



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

Pioneer Sand Company Superfund Site

Pensacola, Florida



Vegetated open space areas at the site. (Source: EPA)

**Site Location:** 5800 Saufley Pines Road, Pensacola, Florida 32526

**Size:** 11 acres

**Existing Site Infrastructure:** All major utilities are available next to the site.

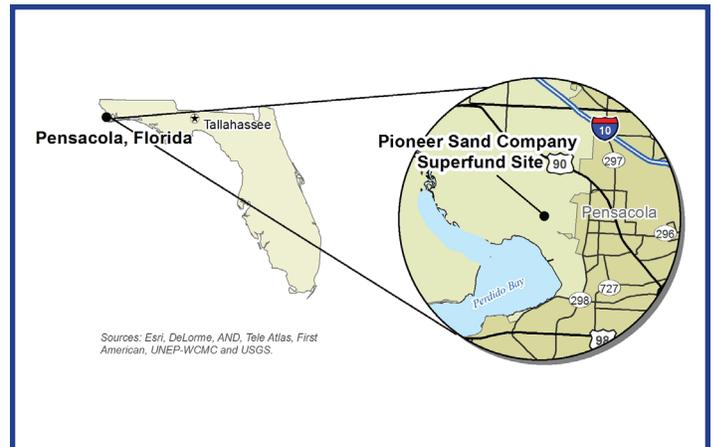
**Current Site Uses:** The site can support recreational and ecological uses.

**Use Restrictions:** A conservation easement prohibits uses and activities that could impact the site's remedy or create new exposure pathways.

**Surrounding Population:** within 0.5 mile, 1,395 people; within 2.5 miles, 20,612 people; within 4 miles, 54,478 people.

The Pioneer Sand Company Superfund site covers 11 acres in Pensacola, Florida, in an area that supports both residential and industrial uses. It includes the area where Pioneer Sand Company disposed of wastes and sludge in an inactive quarry from 1973 to 1979. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1983 because of contaminated groundwater and soil resulting from disposal operations.

Following site investigations and selection of the final remedy in 1986, the site's responsible party led cleanup activities with EPA and state agency oversight. The remedy included collection and stabilization of contaminated sludge and soil, placement of contaminated materials under a landfill cap, fencing, groundwater monitoring, leachate collection, and methane gas ventilation. Following the cleanup, EPA took the site off the NPL in 1993. In 2010, EPA updated the remedy



Location of the site in Pensacola, Florida.

to make sure institutional controls were part of the cleanup plan. Today, site monitoring and operation and maintenance activities are ongoing.

The site is currently fenced and not in use. Escambia County plans to rezone the site as

## SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1973 - 1979** Pioneer Sand Company disposed of wastes and sludge in an inactive quarry on site.
- 1983** EPA placed the site on the NPL.
- 1986** EPA selected the site's long-term remedy.
- 1990 - 1991** EPA selected final remedy for source areas and incinerator ash, soil and sediment contamination.
- 1993** EPA selected final remedy for site groundwater and the southwest wetland.
- 2006** Site achieved EPA's Sitewide Ready for Anticipated Use performance measure.
- 2018** Escambia County is rezoning the site and promoting site reuse opportunities.

part of a larger "Mixed-Use Suburban" district. The goal is to support infill development in the area by 2030. The site's remedy is compatible with reuse. Reuse opportunities could include a dog park, open space and a stormwater retention pond. Filling in the site pond could provide space for athletic fields or a larger park. The site met EPA's Sitewide Ready for Anticipated Use performance measure in 2006.

Any activities that impact the landfill cap or monitoring wells are prohibited. Agricultural uses, waste storage, and the construction of groundwater wells, homes, schools, churches, businesses and warehouses are also prohibited. Site users may not make stormwater drainage alterations that negatively impact the landfill cap or increase erosion. The site's conservation easement transfers with property ownership.

Parties interested in acquiring or redeveloping Superfund sites often seek to qualify as bona fide prospective purchasers. EPA Region 4 assists qualified prospective owners and developers with this effort, coordinating with state agencies, local governments and site owners. EPA Region 4 will also coordinate with all parties to make sure that reuse plans are compatible with the site's remedy.



View of the pond at the site. (Source: EPA)

### FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)