

Site Redevelopment Profile

Pepper Steel & Alloys, Inc. Superfund Site

11100 NW South River Drive, Medley, Florida 33178

Property Overview

Size

25 acres

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 in order to develop a boat manufacturing and sales facility.
- Other areas of the site are used for truck and heavy equipment parking.

Use Restrictions

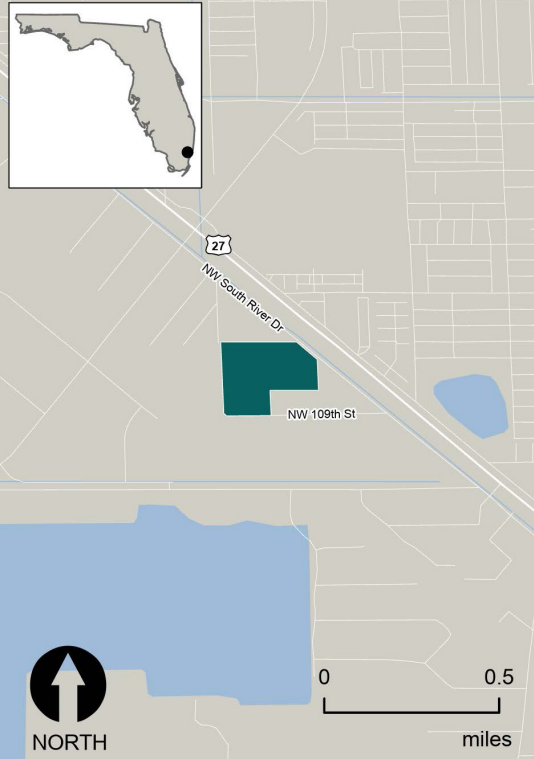
- The site's 11-acre soil containment area may not be disturbed.

Surrounding Population

22,295
1 MILE

148,306
3 MILES

332,084
5 MILES



A map of the site in 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.

History and Cleanup

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 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.



A former pole barn on site has been repurposed for truck storage and staging.

"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

Redevelopment

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.

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.

Contacts

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Container storage facility on site.

“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 see: www.epa.gov/superfund-redevelopment



Truck parking and storage on site.

