



Florida Department of Environmental Protection

FDEP as your Waste Clean-up Partner

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Paradigm Shift

- What does a partnership look like?
 - Buyer
 - Seller
 - City/County
 - EPA
 - DEP
- How do you convince your client, consultant, etc?
- Have you openly shared your challenges with DEP?
 - Challenges are opportunities we solve together.
 - Avoid the reputation of “Chicken Little” in continuous crisis mode.





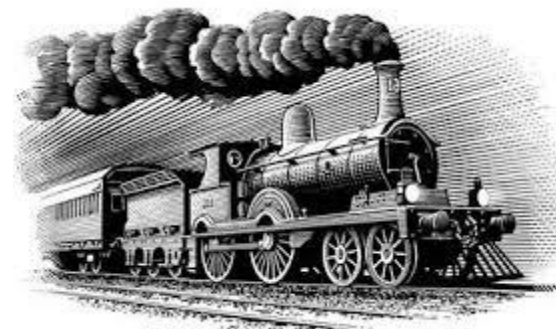
Communication

- One person communicates with the DEP.
 - No mixed messages.
- Provide all the information you possess at the outset.
 - Lessons learned: Information brought in after the fact creates delays.
 - Why waste time and money? Why squander trust?
- Know and communicate your vision for your project.
 - Backward plan from the end state to develop a plan and timeline for everyone to understand and follow.



Critical Information

- How does site rehabilitation fit into:
 - Timeline/Milestones
 - Assessment Approval/Closure Order required for financing?
- How complete is site assessment?
 - What is the degree and extent of contamination?
 - Does contamination extend beyond the property boundary?
 - *If so, have you notified the adjacent property owners?*
 - Have you demonstrated that natural or anthropogenic background conditions may apply?
 - *BaPs*
 - *Arsenic.*





Critical Information

- Do you have a conceptual development plan?
 - Overlay development plan with contaminated areas.
- Will remediation be accomplished via development?
- Is the property owner willing to use controls?
 - Institutional controls.
 - Engineering controls.
- Are other permits required from the DEP or WMD?
 - Dewatering, wetlands, docks, dredging, storm water.
- Items not required by DEP: Health and Safety Plans.



Coordination

- Meet with the Department to discuss your project.
 - Identify team personnel.
 - Communicate the end state vision of development.
 - Discuss timeline/development schedule and critical milestones.
 - Provide all assessment information in advance.
 - Soil and groundwater data.
 - Maps and overlays.
 - Planned activities (source removal/remediation).
 - Use of controls.
- Let's get started!