



# Sites in Reuse

## Solitron Devices Superfund Alternative Site

1117 West Blue Heron Boulevard, Riviera Beach, Florida 33404



Images from left to right: Views of storage buildings and parking areas on site.

**Site Size:** About 8 acres

**Existing Site Infrastructure:** All major utilities are available on site.

**Current Site Uses:** Warehousing, light manufacturing and storage facilities are located on site.

**Use Restrictions:** Use of groundwater for drinking water supply is prohibited.

### 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.

In 2004, EPA issued a remedial action plan for the site. In December 2008, Arcadis began construction of the groundwater treatment system, completing the system in March 2009. Groundwater treatment started in 2009. The system removes contaminants from groundwater and reinjects them. Cleanup is ongoing.

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



Exterior of the groundwater treatment plant building.

## Site History and Reuse Timeline

**1959-1992:** Electronic component manufacturing operations contaminate groundwater with chlorinated solvents.

**1992-2000:** Northern site acreage is vacant.

**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.

parties involved. "I would do nothing differently," he said, "and I could not have asked for a more cooperative group of people to work with throughout this process."

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."

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/solitron-devices](http://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.