

## Site Redevelopment Profile

# Former Spellman Engineering Site

722 Brookhaven Drive, Orlando, Florida 32803

### Property Overview

#### Size

About 40 acres of land located above contaminated groundwater.

#### Current Site Uses

- Athletic fields and trails on the 26-acre Lake Highland property.
- Mixed uses on the rest of the site

#### Use Restrictions

- Groundwater use is restricted.

#### Surrounding Population

**10,929**

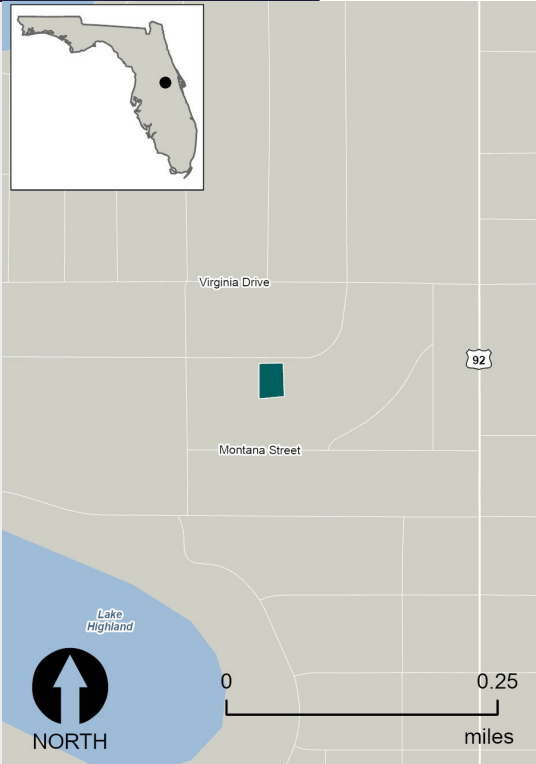
1 MILE

**84,064**

3 MILES

**269,106**

5 MILES



The site's location in Florida.

### Site History and Redevelopment Timeline

#### 1963-1969

The Spellman Engineering Company operated on site.

#### 1992

FDEP discovered groundwater contamination at the site.

#### 2002

LHPS began leasing part of the site.

#### 2004

EPA selected a remedy for the site.

#### 2008

Interlinked site agreements enabled cleanup and reuse to move forward. The city of Orlando assumed responsibility for site cleanup.

#### 2010

EPA updated the site remedy.

#### 2011-2018

Site remedy put in place.

#### 2011

LHPS recreation facilities opened for use on site.

#### 2018

Groundwater sampling results indicated a 90 percent reduction in contaminants since 2011. LHPS athletic fields in continued use.

## History and Cleanup

EPA's partnership with the Florida Department of Environmental Protection (FDEP), the city of Orlando, the Orlando Utilities Commission (OUC), and the Lake Highland Preparatory School (LHPS) at the Former Spellman Engineering site in Orlando, Florida, resulted in a cleanup plan that removed a community eyesore, allowed for new and expanded school facilities, and served as a catalyst for new infill development opportunities.

The Former Spellman Engineering site is located near Lake Highland, the northern gateway to downtown Orlando and one of the most important pieces of undeveloped land near the city's central business district. Spellman Engineering was a former parts-cleaning facility that operated at the site from 1963 to 1969. In 1992, chemicals associated with the parts-cleaning business were detected in a plume of groundwater contamination extending off the property. Prior to discovery of the plume, much of the property overlying the contaminated groundwater had been acquired by the city of Orlando and OUC. In 2002, the city leased a portion of that land, with option to purchase, to LHPS for a sports and recreation complex.

Due to community concerns, the anticipated duration of cleanup and the lack of a responsible party, the city of Orlando, FDEP and EPA agreed to pursue an alternative approach to listing the site on the Superfund program's National Priorities List (NPL). In 2008, the city announced that it would take the lead and voluntarily clean up the site, while selling 18 acres of the Lake Highland property to LHPS for recreational reuse. In turn, LHPS announced that a separate entity, OS Complex, Inc., would be created to acquire and lease the acreage to the school. The announcements followed several months of intense discussions with EPA and FDEP.

*"All parties were looking for creative approaches and solutions to be able to move forward."*

**Bill Denman**  
EPA Project Manager

These discussions produced three interlinked agreements to resolve liability that were signed on the same day in October 2008.

- **Contiguous Property Owner (CPO) Agreement:** In the first agreement of its kind in the nation, a non-liable adjacent property owner (the city) agreed to voluntarily clean up a Superfund site. The estimated \$12.9 million remedy consists of a combination of soil and groundwater treatments. The CPO stated that the city would not be held liable for existing contamination and included a covenant not to sue for the cleanup work or any response costs.
- **Property Sale and Purchase Agreement:** OS Complex, Inc. and LHPS agreed to purchase 18 acres of the Lake Highland property from the City for \$2 million for recreational reuse.
- **Bona Fide Prospective Purchaser (BFPP) Agreement:** This agreement between EPA, LHPS and OS Complex, Inc. waived any site liens and provided covenants not to sue for parties' activities in the future.

## Redevelopment

Following further planning, site cleanup and reuse both moved forward in 2010. Construction of the new LHPS ball field and practice fields finished in late 2010; the first baseball game was played on site in January 2011. As of 2018, contamination levels in the groundwater plume have been reduced by 90 percent since remedy construction finished in 2011. Looking forward, the city and OUC intend to sell remaining parts of the property and encourage redevelopment opportunities near new transit facilities nearby.





Aerial view of recreation facilities at the site.



Electrical resistance heating groundwater treatment system at the site.

## Contacts

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For more information see: [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment)



Lake Highland Preparatory School softball stadium on site.

