



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Pepper Steel & Alloys, Inc. Superfund Site

Medley, Florida



A former pole barn on site has been repurposed for truck storage and staging. (Source: EPA)

Site Location: 11100 NW South River Drive, Medley, Florida 33178

Size: 25 acres

Existing Site Infrastructure: Improved roadway drainage systems are located on site. Water, sewer and electricity access are available.

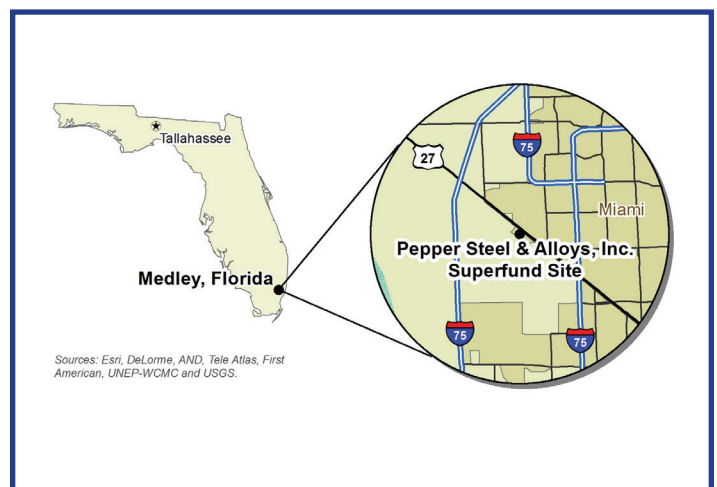
Current Site Uses: A commercial truck storage company operates on the site, as well as 4 Trucks, which sells heavy equipment parts. In 2016, SeaVee Boats acquired the site's northern area and plans to develop a boat manufacturing and sales facility. Other areas of the site are used for truck and heavy equipment parking.

Use Restrictions: The site's 11-acre soil containment area may not be disturbed.

Surrounding Population: within 0.5 mile, 2,844 people; within 2.5 miles, 109,865 people; within 4 miles, 230,072 people.

A property once marred by years of improper waste disposal has been cleaned up and returned to beneficial use. The 25-acre Pepper Steel & Alloys, Inc. site now hosts several industrial companies, with additional redevelopment underway. For years, EPA has worked with site owners and tenants at the site, ensuring that reuse is compatible with the site's remedy.

From the mid-1960s to the mid-1980s, several industrial businesses operated at the site, including Pepper Steel & Alloys. These businesses included manufacturers, equipment repair shops and a recycler. The firms disposed of trash and waste products on site, including rusted machinery and vehicles, tanks and batteries. The last business closed in the mid-1980s, leaving the vacant site as an attractive area for illegal dumping. Improper disposal practices



Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site in Medley, Florida

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1960s** Industrial businesses operated on site.
- 1982** The Miami-Dade County Department of Environmental Resources Management (DERM) discovered site contamination.
- 1983** EPA conducted a removal action on site.
- 1984** EPA listed the site on the NPL.
- 1987** Site cleanup began.
- 1993** Construction completion of the site's remedy.
- 2005** Trucking company purchased site's Parcel D.
- 2006** Sale of site's Parcel A for pre-cast concrete plant.
- 2016** A small business owner purchased Parcel A for its boat-manufacturing facility.
- 2017** Parcel boundaries redrawn, creating Parcels B and C; BHT purchased Parcel B and began planning for development.

“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 helping me understand what needed to be done to get the site into reuse and played a key role in helping my redevelopment efforts succeed.”

– Walter Lista, former property owner

contaminated site soil and groundwater with oil, polychlorinated biphenyls, lead and arsenic.

In 1983, EPA added the site to the Superfund program's National Priorities List (NPL). With EPA and Florida Department of Environmental Protection oversight, the site's potentially responsible parties led site investigations and cleanup. Cleanup included removal of excess oil, excavation, on-site stabilization/solidification of contaminated soil, and placement of the stabilized and solidified soil back into excavated areas under a soil and gravel cover. The capped area containing the treated soil covers 11 acres. Groundwater monitoring to verify the long-term effectiveness of the soil remedy is ongoing.

Throughout the cleanup process, site stakeholders had future use in mind. EPA supported the process, developing language for protective institutional controls that would be compatible with the reasonably anticipated reuse of the site. These efforts provide transparency and clarity about which land uses are compatible with the site's remedy.



Container storage facility on site. (Source: EPA)



The cleanup and stakeholder coordination has paid off. In 2005, a trucking company purchased Parcel D at the site for use as a commercial truck storage area. A heavy machinery parts company uses the eastern part of Parcel C for operations. The company also leases the western part of Parcel B for commercial truck parking and storage. These businesses bring jobs, incomes and tax revenues to the area. In 2016, a small business owner purchased 10-acre Parcel A for development of a custom boat manufacturing and sales location. Construction on the property is underway.

“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, former EPA project manager

FOR MORE INFORMATION

Melissa Friedland | (703) 603-8864
friedland.melissa@epa.gov

Frank Avvisato | (703) 603-8949
avvisato.frank@epa.gov

Scott Miller | (404) 562-9120
miller.scott@epa.gov



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force