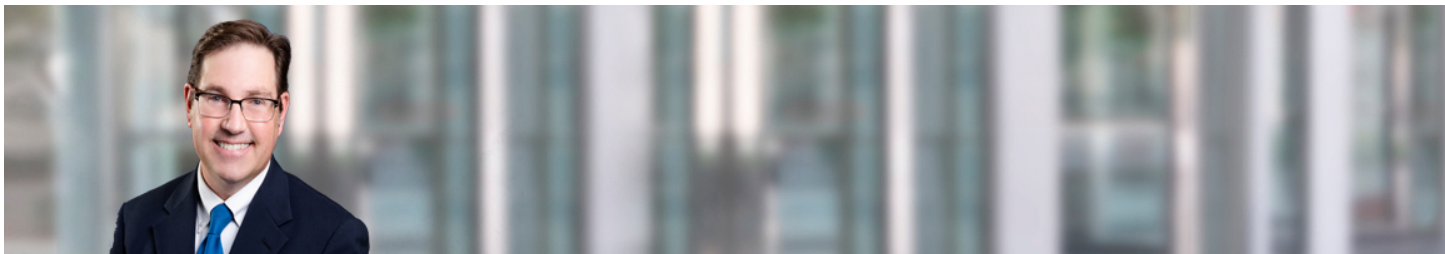


F. Joseph Ullo, Jr.



Shareholder

Tallahassee Office

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PRACTICE AREAS

Environmental & Natural
Resources

Land Development

Real Estate

Government & Administrative

Intellectual Property

OVERVIEW

Joe Ullo is a Shareholder in the Firm's Tallahassee office with nearly 25 years of experience serving clients throughout Florida. Joe counsels large and small business owners, land owners, private companies, federal agencies, and county and municipal governments statewide in all aspects of federal, state, and local environmental law, regulations, and processes that govern the consideration and usage of land, management of waste and real property rights.

Prior to joining the firm, Joe served as Director of Division of Waste Management at the Florida Department of Environmental Protection. In this role, Joe directed the policy and the programmatic management of solid and hazardous waste generated and disposed throughout Florida. In this capacity, Joe oversaw the following:

- State funded cleanups;
- Superfund screening, listing, and cleanup coordination;
- Site investigations of regional contaminant sources;
- CERCLA brownfield grant administration;
- Florida brownfield and voluntary cleanup tax credits;
- Brownfield agreements;
- Memoranda of agreements;
- Contamination notification;
- Private funded cleanups pursuant to Florida Rule 62-780;
- DOD and FUDS assessments and rehabilitation;
- RCRA compliance assistance and enforcement;
- RCRA HSWA permitting and corrective actions;

Solid waste permitting and landfill closures;

Storage tank regulation and compliance;

Waste registrations;

Waste reduction and recycling;

Waste tire mitigation;

Coral reef restoration;

Rulemaking and adoption for rules governing solid and hazardous waste, storage tank and waste cleanup facilities; and

All intergovernmental coordination needed to affect the Division's mission

Before practicing law, Joe worked as a registered professional engineer. He managed hazardous waste, petroleum and dry cleaning cleanups in the southeastern United States, oversaw environmental compliance for private manufacturers, and assisted with wastewater infrastructure evaluations at federal facilities. Joe also led the environmental cleanup for various military bases, particularly in Jacksonville and Orlando, which now serve as incredible reuse examples for both industrial and residential mixed uses in Florida.

Areas of Concentration

Site rehabilitation utilizing risk-based corrective actions and controls

Administrative law, permitting, registrations, rulemaking, and litigation

Brownfield redevelopment incentives, grants and state liability protections

Multiple and single party brownfield site rehabilitation agreements

Real estate and corporate due diligence

Real estate acquisition, sale and disposition of industrial or agricultural properties

Government owned and large facilities remediation, closure and reuse

Sediment remediation

Solid waste/landfill permitting and landfill closure

Waste reduction, recycling and reuse

RCRA and CWA/NPDES inspections, enforcement defense, compliance and corrective action

Negotiation of consent orders and agreements

CERCLA Section 104(e) information request responses

CERCLA screening, superfund cleanup and liability protections and

defenses

Water use regulation and permitting

Stormwater management and permitting

Potable water systems and water treatment

Basin management action plans, TMDLs and water quality credit trading

Joe is also a registered patent attorney and assists clients on intellectual property matters. For more information on Joe's Intellectual Property Law experience, please [click here](#).

REPRESENTATIVE EXPERIENCE

Environmental

Represented a county airport authority in the closing and relocation of its airport facility which included the issuance of No Further Action determinations on over fifty identified sites with environmental impacts. Certain sites were closed based on background conditions relating to industrial land uses, but overall real time communications were maintained throughout the process between the Airport Authority's consultants and counsel and the Department's District Office and Office of General Counsel and counsel and consultants for the end user of the former airport facility.

Represents clients, including sea ports and airports in the negotiation of memoranda of agreement to allow for facility-wide conditional closures and commercial/industrial consideration under the Department rules.

Represented the interest of federal governmental agencies, including the U.S. Department of Energy and the Department of Veterans Affairs in completing institutional controls for various facilities in Florida.

Negotiated the issuance of a Record of Decision for No Further Action for a manufactured gas plant site under current use as a city park. Responsible parties included the state and city governments.

Represents clients in CERCLA cost recovery actions and toxic tort litigation involving determination and appropriation of liability.

Assisted in the transfer of regulatory oversight from federal to state purview for a Superfund Alternative Site to allow for a more streamlined remediation and reuse consideration.

Represents clients on hazardous waste management matters and general industrial regulatory compliance and advises clients in the event of regulatory enforcement.

Represents clients in the application for hazardous waste, solid waste, and other environmental resource permit needs, including defending permits in the event of challenge.

Represents clients in compliance assurance relating to water treatment to meet industrial pretreatment or NPDES requirements.

Land Development

Represented an affordable housing developer in obtaining a brownfield area designation for an affordable housing

project in the City of Tallahassee during the COVID-19 pandemic. The team coordinated an in-person and virtual community meeting that included a team of consultants and members of the public as well as two virtual public hearings to obtain the brownfield area designation. The designation allowed the developer to take advantage of both state environmental clean-up programs and financial incentives.

Represents brownfield redevelopment clients assisting with brownfield designations, site rehabilitation agreement negotiation, brownfield tax credit applications, and other brownfield incentive and grant programs.

Represents private clients in the site rehabilitation of petroleum cleanup sites where Inland Protection Trust Funds (IPTF) are available.

Helped negotiate the use of the IPTF for projects of great public concern and interest in the state. Examples include hurricane evacuation routes being constructed by FDOT, port expansions, and positioning county-owned facilities and lands for public/private reuse.

Represented governmental clients and boards in defending decisions where development rights are affected. Specific examples include rezoning, grandfathered/non-conforming uses, and architectural review board decisions affecting historic building demolition.

Represented church organization in a federal land use challenge raising religious land use and Section 1983 claims.

Represented private developer in the mixed use redevelopment of a former golf course property including the brownfield designation, rehabilitation plan development, and tax credit applications.

Represents clients on the recording of institutional controls or determining the sufficiency of unrecorded controls needed to achieve regulatory compliance.

Real Estate

Assists in the due diligence phase especially where recognized environmental conditions create challenges for the transaction.

Represented clients in the sale of a large manufacturing facility where environmental liability matters required reconciliation.

Represented clients in the sale of agricultural lands including the farming operations, equipment and business.

Government Affairs

Advises clients on the necessary audience within the Department of Environmental Protection to ensure the right decision maker is fully apprised of critical factors.

Advises clients on potential regulatory pathways to achieve end goals in the most efficient manner.

Advises clients on potential opportunities for governmental grants or other funding that may be available under certain circumstances.

Appeared before the Florida Legislature as a technical expert in the fields of waste management and brownfields and negotiated legislation which combined the state taxpayer and stakeholder business needs.

Possesses comprehensive experience in all facets of environmental federal, state and local governmental laws and rules and coordinated with federal and local governments on mutual benefit agreements to affect innovative environmental policies.

Counseled local governments on real property and environmental matters involving the government property sale, purchase or reuse, contamination cleanup and property tax collection.

Administrative Proceedings

Represented an intergovernmental agency in the defense of its Environmental Resource Permit which was required for the ongoing expansion construction of a state highway connecting interstate traffic with an international airport.

Challenged the issuance of a Site Rehabilitation Consent Order issued by the Florida Department of Environmental Protection when the scope of the order neglected to include key contaminants of concern identified on the client's property.

Challenged the Florida Department of Revenue's determination of ineligibility of a client's building materials sale tax refund application.

Directed the Division of Waste Management for the Department of Environmental Protection in the response to administrative challenges relating to brownfield voluntary cleanup tax credit orders and bid protests.

Negotiated consent orders following hazardous waste discharge discoveries, surface water discharges, industrial wastewater discharges, Title V permit violations, solid waste facility permit violations, and institutional control failures.

Analyzed and granted variances from rule requirements upon the proper demonstration of equivalent environmental protection.

Oversaw rulemaking for multiple sections of the Department of Environmental Protections' Chapter 62, including the latest updates to Rules 62-701, 62-711, 62-730, 62-761, 62-762, 62-780 of the Florida Administrative Code. Rule 62-701, FAC was heard before the Environmental Regulation Commission.

As Director of the Division of Waste Management, worked with administrators to develop the Division's annual regulatory plan for presentation to the Secretary of the Florida Department of Environmental Protection.

Assisted clients holding agency contracts in bid challenges relating where agency's failed to properly apply proposal criteria.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Tallahassee Area Association of Environmental Professionals, Board Member, 2013-2015; 2020-Present

Urban Land Institute, Urban Plan Volunteer, Present

Bill Hinkley Center for Solid and Hazardous Waste Management, Advisory Board, 2018-2020

Florida Bar Grievance Committee 2A, serving the 2nd Judicial Circuit, 2017-2020

Florida Brownfield Association

Board member, 2013-2015

Legislative Days Chairman, 2014

President, 2010-2011

Legislative Committee Co-Chair, 2007-2010, 2019 - drafted, lobbied and helped pass 2008, 2010, and 2014

Amendments to Florida's Brownfield laws

Conference Committee Co-Chair, 2010 - in charge of planning the 2010 FBA Conference

Georgia Tech Tallahassee Thomasville Alumni Network

President, 2012-Present

Northeast Florida Network, Board Member, 2010-2011

Presidential Scholarship Program Committee, 2010-2011

Florida Engineering Society, Northeast and Big Bend Chapters

Professional Development Committee, 2002-2003

Vice President, 2003

Treasurer, 2002

Chapter Secretary, 2001

Mathcounts Chairman, 2000

Florida Minerals and Chemistry Council

Ecology and Environment Inc.'s Company Representative, 2000-2003

Counsel to the Mining Subcommittee, 2006-2008

First Coast Manufacturer's Association, Professional Progress Class of 2007

RECOGNITION

The Best Lawyers in America®, 2020-2021

Florida Bar Leadership Academy, Class II

Florida Super Lawyers, Rising Star in Environmental Law, 2009-2015

Dean Frank E. Maloney Writing Competition, "Adding Pollution Trading to Florida's Total Maximum Daily Load Program," 2006

Big Bend Chapter of the Florida Engineering Society, Young Engineer of the Year, 2001

PUBLICATIONS & PRESENTATIONS

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 25](#)

Stearns Weaver Miller News Update | March 2021

Land Development News Update, Publications: [What's Developing | Winter 2020-2021](#)

Stearns Weaver Miller News Update | January 2021

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 24](#)

Stearns Weaver Miller News Update | January 2021

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 23](#)

Stearns Weaver Miller News Update | December 2020

Land Development News Update, Publications: [EPA Approves Florida's Assumption of the Clean Water Act's Section 404 Permitting](#)

Stearns Weaver Miller News Update | December 2020

Events: [Brownfields and VCTC – Their History & Future in Florida](#)

Florida Brownfields Association 2020 Virtual Brownfields Conference | | November 2020

Events: [Roundtable Discussion of Waste Management Industry's Most Pressing Issues](#)

Air & Waste Management Association 2020 Joint Coastal Plains/Alabama Chapters & Florida Section Virtual Conference | | October 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 22](#)

Stearns Weaver Miller News Update | October 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 21](#)

Stearns Weaver Miller News Update | September 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 20](#)

Stearns Weaver Miller News Update | September 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 19](#)

Stearns Weaver Miller News Update | September 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 18](#)

Stearns Weaver Miller News Update | August 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 17](#)

Stearns Weaver Miller News Update | July 2020

Land Development News Update, Publications: [New 'Navigable Waters Protection Rule' is the Controlling Law in Florida - for Now.](#)

Stearns Weaver Miller News Update | July 2020

Events: [Waste Management Programs Overview](#)

34th Annual Environmental Permitting Summer School | | July 2020

Events: [Managing the Regulatory And Transactional Risks Of Emerging Contaminants Such As PFAS](#)

34th Annual Environmental Permitting Summer School | | July 2020

Events: [Something Old, Something New - Ethics And Technology For Environmental Professionals On The Go](#)

34th Annual Environmental Permitting Summer School | | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 16](#)

Stearns Weaver Miller News Update | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 15](#)

Stearns Weaver Miller News Update | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 14](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 13](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 12](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 11](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 10](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 9](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 8](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications

[: COVID-19 Legal Compass | COVID-19 Updates | Edition 7](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | COVID-19 Updates | Edition 6](#)

Stearns Weaver Miller News Update | May 2020

Land Development News Update, Publications: [U.S. Supreme Court Requires Clean Water Act Permits When A Point Source Pollutant Discharge through Groundwater into Navigable Waters is "Functionally Equivalent" to a Direct Discharge](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | COVID-19 Updates | Edition 5](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Timely and Significant COVID-19 Updates | Edition 4](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Timely and Significant COVID-19 Updates | Edition 3](#)

Stearns Weaver Miller News Update | April 2020

Land Development News Update, Publications: [What's Developing | Spring 2020](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Timely and Significant COVID-19 Updates | Edition 2](#)

Stearns Weaver Miller News Update | April 2020

Land Development News Update, Publications: [Florida Department of Environmental Protection Issues a Proposed Rule Seeking to Assume Dredge and Fill Permitting Process from Federal Government](#)

Stearns Weaver Miller News Update | March 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Timely and Significant COVID-19 Updates](#)

Stearns Weaver Miller News Update | March 2020

Government & Administrative News Update, Publications: [Crème de law Admin | Winter 2020](#)

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: [Replacement of Waters of the United States Rule Narrows the Reach of the Clean Water Act](#)

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: [Florida Supreme Court Reverses Course to Allow Personal Injury Damages for Some Environmental Claims](#)

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: [What's Developing | Winter 2019-2020](#)

Stearns Weaver Miller News Update | December 2019

Events: [Joint U.S. EPA / State Representatives Roundtable Discussion and Q&A](#)

Southeast Brownfields Conference | | October 2019

Government & Administrative News Update, Land Development News Update, Publications: [2015 Waters of the United States Rule Repealed, with a New Rule Expected this Winter](#)

Stearns Weaver Miller News Update | September 2019

Land Development News Update, Publications: [What's Developing | Fall 2019](#)

Stearns Weaver Miller News Update | September 2019

Events: [Waste Management Programs Overview](#)

33rd Annual Environmental Permitting Summer School | | July 2019

Land Development News Update, Publications: [Important Land Development and Environmental Issues Following Florida's 2019 Legislative Session](#)

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: [Opportunities Ahead as Florida Prepares for Three New Tollways](#)

Stearns Weaver Miller News Update | May 2019

Land Development News Update, Publications: [What Have We Learned After Two Years of Reporting Under Florida's Public Notice of Pollution Act?](#)

Stearns Weaver Miller News Update | April 2019

Land Development News Update, Publications: [EPA Provides Clarity on CWA Regulation of Groundwater - for Now](#)

Stearns Weaver Miller News Update | April 2019

Government & Administrative News Update, Land Development News Update, Publications: [Permit Applicants May Need to Reevaluate Strategies Following New Constitutional Amendment Prohibiting Agency Deference](#)

Stearns Weaver Miller News Update | February 2019

Land Development News Update, Publications: [Major Water Policy Reform Ahead in Florida](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Unanimous Property Owner Win as U.S. Supreme Court Limits the Reach of the Endangered Species Act](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Calmer Waters Ahead? Environmental Protection Agency Proposes New](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [New Bipartisan Federal Law Presents Opportunities for Public-Private Partnerships](#)

Stearns Weaver Miller New Update | November 2018

Events: [Selected conferences](#)

In his former capacity as Director of Division of Waste Management at the Florida Department of Environmental Protection, Mr. Ullo spoke routinely on various waste policy matters and provided updates on the various programs that affected and guided waste.

Publications: [Co-Author, Brownfields Site Rehabilitation](#)

Florida Environmental & Land Use Law Treatise | June 2014

Publications: [Water Quality Credit Trading - It Could be Coming to a Waterbody Near You](#)

American Water Works Association Journal | June 2013

Publications: [Redevelopment and Water Quality Credit Trading: Square Peg in a Round Hole?](#)

Florida Engineering Society Journal | October 2008

Publications: [Water Quality Credit Trading: A Practitioner's Perspective](#)

Florida Bar Journal | May 2007

Publications: [Co-Author, Evolving Issues in Eastern Water Law: Hot Issues from the Southeast](#)

American Bar Association | September 2005

Publications: [Co-Author, Site 5 Air Sparging Pilot Test, Naval Air Station Cecil Field](#)

Jacksonville, FL | Journal of Hazardous Materials | October 2000

Publications: [A Comparison of Jet Propellant 5 Infiltration Rates and Residual Saturation Values in Different Soil Types Using Empirical and Analytical Method, Master's Thesis](#)

Florida State University | F. Joseph Ullo | May 1998

Publications: [Co-Author, Bioslurping: A Multiphase Treatment Technology for Leaking Underground Storage Tank Sites](#)

Florida Water Resources Conference | October 1997

NEWSROOM

Firm Announcements: [Jacob T. Cremer Appointed to Florida Brownfields Association Board of Directors](#)

| November 2018

Firm Announcements: [Florida Department of Environmental Protection Director of Division of Waste Management](#)

EDUCATION

J.D., Florida State University College of Law, 2006

The Law Review, Associate Editor

M.S., Civil Engineering Water Resources Management, Florida State University, 1998

B.C.E, Civil Engineering, with honors, Georgia Institute of Technology, 1993

B.S., *magna cum laude*, Spring Hill College, 1993

ADMISSIONS

Florida

United States District Court for the Northern, Middle and Southern Districts of Florida

United States Court of Appeals for the Eleventh Circuit

United States Patent and Trademark Office

CERTIFICATIONS

Licensed Patent Attorney

Professional Engineer, Florida