



# Laurel Lockett

SHAREHOLDER

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## Overview

Laurel Lockett practices in the areas of environmental law and commercial real estate. She has substantial experience with cleanup, purchase, sale and redevelopment of brownfields and other contaminated sites, including manuscripting of environmental insurance policies and other creative solutions to risk management, including risk based corrective action and alternative closure strategies. She also has substantial experience with redevelopment of federal superfund sites, industrial and domestic wastewater, storage tank regulation, landfill, PCB, used oil, hazardous waste, and air permitting and regulation. In addition her experience extends to the resolution of environmental enforcement matters, negotiation of prospective purchaser/BFPP agreements with state and federal agencies, consent orders, remediation plans and terms of conditional closure associated with the cleanup of hazardous waste, petroleum, chlorinated solvents, PFAS, and other contaminants with local, state, and federal environmental agencies, redevelopment of those sites and other environmental aspects of real estate and commercial transactions, including asbestos and indoor air quality issues, vapor intrusion, and lead based paint.

## Experience

- Environmental permitting and enforcement issues in diverse areas including industrial and municipal domestic wastewater treatment, water reuse systems, storage tanks, landfills, used oil processing facilities, and hazardous waste permitting and regulation and a wide variety of industrial facilities.

- Negotiated settlements, consent orders, and remediation plans associated with the cleanup of hazardous waste, petroleum, chlorinated solvents, such as dry cleaning chemicals, and other contaminants with local, state, and federal environmental agencies, including on brownfields and NPL sites.
- Represented PRPs at various federal Superfund sites, including past service as administrative chairman of the Technical Committee for the Peak Oil Site Generators Group and counsel handling processing of challenges to allocation for hundreds of settling parties at the Peak Oil Site in connection with EPA de minimis settlement offers.
- Environmental aspects of real estate transactions, including creative solutions to environmental risk allocation, brownfields development, manuscripting of environmental insurance products, and indoor air issues such as vapor intrusion, asbestos, radon, and lead paint.
- Represented lenders, buyers, and sellers in commercial and industrial real estate purchase, development, redevelopment, and management, including manufacturing facilities, brownfield sites, Superfund and hazardous waste sites and former golf courses, and redevelopment projects on those sites including hotels, shopping centers, single family and multifamily residential, independent living and over 55 facilities and uses commercial warehouses, including leasing and property management issues.

## Areas of Focus

### Practices

- Government Law & Consulting
- Real Estate
- Mass Tort and Product Liability
- Environmental Regulation & Litigation
- Real Property Litigation
- Public and Private Offerings
- Corporate Law and Governance
- Development
- Energy and Utilities
- Aviation
- Institutional Investment and Finance

### Industries

- Real Estate
- Property & Casualty Insurance

## Insights

09.26.2023

Water Consumption in the Face of PFAS

*Florida Specifier*

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07.31.2019

Florida Regulation of PFAS at Airports and Governmental Installations Ramps Up

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09.29.2016

Florida Department of Environmental Protection Adopts Emergency Rule Imposing New Notice Requirements

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03.05.2014

What's New in Risk Based Corrective Action in Florida?

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09.01.2012

DEP Streamlines Process for Implementing Restrictive Covenants Required for Cleanup Closure With Conditions

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01.14.2010

Important Information for Landlords/Lenders Regarding Facilities with Petroleum Storage Tanks

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04.07.2008

More than just a storm: It's preparing for ill effects further down the road

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03.01.2005

Managing Mold Issues in the Real World: Practical Issues for Real Estate Practitioners

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11.11.2004

State and Federal Mold Regulatory and Guidance Update

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11.11.2004

Mold/Transactional Drafting Considerations

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11.11.2004

Managing Mold for the Transactional Lawyer

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08.08.2004

Legislative Guidance and Case Law Developments - Mold, Mildew and Microbial Matters

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12.08.2003

Managing Mold for the Real Estate Practitioner: Addressing Environmental Issues in Commercial Leasing

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06.05.2003

Addressing Environmental Liabilities in Commercial Leasing

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05.05.2003

Mold, Mildew and Microbial Matter – a ‘Growing Concern’ for Real Estate Practitioners

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12.08.1998

Death and Dirt: Environmental Issues for Real Property, Probate and Trust Lawyers

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08.03.1998

Addressing Non-CERCLA Liabilities in a Real Estate Purchase and Sale Agreement

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08.03.1997

Case Law Update: Recent Developments in Indoor Air Quality Litigation

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05.01.1997

Permitting a Reclaimed Water System with an Apricot Act Backup Discharge

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03.01.1997

Florida Dry Cleaning Solvent Cleanup Program

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05.17.1996

Indoor Air Quality Issues for the Real Estate Practitioner: EPA/HUD's New Lead Paint Disclosure Requirements; OSHA's New Asbestos Exposure Standards; Radon: A Naturally Occurring Indoor Air Quality Pr

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05.02.1996

Limitations of the Program and Case Law Update: Practical Implications for Property Owners and Dry Cleaner Plant Owners

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05.18.1995

OSHA's New Asbestos Exposure Standards: New Issues for Real Estate Practitioners

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05.18.1995

Radon: A Naturally Occurring Component of the Indoor Air Quality Program

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05.06.1994

Radon: The Naturally Occurring Component of the Indoor Air Quality Problem

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10.01.1989

Hazardous Waste Liability: The Growing Problem for Lenders

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04.05.1986

Hazardous Waste Liability: The Emerging Problem For Lenders

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08.01.1984

Environmental Liability & Enforcement and The Bankruptcy Act of 1978: A Study of H.R. 2767, The Superlien Provision

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12.31.1983

Superlien Solutions to Hazardous Waste: Bankruptcy Conflicts: Environmental Law

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News

09.06.2022

F. Joseph Ullo Jr. Joins Carlton Fields in Tallahassee

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05.21.2021

Carlton Fields Ranks Among Best in Chambers USA 2021 Guide

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04.23.2020

Carlton Fields Ranks Among Best in Chambers USA 2020 Guide

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05.03.2019

Carlton Fields Ranks Among Best in Chambers USA 2019 Guide

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05.04.2018

Carlton Fields Ranks Among Best in 2018 Chambers USA Guide

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08.15.2017

78 Carlton Fields Attorneys Named “Best Lawyers in America”

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08.15.2017

Eight Carlton Fields Attorneys Named 2018 “Lawyers of the Year” by The Best Lawyers in America

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## Recognition

- AV Rated by Martindale-Hubbell
- *The Best Lawyers in America*
  - Energy Law, Environmental Law, Natural Resources Law, Real Estate Law (2005–2024)
  - Tampa “Lawyer of the Year,” Environmental Law (2015, 2018, 2024)
- *Chambers USA* (2005–2018, 2021–2023)
- Green 500: Leaders in Environmental Law, *Lawdragon* (2023)
- Chrysalis Award, Florida Brownfields Association (2012)
- President's Award, American Institute of Architects, Tampa Bay Chapter (2007, 2011)
- Florida Super Lawyers, *Super Lawyers Magazine* (2006–2010)
- *Legal 500*, Land Use and Zoning

# Professional & Community Involvement

- American Bar Association
  - Liaison to Environmental Coordinating Committee (2012–2014) and Standing Committee on Environmental Law (2010–2011)
  - Real Property, Trust, and Estate Law Section
  - Chair, Land Use and Environmental Group (2008–2009)
  - Former Vice Chair, Environmental and Land Use Subcommittees
  - Former Co-Chair, Indoor Air Subcommittee
  - Former Co-Chair, Environmental Subcommittee
- FDEP Contaminated Media Forum
  - Co-Chair, Direct Exposure Working Group (2014)
- Florida Brownfields Association
  - President (2015–2016)
  - Board of Directors (2013–2104)
  - Chair, Technical Committee (2011–2013)
- USA Rugby
  - Member and Former Chair, National Disciplinary Committee
- Audubon of Florida Corporate Council, Tampa Bay Region
  - Former Co-Chair
- Florida Citrus Processors Association
  - Former General Counsel
- Family Service Association of Greater Tampa Inc.
  - Former Member and Chair, Board of Directors
- Hillsborough County Bar Association
- Hillsborough Metropolitan Planning Organization
  - Former Member, Citizens Advisory Committee
- Hyde Park Preservation Inc.
  - Former Member, Board of Directors
- City of Tampa Historic Preservation Commission
  - Former Member and Chair
- West Central Florida MPO Chairs Coordinating Committee
  - Former Member, Joint Citizens Advisory Committee

# Speaking Engagements

- "A Forum of Distinguished Speakers on Meeting Future Environmental Challenges" and "Hot Topics/Emerging Issues in Waste Management," 37th Annual Environmental Permitting Summer School, Marco Island, FL (July 19–20, 2023)
- "Tool Kit for Implementation of a Historic Preservation Economic Development Grant Program," Florida Trust for Historic Preservation Annual Meeting (May 14–15, 2014)
- "Environmental Issues in Florida: Risk Mitigation and Cost Savings Strategies for Preservation Advocates," Florida Trust for Historic Preservation Annual Meeting (May 14, 2014)
- "What's New in Risk Based Corrective Action in Florida?," National Association of Environmental Professionals Annual Meeting, St. Petersburg, FL (April 8, 2014)
- "What's new in Global Risk Based Corrective Action," Tampa Bay Association of Environmental Professionals, Tampa, FL (October 2013)
- "Car, Planes, Trains ... and Arsenic and PAHs: New Strategies for Dealing With Historical Transit-Related Impacts," Florida Brownfields Association Conference, West Palm Beach, FL (October 2013)
- "Long Term Natural Attenuation Monitoring, Recalcitrant Contaminants, What Can Be Done?," Florida Brownfield Association Conference (October 2012)
- "Environmental Insurance: Filling the Gaps and Making the Deal Happen," The Florida Bar Environmental and Land Use Law Section (June 12, 2012)
- "Reporting & Notification Obligations: Black, White and Gray Areas," Hillsborough County Bar Association Environmental and Land Use Law Section, presentation included Kelly Bishop, HSA Engineers & Scientists, Tampa, FL (March 15, 2012)
- "Use of Restrictive Covenants in RBCA Site Closure: Understanding the Process and Managing the Uncertainties – What Consultants Need to Know" (2012)
- "Revision of FDEP Institutional Controls Procedure Guidance: A Collaborative Effort of FBA and FDEP," Hillsborough County Bar Association, Tampa, FL (February 24, 2011)
- "Recent Developments in Institutional Controls," Hillsborough County Bar Association Environmental and Land Use Law Luncheon, Tampa, FL (February 23, 2011)
- "FDEP's New Institutional Controls Procedure Guidance: FBA Recommendation for Improvement," Florida Brownfields Conference, Jacksonville, FL (November 16, 2010)
- "Stretching the Dollar\$: Tips for Value-Added Government Brownfield Activity," Florida Brownfields Conference, Jacksonville, FL (November 15, 2010)
- "Bankruptcy Discharge for Environmental Cleanup Obligations? The Impact of *U.S. v Apex Oil*," ABA Real Property, Trust, and Estate Law Section (February 17, 2010)
- "What You Can't See Can Hurt You – The Latest on Vapor Intrusion," 12th Annual Florida Brownfields Conference and Exhibition, Tampa, FL (November 1–4, 2009)



- “Vapor Intrusion: Recent Developments in Transactional and Regulatory Framework,” Florida Brownfields Conference, Tampa, FL (November 2009)
- “Voluntary Cleanup Tax Credits,” Florida Brownfields Conference, Tampa, FL (November 2009)
- “Hot Topics and Recent Developments in Environmental Law,” Florida Association of County Attorneys Annual Meeting, Marco Island, FL (June 24, 2009)
- “Assessing the Impact of Environmental Contamination on Real Estate Valuation,” ABA Real Property, Trust, and Estate Law Section CLE Symposium (April 30, 2009)
- “Vapor Intrusion: Recent Developments in Transactional and Regulatory Framework,” The Florida Bar Environmental and Land Use Law Section, Amelia Island, FL (August 22, 2008)
- “Transfer of Development Rights; Plans for Tampa’s TDR Ordinance,” Renew Tampa Expo (April 11, 2008)
- “Specialty Waste to Fuel,” Florida Biofuels Waste to Energy Conference, Orlando, FL (April 8, 2008)
- “Regulatory and Business Challenges of the Implementation of Alternative Fuel Generation in Florida,” Florida Chamber of Commerce Environmental Permitting Summer School, Marco Island, FL (July 2006)
- “Florida’s New Global Risk Based Corrective Action Rule: The Good, the Bad and the Ugly,” Florida Chamber of Commerce Environmental Permitting Summer School, Marco Island, FL (July 2005)
- “Air at the Fringe – Vapor Intrusion and Selected Indoor Air Issues From the World Trade Center 911,” Florida Chamber of Commerce Environmental Permitting Summer School, Marco Island, FL (July 2005)
- “Managing Mold Issues in the Real World: Practical Issues for Real Estate Practitioners,” Florida Chamber of Commerce Environmental Permitting Summer School, Orlando, FL (March 2005)
- “State and Federal Mold Regulatory and Guidance Update,” ABA and The Florida Bar Symposium, Tampa, FL (November 11, 2004)
- “Managing the Latest Risk in Brownfield Redevelopment: Vapor Intrusion,” Florida Brownfields Conference, Sarasota, FL (October 6, 2004)
- “Managing Mold for the Transactional Lawyer,” ABA and The Florida Bar Symposium, Tampa, FL (November 11, 2004)
- “Mold and Transactional Drafting Considerations” and “Managing Mold for the Transaction Lawyer,” ABA and The Florida Bar Symposium, Tampa, FL (November 11, 2004)
- “Generating Power from Wind and Landfills: Case Studies in the Benefits and Barriers for Renewable Energy,” ABA Real Property, Trust, and Estate Law Section and Tax Section CLE Program, Boston, MA (September 2004)
- “Legislative Guidance and Case Law Developments– Mold, Mildew, and Microbial Matters,” Environmental Hot Topics, ABA Annual Meeting, Atlanta, GA (August 8, 2004)
- “Managing Mold for the Real Estate Practitioner – Addressing Environmental Issues in Commercial Leasing,” National Business Institute, Tampa, FL (December 8, 2003)

- "Combining Historic Preservation and Brownfields Rehabilitation Incentives and Tax Credits: Case Studies in Creative Deal-Making," ABA Real Property, Trust, and Estate Law Section and Tax Section CLE Program, Chicago, IL (September 13, 2003)
- "Combining Historic Preservation and Brownfields Rehabilitation Incentives," Florida Brownfields Conference, St. Petersburg, FL (August 11, 2003)
- "Environmental Issues in Commercial Leasing," National Business Institute, Tampa, FL (July 14, 2003)
- "Mold Issues for the Real Estate Practitioner," Commercial Real Estate Women, Tampa, FL (May 22, 2003)
- "Mold, Mildew, and Microbial Matter – A 'Growing Concern' for Real Estate Practitioners," Sterling Education, Tampa, FL (May 2003)
- "Environmental Insurance Solutions," Sarasota Association of Realtors, Commercial Investment Division, Sarasota, FL (October 15, 2002)
- "Environmental Insurance Tools," Florida Brownfields Conference, Pensacola, FL (September 24, 2002)
- "The Deal-Makers," Southern Regional Deal Flow Conference, National Brownfields Association, Atlanta, GA (February 21, 2002)
- "Insurance Solutions," Florida Brownfields Conference, Tampa, FL (November 5, 2001)
- "Florida Used Oil Regulatory Issues," National Oil Recyclers Association Annual Meeting, Sanibel, FL (September 29, 2000)
- "Addressing Non-CERCLA Liabilities in a Real Estate Purchase and Sale Agreement," ABA Annual Meeting, Toronto (August 3, 1998)
- "How to Avoid the Pitfalls of CERCLA/Superfund" and "Indoor Air Quality (IAQ)," Environmental Regulation Course, Executive Enterprises Inc., Orlando, FL (January 19, 1996)
- "Indoor Air Quality," 4th Annual Environmental Regulation Institute, Executive Enterprises, Inc., Orlando, FL (December 1, 1994)
- "Underground Storage Tanks" and "CERCLA/Superfund," Environmental Regulation Course, Executive Enterprises Inc., Orlando, FL (May 13, 1993, May 5, 1994, and October 19, 1994)
- "Case Law Update: Recent Developments in Indoor Air Quality Litigation," ABA Annual Meeting, San Francisco, CA (August 3–5, 1997)
- "Limitations of the Program and Case Law Update: Practical Implications for Property Owners and Dry Cleaner Plant Owners," Tampa, FL (May 2, 1996)
- "Indoor Air Quality Issues for the Real Estate Practitioner: EPA/HUD's New Lead Paint Disclosure Requirements; OSHA's New Asbestos Exposure Standards; Radon: A Naturally Occurring Indoor Air Quality Problem," ABA Annual Spring CLE and Committee Meeting (May 17–19, 1996)
- "Environmental Law Issues for Property Managers," Environmental Issues Training Course, Building and Office Management Association, Tampa, FL (March 1996)

- “What Clients (and Their Lawyers) Really Look for From an Environmental Consultant,” American Association of Professional Geologists, Florida Section (February 29, 1996)
- “CERCLA/Superfund Liability,” “Indoor Air Quality,” and “EPA Enforcement Policy,” Environmental Regulation Course, Executive Enterprises Inc., Orlando, FL (January 19, 1996)
- “What Environmental Lawyers and Their Clients Really Want in a Consultant,” Florida Association of Women Geologists, Florida Chapter (January 10, 1996)
- “OSHA’s New Asbestos Exposure Standards: New Issues for Real Estate Practitioners,” ABA Sixth Annual Spring CLE and Committee Meeting, Lake Buena Vista, FL (May 18–19, 1995)
- “Radon: A Naturally Occurring Component of the Indoor Air Quality Program,” ABA Sixth Annual Spring CLE and Committee Meeting, Lake Buena Vista, FL (May 18–19, 1995)
- “Radon: The Naturally Occurring Component of the Indoor Air Quality Problem,” as part of the “Assessment and Allocation of The Risk of Indoor Air Pollution and Electromagnetic Field Issues in Real Estate Transactions,” ABA Fifth Annual Spring CLE and Committee Meeting (May 6, 1994)

## Credentials

### Education

- Boston University School of Law (J.D., 1984)
- Smith College (B.A., with honors, 1977)

### Bar Admissions

- Florida