



# Ready for Reuse

## Temple Terrace Residential Property

11110 North 56th Street, Temple Terrace, Florida 33617



Images from left to right: Apartment complex playground, pool and leasing office, nearby construction, and tennis courts at the apartment complex.

**Site Name:** Normandy Park Apartments Superfund Site

**Size:** 9 acres

**Existing Site Infrastructure:** Water, sewer, electricity and natural gas utilities are available on site.

**Readiness for Reuse:** A 1.2-acre field on the southern part of the site is ready for reuse. The rest of the site is in continued use, as part of The Park at Monument Terrace, a 144-unit apartment complex.

**Use Restrictions:** A restrictive covenant requires that the property owner, Normandy United LCC, notify EPA and the state of Florida prior to disturbance of any existing structures, restricts construction of groundwater wells or use of groundwater on site, and requires maintenance of all asphalt byways and parking lots. The area has been developed for many years. Municipal water supplies service area businesses and homes.

### SETTING:

- The site is zoned for residential land uses.
- Surrounding areas are zoned for residential, commercial and institutional uses.
- Site surroundings include Temple Terrace City Hall (north), a vacant lot and a bank (south), Temple Terrace Public Works, apartments and a hospice care center (north) and a shopping center (east).
- The Park at Monument Terrace includes a playground, an apartment clubhouse, a swimming pool and a laundry facility. The northern courtyard has 80 residential units in eight buildings. The southern courtyard has 64 residential units in four buildings.
- As of December 2016, EPA had data on one on-site business. The Park at Monument Terrace employs four people.
- Surrounding population: 0.5 mile, 3,382 people  
2.5 miles, 74,736 people | 4 miles, 159,600 people.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

### REMEDIAL STATUS:

- Cleanup included excavating contaminated source material and containing remaining contaminated soil beneath clean fill, concrete caps, tree plazas and existing structures on site.
- One swimming pool was filled in in 2012. Tennis courts were removed and replaced with clean soil in 2014.
- Monitored natural attenuation of groundwater contamination is ongoing. Periodic sampling will continue until groundwater contamination meets cleanup goals.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/normandy-park-apartments](http://www.epa.gov/superfund/normandy-park-apartments)