

FUNKY FIELDS

Identification and Remediation of
Nontraditional Brownfield Sites

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ACTIVITY!

At your seat you will find a summary of four (4) properties located throughout the state of Florida, along with a sheet asking you to classify whether or not you think the site would qualify as a Brownfield Site.

What is a Brownfield Site?

“Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.”

“Real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”



1. <https://geodata.dep.state.fl.us/datasets/FDEP::brownfield-areas/about>
2. Fla. Stat. 376.79(3)

WHAT IS A NONTRADITIONAL BROWNFIELD SITE?



THE PROBLEM WITH DEFINITIONS

As the Florida Brownfields Program continues to grow, we are seeing a number of sites enter into the program that may be considered “nontraditional” brownfield sites. Nontraditional brownfield sites include those areas where contamination may be present, but the sites do not carry the general perception of contamination generally associated with classic brownfield sites such as gas stations, drycleaners, and industrial users. How we define these sites is crucial in determining their options for remediation. Let’s look back at the last slide - “industrial and commercial facilities” v. “real property”

TYPES OF NONTRADITIONAL SITES

Golf Courses, Fruit Nurseries, Agricultural Operations, Old Streets/Alleys, Aquaculture, Lake fill, Illegal landfill, Dredge Spoils



PUBLIC PERCEPTIONS OF NONTRADITIONAL SITES



LOCAL GOVERNMENT DECISIONS

Limited resources
and lack of known
environmental issues



LEGISLATIVE FUNDING

Expansion of
program applications
– funds and backlogs



TESTING

Environmental issues
for nontraditional
sites and
redevelopment
options

An aerial photograph of a vast agricultural landscape. The foreground is dominated by a lush green field of tall grasses or young crops. A winding, light-colored path or road cuts through the field, leading towards the horizon. The background shows a flat expanse of land with scattered trees and a clear sky. The entire image is framed by a thin, bright green border. Centered over the path is the text "NONTRADITIONAL SUCCESS STORIES" in a bold, white, sans-serif font.

**NONTRADITIONAL
SUCCESS STORIES**



FORMER NURSERY
– OVIEDO, FLORIDA

CHALLENGES

- Arsenic Impacted Soil
- Limited City funds for remediation
- Most of the area to become a regional stormwater pond

CREATIVE SOLUTION

- Over excavate pond bottom
- Source clean fill
- Place portion of non-leachable impacted soil underneath pond bottom

Solary Park



A photograph of a white, single-story building with a tiled roof. The building has several windows, some of which are boarded up with dark panels. A large sign is mounted on the front wall, reading "AMAZON HOSE & RUBBER" in bold, white, block letters. The sign is set against a dark background. The building appears to be in a tropical or subtropical location, with palm trees visible on the left side. A grey text box is overlaid on the top left of the image, containing the text "FORMER WAREHOUSE - TAMPA, FLORIDA".

FORMER WAREHOUSE
– TAMPA, FLORIDA

CHALLENGES

- Impacted soil and groundwater
- No on site discharge

CREATIVE SOLUTION

- Demonstrated impacts were due to dredge spoils and not site activities
- Limited offsite assessment activities



QUESTIONS?

How can we help tackle the future of Brownfield Remediation through education and outreach?

What funky fields can we tackle next?