



# Sites in Reuse

## Solitron Microwave Superfund Site

4100 Cove Road, Port Salerno, Florida 34997



Images from left to right: Stuart Web printing business truck, CKO facility, and the Stuart Web printing business on site.

**Site Size:** About 20 acres

**Current Site Uses:** An industrial park with warehouse and office space is located on site.

### INTRODUCTION

The cleanup and reuse of the 20-acre Solitron Microwave Superfund site provided a chance to transform a blighted, long-vacant piece of property into a valued community asset. Port Salerno Industrial Park provides much-needed industrial, office and warehouse space in Port Salerno, a rapidly growing community in southeast Florida. Restored wetland areas, grassy areas and trees provide an attractive business environment for site tenants and pleasant views for the surrounding community.

Close coordination between EPA, the Florida Department of Environmental Protection (FDEP), Martin County and Port Salerno Industrial Park (PSIP) made the project possible and ensured the protectiveness and long-term stewardship of the site's remedy. After several years of cleanup, PSIP finished construction of the industrial park's first new facilities in 2008. In recognition of the company's efforts, EPA Region 4 presented PSIP with its Excellence in Site Reuse Award.

### LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Between 1968 and 1987, an electroplating and manufacturing factory operated on site. Soil and groundwater contamination resulted from waste handling practices at the site. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1998.

With cleanup planning ongoing, PSIP was attracted to the site's nearby access to infrastructure and utilities as well as its proximity to Cove Road, a primary transportation corridor slated for expansion. Discussions with EPA and FDEP identified opportunities to integrate cleanup and reuse planning efforts.

To address the company's liability and property lien concerns, EPA also provided a comfort letter and the parties signed a Prospective Purchaser Agreement (PPA).

Recognizing that the site's reuse could create jobs and tax revenues, Martin County supported the company's efforts from the start, clarifying zoning requirements and the approvals process. The locality also provided discounted impact fee rates for site infrastructure and extended the public water supply to 150 nearby homes with potentially contaminated drinking water wells.

PSIP purchased the site property in March 2003. In August 2003, the company removed dilapidated site facilities, enabling EPA to clean up contaminated soils and removing the need for site use restrictions. PSIP divided the industrial park into lots that took the location of EPA's groundwater monitoring wells into account, ensuring EPA's access to the wells. Construction of the first new building at the industrial park finished in December 2008. "We saw such exciting opportunities here," said PSIP



Lot 6 is one of the parcels available for reuse.

President Janet Kozan. “EPA and Martin County have helped us build solid foundations for the future.”

The site’s cleanup and reuse plans soon attracted other businesses. Stuart Web, a printing services operation, built a facility on site. CKO, a land development company, purchased a lot in 2010 and built a warehouse to house its operations. CKO also purchased an additional lot in 2013 with plans to expand parking and facilities. As of 2016, printer Stuart Web employs 45 people on site, generating \$6.6 million in annual sales revenue.

natural buffer between the site and nearby residential areas, and a surface water retention pond for stormwater management.

- Total buildout of 150,000 to 180,000 square feet of industrial, office and warehouse space.
- Deed restrictions limit the future use of site groundwater.
- Construction of new site buildings, roads and the first warehouse on Lot 4 finished in 2008.
- Future plans call for continued construction until PSIP is fully developed.

## THE SITE PLAN

- Twenty-acre property is subdivided into eight parcels, with central access road and a cul-de-sac for truck turnarounds.
- Other areas include 6 acres reserved for wetland areas, an upland preserve for native plant habitat, a 50-foot

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

## FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/solitron-microwave](http://www.epa.gov/superfund/solitron-microwave)