crossing Corp. CSX Property	PENSACOLA	ESCAMBIA	Northwest	06/07/2001	12/15/2006 #	1.00
BF369901000	BF369901001	City of Ft Myers Coal Gasification Site	FORT MYERS	LEE	South	03/09/2001	01/03/2011 #	7.00

**Special Notes:**

# Site Rehabilitation Completion Order with Conditions Issued

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^ BSRA revoked for failure to comply.

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BSRA = Brownfields Site Rehabilitation Agreement (Sites Under Remediation)

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Area ID	Site ID	Site Name	City	County	District	BSRA Executed Date	SRCO Issue Date	Acreage <sup>1</sup>
BF010001000	BF010001001	Gainesville Regional Utilities/Poole Roofing Site	GAINESVILLE	ALACHUA	Northeast	01/29/2001		2.00
BF130001000	BF130001001	Potamkin Properties	MIAMI BEACH	MIAMI-DADE	Southeast	12/29/2000		7.00
BF290002000	BF290002001	WRB @ Old Hopewell Road	TAMPA	HILLSBOROUGH	Southwest	12/28/2000		10.00
BF050001000	BF050001001	Village Green Shopping Center	ROCKLEDGE	BREVARD	Central	12/22/2000		10.00
BF290001000	BF290001001	Robbins Manufacturing	TAMPA	HILLSBOROUGH	Southwest	08/28/2000	08/14/2002 #	40.00
BF529701000	BF529701001	Community Health Center	CLEARWATER	PINELLAS	Southwest	01/18/2000	07/28/2000	1.00
BF489901000	BF489901001	Sunterra Site	ORLANDO	ORANGE	Central	06/29/1999	11/05/1999	14.00
BF139801000	BF139801001	Wynwood Site	MIAMI	MIAMI-DADE	Southeast	07/27/1998	*	4.95

**Total Approximate Acreage: 3,591.80**

**Special Notes:**

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APPENDIX C  
Success Stories

## **BROWNFIELDS REDEVELOPMENT SUCCESS STORIES**

The effectiveness of the Florida Brownfields Redevelopment Program (Program) is demonstrated through the cleanup and reuse of previously underused properties. The following projects benefitted from the Program.



### **Siegel Gas and Oil Corp**

<b>Location:</b>	Miami
<b>Historical Use:</b>	Bulk Fuel Storage
<b>Contaminants:</b>	Petroleum Hydrocarbons, Polycyclic Aromatic Hydrocarbons, Volatile Organic Compounds
<b>Reuse:</b>	Retail Propane Facility

Soil and groundwater contamination was documented at the Siegel Gas and Oil site during removal of eight above ground storage tanks and the underground piping associated with the bulk storage tank facility. Approximately 154 tons of contaminated soil was removed from the excavation, but excessively contaminated soils remained along the edge of excavation. After execution of a BSRA in 2004, further assessment work was conducted and an additional 2,394 tons of contaminated soil was removed in 2008. The exposed groundwater in the pit was treated with an in-situ chemical oxidation technology. Post-active remediation monitoring was approved in August 2009 and completed in early 2011. The site was closed without conditions in May 2011. After cleanup, the area was paved to serve as increased parking for the business.

### **Future Dr. Phillips Orlando Performing Arts Center**

<b>Location:</b>	Orlando
<b>Historical Use:</b>	Multiple Parcels - Dry Cleaner, Bank, Church
<b>Contaminants:</b>	Polycyclic Aromatic Hydrocarbons
<b>Reuse:</b>	Performing Arts Center



The location for the future Dr. Phillips Performing Arts Center is approximately 3.1 acres in size and is comprised of several parcels. Historical uses of the properties included a dry cleaner, bank, church, and parking lots associated with these uses. Diesel storage tanks were located on another of the properties. Polycyclic aromatic hydrocarbon (PAH) contamination was discovered on the site in 2008. The city of Orlando entered into a BSRA with DEP in December 2009. The total quantity of PAH-contaminated soil removed from the site was 7,197 tons. No groundwater contamination was present. An unconditional closure was approved in January 2011. The Dr. Phillips Performing Arts Center will include two grand performance theaters, a community theater, outdoor plaza and performance space, rehearsal rooms, administrative



offices, and educational programming space at a cost of \$274 million. A groundbreaking ceremony was held in June 2011 with the grand opening of the center tentatively scheduled for spring 2014.

### City of Fort Myers Coal Gasification Site

**Location:** Fort Myers  
**Historical Use:** Coal Gasification Plant  
**Contaminants:** Petroleum Constituents  
**Reuse:** Children's Museum and Aquarium



During construction of the Imaginarium Hands-On Museum and Aquarium, contaminated soils associated with the operation of a former coal gasification plant were found. Construction of the museum was completed, but a large area of the property was temporarily capped and fenced to prevent access and exposure to the contaminated soil. Using the Florida Brownfields program, the city of Fort Myers was able to transform a liability into a community asset. Additional assessment of the soils and groundwater was conducted and a remedial action was completed. Most of the contaminated soils were removed from the property and groundwater treatment was conducted. A soil cap and groundwater use restrictions were implemented and legally recorded on the property deed in January 2011. As the result of an imaginative application of adaptive reuse principals, the site now includes a state-of-the-art, hands-on museum; a 100-seat theater installed in the original sludge tank; an outdoor pavilion built at the base of the operational water tower; and an 180,000-gallon lagoon system installed in the original water collection areas. In addition, renovation of the brick building behind the Imaginarium is underway and, upon completion, will house the city's Emergency Operations Center and key city personnel. The success of this project has lead to the revitalization and remediation of other properties along Martin Luther King, Jr. Boulevard, as well as the expansion of the roadway.

### Pompano Beach Replacement Library and Civic Campus A

**Location:** Pompano Beach  
**Historical Use:** Multiple Uses  
**Contaminants:** Petroleum  
**Reuse:** Public Library and Government Campus



The city of Pompano Beach executed a BSRA on this property in December 2010. Historically, the property had a number of uses including gas station, auto repair facility, commercial offices, small manufacturing facility, plumbing shop and dental office. During 2010, the city completed site assessment, removal of three underground storage tanks and soil and groundwater source removal; while simultaneously working on the brownfields

area designation and BSRA. Cleanup of the property was completed in the fall of 2010 and an unconditional closure was approved in December of that year. This property, along with an adjacent property that is also under a BSRA, will be redeveloped into a new government campus that includes a new public library.



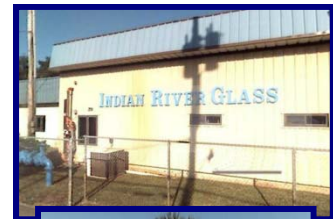
### **Avion Park at Westshore**

**Location:** Tampa  
**Historical Use:** Bulk Storage and Landfill  
**Contaminants:** Petroleum  
**Reuse:** Office, Retail and Hotel Development

Tampa's Avion Park Westshore is a mixed-use development, combining office, retail and hotel space in a pedestrian-friendly environment. This former brownfield site is located near the Tampa International Airport, convenient to downtown Tampa and Pinellas County. The property originally contained underground bulk petroleum storage tanks in addition to being the site of a city of Tampa landfill. Storage tanks were removed and over \$1 million was spent to manage solid waste removal. Redevelopment of the property proceeded while groundwater cleanup was still underway. Cleanup of the property was completed in 2010 and the site received an unconditional closure in October 2010. Construction of three hotels—TownePlace Suites by Marriott, Hilton Garden Inn and Homewood Suites by Hilton began in 2007 and all three hotels were put into service in 2008. Upon completion, the \$150 million dollar project will include: 437 hotel rooms; 21,000 square feet of inline specialty retail and four pad sites for restaurant/banking; and 425,000 square feet of Class A office space for a total of 800,000 square feet on nearly 19 acres. The project has created approximately 285 construction jobs and permanent jobs for 99 hotel employees. In addition, an estimated 1,900 retail and office workers will occupy the property on a daily basis once office construction is complete. The ad valorem taxes for the developed portion of the project increased from \$83,434 (2004) to \$424,916 (2010).

### **RJS Investments - Indian River Glass**

**Location:** New Smyrna Beach  
**Historical Use:** Glass Company  
**Contaminants:** Petroleum  
**Reuse:** Expansion of Current Window and Door Distribution Business



The Indian River Glass site is currently a commercial window and door distributor and has maintained the Indian River Glass name at this location in New Smyrna Beach since 1979. With plans to expand the business, the current property owner conducted an Environmental Site Assessment (ESA) on the 0.8 acre property in support of a bank transaction. During the ESA, petroleum contaminants were

discovered in the groundwater and soil. Further investigation revealed the presence of a previously unknown underground storage tank (UST) located on the edge of a dry retention pond. RJS Investment of Central Florida, Inc., also known as Indian River Glass, entered into a BSRA November 3, 2009. The UST was removed and groundwater was remediated by natural attenuation. An unconditional closure was approved on October 13, 2010.



### **Pensacola Main Street**

**Location:** Pensacola  
**Historical Use:** Former Cargo Docks  
**Contaminants:** Arsenic  
**Reuse:** Office Building and Restaurant Site

This site is part of the Pensacola Bay waterfront area that was historically filled in for cargo docks. Use of the property has included a fish house that was removed in the 1930s, and the site of a “container operation” for transfer of finished nylon in the 1980s. For long periods of time the site sat empty and unused. Arsenic contaminated soils were addressed through the use of soil caps (parking lot and building). These engineering controls were recorded on the property deed. The property is now occupied by two businesses: Baskerville-Donovan, Inc., (Engineers) at 449 West Main Street and The Crab Trap Restaurant at 455 West Main Street. Baskerville Donovan employs 61 people at this location and The Crab Trap employs 18 people. The certified 2010 tax roll shows the Baskerville property value as \$1,374,904 as compared to the approximate pre-development value of \$254,000. The certified 2010 tax roll shows The Crab Trap property value as \$572,706 as compared to the approximate pre-development value of \$209,475.

### **Community Waterfront Park**

**Location:** St. Petersburg  
**Historical Use:** Former Marine Construction Company  
**Contaminants:** Petroleum, Arsenic  
**Reuse:** Community Waterfront Park



The city of St. Pete Beach transformed a former marine construction company site with petroleum and arsenic impacts into a community waterfront park. In addition to providing site rehabilitation, the development of this park increases critically needed waterfront access and provides passive recreational opportunities to the residents of the city. The project also resulted in expanding greenspace within the city and substantially improved stormwater treatment prior to discharge into Boca Ciega Bay. Petroleum remediation included dewatering with groundwater treatment to support removal of contaminated soils below the water table. Institutional controls related to residual groundwater impacts were enacted and a conditional site closure was completed in September 2010.



### Former St. Joe Surface Impoundment

**Location:** Port St. Joe  
**Historical Use:** Wastewater Impoundment for Paper Mill  
**Contaminants:** Metals, Polycyclic Aromatic Hydrocarbons  
**Reuse:** Surface Impoundment

The surface impoundment received wastewater and waste materials (bark, lime grits, etc.) from the paper making process at the adjacent St. Joe paper mill. The property was in use from the late 1930s until 1996. Site soils and groundwater were impacted by polycyclic aromatic hydrocarbons (PAHs) and metals. To remediate the property, soils with lower concentrations of contaminants were consolidated in areas of the site with higher concentrations of contaminants. The area of contaminated soils was then capped and a restrictive covenant was recorded on the deed for the property. The restrictive covenant requires maintenance of the soil cap and imposes digging restrictions and groundwater use restrictions on the property. Once permits are secured, the property will become part of a planned expansion of the Port.

### Former Jacksonville Raceway

**Location:** Jacksonville  
**Historical Use:** Motor Sports Complex  
**Contaminants:** Petroleum Constituents, Old Tires, Debris  
**Reuse:** Commercial Warehouse Complex



This 65-acre parcel was operated as a motor sports complex from the 1960s until 2004. The facility included a half-mile clay surface oval racetrack, a go-cart track, an asphalt surface drag racing track, a motocross track, and a pit (maintenance) area. Petroleum materials (such as used motor oil) were historically used for dust control. Benzo(a)pyrene equivalents, arsenic and polychlorinated biphenyls (PCBs) were found in site soils. No groundwater impacts were documented. Approximately 52,448 tons of soil was removed from the site. In addition, 1,176 tons of concrete and debris and approximately 52,500 tires were removed. A conditional site rehabilitation completion order was issued in September 2010. The site is ready for reuse and the planned redevelopment is a commercial warehouse complex.



### **Lowe's Store, Fern Park**

**Location:** Fern Park  
**Historical Use:** Commercial Oil Change Facility  
**Contaminants:** Petroleum Constituents  
**Reuse:** Large Scale Retail



When Lowe's acquired this property in Fern Park, the former location of a discount retail business had been sitting empty for some time. During redevelopment, Lowe's discovered soil and groundwater contamination associated with the retail car maintenance facility operated by the previous occupant. Remediation included removal of two above-ground storage tanks, one underground storage tank, three hydraulic lifts and 73.2 tons of contaminated soil. Completion of this project resulted in the creation of 125 jobs, site cleanup and improvements to an underutilized property.



### **Harbour Cove**

**Location:** Hallandale  
**Historical Use:** Landfill/Lakefill and Former Auto Repair  
**Contaminants:** Petroleum, Ammonia, Arsenic  
**Reuse:** Affordable, Multi-Family Housing

In accordance with the brownfields statute, DEP has delegated authority to Broward County to implement the Program in the county. This project was managed by Broward County Environmental Protection and Growth Management Department (EPGMD), through that delegation agreement. The majority of the 7.06 acre property that is now occupied by Harbour Cove Apartments was originally an old lakefill site. Lakefills are generally non-natural surface water bodies, i.e., a quarry, that are permitted to receive inert solid waste such as construction debris. An old auto repair shop was also located on the property and was the likely source of the petroleum contamination. After completion of assessment, the site was monitored in accordance with Chapter 62-785, Florida Administrative Code, to confirm that the low level contaminant plume was stable or shrinking. The EPGMD issued a conditional closure in May 2009 indicating that no further remediation of the property was necessary as long as the registered engineering and land use controls were maintained. The property has been redeveloped into a four-story, 212 unit affordable housing complex. Approximately 75 construction jobs were created during development and the operation of the complex resulted in 10 permanent jobs. The taxable value of the property, prior to cleanup, was \$290,950. The taxable value of the improved property is now \$6.6 million.

### Tampa International Center - IKEA

**Location:** Tampa  
**Historical Use:** Cannery, Auto Parts Recycling, Newspaper Production  
**Contaminants:** Petroleum Constituents, Arsenic, Aluminum, Iron  
**Reuse:** Destination Retail Store



Originally developed and operated as a cannery from 1936 until 1981, the Tampa International Center property was characterized by local media as a “gritty industrial site between the Port of Tampa and Ybor City.” Environmental testing at the site revealed elevated levels of polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons and arsenic in the soil, as well as aluminum and iron in the groundwater. The environmental issues associated with the property were managed by removal of tanks, railroad tracks and contaminated soil and the use of engineering and institutional controls. Institutional controls were recorded to ensure that the soil cap is maintained and to limit future land use to commercial/industrial. IKEA opened its third Florida store on the property in May 2009. The redeveloped 29-acre site now contains a 353,000 square foot store, a 350 seat restaurant and approximately 1,700 parking spaces. The IKEA project created 500 construction jobs and 400 new, in-store jobs.



### Century

**Location:** Century  
**Historical Use:** Lumber Mill, Wood Door Manufacturing  
**Contaminants:** Volatile Organic Compounds  
**Reuse:** Sale of the Property in Negotiation

From approximately 1900 until the late 1960s, Alger-Sullivan Company operated a lumber mill on the site. Various companies, including Wayne Dalton Corporation, manufactured wooden doors at the facility from approximately 1971 until 1992. As part of the manufacturing process, the wooden doors were dipped in pentachlorophenol wood preservative. The contamination on the property was associated with a release from the dipping tank. Cleanup of groundwater and soils was conducted and a conditional closure was issued by DEP in 2009, indicating that no further remediation of the property was necessary as long as the registered engineering and land use controls were maintained. Another manufacturing company was originally interested in acquiring the property after cleanup, but didn't take place. Although the property is now vacant, a sale is under negotiation.

### **Sandefur Site**

**Location:** Sanford  
**Historical Use:** Agricultural  
**Contaminants:** Arsenic  
**Reuse:** Elementary School



Seminole County selected the Sandefur property for construction of the Midway Elementary School of the Arts. Sampling of the property prior to development revealed arsenic contamination in the soils. Contaminated soils were excavated and the site was closed without conditions in April 2009. The school was opened in January 2010.



### **Clearwater Automotive**

**Location:** Clearwater  
**Historical Use:** Former Foundry and Auto Salvage Yard  
**Contaminants:** Metals, Polycyclic Aromatic Hydrocarbons  
**Reuse:** Ready for Redevelopment

A variety of businesses have occupied the Clearwater Automotive site for more than 80 years. In the 1920s, a drycleaning facility was located on the property. A metal foundry operated at the site from 1947 until 1975, and then Hart Electric, Inc. owned the site until 1981. From 1981 until approximately 2005, the Clearwater Automotive salvage yard operated on the property. The site is located immediately adjacent to a residential area and represented an eyesore, as well as a potential health risk to nearby residents. The city of Clearwater purchased the property and entered into a BSRA with DEP. Cleanup of the property was completed in 2009. Planned redevelopment of the property has been slowed by economic conditions, but the eyesore and health risk have been removed.

### **Dimmitt Parcel B**

**Location:** Clearwater  
**Historical Use:** Car Dealership and Light Industry  
**Contaminants:** Volatile and Semi-Volatile Organic Compounds, Metals  
**Reuse:** Ready for Redevelopment



A car dealership was operated on the Dimmitt property for many years. Records also show that a gas station occupied a portion of the property during the 1940s. Operations at the site included new and used car sales, administrative offices, car rental, car washing and auto repair. After Dimmitt Chevrolet ceased operations, a number of



other automobile rental, maintenance and repair businesses operated on the property until 1999. At that time, the city of Clearwater acquired the property, demolished the buildings on the site, and began the process of site rehabilitation. Groundwater and soil contamination were present as the result of a discharge associated with the automobile operations. Contaminated soils were removed from the property and an interim land use control was implemented to prevent use of groundwater while the resources necessary to complete cleanup were acquired. Groundwater cleanup was completed in 2009 and DEP approved unconditional closure for the property. The Dimmitt site is located within the city of Clearwater's Community Redevelopment Area (CRA). Plans to redevelop the property have been stalled twice due to economic conditions.



### **GCS Downtown Phase I, Parcel A**

<b>Location:</b>	Green Cove Springs
<b>Historical Use:</b>	Car Dealership
<b>Contaminants:</b>	Petroleum Constituents
<b>Reuse:</b>	Ready for Redevelopment

The former Garber Pontiac property is located on Highway 17 in downtown Green Cove Springs. This property, along with a handful of others along Highway 17, has been inactive for a number of years. The city of Green Cove Springs targeted the corridor for redevelopment, actively recruiting developers, and supporting redevelopment efforts through the designation of the brownfields area and acquisition of federal brownfields grants. Parcel A is the first site along the corridor to complete site rehabilitation under the Florida Brownfields program. Planned redevelopment of the property is for residential and commercial land use.

### **Embry-Riddle Aeronautical University**

<b>Location:</b>	Daytona Beach
<b>Historical Use:</b>	Agricultural
<b>Contaminants:</b>	Arsenic
<b>Reuse:</b>	Proposed Research and Technology Park



Embry-Riddle Aeronautical University owns 77.6 acres of property located south of its Daytona Beach campus. An assessment of the property revealed low level concentrations of arsenic in groundwater. The university entered into a BSRA with DEP to address the contamination and the site was closed without conditions in March 2010. As part of a private-public partnership with the city of Daytona Beach, the university intends to develop an aeronautical and aerospace research and technology park on the property. The approved development plan for the proposed technology park includes 595,000 square feet of office and building space and will feature an amphitheatre, plaza and walking trails. The technology park will promote research, development, technological, aeronautical and aerospace education activities; provide an economic engine to attract new businesses to the

area; and create employment opportunities for local residents and recent university graduates.

### Baratta ROCC



**Location:** Apopka  
**Historical Use:** Used Tire Storage  
**Contaminants:** 88,000 Buried Tires  
**Reuse:** Light Industry, Including a Biodiesel Plant



The Baratta property sat vacant for more than 20 years before a developer purchased the property for redevelopment. During the early stages of site preparation, 88,000 buried tires were discovered on the property. The cost of dealing with the tires threatened to undermine the entire project. Working with the Program, the developer was able to sign a BSRA in the fall of 2007 and remove all the tires before the end of that year. After removal, the developer conducted site assessment to confirm that there were no further impacts on the property. DEP approved closure of the site in May 2008. The Baratta site was the first project to take advantage of the Voluntary Cleanup Tax Credit (VCTC) for solid waste available to brownfield sites. When purchased in 2002, the property was valued at \$210,000. The current value is \$1.56 million. Construction of 22,000 square feet of flex-space warehousing was completed in December 2008 and the property is already 50 percent leased. The developer's plans include turning this brownfield site into a brightfield (a contaminated site that has been converted to usable land using pollution-free solar energy bringing high-tech solar manufacturing jobs to the site). A solar panel company and a biodiesel fuel company will be located on the property in the next six months. With current tenants and the two green energy projects, approximately 12 new jobs will be created.

### 2780 South Street

**Location:** Fort Myers  
**Historical Use:** Truck Servicing and Light Manufacturing  
**Contaminants:** Petroleum Constituents  
**Reuse:** Ready for Redevelopment



The property at 2780 South Street, Fort Myers, was utilized between 1962 and 1993 as a truck servicing facility. Subsequent to that, a plastics manufacturing facility operated on the property for approximately five years. In 1998, operations of the plastics company ceased and the site was left unoccupied for eight years. Cleanup of the property, under the Program, was completed in approximately one year. The cleanup addressed petroleum contamination in soil and groundwater associated with the former fueling areas. A light manufacturing operation was originally planned for the site, however, these plans changed and the property is now under contract to a landscape supply company. The landscape supply company plans to use the property to operate a bagging facility for river rock and other landscape stones.

## Wagner Square

**Location:** Miami  
**Historical Use:** Plant Nursery, Dump Site  
**Contaminants:** Incinerator Ash, Metals, Dioxins/Furans  
**Reuse:** Affordable/Workforce Housing



In 1998, a due-diligence investigation of the 3-acre Wagner Square property site was conducted for an impending property sale. The vacant parcel was owned by the city of Miami and was known as the Civic Center Property. The Phase I environmental assessment documented that the property was first developed with residences in the 1930s. A nursery was located on the northern portion of the site from approximately 1949 to the mid 1980s. The nursery and all residential structures were cleared from the subject site by 1986. Investigation of the site revealed debris from illicit dumping. In addition, test pits showed a layer of incinerator ash across the eastern portion of the property. Soils contained elevated concentrations of arsenic, barium, lead and dioxins/furans. No groundwater contamination was documented. The city of Miami and Wagner Square were awarded a Brownfields Economic Development Initiative (BEDI) grant from the U.S. Department of Housing and Urban Development to address the contamination and redevelop the site. The property was sold to Wagner Square, LLC, in 2004. Wagner Square, LLC entered into a BSRA with the Miami-Dade Department of Environmental Resources Management in June 2004. All contaminated soil and ash (15,863 tons) were removed from the site. The first phase of the proposed development is construction of 56 units of affordable/workforce housing. The second phase consists of the development of a 330,000 square foot medical office building with a 1,300 car parking garage. The third phase is another 48-unit affordable/workforce condominium. Underground infrastructure was started in 2008 but construction stalled thereafter due to the downturn in the economy. However, the developer anticipates that the development will soon begin again.

## JM Family Enterprises

**Location:** Jacksonville  
**Historical Use:** Bulk Petroleum Storage  
**Contaminants:** Petroleum  
**Reuse:** Expanded Vehicle Receiving and Distribution



The JM Family Enterprises property is located in the Port of Jacksonville. A bulk petroleum storage facility occupied the property across the street from the JM Family vehicle receiving and distribution facility. Petroleum contamination was discovered on the property. Cleanup was completed in 2007 and the site was closed without conditions that year. Cleanup of the property allowed expansion of the vehicle receiving and distribution facility.

### Casbah Properties

**Location:** Melbourne  
**Historical Use:** Gas Station  
**Contaminants:** Petroleum  
**Reuse:** Restaurant



This former gas station property is located in downtown Melbourne and had become a rundown eyesore. Knowing that underground storage tanks were present on the property and that contamination might be present, the new property owner/developer chose to enter the Program. The VCTCs available through the Brownfields Program made the project financially feasible. A total of nine underground and above ground storage tanks were removed from the property. No impacts to soil or groundwater were found. After cleanup and renovation, the new restaurant has become a must-eat dining destination. The rehabilitation of the Matt's Restaurant property is playing an important role in the revitalization of downtown Melbourne.



### Former W.T. Edwards Property

**Location:** Tampa  
**Historical Use:** Former Tuberculosis Hospital  
**Contaminants:** Petroleum  
**Reuse:** Educational and Job Training Facility

The W.T. Edwards Hospital, erected in 1952, was one of three tuberculosis (TB) hospitals built in Florida after World War II and was funded by a state cigarette tax and federal sources. With the decline in the occurrence of TB, the hospital closed in 1974. The facility was subsequently used by the Florida Department of Health for a number of years. In 2003, Hillsborough Community College was allowed to purchase the property. The W.T. Edwards site had environmental considerations including five underground storage tanks, a drum storage area, and asbestos in the old building. The storage tanks were closed in accordance with state regulations. One tank area had documented contamination, which was closed with a soil removal and monitored natural attenuation. The drum storage area was cleaned up by removing contaminated soil. Groundwater assessment revealed no impacts to the groundwater in the area. The college received an EPA Revolving Loan, which included a \$170,000 sub-grant and a \$255,000 loan, to assist in paying for asbestos removal from the old hospital building.



### Circle Tampa Venture

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Aluminum Can Plant, Former Army Airfield
<b>Contaminants:</b>	Metals, Solvents, Polychlorinated Biphenyls, Oil and Grease
<b>Reuse:</b>	Upscale Apartments and Townhomes



The former Ball Metal Plant operated for 36 years and then sat unused for six years. Circle Tampa Ventures entered the Program and completed voluntary cleanup of the property. Cleanup included removal of 443 tons of contaminated soil and execution of a restrictive covenant prohibiting the use of groundwater. The site is located north of Busch Gardens and south of the University of South Florida and H. Lee Moffitt Cancer Center and Research Institute. Redevelopment of the site is underway and features upscale, three-story apartments and townhomes. The 468 apartments and townhome units opened in early 2008. The sales price of the property in 2004, prior to cleanup, was \$3.15 million. When complete, the property value is projected to be approximately \$44 million. Ad valorem taxes for this project increased from \$63,000 (2004) to \$781,500 (2010). The project has resulted in the creation of 10 management, leasing and maintenance jobs.

### Tallahassee Residence Inn

<b>Location:</b>	Tallahassee
<b>Historical Use:</b>	Bulk Petroleum Facility
<b>Contaminants:</b>	Petroleum, Dioxin
<b>Reuse:</b>	Hotel



Tallahassee's Gaines Street Corridor is a historically industrial area located near the heart of downtown. Gaines Street's prime location, between Florida State University and Florida Agriculture and Mechanical University and immediately south of the State Capitol complex, stimulated a plan for revitalization of the area. The first major project in the corridor was the completion of the Marriott Residence Inn in the fall of 2006. The property was known to be contaminated and had been the site of a bulk petroleum storage facility in addition to other industrial uses. By working with the developer to pool economic and environmental incentives, the city of Tallahassee was able to secure a commitment for redevelopment of the property and create a benchmark for redevelopment of the remainder of the corridor. DEP approved conditional closure in the spring of 2007, indicating that no further cleanup of the property was necessary as long as the registered engineering and land use controls were maintained. Total construction cost for the Marriott Residence Inn was \$10 million. The hotel now employs 32 full-time and nine part-time staff. Prior to redevelopment, the property was valued at \$588,166. The property is now valued at more than \$10 million.

### Sunterra Site

**Location:** Orlando  
**Historical Use:** Former Montgomery Ward Store  
**Contaminants:** Hydraulic Oils  
**Reuse:** Sheriff's Substation



This former retail department store sat empty for some time after the Montgomery Ward Corporation went bankrupt. Operations at the property had included an automotive service center. Approximately eight hydraulic lifts remained on the property. Sunterra Corporation entered into a BSRA with DEP to conduct voluntary cleanup of the property. The hydraulic lifts and associated contaminated soils were removed. No groundwater contamination was found. Sunterra originally redeveloped the property as a call center to market timeshare properties, but the property is currently being used as an annex to the Orange County Sheriff's Office. The facility includes training and office areas.



### Dania Motocross

**Location:** Dania Beach  
**Historical Use:** Motocross Race Track  
**Contaminants:** Metals in Groundwater  
**Reuse:** Warehouse Complex

The Dania Motocross facility operated as a recreational and competitive motocross track from 1995 until 2005. Prior to 1989, the property was an illegal dump. In accordance with the brownfields statute, DEP has delegated authority to Broward County to implement the Program in the county. The developer entered into a BSRA with Broward County to address metals contamination in the groundwater. In August 2006, Broward County approved closure with conditions for the property indicating that no further action was necessary at the site, as long as land use was restricted in accordance with the conditions recorded on the deed. The site is currently in the permitting stages of redevelopment for use as a warehouse complex.

### Sunray Enterprises, Inc.

**Location:** Pensacola  
**Historical Use:** Gas Station  
**Contaminants:** Petroleum  
**Reuse:** Automobile Repair Shop



The storage tanks from this former gas station site were removed in the 1970s. In accordance with rules in place at that time, the dispenser island was left in place. Under the Program,

the new owner removed the dispenser island and cleaned up the petroleum contaminated soils and groundwater. The original building was left on the property and it is currently being used as an automobile repair shop.



### Centro Asturiano

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Hospital
<b>Contaminants:</b>	Petroleum, Incinerator Debris, Biohazards
<b>Reuse:</b>	Mixed Income Retirement Housing

Centro Asturiano Hospital was built in 1928 and served the Ybor City community until the early 1990s. In 1996, the city condemned and demolished all but one of the buildings on the hospital's campus. The remaining hospital building suffered from neglect and vandalism during its 10-year vacancy. The Centro Asturiano property has been rehabilitated in accordance with state environmental standards and redeveloped to benefit the community. The seven-acre campus is now affordable housing for senior citizens. The 7,000 square foot historic hospital building was renovated to house administrative functions and a clubhouse for residents. More than \$16 million in public and private funds were invested in the project and four full-time jobs were created. The pre-development value of the property was \$290,110. The current value of the property is more than \$3.6 million.

### Riverfront (Heights Redevelopment Area) Complex

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Marine Repair, Dump Site for Bridge Demolition Debris, Lift Station
<b>Contaminants:</b>	Metals, Petroleum Compounds, Polychlorinated Biphenyls
<b>Reuse:</b>	Residential Condominiums



Located in downtown Tampa on the Hillsborough River, this property was a former dump site and marine repair facility. Demolition debris and other waste from an old bridge had been stockpiled on the property. An assessment revealed low level concentrations of metals, volatile organic compounds and petroleum products in site soils. The developer entered into a BSRA with DEP with plans to build condominiums on the property. Contaminated soils were removed from the site and it is currently ready for redevelopment. Although the original developer withdrew its redevelopment plan, the property is now included in the Heights Community Redevelopment Area and a new redevelopment plan is underway. The project is located adjacent to the new Stetson University Law Building and across the river from the Blake Magnet High School of the Arts.



### Former Clearwater Sun Property

<b>Location:</b>	Clearwater
<b>Historical Use:</b>	Printing and Publishing Facility
<b>Contaminants:</b>	Arsenic, Petroleum
<b>Reuse:</b>	Residential

Soil and groundwater contamination at this facility were present at this former printing and publishing facility operated by the Clearwater Sun newspaper. The principal contaminants were arsenic and petroleum compounds. Upon completion of assessment and remediation, DEP approved conditional closure for the site in January 2007. The conditional closure stated that no further remediation of the property was necessary as long as registered engineering and land use controls are maintained. The original building was left in place and renovated for reuse. The facility is now an industrial equipment supply operation.

### Former White's Meat Packing Facility

<b>Location:</b>	Ocala
<b>Historical Use:</b>	Meat Packing Facility
<b>Contaminants:</b>	Petroleum, Unknown Hazards
<b>Reuse:</b>	Commercial Office Space



This derelict meat packing facility sat vacant for 10 years. The owner, who also ran a construction business, used the seven-acre site for storage of heavy equipment and a staging area for materials. For a variety of reasons, the owner deeded the property to the city of Ocala. During the cleanup, several unregistered underground storage tanks with petroleum products and more than 30 55-gallon drums of unknown substances were removed from the site. An investor was found who offered to build a 75,000 square foot, multi-level office complex. At project completion, \$1,838,000 in grant funds had been acquired, the city of Ocala had invested almost \$100,000 and the private investor had spent more than \$10 million in land purchase and construction. The project created more than 100 jobs and stimulated revitalization of the surrounding area.



### Ware Family Realty, LLC

<b>Location:</b>	Jacksonville
<b>Historical Use:</b>	Drycleaning Facility
<b>Contaminants:</b>	Chlorinated Solvents
<b>Reuse:</b>	Heating, Ventilation, and Air Conditioning (HVAC) Equipment Supply Facility

The former Raines Drycleaners property was purchased by a neighboring property owner who wanted to expand an existing HVAC equipment supply business. Ware Family Realty, LLC, completed the cleanup and redevelopment of the chlorinated solvent contaminated property. The redevelopment included 8,000 square foot expansion of an existing warehouse resulting in seven new jobs, creation of retail and office space for four businesses and the creation of office space for a furniture distributor. Prior to site rehabilitation the property value was \$325,000. The property is currently valued at more than \$1.2 million.

### Wal-Mart Buckley-Shuler, Parcels A-E and Gunn Highway

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Former Paint Facility and Commercial Dairy
<b>Contaminants:</b>	Volatile (VOC) and Semi-Volatile (SVOC) Organic Compounds
<b>Reuse:</b>	Wal-Mart Store and Outlying Retail Parcels



The 40-acre Buckley Shuler property, located near the intersection of Henderson Road and Gunn Highway in Tampa, was once home to a paint factory and dairy farm. Wal-Mart purchased the property, a total of six parcels, in 2001 for \$2,533,400. The developer, Buckley Shuler, completed cleanup of VOC and SVOC contamination of the soils and groundwater at a cost of approximately \$700,000. The five outparcels (parcels A-E) were assessed and cleaned up relatively quickly. All five outparcels had received approval for no further action by 2004. Natural attenuation with monitoring was conducted on the sixth parcel and DEP approved closure without conditions in 2009. Wal-Mart was able to redevelop the property while groundwater remediation was ongoing. The current taxable value of the property is around \$17.5 million. Wal-Mart and the businesses on the out parcels provide more than 400 jobs.



### **Weatherford McIntyre Property**

<b>Location:</b>	Pensacola
<b>Historical Use:</b>	Construction and Demolition Debris (C&D) Landfill
<b>Contaminants:</b>	Arsenic
<b>Reuse:</b>	Commercial Supply Warehouse

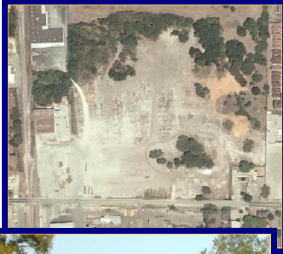
This former C&D debris landfill was located in an area of Pensacola targeted for economic renewal. Under the Program, approximately 500 tons of arsenic contaminated soil were removed from the property. Construction of the building and parking areas provided engineering controls to prevent exposure to the low levels of arsenic still present on the property. The property was redeveloped into a commercial marine parts supply facility. The project resulted in \$724,000 of private investment and 25 new jobs.

### **Strategic Crossing Corporation, CSX Property**

<b>Location:</b>	Pensacola
<b>Historical Use:</b>	Former Railroad Right-of-Way
<b>Contaminants:</b>	Arsenic, Semi Volatile Organic Compounds
<b>Reuse:</b>	Commercial parking lot



The city of Pensacola successfully used the Program to reuse a marginal piece of property in the downtown area. The Strategic Crossing Corporation redeveloped the property to provide parking in conjunction with a commercial redevelopment project. A portion of the project was on the site of an old industrial rail spur which was contaminated by arsenic and semi volatile organic compounds (SVOCs). Cleanup of the on-site contamination was completed and the rail spur property was redeveloped as a much needed downtown parking facility for a new office complex. The total project resulted in \$8 million of private investment and the creation of 120 jobs.



## **Robbins Manufacturing**

<b>Location:</b>	Tampa
<b>Historical Use:</b>	Wood Treating, Pole Storage
<b>Contaminants:</b>	Chromated Copper Arsenate (CCA)
<b>Reuse:</b>	Multi-Family Residential

The Robbins Manufacturing facility was the first designated brownfield area in Hillsborough County. The site's past uses included treatment of lumber and poles with CCA and storage of treated telephone poles. Over time, the soil at the facility became contaminated with arsenic. The site development plan called for a residential multi-family apartment complex on 16 acres and commercial land use on the adjoining eight acres. Site rehabilitation removed all contaminated soil from the residential site and relocated contaminated soil to the commercial site. In accordance with state law, engineering controls and deed restrictions were used to cap and control exposure to contamination remaining on the commercial site. Development on the commercial portion of the site includes a car dealership and a gas station/convenience store.

## **Community Health Center**

<b>Location:</b>	Clearwater
<b>Historical Use:</b>	Abandoned Gas Station
<b>Contaminants:</b>	Petroleum
<b>Reuse:</b>	Community Health Center



The city of Clearwater came into possession of a rundown former gas station in a low income neighborhood. There were liens against the property and no one was interested in pursuing an apparently risky investment. A community group with knowledge of the Program was assembled to convert the property into a much needed healthcare facility. Four underground storage tanks and hydraulic lifts were removed and 450 tons of contaminated soil were removed and disposed of. Community Development Block Grant funding was acquired to demolish the old structure and Florida State Tobacco Settlement funds were appropriated for the construction of a new health care facility. Upon completion, the Willa Carson Community Health Resource Center was able to provide quality healthcare to a medically underserved neighborhood. In the first year of operation, more than 7,000 patients were served. New jobs were created, a contaminated site was cleaned up and an undesirable property became a valuable community asset.