Redeveloping Landfills in Florida:
The Pre-Historic and the Permitted

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Why redevelop landfills?

• Good or excellent locations
• Much less expensive land
• Infrastructure available
• We now have experience in managing the risks
What Are the Risks?

• Geotechnical issues
• Foundation design
• Landfill gases
• Contamination
• Stormwater complications
• Dewatering complications
• Regulatory uncertainty
• Future liabilities
• Delay
• Stigma
Generically, there are two kinds of Landfill Sites we’ll address

“Pre-historic” or “Old Closed Landfills or Waste Disposal Areas”

&

Permitted Landfills under Chapter 62-701 and prior Rules.
“PRE-HISTORIC LANDFILLS”

Sometimes they just show up on their own:

“Hey look what I found!”

“Congratulations, you are now a landfill redeveloper!” (Call Frank.)
“PRE-HISTORIC LANDFILLS”

Aside: There are certainly truly pre-historic “land fills” associated with native American sites.

But that’s a problem for another day......
Other times, the Landfill is well known....

Some are quite large but were operated and closed before any regulations were in place.

Many are in excellent locations and have been redeveloped, are in the process, or will be redeveloped in the future.
Some Factors in developing the Prehistoric Landfill

- What type of waste is there?
- What are levels of soil and groundwater contamination?
- Is contaminated groundwater going off-site?
- What has the County or City done about it?
- Does the local government have rules and/or policies?
- How does FDEP fit in?
FDEP GUIDANCE

Guidance for Disturbance and Use of Old Closed Landfill or Waste Disposal Areas in Florida – FDEP February 2011
FDEP Guidance

• Not a rule
• In general, covers old disposal sites that are inactive in three categories.
• Application to other sites on a case-by-case basis
The three categories:

1. Old permitted landfills with final cover installed before July 1, 1985 but without a closure permit.

2. Sites (certain definitions apply) operated and closed without permits

FDEP Guidance

Hopefully – Soon to be updated!
Rule 62-701.610 Other Closure

Provides procedures that have been used in redevelopment of “recent” permitted landfills:

(1) Use of closed solid waste disposal facilities.... Consultation with the Department is required prior to conducting activities at the closed solid waste disposal facilities.
Rule 62-701.610 Other Closure Procedures.

(2) ... The owner of a closed landfill must request permission from the Department to move waste from one point to another within the footprint of the same solid waste disposal unit. If the landfill has a valid closure permit, the permittee shall seek a modification to reflect the relocation of waste. The Department shall approve such a request upon a demonstration (of certain safeguards).
Possible revisions to Chapter 62-780 and 701 to clarify and simplify site rehabilitation procedures for landfills and eligibility for voluntary cleanup tax credit under Brownfields Program.
Aside: Landfill redevelopment in Hillsborough county

- In Hillsborough County – EPC Rule Chapter 1-7 Provides a review and authorization process.
- Focus is on foundations, land fill gas mitigation, need to institutional controls, waste handling procedures, dewatering and other site management issues.
- Procedure is prompt and straight-forward.
- “Director’s Authorization”
Aside: Landfill redevelopment in Hillsborough county

- DA has been successfully used in many landfill projects
- Program has come to relied upon by FDEP Southwest District
- Importantly - Projects have been successful in the market place: sold, financed and refinanced.
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

• Complex deal with many safeguards for seller
• Close working relationship with FDEP SW District with consultations at each step: due diligence investigations, design, stormwater, etc.
• Submittal and approval of Waste Relocation Plan
• Incorporation of project into permit
• Construction underway
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

Construction called for dynamic compaction
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

Photograph of Berm Construction
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

Plans include methane mitigation system shown here during installation
Landfill reDevelopment in Practice: Pinellas county “Transportation Hub”

Pre-Cast Pile Installation
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

Construction underway
March 2016
Landfill redevelopment in Practice: Pinellas county “Transportation Hub”

Many thanks to numerous folks at FDEP Southwest District and OGC who worked hard and responsively to make this project possible.
Both kinds of Landfill Sites Can and have been Successfully Redeveloped

“Pre-historic” or “Old Closed Landfills or Waste Disposal Areas” & Permitted Landfills under Chapter 62-701 and prior Rules.
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