

# Celebrating 10 Years of Returning Superfund Sites to Beneficial Use



## REGION 4 Success Story

### Pepper Steel & Alloys: Medley, Florida



Pictured: Pepper Steel and Alloys site prior to remediation. Source: EPA



Pictured: Redevelopment at the Pepper Steel and Alloys site. Source: EPA

In 2004, EPA began working with the State of Florida, Miami-Dade County, and site owners at the Pepper Steel & Alloys Superfund site in Medley, Florida to help move the site into reuse. EPA supported the reuse of the site by developing language for protective institutional controls that would be compatible with reasonably anticipated reuse of the site; working with prospective site owners to overcome barriers to obtaining funding for the development of the site; and providing key information about the remedy at the site to ensure the future use remained protective. The Superfund Redevelopment Initiative (SRI) highlighted the site as a 2007 Return to Use demonstration project because of EPA's ongoing efforts with all site stakeholders to support future use and address reuse barriers.

Remedial action at the site involved excavating and capping contaminated soil on site. For 15 years following remedial action, the 25-acre site was vacant, overgrown with vegetation, and subject to extensive dumping of debris. Once barriers to reuse were addressed, the site's prime location sparked significant interest among potential developers. A trucking and transportation company now operates on 5-acre parcel. Another parcel was sold in 2006, and the new owner runs a pre-cast concrete manufacturing plant. A portion of this parcel is also being leased for temporary storage of land-sea containers. The remaining parcel is being reused, in part, as a truck staging area. In addition, an on-site building has been improved with a new external paint job, new parking lot curbing, and new asphalt and stormwater improvements in the parking lot in anticipation of future use. Redevelopment has eliminated on-site dumping and has improved the long-term protection of the remedy, especially with respect to storm water control. As part of the reuse of the parcels, current owners comply with guidelines set forth by local government ordinance.

“Neighbors on property surrounding the site say this land was a dumping ground for 20 years. In that sense, redevelopment has had a great, positive impact on this community. People are glad to see the land cleaned up...Regional EPA folks were instrumental in instilling in me what needed to be done to get the site into reuse, and played a key role in helping my redevelopment efforts succeed.” - Walter Lista, one of the current site owners

“Redevelopment at Pepper Steel enhances the constructed remedy. It allows for stormwater systems to be designed and controlled properly. New changes or improvements to the land by developers trigger County stormwater requirements for the entire property, and that means an enhancement to our remedy.”- Jan Rogers, EPA Remedial Project

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