INTRODUCTION
For years, this former electronic components manufacturing facility in southeast Florida lay idle. Today, the northern part of the site is home to a self-storage facility that provides jobs and tax revenues. As of December 2016, these three businesses employed 55 people and generated an estimated $14.9 million in annual sales revenue. The southern part of the site, including the south building, is being leased by FedEx from the current owner. EPA worked with local and state partners to support the site’s reuse and ensure the protectiveness and long-term stewardship of the site remedy. This fact sheet takes a closer look at the reuse of the northern part of the site.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS
Between 1959 and 1992, several electronic manufacturing companies operated at the site. Operations discharged chlorinated solvents into city sewers, contaminating groundwater. Manufacturing activities also damaged the site’s warehouse, corroding pipes, floor drains and storage tanks. EPA began investigating site conditions in 1997. EPA found chromium and arsenic in a soil sample during the initial remedial investigation, but after further investigation EPA found no soil contamination at the site.


The site’s location and infrastructure attracted the interest of the National Land Company (NLC), which was looking for warehousing, light manufacturing and storage facilities in the area. During cleanup planning, EPA coordinated closely with the company, the Florida Department of Environmental Protection (FDEP) and the city of Riviera Beach. David Paladino, NLC’s owner, credits the support from EPA and local and state agencies as among the strongest factors in his company’s decision to purchase and reuse the northern 4 acres of the site property.

NLC worked closely with EPA and FDEP to address the company’s liability concerns. For its part, NLC indicated that the company’s planned warehousing activities would not limit EPA’s site access or planned groundwater cleanup. EPA and NLC signed a Prospective Purchaser Agreement (PPA) in September 1999 and NLC acquired the northern portion of the site in 2000. Looking back, Paladino stated that the reuse simply made sense to all
Site History and Reuse Timeline


1997: EPA begins site investigations.

September 1999: EPA signs PPA with NLC.

2000: NLC buys the northern part of the site.

2004: EPA issues remedial action plan to clean up the site’s contaminated groundwater plume.

2008: Self-storage facility opens on site.

2009: Groundwater treatment underway.

FOR MORE INFORMATION, PLEASE CONTACT:

Bill Denman
Superfund Reuse Coordinator
Phone: (404) 562-8939
Email: denman.bill@epa.gov

Marcia O’Neal
Remedial Project Manager
Phone: (404) 562-8842
Email: oneal.marcia@epa.gov

Superfund Division
U.S. EPA Region 4
61 Forsyth Street SW
Atlanta, Georgia 30303

Site Summary: www.epa.gov/superfund/solitron-devices

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

In 2008, the property changed hands. All Air Conditioned Self Storage purchased the property from NLC. It currently operates a self-storage facility on the northern part of the site. Fedex leases the south building on the southern part of the site. The site’s reuse illustrates how collaborative partnerships and careful planning can come together to provide significant economic benefits as well as the protection of public health and the environment. As EPA site attorney Kathleen West noted, “EPA is dedicated to facilitating the reuse of contaminated property. If site conditions allow for redevelopment during or following the site’s remediation, we’ll work with interested parties to make it happen.”