



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

BMI-Textron and Trans Circuits, Inc. Superfund Sites  
Lake Park, Florida



The Building on the Trans Circuits, Inc. Site. (Source: EPA)

**Site Location:** 1121 Silver Beach Road and 210 Newman Road, Lake Park, Florida 33403. These Sites are located adjacent to each other.

**Size:** 3 acres (BMI-Textron) and 1 acre (Trans Circuits, Inc.)

**Existing Site Infrastructure:** All major types of infrastructure are located on each site.

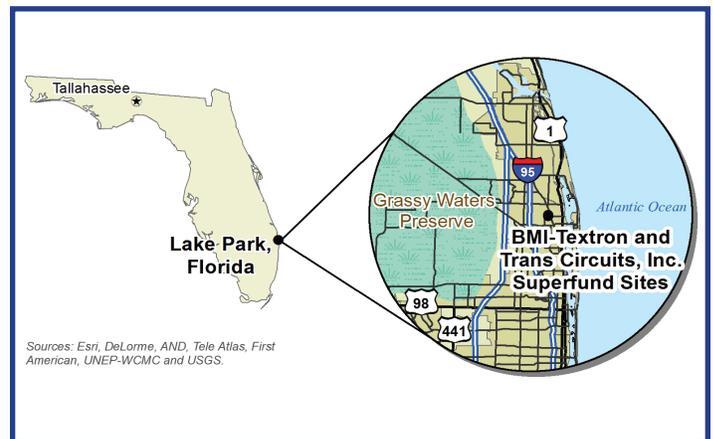
**Current Site Uses:** Florida Aero Precision operates an aerospace parts manufacturing facility on both sites. Additional small businesses are also located at both sites.

**Use Restrictions:** There are no use restrictions at the BMI-Textron site. Well construction and water use permits are restricted at the Trans Circuits, Inc. site.

**Surrounding Population:** within 0.5 mile, 3,139 people; within 2.5 miles, 63,611 people; within 4 miles, 118,225 people.

Two adjacent Superfund sites in southeast Florida – the BMI-Textron and Trans Circuits, Inc. sites – are now models of environmental protection and reuse. The area is part of the Tri-City Industrial Park in Lake Park, Florida and has been in commercial and industrial use for decades. Manufacturing of glass plates and components for electronic circuit boards left both sites contaminated, underused and in need of restoration.

After discovering contamination at the sites, EPA placed the BMI-Textron site on the National Priorities List (NPL) in 1990, and placed the Trans Circuits, Inc. site on the NPL in 2000. The remedies at both sites included soil excavation, groundwater treatment and institutional controls to guide redevelopment and groundwater use. BMI-Textron had previously led a soil cleanup on site in 1984, and the company completed additional soil cleanup in 1990. Cleanup at the



Location of the sites in Lake Park, Florida.

Trans Circuits, Inc. site began in 2001. Reuse of the Trans Circuits, Inc. site also began in 2001, when a marketer of recycled-content clothing and other products opened for business. Across the street, Florida Aero Precision, an aerospace parts manufacturer, opened expanded production facilities at the BMI-Textron site in 2013.

## TRANS CIRCUITS, INC.

### SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1978 - 1988** Trans Circuits, Inc. operated a manufacturing and electroplating facility for components used in electronic circuit boards.
  - 1983** State notified of contamination at the site.
  - 1985** EPA concluded that site discharge had contaminated area groundwater.
  - 1988** EPA identified source contamination in soil samples at the site.
  - 1989 - 1998** EPA and state-led investigations at the site.
  - 2000** EPA placed the Trans Circuits, Inc. site on the NPL.
  - 2001** EPA selected a remedy for the site.
  - 2001 - 2010** A recycled-content products company operated on site.
  - 2001 - 2014** Cleanup activities took place at the site.
  - 2011** EPA hosted a Prospective Purchaser Inquiry conference call with local stakeholders.
  - 2013** Florida Aero Precision began operating on both sites.
  - 2018** Florida Aero Precision continues to manufacture turbine components in facilities at both sites.

Several years later, conditions aligned to support further reuse opportunities. Florida Aero Precision was looking to expand once again. In the meantime, the business at the Trans Circuits, Inc. site had closed, and a bank had repossessed the property. The on-site building had high ceilings well suited for Florida Aero Precision's operations. There was also plenty of parking and office space available. In 2011, EPA hosted a Prospective Purchaser Inquiry conference call with local stakeholders to discuss the status of the Trans Circuits, Inc. site, and address cleanup and reuse questions and concerns. After the conference call, EPA drafted a site status letter documenting cleanup efforts and stating that the site property could support land uses compatible with the remedy. Florida Aero Precision purchased the building in late 2011, renovated the building in 2012 and began operations in 2013. Expanding into the new building allowed the company to create an additional 15 jobs, many of which are skilled laborer positions.

Today, at both sites, Florida Aero Precision manufactures turbine components that are used internationally, supporting production of green energy as well as conventional energy resources.

## BMI-TEXTRON

### SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1969 - present** Various manufacturing facilities operated at the site.
  - 1984** BMI-Textron led a soil cleanup.
  - 1990** EPA placed the site on the NPL and BMI-Textron performed additional soil cleanup.
  - 1994** BMI-Textron started groundwater monitoring.
  - 2002** EPA took the site off the NPL after site groundwater achieved drinking water standards.
  - 2013** Florida Aero Precision began operating on site.



The BMI-TeXtron facility on site. (Source: EPA)

The company emphasizes environmentally responsible practices, recycling metals, water and oils, relying on environmentally friendly coolants, and using waste-to-energy incineration to dispose of waste liquids. The company's production facilities provide jobs and generate tax revenues, while its operations remain protective of the remedies in place at both sites.

Looking forward, EPA will continue to work with site stakeholders to support protective reuses and ensure the long-term stewardship of the sites' remedies.



Machinery inside the Florida Aero Precision facility at the BMI-TeXtron 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](https://epa.gov/superfund/superfund-task-force)