



Sites in Reuse

Solitron Microwave Superfund Site

4100 Cove Road, Port Salerno, Florida 34997



The Solitron Microwave site before and after building demolition and a sign advertising the site's availability as an industrial park

Site Size: Approximately 20 acres

Planned Site Reuses: Industrial park space for warehouse, office, and commercial retail land uses



INTRODUCTION

The reuse of the 20-acre Solitron Microwave Superfund site is providing an opportunity to transform a stigmatized, long-vacant piece of property into a valued community asset. Port Salerno Industrial Park will soon provide much needed retail, office, and warehouse space within Port Salerno, a rapidly growing community in southeastern Florida.

Port Salerno Industrial Park LLC purchased the Solitron Microwave site in March 2003. Plans for the industrial park include 150,000 to 180,000 square feet of retail, office, and warehouse space located on eight leased lots. In August 2003, the company removed all remaining, dilapidated on-site buildings. The company projects that construction for the industrial park will begin in January 2005 and that full build-out will be achieved by 2009.

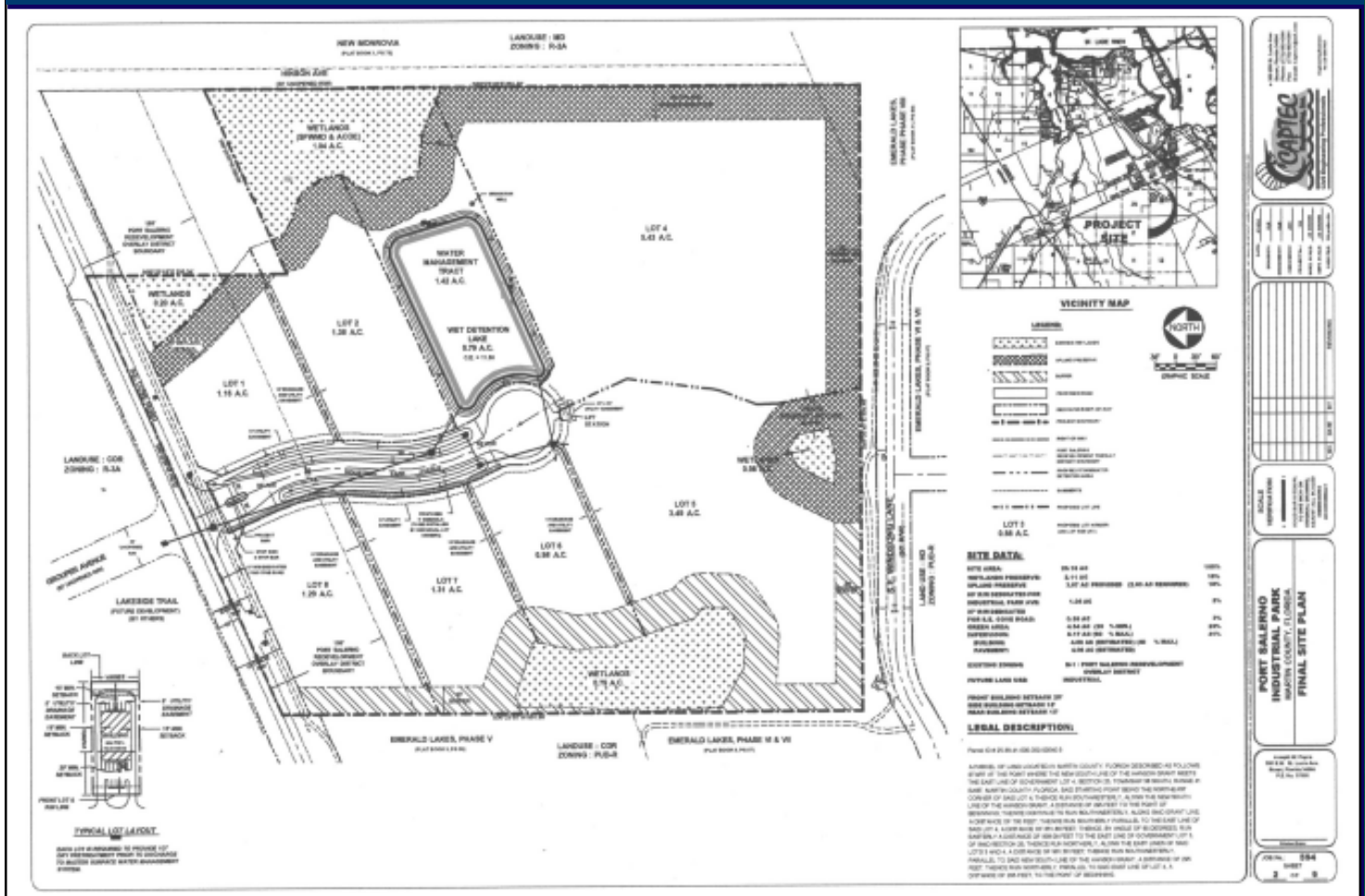
Located in a residential area in the City of Port Salerno in Martin County, Florida, the Solitron Microwave Superfund site is partially asphalt-paved and is located in close proximity to local infrastructure and utilities. The northern portion of the property borders Cove Road, a primary transportation corridor slated for expansion by Martin County. Between 1968 and 1987, the Solitron Microwave Superfund site was the location of an electroplating and manufacturing facility.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Port Salerno Industrial Park LLC's reuse of the site has been facilitated by the company's sustained interest, EPA's active engagement, and a good working relationship between the company, EPA, and the local community.

Port Salerno Industrial Park LLC saw a significant real estate development opportunity at the site, given its size, accessibility, and location. EPA provided a comfort letter and prospective purchaser agreement to address the company's liability and property lien concerns.

Recognizing that the site's reuse could generate jobs and tax revenues, Martin County government officials also supported the company's activities from the outset. The locality worked with the company to clarify zoning requirements and the approvals process and provided discounted impact fee rates for the site's infrastructure. According to Janet Kozan, President of Port Salerno Industrial Park LLC, "We see such exciting opportunities here, and EPA and Martin County have helped us build solid foundations for the future."



Port Salerno Industrial Park Site Plan

THE SITE PLAN

- Twenty-acre property divided into eight parcels, with central access road and cul-de-sac for truck turn around.
- Six acres reserved for wetland areas, an upland preserve for native plant habitat, a 50-foot natural buffer between the site and surrounding residential areas, and a surface water retention pond for storm water management.
- Expected development: 150,000 to 180,000 square feet of retail, office, and warehouse space over five years.
- Deed restrictions on the property will limit future use of ground water and restrict land uses to commercial and light industrial activities.
- Building construction is expected to begin in January 2005 with infrastructure, including roads and utilities, to be installed in late 2004.
- Initial development plans: Mixed-use office and retail buildings along the property's northern road frontage.
- Second-stage development plans: 50,000 square foot office/warehouse building in the property's southeastern corner.
- Future development plans: Continued building construction across the property's eight parcels until the property is fully developed.

FOR MORE INFORMATION, PLEASE CONTACT:

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