



Sites in Reuse Sanford Dry Cleaners

South Palmetto Avenue, Sanford, Florida 32771



Images from left to right: View of the on-site restaurant and winery from the street, the entrance to the on-site restaurant, and the entrance to the on-site winery.

Site Name: Sanford Dry Cleaners Superfund Site

Size: 0.3 acres

Existing Site Infrastructure: The site includes two adjacent parcels. The city of Sanford supplies drinking water in the area. All major utilities are available on site.

Current Site Uses: Three buildings are located on site. Two of the buildings are in commercial use. One of the buildings operates as a restaurant and the other is a winery. The property owner uses the third building for storage.

Use Restrictions: Owners must comply with any land use controls that are required to ensure the long-term protection of the site remedy.

SETTING:

- The site is part of the city's Waterfront Downtown Business District. Residential and commercial redevelopment in this area extending along the Lake Monroe waterfront is a community priority.
- Land use nearby is mostly commercial and residential, with homes, microbreweries, restaurants and an art studio.
- In 2018, based on the Superfund Task Force recommendations, EPA identified the site as a Redevelopment Opportunity site – a site with the greatest expected redevelopment potential.
- EPA worked with the city of Sanford and a prospective redeveloper to alleviate their concerns related to Superfund liability and pave the way for successful reuse. EPA provided site status letters to the city in 2016 and to the eventual property purchaser in 2018.
- The city of Sanford auctioned on-site properties in February 2018 for commercial redevelopment.
- The site includes two adjacent parcels with buildings under the same ownership located at 113, 117 and 121 South Palmetto Avenue. 113 South Palmetto operates as The Old Jailhouse Kitchen and Spirits restaurant. Brix and Mortar Urban Winery occupies 117 South Palmetto Avenue. The property owner uses 121 South Palmetto Avenue for storage and has plans to renovate the space into another restaurant.

- Surrounding population: 0.5 mile, 2,120 people | 2.5 miles, 26,623 people | 4 miles, 58,999 people.

REMEDIAL STATUS:

- From the 1940s until 2001, a laundry and dry-cleaning facility operated at the site. Former operations contaminated soil and groundwater.
- EPA completed site cleanup activities in 2015. Cleanup included excavation and disposal of contaminated soil and bioremediation of contaminated groundwater.
- Long-term groundwater remedial action is ongoing.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/sanford-dry-cleaners

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