

CONTAMINATION SCREENING EVALUATION REPORT

Florida Department of Transportation

District One

State Road (SR) 70 PD&E Study

Limits of Project: County Road (CR) 29 to Lonesome Island Road

Highlands County, Florida

Financial Management Number: 414506-5-22-01

ETDM Number: 14364

Date: June 2023

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT.

# **Level I**

## **Contamination Screening Evaluation Report**

### **(Mainline and Drainage Sites)**

Florida Department of Transportation  
District One

SR 70 from CR 29 to Lonesome Island Road  
Project Development and Environment Study  
Highlands County, Florida

FPID: 414506-5-22-01  
ETDM Number: 14364

June 21, 2023

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

# TABLE OF CONTENTS

<b>SECTION</b>	<b>Page</b>
<b>1.0 Executive Summary</b> .....	<b>1-1</b>
<b>2.0 Introduction</b> .....	<b>2-1</b>
<b>3.0 Project Description</b> .....	<b>3-1</b>
3.1 Purpose and Need.....	3-1
3.2 Proposed Actions.....	3-2
<b>4.0 Project Alternatives</b> .....	<b>4-1</b>
4.1 No-Build Alternative.....	4-1
4.2 Recommended Build Alternative.....	4-1
4.3 Pond Sites.....	4-2
<b>5.0 Methodology</b> .....	<b>5-1</b>
<b>6.0 Land Uses</b> .....	<b>6-1</b>
6.1 Historical Aerial Photograph Review .....	6-1
6.2 USGS Topographic Map Review.....	6-1
6.3 Site Reconnaissance .....	6-2
<b>7.0 Hydrologic Features</b> .....	<b>7-1</b>
7.1 Aquifers of Florida.....	7-1
7.2 Hydrology – Site Reconnaissance.....	7-1
7.3 Hydrology – USGS 7.5 Minute Topographic Maps .....	7-1
<b>8.0 Interviews</b> .....	<b>8-1</b>
<b>9.0 Project Impacts</b> .....	<b>9-1</b>
<b>10.0 Conclusions and Recommendations</b> .....	<b>10-1</b>
10.1 Conclusions.....	10-1
10.2 Recommendations .....	10-1

## LIST OF TABLES

<b>Table</b>	<b>Page</b>
Table 1: Risk Ratings For Contamination Sites.....	9-1
Table 2: Risk Ratings For Drainage Sites.....	9-6
Table 3: Summary of Risk Ratings – Mainline .....	10-1
Table 4: Summary of Risk Ratings – Drainage .....	10-1

## APPENDICES

<b>Appendix</b>	<b>Title</b>
Appendix A .....	Potential Contamination Sites and Pond Alternatives Map
Appendix B .....	Historical Aerial Photographs
Appendix C .....	USGS Topographic Maps
Appendix D .....	Regulatory Database Report
Appendix E .....	Site Photographs
Appendix F .....	Supplemental Information



# 1.0 Executive Summary

On behalf of the Florida Department of Transportation, this Level I Contamination Screening Evaluation Report was prepared to support the Project Development and Environment (PD&E) Study for SR 70 from CR 29 to Lonesome Island Road located in Highlands County, Florida. This contamination evaluation was performed in accordance with Part 2, Chapter 20 of the Florida Department of Transportation’s PD&E Manual (July 1, 2020). This report was **revised** based on FDOT comments received on June 5, 2023. Additional right-of-way is anticipated to accommodate the proposed project improvements for the mainline and drainage sites.

The following risk ratings were assigned to the thirteen contamination sites identified within or near the project right-of-way:

Number of Contamination Sites per Risk Rating			
High	Medium	Low	No
0	8	2	3

The following table presents a summary of the risk ratings assigned for each drainage site:

Number of Drainage Sites per Risk Rating			
High	Medium	Low	No
0	1	1	0

For the Medium rated sites (none were rated High), Level II testing, if deemed appropriate by the District Contamination Impact Coordinator, is recommended. The Level II can include hazardous material surveys, soil borings, monitor well installation, soil and groundwater sampling, laboratory testing, and the use of Ground Penetrating Radar.

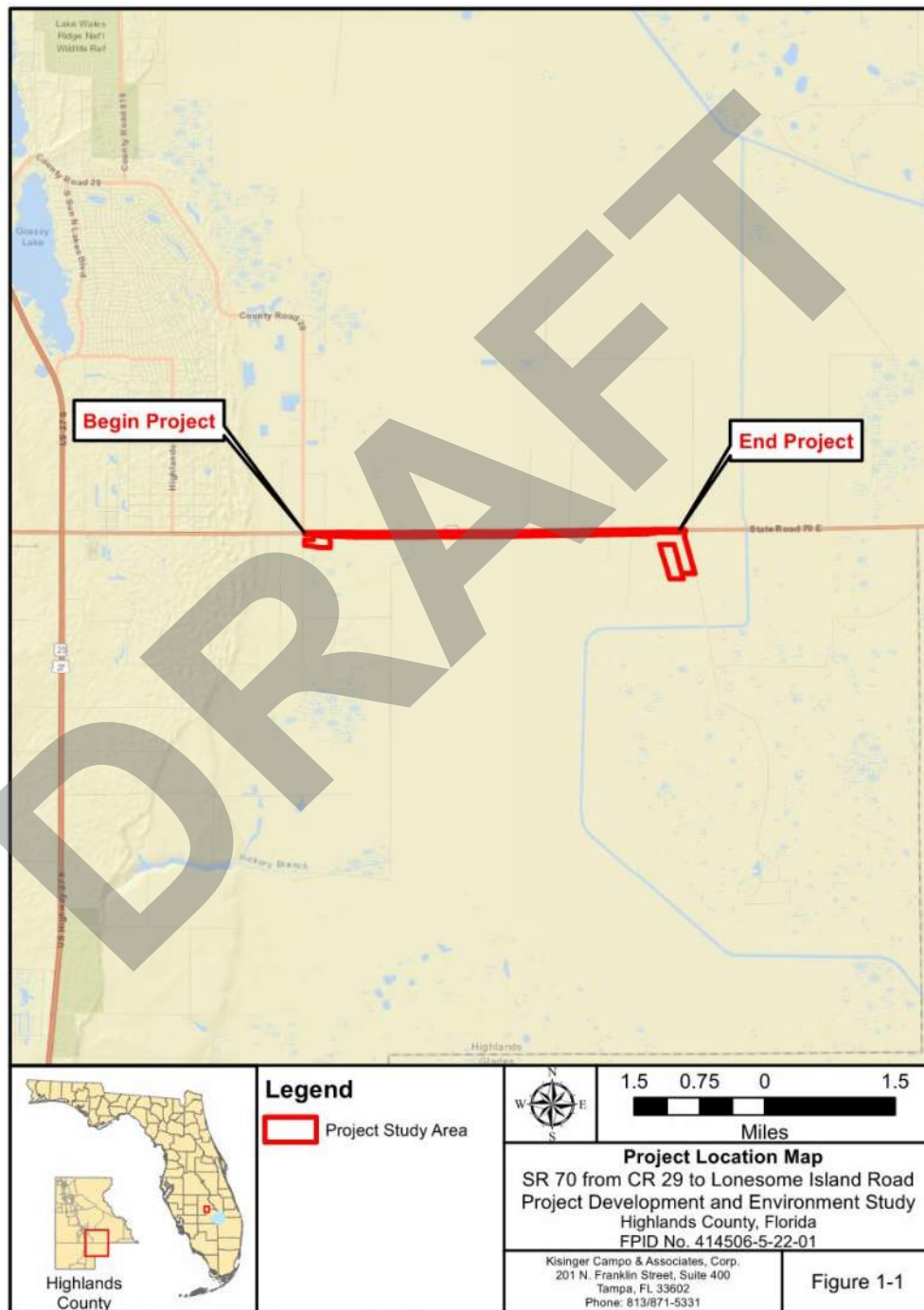
For the locations rated No or Low for contamination, no further action is required. These locations have been determined not to have any contamination risk to the study area at this time.

Once final design plans are available, additional review is recommended in consideration of dewatering operations that may be necessary under the *National Pollutant Discharge Elimination System Generic Permit for Stormwater Discharges from Large and Small Construction Activities*. Verification testing may be warranted for contamination issues within 500 feet of the dewatering area.

For areas where proposed right of way will be acquired, in accordance with PD&E Manual, Part 2, Chapter 20, an asbestos survey is recommended for structures located within proposed right of way.

## 2.0 Introduction

The Florida Department of Transportation (FDOT), District One, is conducting a Project Development and Environment (PD&E) study to evaluate widening State Road 70 (SR 70) from County Road 29 (CR 29) to Lonesome Island Road in Lake Placid, Highlands County. The project is approximately 4.3 miles in length. The project study area is shown in **Figure 1-1**.



The PD&E study is evaluating widening the existing two-lane undivided roadway to a four-lane divided roadway.

The purpose of this contamination screening evaluation report is to present the findings of a Level I contamination screening evaluation for the mainline and drainage sites. This report also presents recommendations for additional analysis. The study was performed in accordance with Part 2, Chapter 20 of the FDOT's PD&E Manual (July 1, 2020).

Additional right-of-way is anticipated to accommodate the proposed project improvements for the mainline and drainage sites.

DRAFT

## 3.0 Project Description

The FDOT, District One, is conducting a PD&E study to evaluate widening SR 70 from CR 29 to Lonesome Island Road in Lake Placid, Highlands County. The project is approximately 4.3 miles in length. The project study area is shown in **Figure 1-1**. The PD&E study is evaluating widening the existing two-lane undivided roadway to a four-lane divided roadway.

The study is evaluating the need for capacity improvements within the project limits and provides engineering and environmental analysis and documentation along with public involvement. The results of the study will aid FDOT and the FDOT Office of Environmental Management (OEM) for selection of the no build (no action) alternative or the recommended alternative for approval of the Type 2 Categorical Exclusion to grant Location Design Concept Acceptance.

The project was evaluated through FDOT's Efficient Transportation Decision Making (ETDM) process as project #14364. An ETDM Programming Screen Summary Report containing comments from the Environmental Technical Advisory Team (ETAT) was published on September 24, 2019. The ETAT evaluated the project's effects on various natural, physical and social resources.

Upon completion, the study will meet all requirements of the National Environmental Policy Act of 1969 (NEPA) as administered by the Federal Highway Administration (FHWA) and the requirements of other federal and state laws so as to qualify the proposed project for federal-aid funding.

### 3.1 Purpose and Need

The purpose of this project is to improve roadway deficiencies along SR 70 from CR 29 to Lonesome Island Road. Additionally, the project will enhance operational capacity of the corridor, thereby improving vehicle safety and emergency evacuation/response times as well as access for standard roadway maintenance.

The need for the project is based on existing roadway deficiencies, operational conditions, vehicle safety conditions, and to support economic development, discussed below.

#### **Roadway Deficiencies**

Existing sections of the project segment contain pavement distresses (such as severe cracking, rutting, and potholes) as well as failing roadway slopes. The project is additionally located within the 100-year floodplain and prone to flooding. Furthermore, SR 70 is part of Florida's Strategic Intermodal System (SIS). Facilities on the SIS are subject to special standards and criteria for number of lanes, design speed, access, level of service and other requirements. The existing SR 70 cross-section and geometrics do not meet SIS facility criteria. The potential future widening of the project segment will be built to meet the SIS facility standards and criteria.

## **Operational Conditions**

SR 70 is part of the emergency evacuation route network designated by the Florida Division of Emergency Management (FDEM), as well as the network established by Highlands County. This roadway is critical in facilitating east-west traffic movement and evacuating residents of southern Highlands County. The project segment of SR 70 was deemed critical through the FDEM's Statewide Regional Evacuation Study Program due to vehicle queues lasting among the longest in the Central Florida region under various evacuation scenarios for different storm events.

Clearance time is also critical in emergency response situations. The narrow shoulders along the project corridor, in conjunction with the substandard setback of the guardrails from the roadway and adjacent canals, provide limited space for an emergency service vehicle to pass in response to a situation during periods of congestion. Likewise, inadequate space is provided to accommodate a disabled vehicle to prevent it from obstructing traffic flow.

Accessing the roadway to perform standard maintenance is additionally challenging due to the narrow width of the project corridor. During a maintenance event, a portion of one of the roadway's travel lanes must be closed to accommodate the maintenance vehicle, leading to vehicle queues and increased delays and clearance times.

## **Safety**

The crash rates reported for the project corridor for years 2011 (0.61), 2014 (1.02), & 2015 (1.69) were above the statewide average crash rates reported for similar facilities (a rural undivided facility with 2 – 3 lanes) for the same three years (0.56, 0.73, and 0.78).

## **Economic**

The proposed reconstruction and widening of SR 70 from CR 29 to Lonesome Island Road will enhance the corridor's ability to function as a SIS highway and accomplish SIS objectives for interregional transportation linked to economic development.

### **3.2 Proposed Actions**

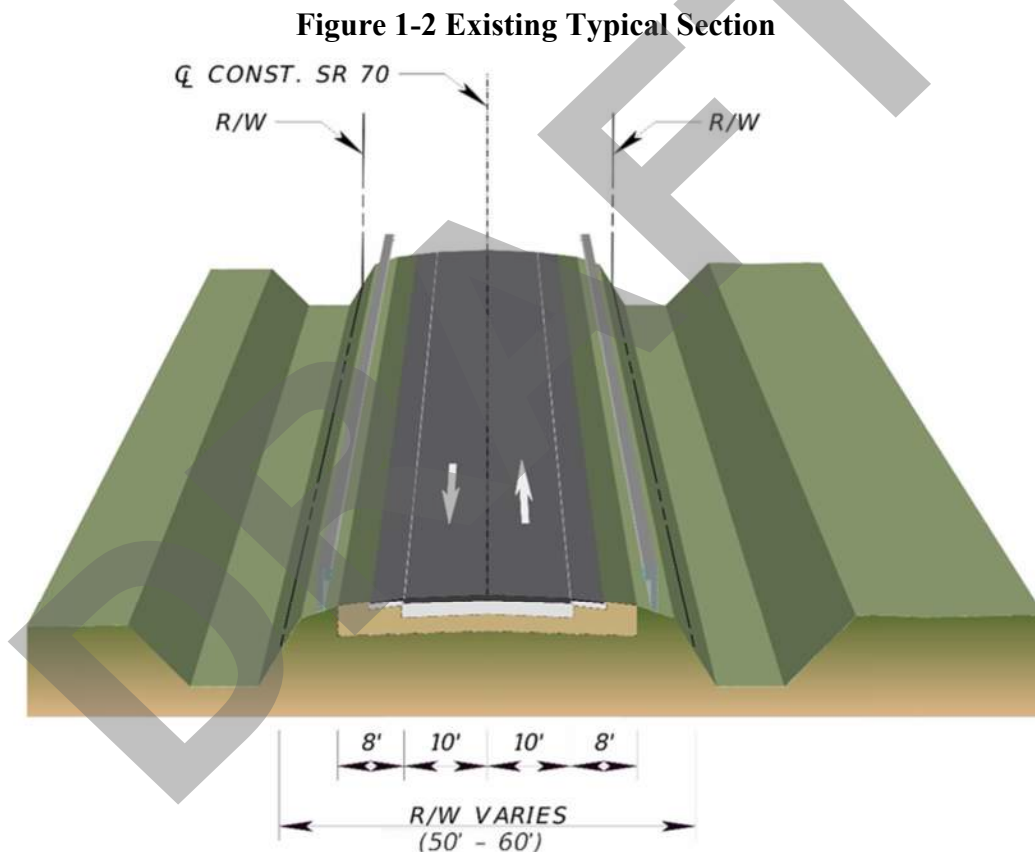
The proposed action will increase the capacity of the existing two-lane undivided roadway by widening it to a four-lane divided roadway to accomplish the purpose and need described in the previous section.

The designation of SR 70 as a SIS facility throughout the project limits presents a key constraint to the design speeds for the project. The FDOT Design Manual, Table 201.5.1, provides design speed controls for SIS facilities. For arterial facilities in rural areas a minimum design speed of 65 miles per hour (mph) is required. Based on these constraints, the following alternatives were developed.

## 4.0 Project Alternatives

### 4.1 No-Build Alternative

The No-Build Alternative remains a viable option throughout the study process. It assumes that both normal and evacuation traffic volumes continue to increase in the future without capacity or operational improvements. The existing typical section with two 10-foot travel lanes and 8-foot shoulders will remain (**Figure 1-2**). Only standard maintenance activities would be conducted along the project. The No-Build Alternative minimizes right-of-way (ROW) and construction costs along with environmental impacts. However, it does not accomplish the purpose and need for this project.



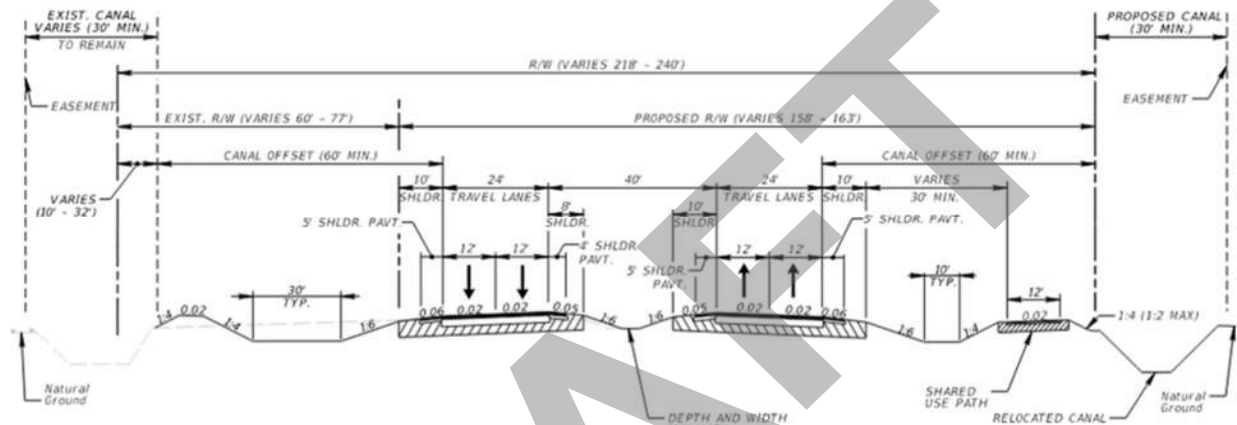
### 4.2 Recommended Build Alternative

Based on the ETDM programming screen, several significant natural resources, including conservation easements within the Wetlands Reserve Program (currently the Agricultural Conservation Easement Program), were identified directly north of the existing ROW. To avoid impacting these resources, one (1) build alternative, the southern alignment alternative, was moved

forward for further detailed analysis as the Recommended Build Alternative. Due to significant roadway deficiencies, the existing travel lanes will be taken out of service.

The Recommended Build Alternative includes the construction of two (2) new undivided travel lanes to the south of the existing SR 70 travel lanes. SR 70 will operate as a four-lane divided facility under the build condition. The Recommended Build Alternative's typical section includes 12-foot travel lanes, 10-foot (5-foot paved) outside shoulders, 8-foot median shoulders and a 12-foot shared use path (Figure 1-3).

**Figure 1-3 Build Alternative Typical Section**



### 4.3 Pond Sites

There are three (3) preferred pond sites associated with the Recommended Build Alternative described above. Of those three (3) sites, there are two (2) proposed floodplain compensation (FPC) ponds, one (1) proposed linear treatment stormwater management facilities (SMF). The linear treatment ponds will be constructed parallel to SR 70 within the proposed ROW. The pond site footprints were included in the project study area for analysis and field reviews to determine any potential impacts.

For this contamination evaluation, a single concept (Recommended Build Alternative), and two off-site drainage sites were evaluated. Since the proposed linear SMFs are located within the proposed ROW, they are considered part of the mainline and will not be specifically identified in Section 9.0.

## 5.0 Methodology

A contamination screening was conducted to identify contamination issues from properties or operations located within the vicinity of the project. This evaluation consisted of the following tasks:

- Aerial photographs were reviewed to develop a history of the previous land uses within the study area and to identify sites which may have historical uses that pose contamination concerns. Aerial photographs dated 1944, 1953, 1958, 1968, 1975, 1979, 1986, 1996, 2005, 2014, and 2020 provided by EDM were reviewed for this project. Additionally, aerial photographs from the University of Florida, FDOT Survey & Mapping, and Google Earth (1996, 1999, 2004-2008, 2010-2014, 2016-2017, and 2019-2022) databases were used for instances where additional coverage, and/or better quality of photographs may have been required. A summary of our review is discussed in **Section 6.2**. Site specific details are provided, where appropriate, in **Table 1**. A copy of the most recent aerial photograph provided by ArcGIS PRO 2023 is presented in **Appendix A**. Copies of select historical aerial photographs are presented in **Appendix B**.
- Topographic maps can be useful identifying contamination concerns such as railroads, mine lands, bulk storage tanks, and landfills/disturbed lands. Additionally, land use and water features, including elevation contours can be identified on topographic maps. Topographic maps were reviewed using imagery available from the United States Geological Survey (USGS) website. The USGS 7.5-Minute “Brighton NW, Florida” Quadrangle dated 1953, 1972, and 1983; and the “Childs, Florida” Quadrangle maps were reviewed as part of this study. The topographic map(s) are provided in **Appendix C**.
- Highlands County Property Appraiser (HCPA) database information was reviewed for suspect contamination sites where other resources may not have provided ample information regarding the site, or to determine addresses, parcel boundaries and other pertinent information.
- An environmental database search using Environmental Data Management, Inc. (EDM) was conducted on March 22, 2023 (drainage site) and March 30, 2023 (mainline) to identify sites, facilities or listings within the study area containing documented or suspected petroleum contamination or other hazardous materials. The search distances are as follows:
  - 500 feet from the ROW line for petroleum, drycleaners, and non-petroleum sites,
  - 1,000 feet from the ROW line for non-landfill solid waste sites (such as recycling facilities, transfer stations, and debris placement areas), and
  - ½ mile from the ROW line for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), National Priorities List (NPL) Superfund sites, or Landfill sites.

The EDM report is used as a preliminary screening tool to identify facilities that are registered with various county, state, and federal agencies. The regulatory review of federal and state



environmental records utilizes an integrated geographic information system database. The database report provides geocoded and non-geocoded regulatory listings of interest that are identified within the study area. Each listing is located by address, facility identification number and field verified where possible. All are reviewed for the potential of contamination to impact the project. The reviewed records include information compiled by the United States Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and other various reporting programs. A complete list of all regulatory record databases searched is included in the environmental database search report, provided in **Appendix D**. Additional regulatory information was obtained using the FDEP's Map Direct and OCULUS databases. Supplemental information is provided in **Appendix F**. The facilities identified in the EDM report are discussed in **Section 9.0**.

- A site reconnaissance was performed to identify new and/or undocumented contamination sites, and to verify locations of documented contamination sites. The site reconnaissance in conjunction with the desktop review allow the sites to be rated as to the degree of contamination concern. Some of the typical physical indicators for contamination concerns include: railroad tracks, fill ports and vent pipes associated with underground storage tanks (USTs), aboveground storage tanks (ASTs), oil/petroleum staining, drums, chemical containers, refuse, illicit dumping, solid waste, stressed vegetation, dry cleaning facilities, material handling from adjacent businesses, petroleum dispensers, excavated areas, agricultural use, chemical mix/load areas, stormwater outfall areas, surface water indicators, groundwater monitor wells, restricted area/contamination/hazardous material/petroleum pipeline signage, cattle dip vats (CDVs) and other property uses that may present contamination concerns. The reconnaissance included a systematic inspection of each parcel along the project corridor, and surrounding areas looking for signs of contamination. This was achieved by driving, where possible, the project, and walking the parcels within and surrounding the project (where accessible) to gain specific information regarding the usage and condition of each contamination site. Photographs of the contamination concerns were taken during the site inspection. Select images are presented in **Appendix E**.
- A review of the PD&E Level I Contamination Screening Evaluation Report – Mainline dated December 2, 2019 (FPID 414506-1-22-01), the adjoining west project was performed. Three sites were identified within the search limits for this project and therefore were reviewed for potential impacts.
- Risk ratings were assigned for each contamination site or pond after evaluating the findings of each of the previously mentioned methodologies. The rating system defined in PD&E Manual is divided into four categories of risk which express the degree of concern for contamination problems. The four degrees of risk ratings are No, Low, Medium, and High and are defined as follows:

### No Risk Site

A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact to the project. It is possible that contaminants have been handled on the property. However, findings from the Level I evaluation indicate that contamination impacts are not expected.

### Low Risk Site

A review of available information indicates that past or current activities on the property have an ongoing contamination issue; the site has a hazardous waste generator identification (ID) number, or the site stores, handles, or manufactures hazardous materials. However, based on the review of conceptual or design plans and/or findings from the Level I evaluation, it is not likely that there would be any contamination impacts to the project.

### Medium Risk Site

After a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential for contamination impact, and there is reasonable suspicion that contamination may exist, the property should be rated at least as a Medium. Properties used historically as gasoline stations and which have not been evaluated or assessed by regulatory agencies, sites with abandoned in place underground petroleum storage tanks or currently operating gasoline stations should receive this rating.

### High Risk Site

After a review of all available information and conceptual or design plans, there is appropriate analytical data that shows contamination will substantially impact construction activities, have implications to ROW acquisition or have other potential transfer of contamination related liability to the FDOT.

At the request of the FDOT District One, District Contamination Impact Coordinator (DCIC), all sites located within 500 feet of the ROW with open/active discharges (identified using state and/or federal regulatory databases) shall be assigned a risk rating of High or Medium since these sites have the potential to affect at least the permitting for the *National Pollutant Discharge Elimination System (NPDES) Generic Permit for Stormwater Discharges from Large and Small Construction Activities* dewatering activities.

## 6.0 Land Uses

Determination of previous land uses and occupancies is an important factor when evaluating the potential for contamination involvement. Developing a history of the project and surrounding areas can assist in determining the potential for releases or discharges of hazardous materials or petroleum products. To determine land uses for this project, a site reconnaissance and interviews (**Section 8.0**) were performed along with a review of historical aerial photographs and topographic maps.

### 6.1 Historical Aerial Photograph Review

The following is a brief summary of our aerial photograph (**Appendix B**) review:

In 1943, SR 70 is depicted in its current alignment in the west area. Surrounding areas are rangeland, pasture, woods, and low, wet areas. Aerial coverage was not available in 1943 for the central and eastern portions of this project. In 1953, SR 70 is fully depicted in its current alignment.

Offsite, surrounding areas were comprised of pasture, woods, manmade canals/ditches, and low, wet areas. Groves were noted near the east end of the project, south of SR 70. Several farms were located along SR 70.

Additional site-specific current land use details regarding facilities/sites of contamination concern are included in **Table 1** and **Table 2** in **Section 9.0**.

### 6.2 USGS Topographic Map Review

Topographic maps are reviewed to develop an understanding of previous land uses in the study area and to identify any areas that may show historical, natural and manmade features, which aid in determining contamination concerns. The following reviews are provided for the USGS 7.5-Minute topographic maps “Brighton NW, Florida” and “Childs, Florida” (**Appendix C**).

1953 – Brighton NW (east area): SR 70 is depicted with a levee along the north side, and a spoil bank along the south side of the ROW. Offsite, surrounding areas include open fields/pasture, and canals which extend north and south of SR 70. Multiple structures are depicted south of SR 70, east of the project limit. Two unimproved roads are depicted north and south of SR 70. Changes noted on the 1972 map includes more structures at the east end of the project, both north and south of SR 70. Additionally, groves are apparent south of SR 70. Changes noted on the 1983 map includes several unimproved roads north of SR 70.

1953 – Childs (west area): SR 70 is depicted with a “spoil bank” along the south side of the ROW. Offsite, three structures were depicted north and south of SR 70. Surrounding areas include open fields/pasture, and several manmade canals with spoil banks. Changes noted on the 1972 map includes more manmade canal north of SR 70, and an unimproved road south of SR 70.

Contamination concerns were not noted during the review of historical topographic maps.

### 6.3 Site Reconnaissance

A site visit was conducted on April 13, 2023 to evaluate each property within and in close proximity to the mainline and drainage sites for contamination concerns. During the site reconnaissance, SR 70 was observed as a two-lane road. SR 70 was surrounded by pasture, groves, low wet areas, and canals. Select photographs are presented in **Appendix E**. A detailed description of field observations for each contamination site is provided in **Section 9.0**.

DRAFT

## **7.0 Hydrologic Features**

### **7.1 Aquifers of Florida**

The Floridan aquifer is found throughout Florida and extends into the southern portions of Alabama, Georgia, and South Carolina. This aquifer system is comprised of a sequence of limestone and dolomite, which thickens from about 250 feet in Georgia to about 3,000 feet in south Florida. The Floridan aquifer system has been divided into an upper and lower aquifer separated by a unit of lower permeability. The upper Floridan aquifer is the principal source of water supply in most of north and central Florida. In the southern portion of the state, where it is deeper and contains brackish water, the aquifer has been used for the injection of sewage and industrial waste. Groundwater flow is generally from high elevations within the central portion of the state towards the east and west coasts.

The surficial aquifer system in Florida includes any otherwise undefined aquifers that are present at land surface. The surficial aquifer is mainly used for domestic, commercial, or small municipal supplies. The surficial aquifer system is generally under unconfined, or water table conditions and is made up of mostly unconsolidated sand, shelly sand, and shell. The aquifer thickness is typically less than 50 feet. Groundwater in the surficial aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as base flow. Water enters the aquifer from rainfall and exits as base flow to streams, discharge to the coast, evapotranspiration, and downward recharge to deeper aquifers.

### **7.2 Hydrology – Site Reconnaissance**

During the site reconnaissance, manmade canals/ditches were observed north and south of SR 70.

### **7.3 Hydrology – USGS 7.5 Minute Topographic Maps**

Based on the topographic maps, slope is generally to the east, and towards manmade canals/ditches, and low, wet areas within and near the SR 70 ROW.

## 8.0 Interviews

Communication with landowners, facility operators, residents, and governmental agencies can aid in the understanding of past and current land uses within the study area. Where possible or when necessary, interviews or requests for information are collected in an effort to identify potential concerns associated with petroleum storage tanks; automotive or marine, maintenance, service or repair facilities; dry-cleaning processes; and other industrial or agricultural operations that could affect the project.

The following interviews were conducted, or attempted for this evaluation:

- Site 8 – Tierra emailed the FDEP Southwest District on April 5, 2023.

These interviews and/or correspondences are documented in **Table 1** in **Section 9.0**. The emails are included in **Appendix F**.

DRAFT

## 9.0 Project Impacts

Based on the methodologies performed, thirteen contamination sites were identified within the study area which may impact this project. These are discussed in **Table 1**. Drainage sites are discussed in **Table 2**. The location of each contamination site and drainage site is illustrated in **Appendix A**.

Table 1: RISK RATINGS FOR CONTAMINATION SITES						
Site Number/ EDM Number	Site Name & Address	Databases/ Facility ID/ Or Other Source	Distance from ROW	Contaminants of Concern	Risk Rating	Comments
1	<b>GROVES/ROW CROPS</b>	Site Reconnaissance, Aerial Photographs	Within SR 70 proposed (south) ROW  Adjoining north and south of existing SR 70 ROW	Herbicides, Pesticides, Arsenic, Polychlorinated Biphenyls (PCBs)	<b>Medium</b>	<p>During the site reconnaissance, groves were noted within, and adjoining the SR 70 south ROW, near the east end of the project.</p> <p>North of SR 70, aerial photographs depict groves from 1993 to 2014, and the current configuration as pasture from 2017 to 2020. South of SR 70, aerial photographs depict groves/row crops from 1974 to 2020. Topographic maps depict pasture or open fields, and areas of submerged swamp or marsh.</p> <p>The outline of the groves presented in <b>Appendix A</b> is based on the maximum limits of the groves between 1974 and 2020. Agricultural land uses such as citrus groves/row crops can be associated with contamination from residual pesticides, herbicides, metals, and petroleum contaminants in the soil and groundwater. Agricultural uses of organic and inorganic pesticides and herbicides are exempt from most RCRA provisions, provided that the farmers apply the chemicals on their own farms and in accordance with labeled instructions. Spills, improper application, too much application and application of disallowed pesticides are not exempted from these requirements. The potential for contamination is more concentrated at “source areas” such as mix/load areas, storage/maintenance facilities (i.e. pole barns, equipment maintenance shops, etc.), and at diesel-powered irrigation pumps. The historic use as groves within the SR 70 ROW and the potential for residual herbicide and pesticide impacts is considered a contamination risk.</p> <p>This site is assigned a risk rating of Medium. Two potential source areas noted within the SR 70 ROW are further discussed as Site 7 and Site 8.</p>
2	<b>KELLEY BULB FARM K-W FARMS</b> 125 KW Farms Road (aka 12777 K W Farms Road)	8943012 8842476	Adjoining southwest of SR 70	Petroleum, Herbicides, Pesticides, Arsenic, and PCBs	<b>Medium</b>	<p>According to information found on the HCPA database, this is a 160-acre parcel with a residence built in 1978, and a barn built in 1982. During the site reconnaissance, this site was observed as Kelley Farms/K-W Farms, with groves, and open field along the south side of the SR 70 ROW. A vehicle spray station (to wash off/decontaminate vehicles and farm equipment to prevent spreading disease among groves) with a poly-AST was noted 70 feet west of the project limit. The maintenance/storage building was noted over 1,000 feet south of the SR 70 ROW. The maintenance/storage building is considered a low risk. However, given the proximity of the groves to the west project limit, the potential for residual herbicide and pesticide impacts are considered a risk.</p> <p>EDM’s report (proximal records (EDM site 1A)) states this facility had three diesel fuel storage tanks removed from the site. Two 1,000-gallon USTs were installed in 1981 and 1982, and removed in 1988. Although one 550-gallon AST was removed from the site, no installation or removal dates were given. No discharges were reported.</p> <p>Given the proximity to the west project limit, and historic use as groves, this site is assigned a risk rating of Medium which is consistent with the risk rating assigned to Site 38 in the Level I CSER – Mainline dated December 2, 2019 (FPID 414506-1-22-01).</p>
3	<b>MAINTENANCE/STORAGE BUILDING</b> 2085 CR 29	Site Reconnaissance, Aerial Photographs	Adjoining northwest of SR 70	Petroleum, Herbicides, Pesticides	Low	<p>Although the parcel is located adjoining northwest of the project limit, the maintenance/storage building is located over 300 feet northwest of the project limit. Aerial photos depict this facility under construction in 2017, and complete in 2020. No regulatory files were found.</p> <p>Given the separation distance from the SR 70 ROW, this site is assigned a risk rating of Low. This is consistent with the risk rating assigned to Site 39 in the Level I CSER – Mainline dated December 2, 2019 (FPID 414506-1-22-01).</p>

**Table 1: RISK RATINGS FOR CONTAMINATION SITES**

Site Number/ EDM Number	Site Name & Address	Databases/ Facility ID/ Or Other Source	Distance from ROW	Contaminants of Concern	Risk Rating	Comments
4	SCARBOROUGH FARMS 1952 CR 29	8736163	Adjacent north	Petroleum	No	During the site reconnaissance, this site was observed as a pasture with cattle near SR 70. Although the parcel adjoins SR 70, the storage/maintenance facility was observed approximately 2,700 feet north of the SR 70 ROW. This site had two 4,000-gallon USTs installed in 1985 and removed in 1988. No discharges were reported. Based on a distance of 2,700 feet, this site is assigned a risk rating of No. This is consistent with the risk rating assigned to Site 40 in the Level I CSER – Mainline dated December 2, 2019 (FPID 414506-1-22-01).
5	LINDA DEE RANCH AND CATTLE CO. LLC 2121 SR 70	Site Reconnaissance	Within proposed (south) SR 70 ROW	Arsenic, Pesticides, petroleum	Low	According to information found on the HCPA database, this is a 411.41-acre parcel owned by Linda Dee Ranch and Cattle Co. LLC. The northern portion of this parcel, including a cattle pen and two structures are located within the proposed SR 70 south ROW. The two structures appeared to be used for maintenance/storage of farm equipment and supplies. No CDV, hazardous materials or petroleum products were noted from the vantage points along the SR 70 south ROW. While the new cattle pen was first depicted in 2010, other structures were first depicted in 2014. The former cattle pen was depicted 150 feet northwest of the new cattle pen from 1943 to 2004. No CDV was depicted on historic aerial photographs at the former cattle pen location. No regulatory files were found. This site is assigned a risk rating of Low.
6	MIAMI TROPICAL NURSERY LONESOME ISLAND RD	9808355 05-41-0253	160 feet north of SR 70 ROW	Petroleum	Medium	<p>This site was identified on the FDEP Map Direct database. According to the FDEP Emergency Response Incident Report dated June 5, 2005, 10-gallons of diesel fuel was discharged to soil and surface water (irrigation canal) when a tractor and trailer caught fire. The tractor and trailer were destroyed in the fire. On June 6, 2005, a representative from Cliff Berry, Inc. (CBI), an abatement contractor called the FDEP and advised that additional “sorbents” were applied, and “excavation of contaminated soils would take place in the next few days” (<b>Appendix F</b>).</p> <p>An FDEP letter dated September 11, 2006 states CBI “would not release the Source Removal Report (SRR) due to non-payment by the responsible party.” The case was referred for enforcement, and remains open. The location in <b>Appendix A</b> was plotted using the coordinates from the FDEP Map Direct database.</p> <p>Although the Florida Department of Health DOH/DEP Petroleum Location Comparison Project report dated August 8, 2012 includes coordinates (27° 12 32.7600, 81° 14 32.2728), the report further states “this is the best guess as to the correct location.” The location is plotted 160 feet north of the SR 70 ROW (<b>Appendix F</b>). It is important to note, aerial photographs depict multiple ditches in this vicinity. Therefore, the precise location remains uncertain.</p> <p>In consideration of National Pollutant Discharge Elimination System (NPDES) requirements for dewatering (if necessary), since this site is located within 500 feet of the project limits with an open discharge (diesel fuel), this site is assigned a risk rating of Medium.</p>
7 and 8	SOUTH WIND GROVE – FORMER PUMP HOUSES	9103069	Within proposed SR 70 south ROW	Petroleum, Herbicides, Pesticides, Arsenic, and PCBs	Medium and Medium	This site is plotted 1,600 feet south of the SR 70 ROW on the FDEP Map Direct database. During review of the regulatory files, a letter from the Okeechobee Health Department dated August 12, 1997 notes “heavy product stains around an above ground spray oil tank.” The letter includes photographs which depict residual product on the ground, stained soil, and stressed vegetation ( <b>Appendix F</b> ). No maps were provided to identify the location of the pump houses. It is noted that two structures, generally in the configuration and size of what could be considered a pump house, were depicted within the proposed SR 70 ROW on aerial photographs from 1974 to 1981 in positions near drainage canals. During the site reconnaissance, these two areas were observed as grassy/sandy areas south of SR 70, along the north side of an unpaved road (Southwind Road). No evidence of former pump houses was noted during the site reconnaissance. Aerial photographs depict groves within the SR 70 ROW from 1974 to 2010. Given the historic use as groves within the SR 70 ROW with the potential for residual herbicide and pesticide impacts, and the possibility of the two pump houses within the proposed SR 70 ROW, these locations are each assigned risk ratings of Medium.



**Table 1: RISK RATINGS FOR CONTAMINATION SITES**

Site Number/EDM Number	Site Name & Address	Databases/Facility ID/Or Other Source	Distance from ROW	Contaminants of Concern	Risk Rating	Comments
9 (EDM 1)	<b>SMITH ESTATE DOSIA C / GROVES</b> 130 Dosia Smith Road (aka 130 Marcia Grove Road)	8944575	Over 2,900 feet south of SR 70 ROW	Petroleum, Herbicides, Pesticides, Arsenic, and PCBs	<b>Medium</b>	<p>According to information found on the HCPA database, this is a 317-acre parcel with one residence built in 1975. During the site reconnaissance, this site was observed as open field along the south side of the SR 70 ROW. The northern portion of this parcel (open field) is located within proposed SR 70 ROW. Although no structures were noted within the proposed SR 70 ROW, three structures were noted over 2,900 feet south of the SR 70 ROW: a residence, a pole barn, and a maintenance/storage building. Three petroleum ASTs and multiple 55-gallon drums were observed along the east side of the maintenance building.</p> <p>EDM's report states this site has two registered ASTs: one 1,000-gallon unleaded gas AST, and one 55-gallon diesel. Both were removed in March 2000. No discharges were reported.</p> <p>Within the SR 70 ROW and adjoining south, aerial photographs depict pasture in 1953, 1958, and 1969. Groves were depicted in 1974, and appeared abandoned in 1981. Cleared land was depicted in 2007. Aerial photographs first depict the residence in 1981, and the pole barn and maintenance building in 1993. Topographic maps depict pasture in 1953, and groves in 1972 and 1983. Although concentrated contamination areas such as maintenance/storage buildings, irrigation wells with petroleum ASTs were not identified within or adjoining the SR 70 ROW, the historic use as groves with the potential for residual herbicide and pesticide impacts within the SR 70 ROW is considered a contamination risk.</p> <p>Given the historic use as groves located within the SR 70 ROW, this site is assigned a risk rating of Medium.</p>
10	<b>SUSPECTED CATTLE DIP VAT</b>	Aerial Photographs	80 feet south of proposed SR 70 ROW	Arsenic, Pesticides	<b>Medium</b>	<p>During review of aerial photographs (<b>Appendix B</b>), a structure generally in the configuration and size of what could be considered a cattle dip vat (CDV) is depicted 80 feet south of the proposed SR 70 ROW from 1943 to 1981. During the site reconnaissance, this site was observed as a grassy area used for parking trailers and vehicles. No evidence of a CDV or hazardous materials was noted. Although no regulatory files were found, CDVs are known to be associated with soil and groundwater impacts and warrant further assessment. Given the proximity to the SR 70 ROW, this site is assigned a risk rating of Medium.</p>

<p>11 (EDM 2)</p>	<p><b>PREMIER CITRUS – SUNRAY GROVES</b> 4101 Highway 70 East</p>	<p>ERIC_13309 VOLCLNUP 327346  TANKS 8519808 9101697</p>	<p>Within proposed SR 70 south ROW and Adjoining north and south of proposed SR 70 ROW</p>	<p>Petroleum, Herbicides, Pesticides, Arsenic, and PCBs</p>	<p><b>Medium</b></p>	<p>According to information found on the HCPA database, this is a 565.16-acre parcel located adjoining south of SR 70 obtained by Florida Power and Light Company from Southeast Groves, LLC on December 14, 2022. Premier Citrus, LLC, a former owner currently owns multiple parcels located on the north side of the SR 70 ROW. The compound at 4101 Highway 70 East (south side of SR 70) serves the groves south of SR 70 (and former groves north of SR 70).</p> <p>Compound adjoining south of SR 70 ROW - During the site reconnaissance, the Premier Citrus – Sunray compound, including eleven structures were noted 100 feet east of the project limit. Structures noted in the compound include a weigh scale, remnants of the weigh scale office, residences, pole barns, and sheds. The pole barns and sheds were used for storage and equipment maintenance. The structure nearest the east project limit is the weigh scale/office located 100 feet southeast of the project limit. This parcel includes approximately 1,550 feet of groves within the SR 70 proposed ROW at the east end of the project. No structures were noted within the SR 70 proposed ROW. The most recent aerial photograph (dated 2020) depicts three tank farms (ASTs). The nearest tank farm is located 420 feet southeast of the east project limit. Given the separation distance to the nearest contamination concern, the compound is considered a low risk. However, the groves located within the SR 70 ROW with potential residual herbicide and pesticide impacts are considered a contamination risk.</p> <p>8519808 - EDM’s report states South East Groves LLC – Sun Ray Grove (compound south of SR 70) has a total of seven registered ASTs. Two ASTs (one 10,000-gallon miscellaneous petroleum-based product, and one 550-gallon waste oil) were removed in 2002 and 2005. Five ASTs remain in-service. Tank sizes ranged from 3,000-gallons to 4,000-gallons. Tank contents included diesel and gasoline. One discharge was reported. The Tank Closure Assessment Report dated August 27, 2007 included two ASTs: used oil, and citrus spray oil. Based on figures included in the report, the spray oil AST was located 500 feet southeast, and the used oil AST was located 700 feet southeast of the project limit. These ASTs were located near the pesticide storage building, and maintenance building, respectively. The used oil AST reportedly had a “breach in the containment wall.” The report states arsenic exceeds the Groundwater Cleanup Target Level (GCTL) at the former used oil tank. A Discharge Reporting Form dated September 27, 2007 was submitted for the arsenic discharge (GCTL exceedance) discovered on August 27, 2007. The report recommended further assessment. The FDEP letter dated January 16, 2008 states “additional groundwater sampling for arsenic is prudent.” No SRCO was found. Soil and groundwater CTL exceedances for other petroleum constituents were not identified. Given the separation distance of 700 feet to the arsenic groundwater plume, this site is a low risk.</p> <p>9101697 - EDM’s report states this is a historical entry for Southern Farms – Sun Ray Farms, a closed facility.</p> <p>ERIC_13309/former VOLUNTARY CLEANUP 327346 – Adjoining north of SR 70 ROW - The Interim Source Removal Report and Remedial Plan dated June 30, 2014 states this site (Premier Citrus-Sunray) includes 4,000-acres located north of SR 70. A figure in the report depicts 47 irrigation pump stations. The report states “the majority of the pump stations are powered by diesel pumps and have or had diesel aboveground storage tanks (ASTs) that were less than 550-gallons in size.” The nearest is identified as “Sunray Site 18,” located 250 feet north of the SR 70 ROW. Sunray Site 18 was not addressed (no testing or assessment) further in the report since it was not included in the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) acquisition. The “Draft ACE Recommendations Report and Tank Closure Protocol” states “Site 18: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550-gallons (no formal closure required). No problems noted.” In conclusion, the FDEP agreed with the recommendation that when all grove activities cease, a final assessment of the current active pump stations and mix/load areas should be performed, and remediated if excess impacts are discovered. Although a Discharge Reporting Form was completed on June 17, 2014, no SRCO was found (<b>Appendix F</b>). Tierra contacted the FDEP on April 5, 2023 and received an email response on the same day stating the department was unable to locate additional regulatory files for this site (<b>Appendix F</b>). Since no source areas were identified within or proximal to the SR 70 ROW, this site is a low risk.</p> <p>Considering National Pollutant Discharge Elimination System (NPDES) requirements for dewatering (if necessary), although the parcel is located within the proposed SR 70 ROW, the arsenic groundwater plume is located 700 feet southeast of the proposed SR 70 ROW and is considered a low risk.</p> <p>Since the groves are located within the SR 70 ROW, this site is assigned a risk rating of Medium.</p>
-----------------------	---	--	--	---	----------------------	--

**Table 1: RISK RATINGS FOR CONTAMINATION SITES**

Site Number/EDM Number	Site Name & Address	Databases/Facility ID/Or Other Source	Distance from ROW	Contaminants of Concern	Risk Rating	Comments
12	CATTLE PEN	Site Reconnaissance, Aerial Photographs	250 feet northeast of project limit	Arsenic, Pesticides	No	During the site reconnaissance, this site was observed as a cattle pen. No CDV or hazardous materials were noted. This site was first depicted on the 2017 aerial photograph. No regulatory files were found. Given the separation distance and lack of reported contamination concerns, this site is assigned a risk rating of No.
13	ABOVEGROUND STORAGE TANK	Site Reconnaissance	380 feet northeast of east project limit	Petroleum	No	During the site reconnaissance, the AST was observed 380 feet northeast of the east project limit. It was not depicted on aerial photographs. No regulatory files were found. This site is assigned a risk rating of No.

DRAFT

**Table 2: RISK RATINGS FOR DRAINAGE SITES**

Site Name & Address	Databases/ Facility ID/ Or Other Source	Contaminants of Concern	Risk Rating	Comments
<p><b>FPC 1A</b> 1801 SR 70 EAST</p>	<p>N/A</p>	<p>N/A</p>	<p>Low</p>	<p>During site reconnaissance, this site was observed as a hay field, including hay rolls. No contamination concerns were noted.</p> <p>Aerial photographs depict woods, pasture, and low, wet areas from 1943 to 1969; pasture from 1974 to 1981; planted pine trees from 1993 to 2004; pasture in 2005; cleared land in 2006; and pasture or hayfield from 2007 to 2020. The 1953 and 1972 topographic maps depict woods and pasture/open field. According to the USEPA's <i>National Management Measures to Control Nonpoint Source Pollution from Forestry</i> (page 2-13) dated April 2005:</p> <p><i>Fertilizers, herbicides, and pesticides are used to prepare a site for regeneration and to protect forests from disease and pests. Adverse effects on water quality due to forest chemical applications typically result from not following the specific application instructions for the chemical being used, such as specifications for the quantity to apply and the distance to maintain around watercourses (Norris and Moore, 1971). Generally, the water quality and aquatic biota threats due to fertilizers, herbicides, and pesticides are small because the chemicals are applied at most only one to three times at a harvest site and they specifically target biochemical pathways present only in plants, rendering them of little danger to aquatic animals. Furthermore, the half-lives of forestry herbicides are on the order of less than 100 days.</i></p> <p>Therefore, planted pine forests are considered a low risk.</p> <p>No regulatory files were found for FPC 1A. Offsite, two contamination concerns were found:</p> <p>Site 2 - Kelley Bulb Farm/K-W Farms, 125 KW Farms Road (aka 12777 K W Farms Road). Although this parcel is located 100 feet west of FPC 1A, the maintenance/storage building is located over 400 feet southwest of FPC 1A. Given the separation distance to contamination concerns, this site is considered a low risk.</p> <p>Site 3 - Maintenance/Storage Building, 2085 CR 29. Although this parcel is located 470 feet northwest of FPC 1A, the maintenance/storage building is located over 700 feet northwest of FPC 1A. Aerial photos depict this facility under construction in 2017, and complete in 2020. No regulatory files were found. Given the separation distance to contamination concerns, this site is considered a low risk.</p> <p>FPC 1A is assigned a risk rating of Low.</p>

**Table 2: RISK RATINGS FOR DRAINAGE SITES**

Site Name & Address	Databases/ Facility ID/ Or Other Source	Contaminants of Concern	Risk Rating	Comments
<p><b>FPC 2A</b> 4101 SR 70 E</p>	<p>N/A</p>	<p>Pesticides, Herbicides, and Petroleum</p>	<p><b>Medium</b></p>	<p>During the site reconnaissance, this site was observed as an active citrus grove. No structures or concentrated contamination concerns were noted within FPC 2A. Offsite, two diesel irrigation pumps were observed 110 feet east, and 120 feet south of Pond FPC 2A; and two ASTs (no labels noted) were noted over 100 feet southwest of FPC 2A.</p> <p>Aerial photographs depict rangeland with two low, wet areas in 1953; a hayfield or pasture from 1958 to 1981. The current configuration as groves was first depicted in 1993. The outline of the groves presented in <b>Appendix A</b> is based on the maximum limits of the groves from review of historical aerial photographs. Agricultural land uses such as citrus groves/row crops can be associated with contamination from residual pesticides, herbicides, metals, and petroleum contaminants in the soil and groundwater. Agricultural uses of organic and inorganic pesticides and herbicides are exempt from most RCRA provisions, provided that the farmers apply the chemicals on their own farms and in accordance with labeled instructions. Spills, improper application, too much application and application of disallowed pesticides are not exempted from these requirements. The potential for contamination is more concentrated at “source areas” such as mix/load areas, storage/maintenance facilities (i.e. pole barns, equipment maintenance shops, etc.), and at diesel-powered irrigation pumps. No source areas were noted within or adjoining FPC 2A. The historic use as groves is considered a low risk.</p> <p>The proposed easement located east of FPC 2A is depicted as an unpaved road since 1953. Offsite, a cattle pen and possibly a CDV was depicted adjoining west of the easement from 1953 to 1981. Multiple structures, possibly cattle feeders or watering troughs were depicted adjacent east and west of the easement from 1953 to 1981. The compound (Site 8 – Premier Citrus – Sunray Groves) northeast of the easement remains in the current configuration.</p> <p>The 1953 topographic map depicts pasture/open field, and two submerged swamp or marsh areas. A manmade ditch is also depicted in 1972. No change noted in 1983. Slope is generally northwest. The easement is depicted as an unpaved road, and pasture/open field.</p> <p>Although one regulatory listing (Site 8 – Premier Citrus – Sunray Groves) is associated with the FPC 2A parcel, the contamination concerns associated with the compound are located over 800 feet east of FPC 2A, and over 100 feet east of the easement. Site 8 is considered a low risk.</p> <p>Site 10 – Suspected Cattle Dip Vat is located over 800 feet northeast of FPC 2A and is considered a low risk. However, the suspected CDV is located adjoining west of the easement and is considered a contamination risk.</p> <p>FPC 2A is assigned a risk rating of Medium given the groves onsite, and the proximity of the easement to Site 10 – Suspected Cattle Dip Vat.</p>

# 10.0 Conclusions and Recommendations

## 10.1 Conclusions

A total of thirteen contamination sites were identified within the project limits. The following table presents a summary of the risk ratings assigned for each contamination site/facility:

Table 3: Summary of Risk Ratings – Mainline			
High	Medium	Low	No
0	8	2	3

The following table presents a summary of the risk ratings assigned for each drainage site:

Table 4: Summary of Risk Ratings – Drainage			
High	Medium	Low	No
0	1	1	0

## 10.2 Recommendations

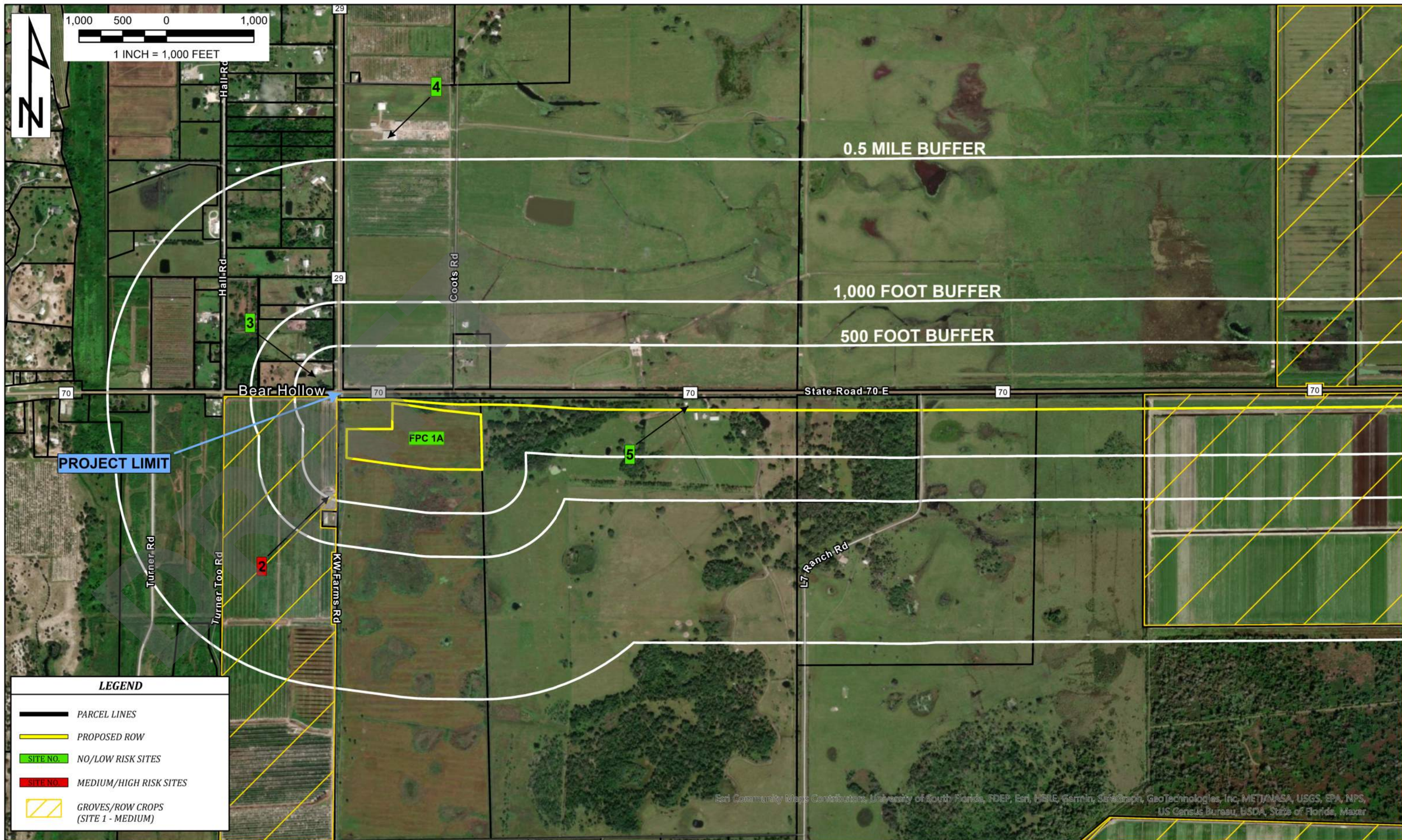
Based on the conclusions of this study and the risk ratings noted above, the following recommendations are made.

- Additional information may become available or site-specific conditions may change from the time this report was prepared and should be considered prior to acquiring right-of-way and/or proceeding with roadway construction. If the preferred alignment changes or preferred pond site(s) are selected, and/or new potential contamination sites have been constructed, this report should be revised and updated to reflect those changes.
- For the locations rated No or Low for contamination, no further action is required. These locations have been determined not to have any contamination risk to the study area at this time.
- Further evaluation and Level II testing, if deemed appropriate by the FDOT DCIC, is recommended for the following Medium rated sites:
  - Site 1 – Groves/Row Crops, Site 2 – Kelley Bulb Farm / K-W Farms, Sites 7 & 8 – South Wind Grove Former Pump Houses, Site 9 – Smith Estate Dosia C / Groves, Site 11 – Premier Citrus Sunray Groves, and FPC 2A, testing should be limited to only within the proposed SR 70 ROW on the south side of SR 70. Soil analytical testing may include pesticides by EPA Method 8081, herbicides by EPA Method 8151, PCBs by EPA Method 8082, and arsenic by EPA Method 6010. Detections above the regulatory standard may require additional samples for delineation purposes, and possibly groundwater testing. Level II testing costs are estimated at \$5,000 to \$10,000 per site.

- Site 6 Miami Tropical Nursery – Once final design plans are available, additional review is recommended in consideration of dewatering operations that may be necessary under the *National Pollutant Discharge Elimination System Generic Permit for Stormwater Discharges from Large and Small Construction Activities*. Verification testing may be warranted for contamination issues within 500 feet of the dewatering area. Verification testing may include arsenic using Environmental Protection Agency (EPA) Method 6010. If Level III support is needed for National Pollution Discharge Elimination System permitting and treatment, costs can reach up to \$100,000 per site.
- Site 7/8 – South Wind Grove former Pump Houses (Medium rating) – Soil and groundwater analytical testing may include Total Recoverable Petroleum Hydrocarbons (TRPH) by the Florida PRO Method, Benzene, Toluene, Ethylbenzene, Xylenes/Methyl tertiary-butyl ether (BTEX/MTBE) by EPA Method 8260, and Polyaromatic Hydrocarbons (PAHs) by EPA Method 8270. Detections above the regulatory standard may require additional samples for delineation purposes. Screening using an Organic Vapor Analyzer (OVA) may also be warranted. Level II testing costs are estimated at \$5,000 to \$10,000 per site.
- Site 10 – Suspected Cattle Dip Vat (Medium rating) and FPC 2A – (Medium rating for easement associated with FPC 2A) – Soil and groundwater analytical testing may include arsenic by EPA Method 6010, Organochlorine Pesticides by EPA Method 8081, and Organophosphorus Pesticides by EPA Method 8141. Detections above the regulatory standard may require additional samples for delineation purposes. A site survey using Ground Penetrating Radar can be useful to identify the CDV. Level II testing costs are estimated at \$5,000 to \$10,000 per site.
- Once final design plans are available, additional review is recommended in consideration of dewatering operations that may be necessary under the *National Pollutant Discharge Elimination System Generic Permit for Stormwater Discharges from Large and Small Construction Activities*. Verification testing may be warranted for contamination issues within 500 feet of the dewatering area. If Level III support is needed for National Pollution Discharge Elimination System permitting and treatment, costs can reach up to \$100,000 per site.
- During construction, for unidentified areas of contamination not identified in this report, if abnormal conditions are encountered or exposed indicating the presence of contaminated materials, cease operations immediately in the vicinity and notify the Engineer, and the County’s designated representative. The presence of tanks or barrels; discolored earth, metal, wood, ground water, etc.; visible fumes; abnormal odors; excessively hot earth; smoke; or other conditions that appear abnormal may indicate the presence of contaminated materials and must be treated with extreme caution. These unidentified contamination areas should be managed in accordance with FDOT Specification 120-1.2 Unidentified Areas of Contamination.

**APPENDIX A**  
**POTENTIAL CONTAMINATION SITES AND**  
**POND ALTERNATIVES MAP**





Esri Community Maps Contributors, University of South Florida, FDEP, Esri, HERE, Garmin, SwisSlog, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar



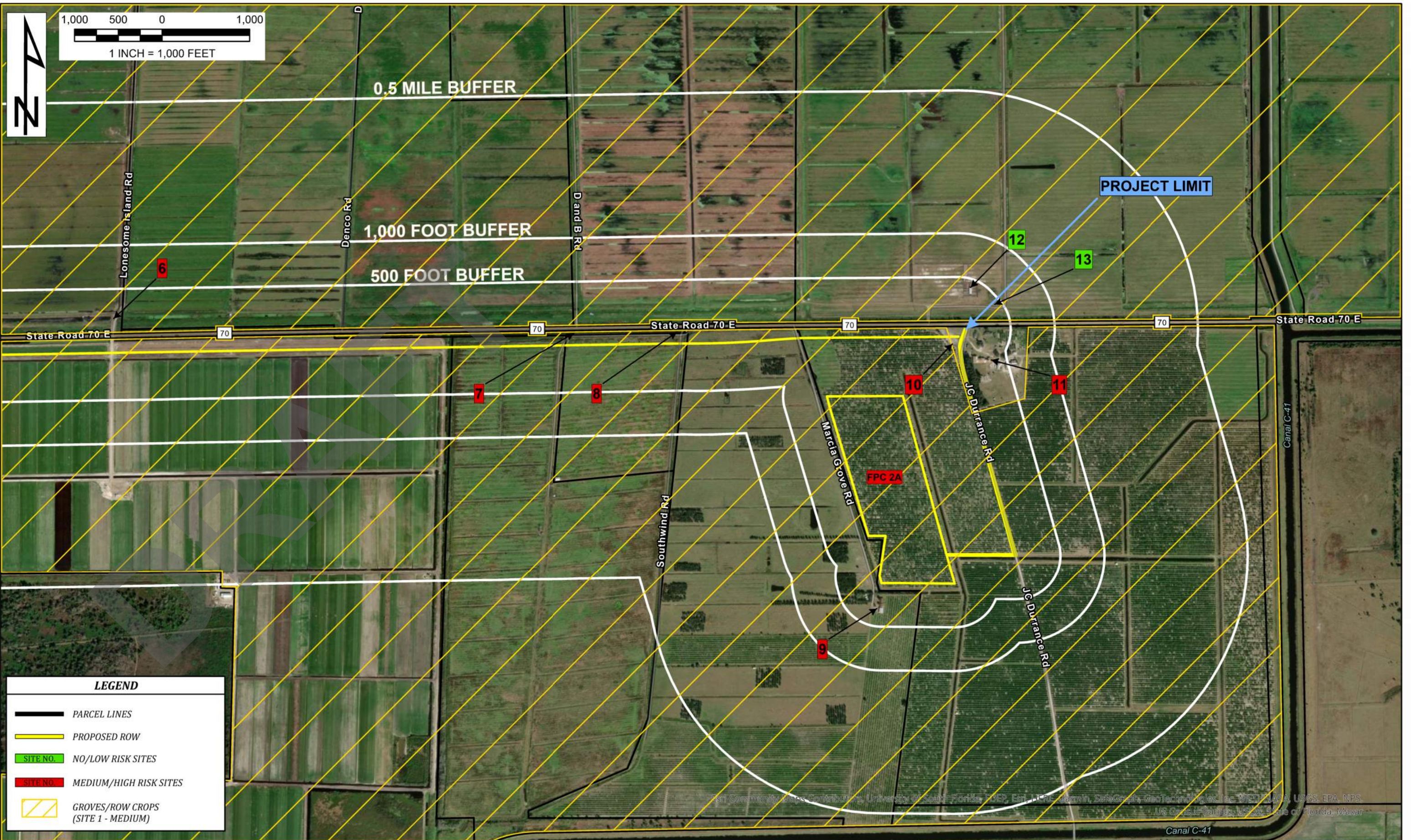
<b>OWNER: FDOT-DISTRICT 1</b>		
COUNTY	TIERRA PROJECT NO.	FINANCIAL PROJECT ID
HIGHLANDS	6511-18-031E	414506-5-22-01

**SR 70 FROM CR 29 TO LONESOME ISLAND ROAD  
PROJECT DEVELOPMENT AND ENVIRONMENT STUDY**

**POTENTIAL CONTAMINATION  
SITES AND PONDS ALTERNATIVES**

SHEET NO.
1





**LEGEND**

- PARCEL LINES
- PROPOSED ROW
- SITE NO. NO/LOW RISK SITES
- SITE NO. MEDIUM/HIGH RISK SITES
- GROVES/ROW CROPS (SITE 1 - MEDIUM)



<b>OWNER: FDOT-DISTRICT 1</b>		
COUNTY	TIERRA PROJECT NO.	FINANCIAL PROJECT ID
HIGHLANDS	6511-18-031E	414506-5-22-01

**SR 70 FROM CR 29 TO LONESOME ISLAND ROAD  
PROJECT DEVELOPMENT AND ENVIRONMENT STUDY**

**POTENTIAL CONTAMINATION  
SITES AND PONDS ALTERNATIVES**

SHEET NO.
2



DRAFT

**APPENDIX B**  
**HISTORICAL AERIAL PHOTOGRAPHS**

# Historical Aerial Photograph Report

## Subject Property:

SR 70  
Highlands County, Florida

## Prepared For:

Tierra Inc  
7351 Temple Terrace Hwy  
Tampa, FL 33637

## Prepared By:



Environmental Data Management, Inc.  
2840 West Bay Drive, Suite 208  
Belleair Bluffs, Florida 33770

March 23, 2023



Environmental Data Management, Inc.  
2840 West Bay Drive, Suite 208  
Belleair Bluffs, Florida 33770  
(727) 586-1700  
<http://www.edm-net.com>

---

March 23, 2023

Nicole Christensen  
Tierra Inc  
7351 Temple Terrace Hwy  
Tampa, FL 33637

Subject: **Historical Aerial Photos-- EDM Project #: 26477**  
**Client Project #: 6511-18-031E**

Dear Ms Christensen:

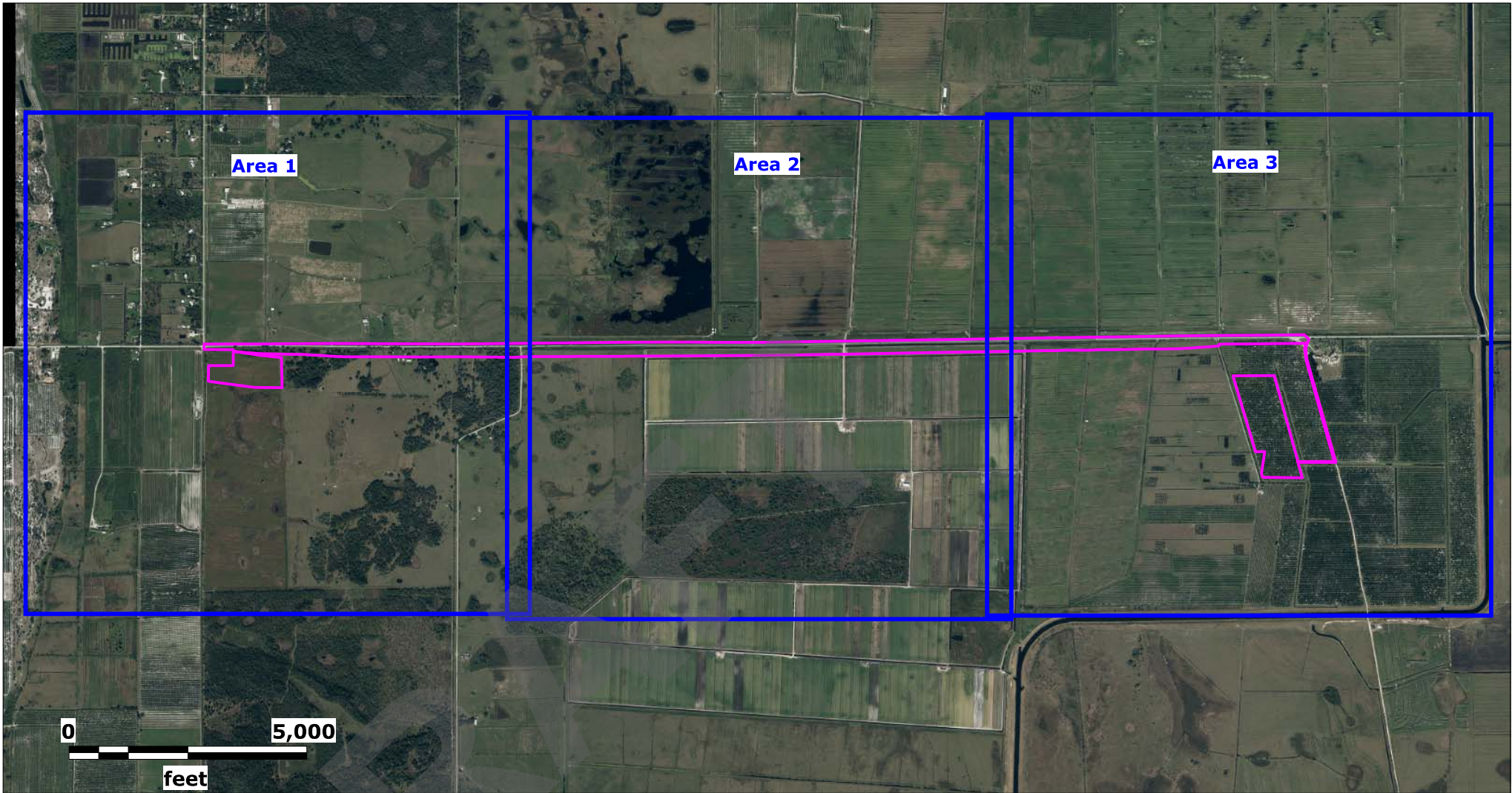
Thank you for choosing Environmental Data Management, Inc. The following report contains a series of Historical Aerial Photographic images for the following location:

**SR 70**  
**Highlands County, Florida**

These images were selected to provide you with an aerial photographic record of this location at approximate ten year intervals and/or one photograph per decade, where available.

Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

**ENVIRONMENTAL DATA MANAGEMENT, INC.**



Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

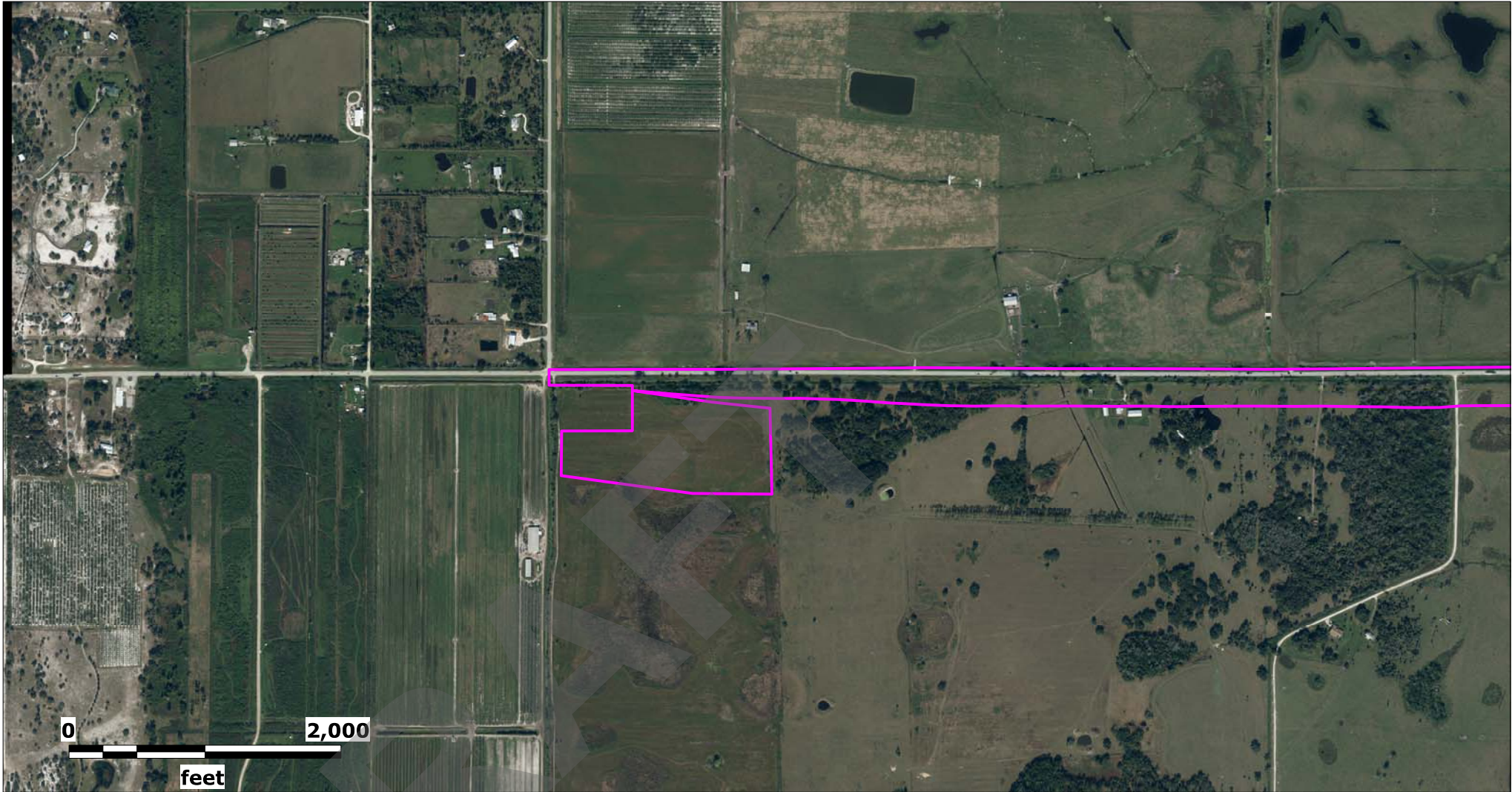
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### Subject Property

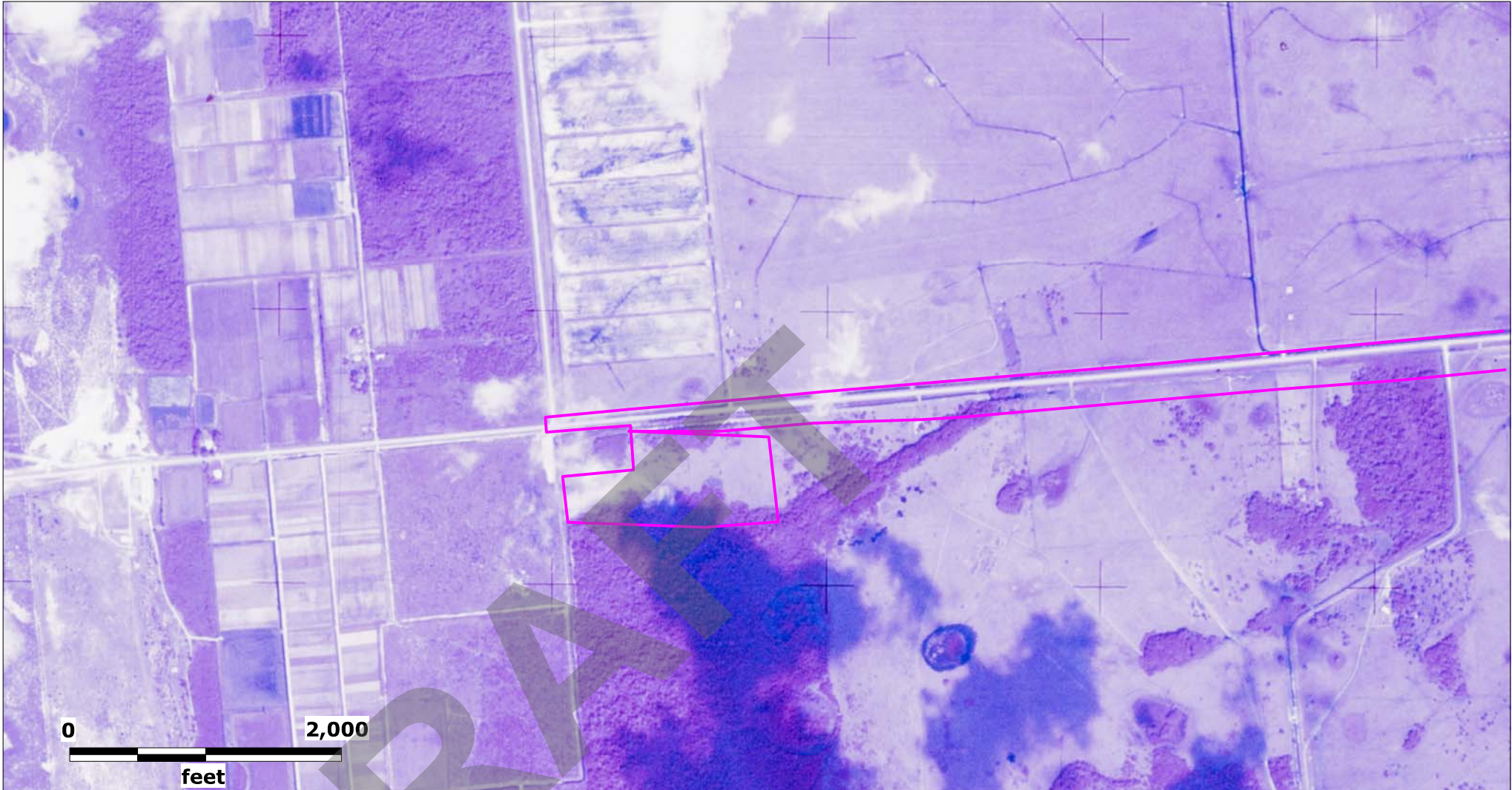
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: USGS Single Frame Collection


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### **Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary



Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: University of Florida


Map Scale and Site Locations are Approximate

**Subject Property**

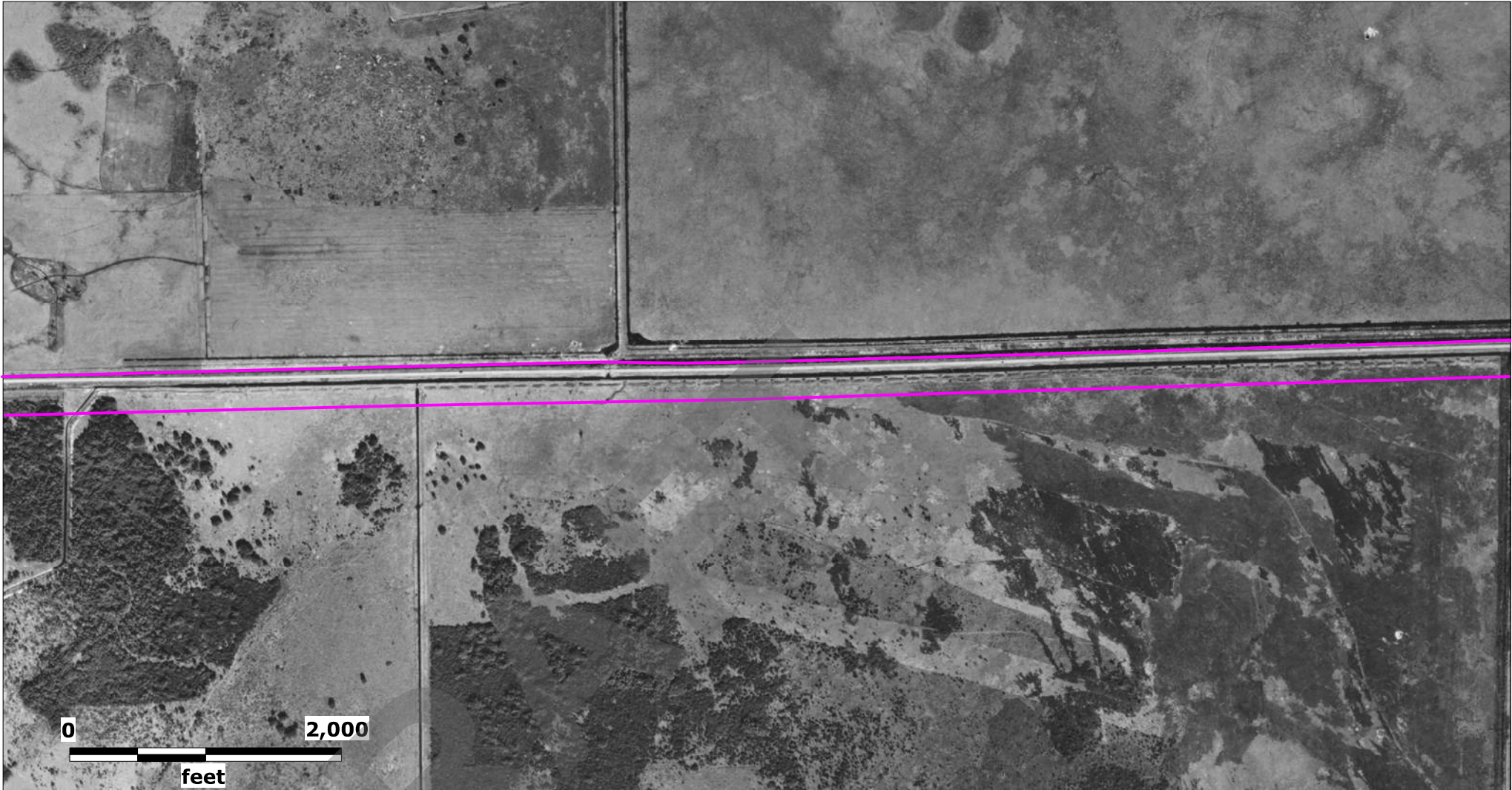
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

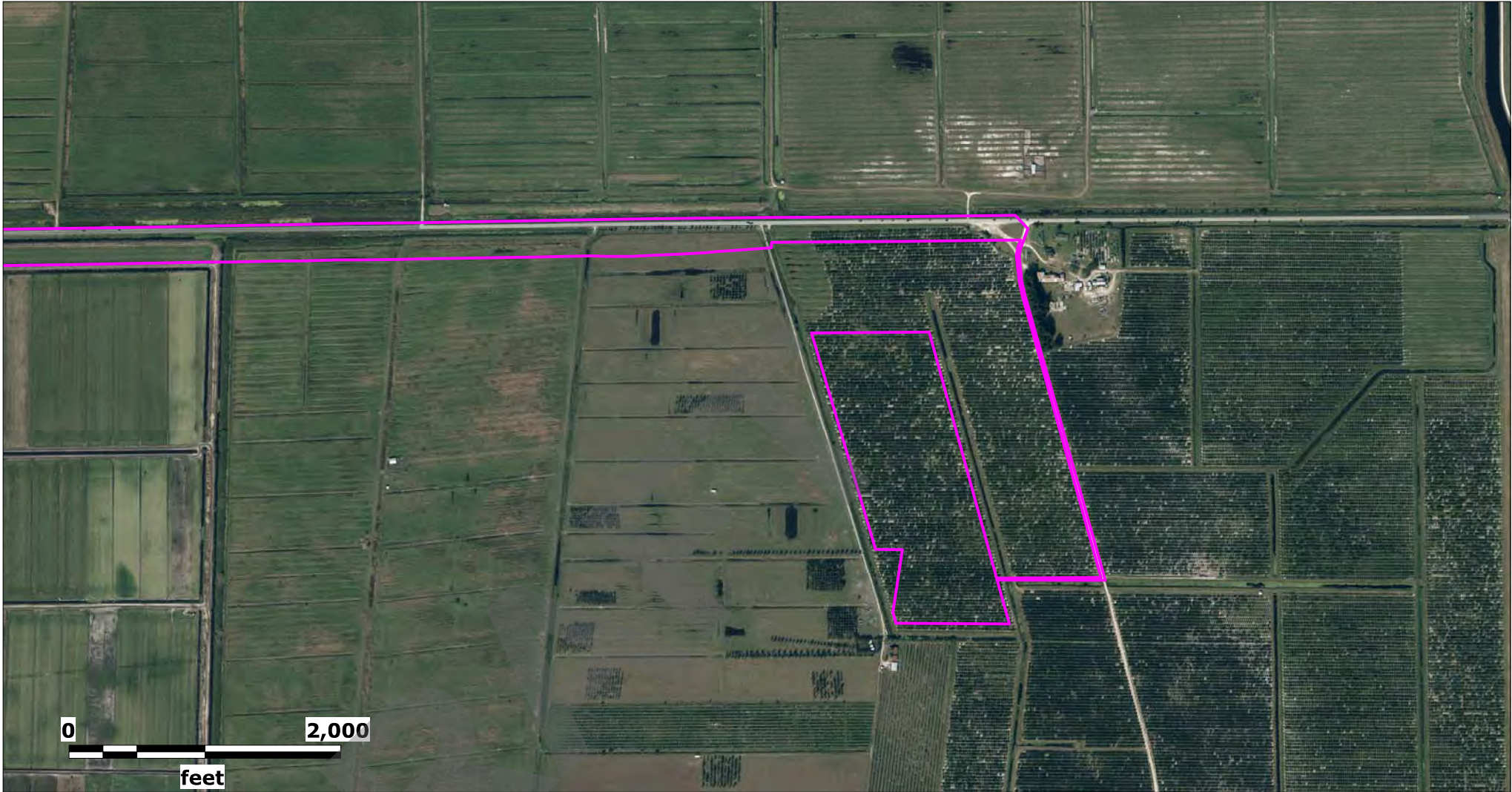
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

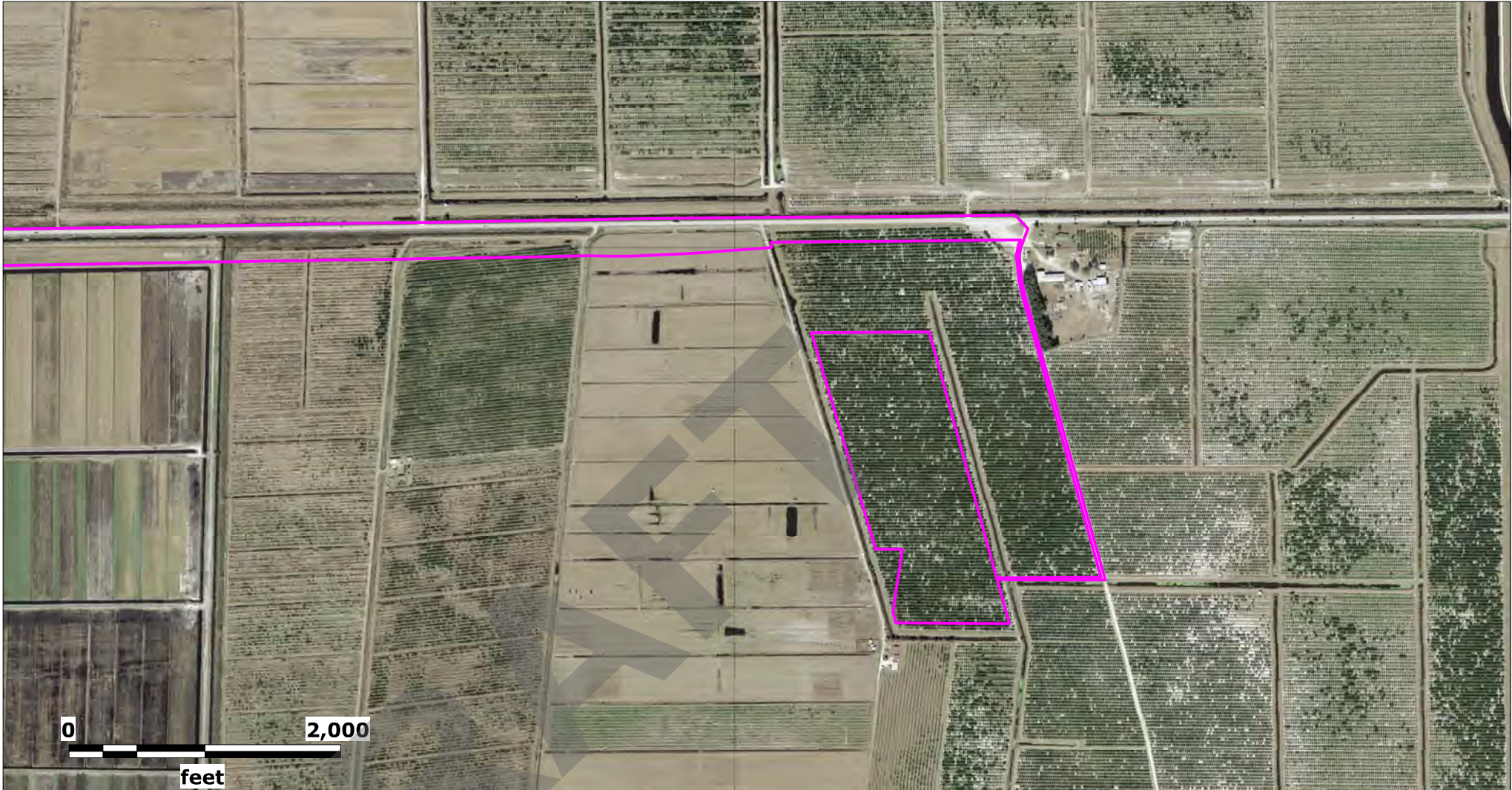
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

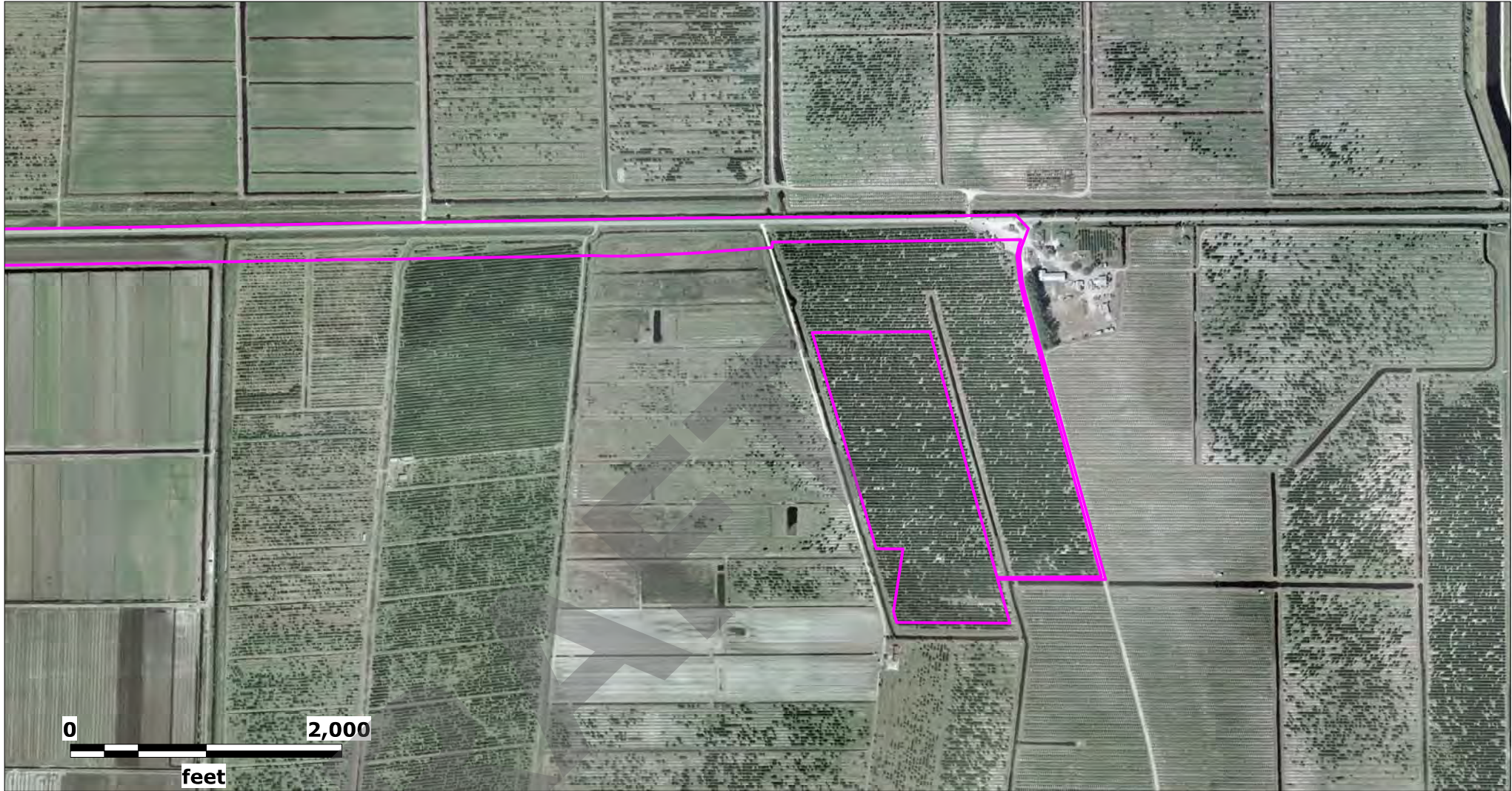
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### **Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Boundary





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

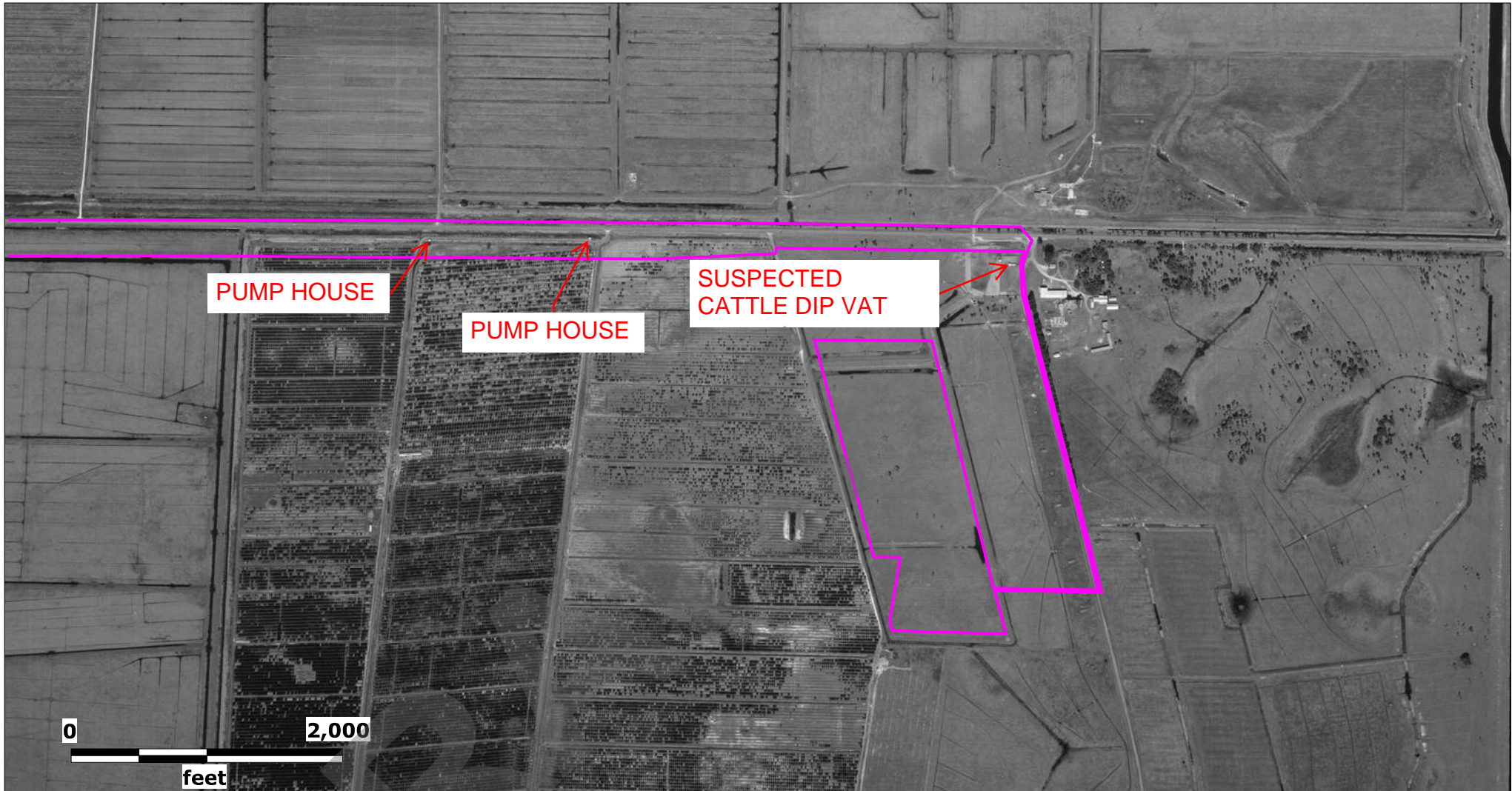
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

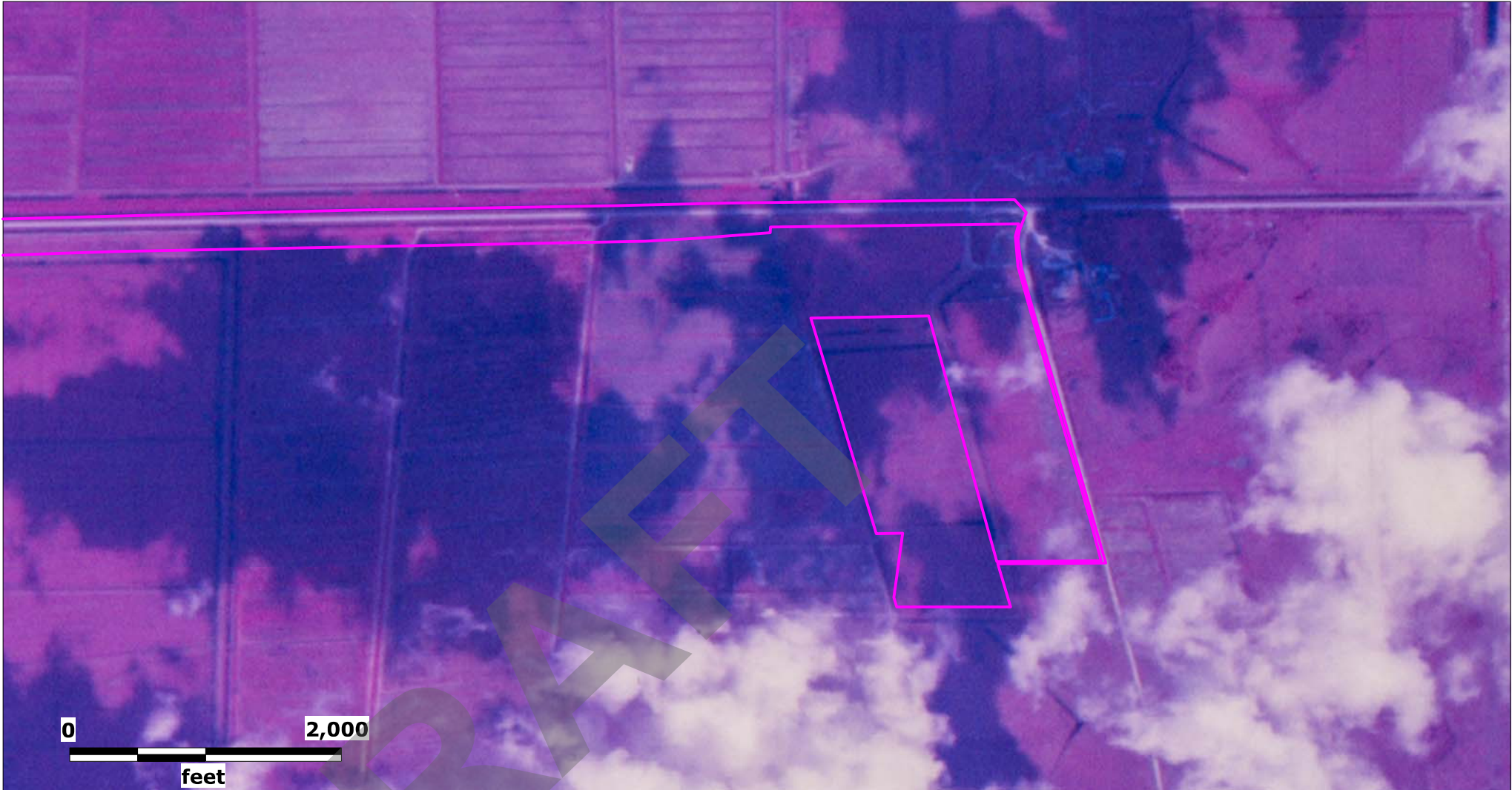
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: USGS Single Frame Collection


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: University of Florida


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location

DRAFT

**APPENDIX C**  
**USGS TOPOGRAPHIC MAP**



# Historical Topographic Map Report

## Subject Property:

SR 70  
Highlands County, Florida  
Childs and Brighton NW Quadrangles

## Prepared For:

Tierra Inc  
7351 Temple Terrace Hwy  
Tampa, FL 33637

## Prepared By:



Environmental Data Management, Inc.  
2840 West Bay Drive, Suite 208  
Belleair Bluffs, Florida 33770

March 23, 2023



March 23, 2023

Nicole Christensen  
Tierra Inc  
7351 Temple Terrace Hwy  
Tampa, FL 33637

Subject: **Historical Topographic Maps-- EDM Project #: 26477**  
**Client Project #: 6511-18-031E**

Dear Ms Christensen:

Thank you for choosing Environmental Data Management, Inc. The following report contains a series of Historical Topographic Maps for the following location:

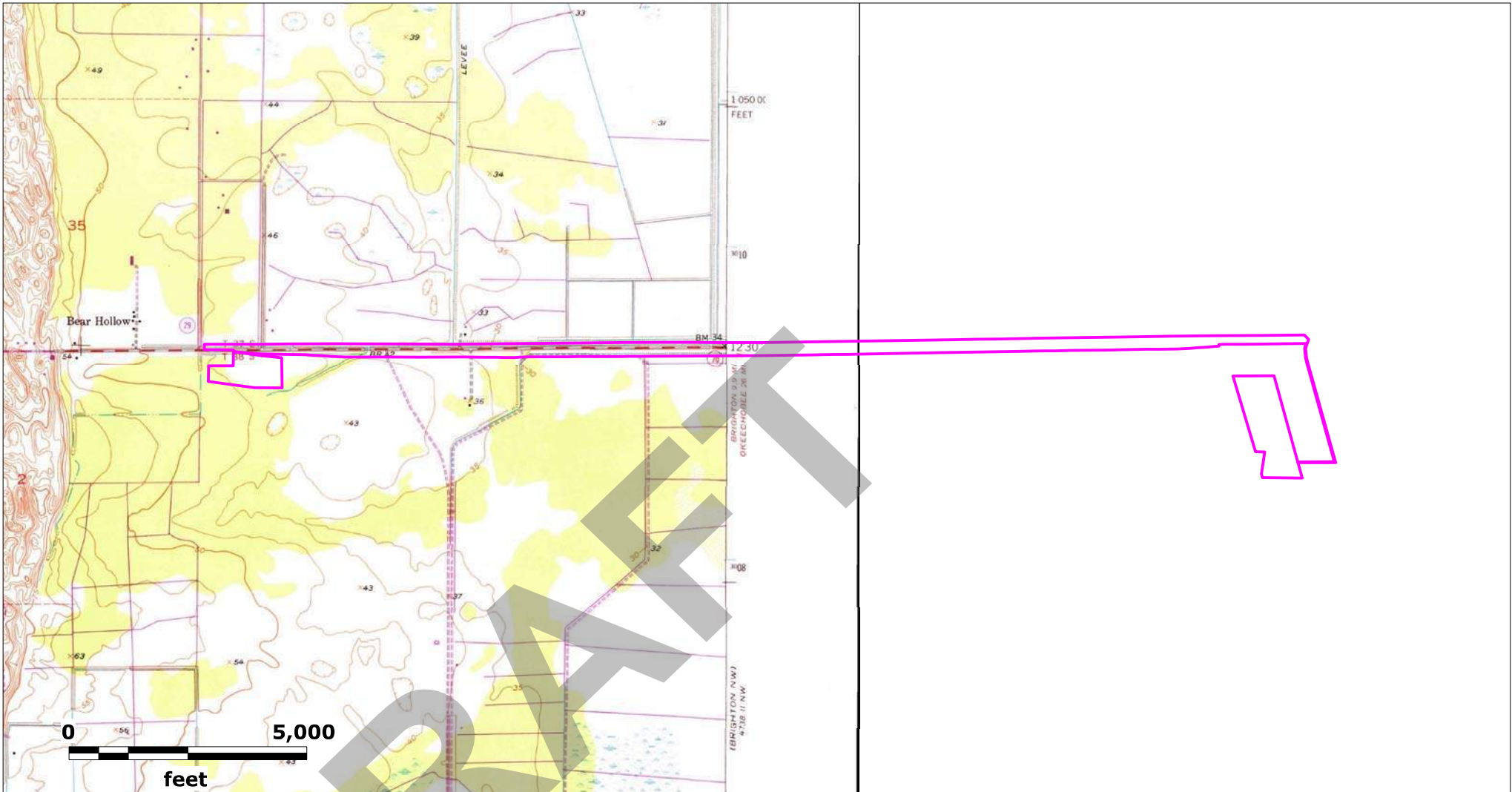
**SR 70**  
**Highlands County, Florida**  
**Childs and Brighton NW Quadrangles**

These maps were obtained from the digital map collections of the US Geological Survey. Only 7.5 Minute Series maps were selected for this report.

Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

**ENVIRONMENTAL DATA MANAGEMENT, INC.**





Source: Florida Department of Transportation

Map Scale and Site Locations are Approximate

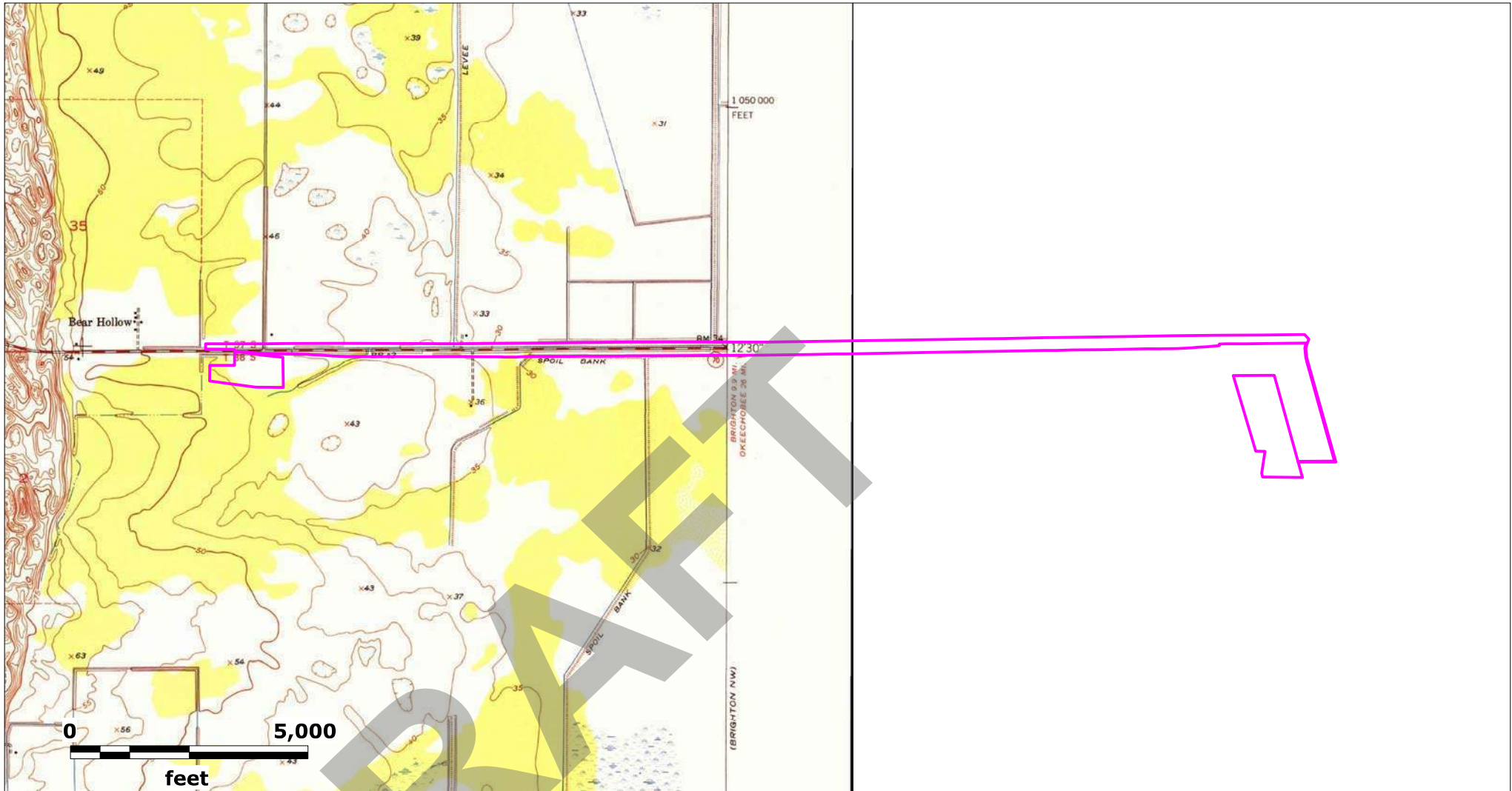
### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

**Subject Property**

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location



Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### Subject Property

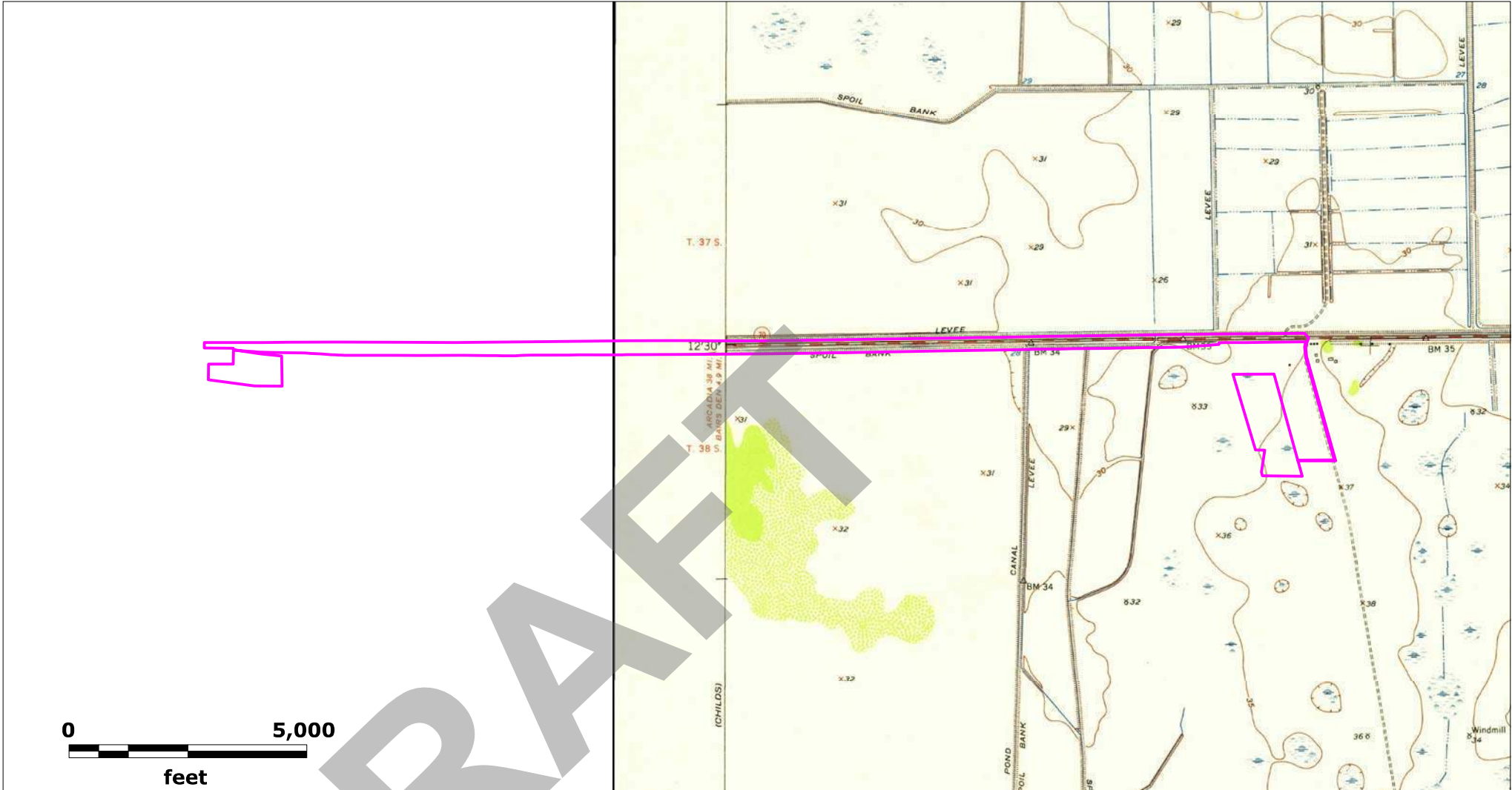
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location





Source: Florida Department of Transportation


Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

 Approximate Site Location

DRAFT

**APPENDIX D**  
**REGULATORY DATABASE REPORT**



# Environmental Data Report

## Custom Radius Research

**Subject Property:**

SR 70

Highlands County, Florida

**Prepared For:**

Tierra Inc

7351 Temple Terrace Hwy

Tampa, FL 33637

**Prepared By:**



Environmental Data Management, Inc.

2840 West Bay Drive, Suite 208

Belleair Bluffs, Florida 33770

March 23, 2023



March 23, 2023

Nicole Christensen  
Tierra Inc  
7351 Temple Terrace Hwy  
Tampa, FL 33637

Subject: **Custom Radius Research - EDM Project #26477**

Dear Ms Christensen

Thank you for choosing Environmental Data Management, Inc. The following report provides the results of our environmental data research that you requested for the following location:

**SR 70**

**Highlands County, Florida**

The following is a summary of the components contained within this report:

- **Executive Summary** –lists the databases that were searched for this report, the search distance criteria and the number of sites identified for each database.
- **Map of Study Area**– street map showing the location of the Subject Property and any regulatory listed sites identified within the search criteria.
- **Site Summary Table** –displays the Map ID number, Permit or Registration number, Name/Address and the Government Database(s) for the identified regulatory listed sites.
- **Detail Reports** – data detail for each database record identified.
- **Proximal Records Table** – a listing of potentially relevant sites identified just beyond the search criteria.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Addl Maps (where applicable)** – includes Recent Aerial Photo, USGS Topographic maps, FEMA Floodplain & NWI Wetland Map, map of statewide American Indian Lands and our Environmental Impact Areas map, showing the location of suspect sites such as NPL/STNPL, Brownfields, FUDS, etc.... Our Florida well data report is also include with the Standard and Comprehensive formats.
- **Agency List Descriptions** – defines the regulatory databases included in this report along with the dates that each database was last updated by the respective agency and EDM.

At EDM we take great pride in our work, and continually strive to provide you with the most accurate and thorough research service available. This report is only intended as a means to assist in identifying locations that may pose an environmental concern relative to the property under evaluation. Its use is not intended to replace the need for a complete environmental assessment or regulatory file review, but rather as a supplement to the overall evaluation.

Thank you again for selecting EDM as your data research provider. Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

**ENVIRONMENTAL DATA MANAGEMENT, INC.**

# Executive Summary

Report Date: 3/23/2023

Client Information	Project Information
Tierra Inc 7351 Temple Terrace Hwy Tampa, FL 33637 Client Job No: 6511-18-031E Client P.O. No:	Custom Radius Research SR 70  Highlands County, Florida EDM Job No# 26477

The following table displays the databases that were included in the research provided and the number of records identified for each database. Site distance values indicated in this report are measured from the boundary of the Subject Property. The absence of records in this table and the Site Summary Tables indicates that our research found no regulated sites within the specified search distances from the Subject Property.

AGENCY DATABASES RESEARCHED	Total # Found
<b>EPA DATABASES</b>	
National Priorities List(NPL)	0
SEMS Active Site Inventory List(SEMSACTV)	0
Comp Env Resp, Compensation & Liability Info Sys List(CERCLIS)	0
SEMS Archived Site Inventory List(SEMSARCH)	0
Archived Cerclis Sites(NFRAP)	0
RCRIS Handlers with Corrective Action(CORRACTS)	0
Tribal Tanks List(TRIBLTANKS)	0
Tribal Lust List(TRIBLLUST)	0
Brownfields Management System(USBRWNFLDS)	0
Institutional and/or Engineering Controls(USINSTENG)	0
NPL Liens List(NPLLIENS)	0

\*\*\* Disclaimer \*\*\*

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used as a first step in directing your attention at potential problem areas, which should be followed up by site inspections, interviews with relevant personnel, regulatory file review and other means as specified in the ASTM Standard E 1527-13. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. More detailed language with regard to such limitations and our Terms and Conditions may be found on our website at edm-net.com.



Copyright © 1990-2023 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

*Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.*



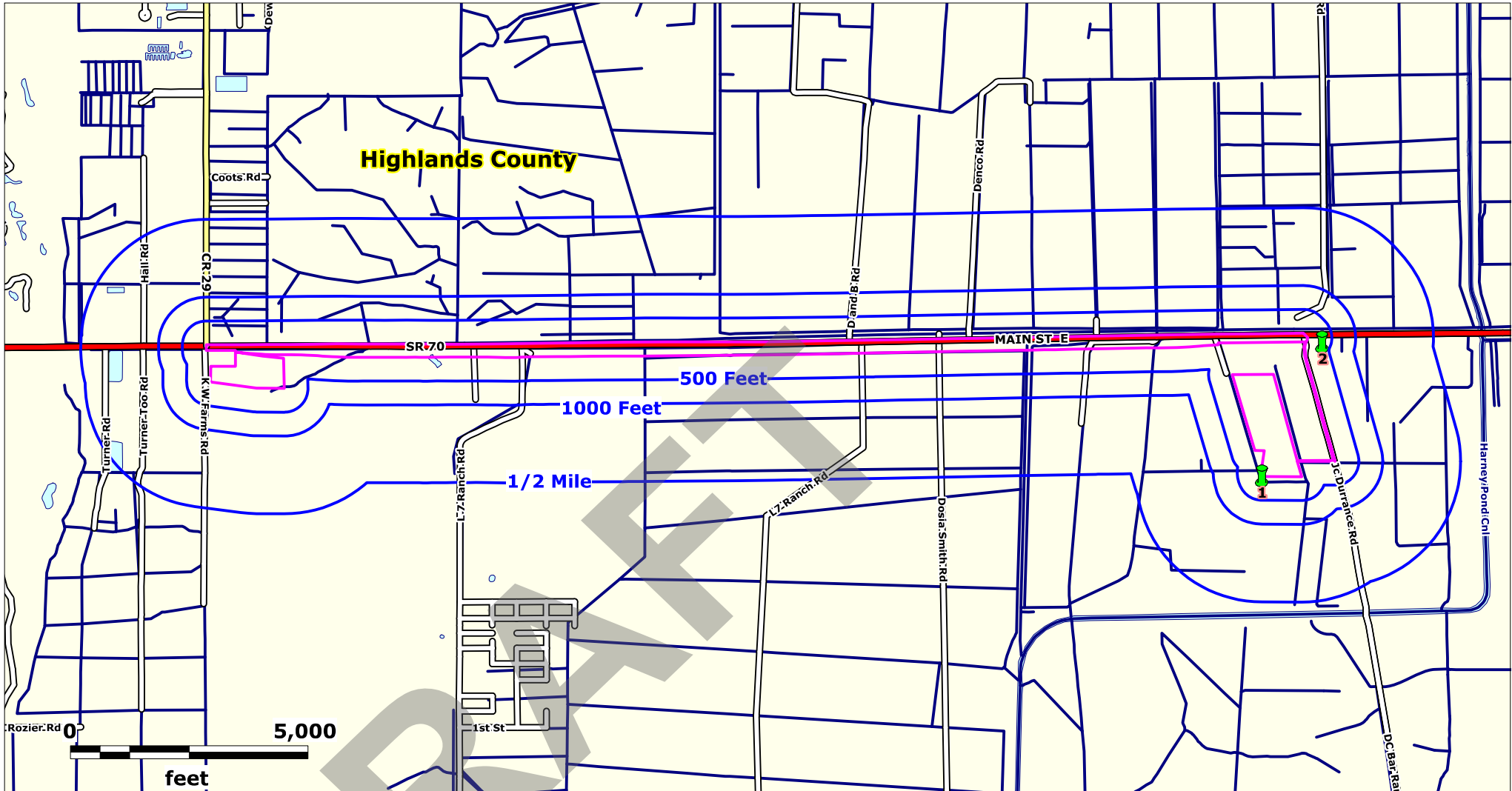
<b>AGENCY DATABASES RESEARCHED</b>	<b>Total # Found</b>
<b>FDEP DATABASES</b>	
State NPL Equivalent(STNPL)	0
State CERCLIS/SEMS Equivalent(STCERC)	1
Solid Waste Facilities List_Landfills(SLDWST_LF)	0
Leaking Underground Storage Tanks List(LUST)	0
Underground/Aboveground Storage Tanks(TANKS)	3
State Designated Brownfields(BRWNFLDS)	0
Voluntary Cleanup List(VOLCLNUP)	2
Institutional and/or Engineering Controls(INSTENG)	0
Dry Cleaners List(DRY)	0
Solid Waste Facilities List_Non-Landfills(SLDWST_NLF)	0

DRAFT

\*\*\* Disclaimer \*\*\*

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used as a first step in directing your attention at potential problem areas, which should be followed up by site inspections, interviews with relevant personnel, regulatory file review and other means as specified in the ASTM Standard E 1527-13. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. More detailed language with regard to such limitations and our Terms and Conditions may be found on our website at edm-net.com.





Source: US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

### Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

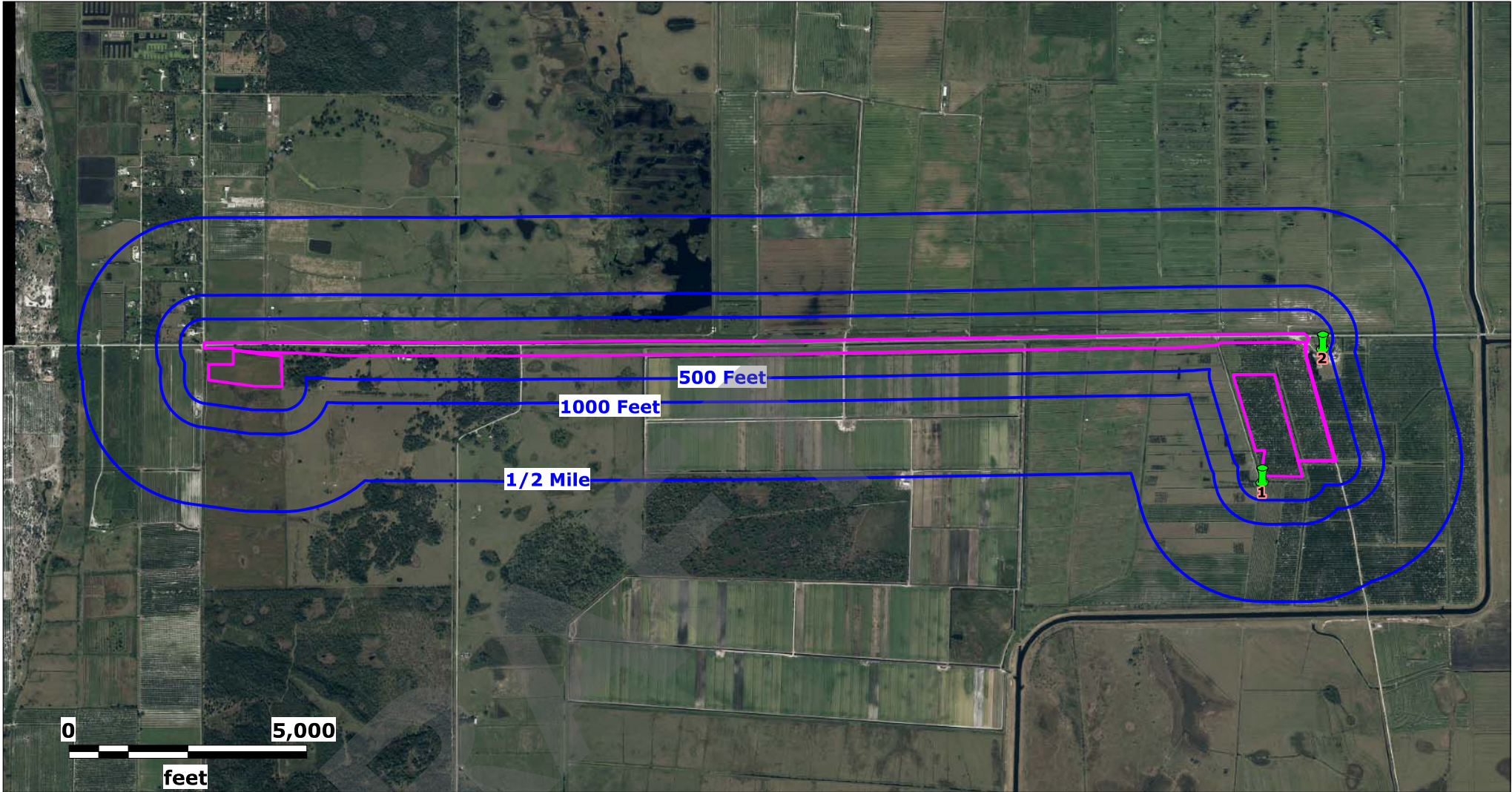
EDM Job No: 26477  
March 23, 2023

Approximate Site Boundary

NPL, STNPL, CERCLIS, SEMSACTV, SEMSARCH and SLDWST\_LF sites - 1/2 Mile

SLDWST\_NLF sites - 1000 Feet

NPLLIENS, CORRACTS, NFRAP, STCERC, LUST, BRWNFLDS, VOLCLNUP, DRY, TANKS & INSTENG sites - 500 Feet



Source: Florida Department of Transportation





Map Scale and Site Locations are Approximate

## Subject Property

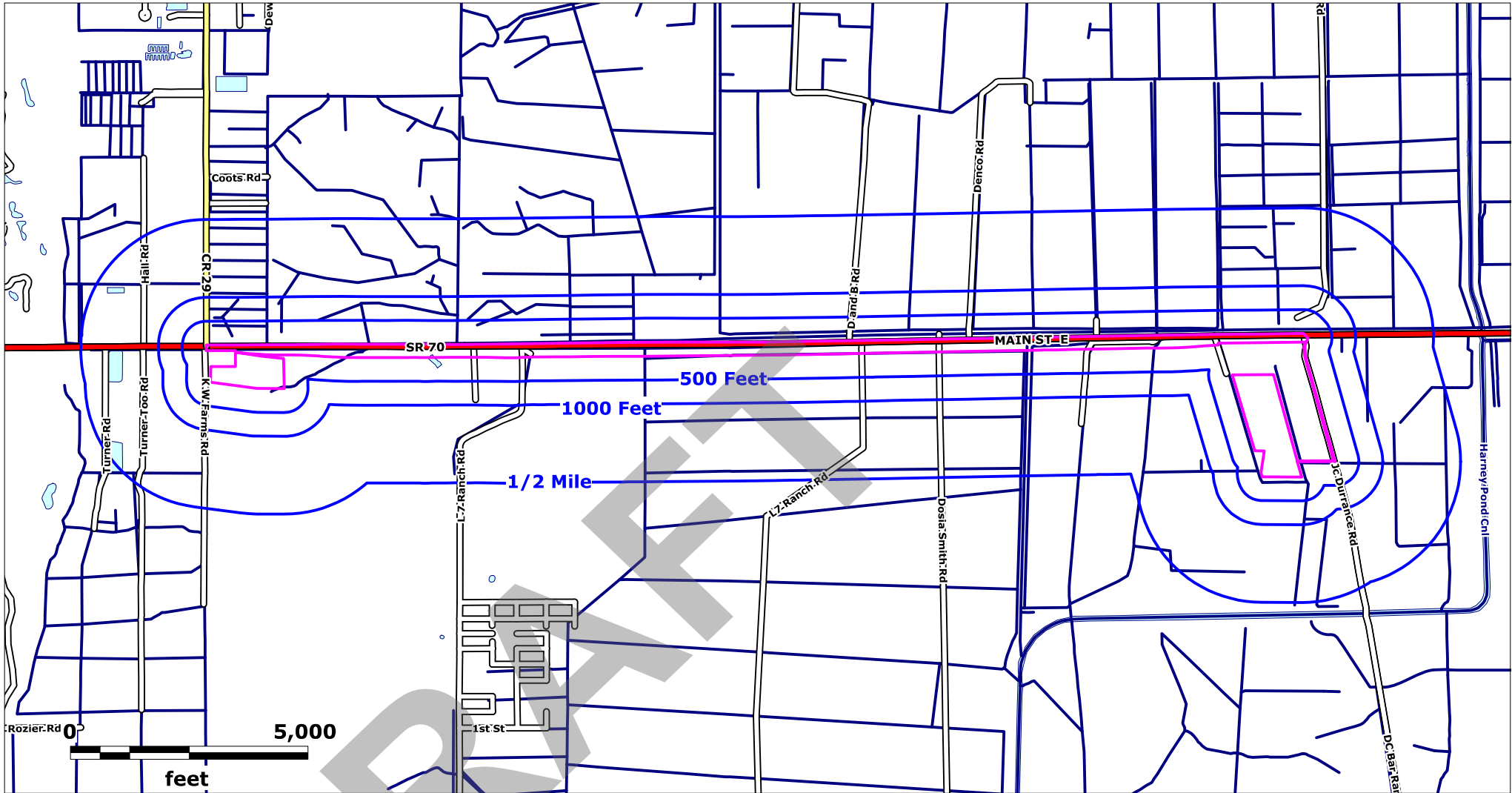
SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023

-  Approximate Site Boundary
-  NPL, STNPL, CERCLIS, SEMSACTV, SEMSARCH and SLDWST\_LF sites - 1/2 Mile
-  SLDWST\_NLF sites - 1000 Feet
-  NPLLIENS, CORRACTS, NFRAP, STCERC, LUST, BRWNFLDS, VOLCLNUP, DRY, TANKS & INSTENG sites - 500 Feet





Source: FDEP and USEPA Geodata

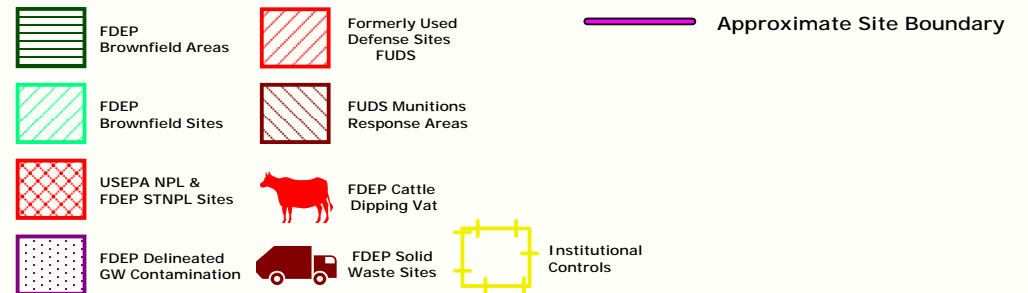
Map Scale and Site Locations are Approximate

## Subject Property

SR 70  
Highlands County, Florida

Lat (DMS): 27 12' 17.8668"  
Lon (DMS): -81 12' 41.8464"

EDM Job No: 26477  
March 23, 2023



# ENVIRONMENTAL DATA MANAGEMENT

## Custom Radius Research

### Site Summary Table

Report Date: 3/23/2023

Page 1 of 1

MapID Prgm List	Fac ID No	Site Dist (ft)	Site Elev (ft)	Elev vs Sub Prop	Site Name	Site Address
<b>1</b>						
TANKS	8944575	303	30.11	Higher	SMITH ESTATE DOSIA C	130 DOSIA SMITH RD LAKE PLACID, FL 33852
<b>2</b>						
STCERC	ERIC_13309	332	33.42	Higher	PREMIER CITRUS-SUNRAY GROVES	4101 HIGHWAY 70 EAST LAKE PLACID, FL 33385
TANKS	8519808	332	33.42	Higher	SOUTH EAST GROVES LLC-SUN RAY GROVE	4101 HWY 70 E LAKE PLACID, FL 33852
TANKS	9101697..	332	33.42	Higher	SOUTHERN FARMS-SUN RAY FARMS	4101 HWY 70 E LAKE PLACID, FL 33852
VOLCLNUP	327346	332	33.42	Higher	PREMIER CITRUS-SUNRAY GROVES	4101 HIGHWAY 70 EAST LAKE PLACID, FL 33385
VOLCLNUP	ERIC_13309	332	33.42	Higher	PREMIER CITRUS-SUNRAY GROVES	4101 HIGHWAY 70 EAST LAKE PLACID, FL

DRAFT



# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 3/23/2023

TANKS Page 1 of 1

### FACILITY ID NUMBER, NAME AND LOCATION

8944575  
SMITH ESTATE DOSIA C  
130 DOSIA SMITH RD  
LAKE PLACID, FL 33852

### OWNERSHIP INFORMATION

SMITH, DOSIA C ESTATE  
PO BOX 421059  
KISSIMMEE, FL 34742  
**CONTACT:** MRS SEBELLE DYMMEK/4078475801  
**SITE COUNTY:** 28 HIGHLANDS  
**SITE LAT/LON (AGCY):** 27 12 14 / 81 13 9

### MAP ID NUMBER:

**Dist (FEET):** 303.00  
**Direction:**  
**Elev (Ft):** 30.11  
**Elev vs Sub Prop:** Higher

1

T  
A  
N  
K  
S

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**FAC STATUS:** OPEN

**FAC TYPE:** Agricultural

**TANK #:** **TANK VOL(GALS):**

**INST.DATE:** **TANK CONTENTS:**

**TANK POSITION:**

**TANK STATUS (as of...)**

1 1000

Unleaded Gas

ABOVEGROUND

REMOVED FROM SITE 01-Mar-2000

**CONSTRUCTION TYPE:** C

STEEL

**PIPING TYPE:**

**LEAK MONITORING:** QK

VISUAL INSPECTION OF ASTS/MONITOR DBL WALL PIPE SPACE

**TANK #:** **TANK VOL(GALS):**

**INST.DATE:** **TANK CONTENTS:**

**TANK POSITION:**

**TANK STATUS (as of...)**

2 550

01-Mar-2000 Generator/Pump Diesel

ABOVEGROUND

IN SERVICE 01-Mar-2000

**CONSTRUCTION TYPE:**

**PIPING TYPE:**

**LEAK MONITORING:**

DRAFT



Copyright © 1990-2023 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.



# FDEP SITE INVESTIGATION SECTION SITES, FDEP ERIC WASTE CLEANUP SITES, FDEP CLEANUP SITES AND FDER SITES LIST

(STCERC)

Report Date: 3/23/2023

STCERC Page 1 of 1

**FACILITY NAME AND LOCATION:**

PREMIER CITRUS-SUNRAY GROVES  
4101 HIGHWAY 70 EAST  
LAKE PLACID, FL 33385

**AGENCY SITE LAT/LON:**

27.210005022774  
-81.21333635148

**MAP ID NUMBER:**

2

**Dist (FEET):** 332.00  
**Direction:**  
**Elev (Ft):** 33.42  
**Elev vs Sub Prop:** Higher

S  
T  
C  
E  
R  
C

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**SITE INVESTIGATION SECTION INFO:**

**SITE NO:**  
**ALT SITE NO:**  
**DISTRICT:** SD

**FDER SITES LIST INFO:**

**SITE NO:**  
**LEAD UNIT:**  
**PRJ MGR:**  
**ATTY:**  
**SUP UNIT:**  
**STATUS:**  
**STATUS DATE:**

**CLEANUP SITES INFO:**

**SRC DATA ID:**  
**SRC DATA PGM:**  
**PGM AREA:**  
**CLNP CAT:**  
**REM STATUS:**  
**COMMENTS:**

**ERIC WASTE CLEANUP SITES INFO:**

**ERIC ID NO:** ERIC\_13309

**SITE NAME:** PREMIER  
CITRUS-SUNRAY  
GROVES

**SRC FAC ID:** 138683

**SRC FAC NAME:** PREMIER CITRUS-  
SUNRAY GROVES

**SITE STATUS:** CLOSED

**PROGRAM:** Responsible Party Cleanup

**PROGRAM TYPE:** RESPONSPARTY

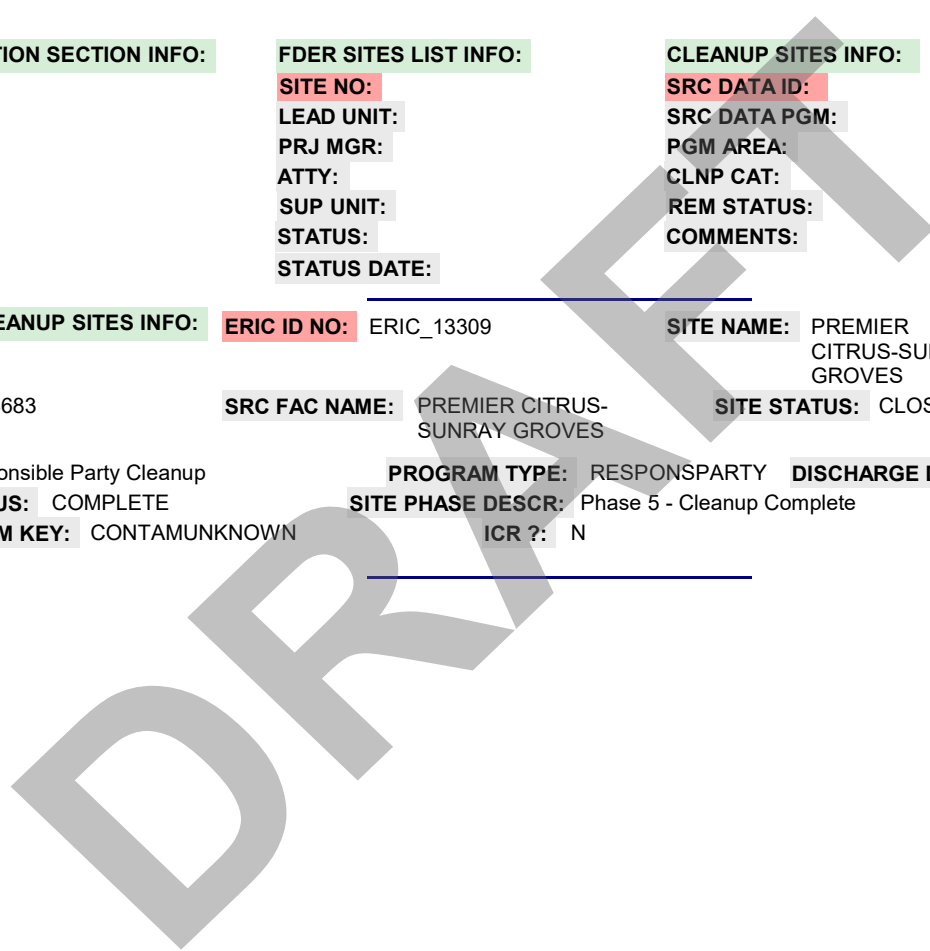
**DISCHARGE DATE:**

**PROGRAM STATUS:** COMPLETE

**SITE PHASE DESCR:** Phase 5 - Cleanup Complete

**OFFSITE COMTAM KEY:** CONTAMUNKNOWN

**ICR ?:** N



Copyright © 1990-2023 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.

# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 3/23/2023

TANKS Page 1 of 3

**FACILITY ID NUMBER, NAME AND LOCATION**

8519808  
 SOUTH EAST GROVES LLC-SUN RAY GROVE  
 4101 HWY 70 E  
 LAKE PLACID, FL 33852

**OWNERSHIP INFORMATION**

SOUTH EAST GROVES LLC  
 PO BOX 690997 C/O PREMIER CITRUS  
 VERO BEACH, FL 32969  
**CONTACT:** GREG BARTOLUCCI/7724691575  
**SITE COUNTY:** 28 HIGHLANDS  
**SITE LAT/LON (AGCY):** 27 12 26 / 81 12 38

**MAP ID NUMBER:**

**Dist (FEET):** 332.00  
**Direction:**  
**Elev (Ft):** 33.42  
**Elev vs Sub Prop:** Higher

2

TANKS

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**FAC STATUS:** OPEN

**FAC TYPE:** Agricultural

**TANK #:** 1      **TANK VOL(GALS):** 3000

**INST.DATE:**      **TANK CONTENTS:** Unleaded Gas

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** IN SERVICE

**CONSTRUCTION TYPE:** ACK  
**PIPING TYPE:** AB  
**LEAK MONITORING:** Q

BALL CHECK VALVE/STEEL/AST CONTAINMENT  
 ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL  
 VISUAL INSPECTION OF ASTS

**TANK #:** 2      **TANK VOL(GALS):** 4000

**INST.DATE:**      **TANK CONTENTS:** Vehicular Diesel

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** IN SERVICE

**CONSTRUCTION TYPE:** CK  
**PIPING TYPE:** AB  
**LEAK MONITORING:** Q

STEEL/AST CONTAINMENT  
 ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL  
 VISUAL INSPECTION OF ASTS

**TANK #:** 3      **TANK VOL(GALS):** 4000

**INST.DATE:**      **TANK CONTENTS:** Vehicular Diesel

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** IN SERVICE

**CONSTRUCTION TYPE:** ACK  
**PIPING TYPE:** AB  
**LEAK MONITORING:** Q

BALL CHECK VALVE/STEEL/AST CONTAINMENT  
 ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL  
 VISUAL INSPECTION OF ASTS

**TANK #:** 4      **TANK VOL(GALS):** 4000

**INST.DATE:**      **TANK CONTENTS:** Vehicular Diesel

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** IN SERVICE

**CONSTRUCTION TYPE:** ACK  
**PIPING TYPE:** AB  
**LEAK MONITORING:** Q

BALL CHECK VALVE/STEEL/AST CONTAINMENT  
 ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL  
 VISUAL INSPECTION OF ASTS

**TANK #:** 5      **TANK VOL(GALS):** 4000

**INST.DATE:**      **TANK CONTENTS:** Vehicular Diesel

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** IN SERVICE

**CONSTRUCTION TYPE:** ACK  
**PIPING TYPE:** AB  
**LEAK MONITORING:** Q

BALL CHECK VALVE/STEEL/AST CONTAINMENT  
 ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL  
 VISUAL INSPECTION OF ASTS

**TANK #:** 6      **TANK VOL(GALS):** 10000

**INST.DATE:**      **TANK CONTENTS:** Misc Petrol-Based Product

**TANK POSITION:** ABOVEGROUND

**TANK STATUS (as of...)** REMOVED FROM SITE 01-Mar-2002

**CONSTRUCTION TYPE:** C  
**PIPING TYPE:**  
**LEAK MONITORING:** Q

STEEL  
 VISUAL INSPECTION OF ASTS



# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 3/23/2023

TANKS Page 2 of 3

<u>TANK #:</u>	<u>TANK VOL(GALS):</u>	<u>INST.DATE:</u>	<u>TANK CONTENTS:</u>	<u>TANK POSITION:</u>	<u>TANK STATUS (as of...)</u>
7	2000	01-Jul-1997	Waste Oil	ABOVEGROUND	REMOVED FROM SITE 01-Jun-2005
<u>CONSTRUCTION TYPE:</u> CK		STEEL/AST CONTAINMENT			
<u>PIPING TYPE:</u>					
<u>LEAK MONITORING:</u> Q		VISUAL INSPECTION OF ASTS			

DRAFT



Copyright © 1990-2023 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.



# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 3/23/2023

TANKS Page 3 of 3

### FACILITY ID NUMBER, NAME AND LOCATION

9101697.. --HISTORICAL ENTRY--  
SOUTHERN FARMS-SUN RAY FARMS  
4101 HWY 70 E  
LAKE PLACID, FL 33852

### OWNERSHIP INFORMATION

CONTACT: /  
SITE COUNTY: 28 HIGHLANDS  
SITE LAT/LON (AGCY): /

### MAP ID NUMBER:

2

Dist (FEET): 332.00  
Direction:  
Elev (Ft): 33.42  
Elev vs Higher  
Sub Prop:

T  
A  
N  
K  
S

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**FAC STATUS:** CLOSED

**FAC TYPE:** M / Agricultural

**TANK #:**      **TANK VOL(GALS):**

**INST.DATE:**      **TANK CONTENTS:**

**TANK POSITION:**

**TANK STATUS (as of...)**

**CONSTRUCTION TYPE:**

**PIPING TYPE:**

**LEAK MONITORING:**

DRAFT



Copyright © 1990-2023 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.

# FDEP VOLUNTARY CLEANUP SITES

## (VOLCLNUP)

Report Date: 3/23/2023

VOLCLNUP Page 1 of 1

### FACILITY ID NUMBER, NAME AND LOCATION:

327346 --HISTORICAL ENTRY--  
PREMIER CITRUS-SUNRAY GROVES  
4101 HIGHWAY 70 EAST  
LAKE PLACID, FL 33385

COUNTY: HIGHLANDS  
DISTRICT:  
AGENCY LAT:  
AGENCY LON:

### MAP ID NUMBER:

2

Dist (FEET): 332.00  
Direction:  
Elev (Ft): 33.42  
Elev vs Sub Prop: Higher

VOLCLNUP

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

### BSRA DATA

AREA ID: AREA NAME:  
ACREAGE: REMED STATUS: BSRA DATE: SRCO DATE:  
COMMENTS:

### WASTE CLEANUP DATA

PROJ ID: 342441 OGC NO: STATUS: INACTIVE PRIORITY SCORE: INIT DATA RCVD: 6/17/2014  
CONTAMINANTS:  
OFFSITE CONTAM?: FEATURE:

### FACILITY ID NUMBER, NAME AND LOCATION:

ERIC\_13309  
PREMIER CITRUS-SUNRAY GROVES  
4101 HIGHWAY 70 EAST  
LAKE PLACID, FL 33385

COUNTY: Highlands  
DISTRICT: SD  
AGENCY LAT: 27.2100050227739  
AGENCY LON: -81.2133363514849

### MAP ID NUMBER:

2

Dist (FEET): 332.00  
Direction:  
Elev (Ft): 33.42  
Elev vs Sub Prop: Higher

VOLCLNUP

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

### ERIC WASTE CLEANUP DATA

SOURCE FAC ID NO: 138683 SOURCE FAC NAME: PREMIER CITRUS-SUNRAY GROVES SITE STATUS: OPEN  
PROGRAM: Responsible Party Cleanup PROGRAM STATUS: ACTIVE SITE MANAGER: Charles Masella  
DISCH DATE: 1/1/1970 OFFSITE CONTAM KEY?: CONTAMUNKNOWN INST CONTROL?: N SITE PHASE: Phase 2 - Full Assessment

### ERIC WASTE CLEANUP DATA

SOURCE FAC ID NO: 138683 SOURCE FAC NAME: PREMIER CITRUS-SUNRAY GROVES SITE STATUS: CLOSED  
PROGRAM: Responsible Party Cleanup PROGRAM STATUS: COMPLETE SITE MANAGER: Gary Maier  
DISCH DATE: OFFSITE CONTAM KEY?: CONTAMUNKNOWN INST CONTROL?: N SITE PHASE: Phase 5 - Cleanup Complete

### BSRA DATA

AREA ID: AREA NAME:  
ACREAGE: REMED STATUS: BSRA DATE: SRCO DATE:  
COMMENTS:

### WASTE CLEANUP DATA

PROJ ID: OGC NO: STATUS: PRIORITY SCORE: INIT DATA RCVD:  
CONTAMINANTS:  
OFFSITE CONTAM?: FEATURE:



Copyright © 1990-2023 Environmental Data Management, Inc.  
For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.

# ENVIRONMENTAL DATA MANAGEMENT

## Custom Radius Research Proximal Site Summary Table

This table includes mapped sites whose plotted coordinates fall just outside of the ASTM or client defined research distance but whose property boundaries may still extend into the search area. These sites are typically large commercial or industrial tracts that may merit inclusion in the evaluation process. Detail data reports on any of these sites may be requested and will be sent as an addendum to this report at no additional cost.

Report Date: 3/23/2023

Page 1 of 1

MapID Prgm List	Fac ID No	Site Dist (ft)	Site Elev (ft)	Elev vs Sub Prop	Site Name	Site Address
<b>1A</b>						
TANKS	8842476	543	49.20	Higher	KELLY BULB FARM	125 K W FARMS RD LAKE PLACID, FL 33852
TANKS	8943012	543	49.20	Higher	K-W FARMS	USE 8842476 LAKE PLACID, FL 33852

DRAFT





# ENVIRONMENTAL DATA MANAGEMENT

## Custom Radius Research Non-Mapped Records Summary Table

This table is a listing of database records that have not been plotted within our mapping system. Detail data reports on any of these sites may be requested and will be sent as an addendum to this report at no additional cost.

Report Date: 3/23/2023

Page 1 of 1

Prgm List Fac ID No	Site Name	Site Address
<b>CERCLIS</b> FLN000407534	LAKE PLACID DRUM SPILL	LAKE PLACID, FL
<b>NFRAP</b> FLN000407534	LAKE PLACID DRUM SPILL	LAKE PLACID, FL
<b>SEMSACTV</b> FLN000407534	LAKE PLACID DRUM SPILL	Postal Address is unavailable for the Site LAKE PLACID, FL

DRAFT



# Agency List Descriptions

USEPA and State Databases are updated on a quarterly basis. Supplemental Databases are updated on an annual basis.

## Florida Department of Environmental Protection (FDEP)

### State Designated Brownfields(BRWNFLDS)

The FDEP Brownfields database contains a listing of State Designated Brownfield Areas and Brownfield Sites. Brownfields are typically defined as abandoned, idled or underused industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Agency File Date:** 12/8/2022

**Received by EDM:** 12/28/2022

**EDM Database Updated:** 12/28/2022

### Dry Cleaners List(DRY)

The FDEP Dry Cleaning Facilities List is comprised of data from the FDEP Storage Tank and Contamination Monitoring (STCM) database and the Drycleaning Solvent Cleanup Program- Priority Ranking List. It contains a listing of those Dry Cleaning sites (and suspected historical Dry Cleaning sites) who have registered with the FDEP and/or have applied for the Dry Cleaning Solvent Cleanup Program.

**Agency File Date:** 12/22/2022

**Received by EDM:** 12/28/2022

**EDM Database Updated:** 12/28/2022

### Institutional and/or Engineering Controls(INSTENG)

The FDEP Institutional Controls Registry Database (INSTENG) contains sites that have had Institutional and/or Engineering Controls implemented to regulate exposure to environmental hazards

**Agency File Date:** 10/27/2022

**Received by EDM:** 11/1/2022

**EDM Database Updated:** 11/1/2022

### Leaking Underground Storage Tanks List(LUST)

The FDEP LUST list identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems. This Report is generated from the FDEP Storage Tank and Contamination Monitoring Database (STCM).

**Agency File Date:** 11/1/2022

**Received by EDM:** 11/1/2022

**EDM Database Updated:** 11/1/2022

### Solid Waste Facilities List\_Landfills(SLDWST\_LF)

The SLDWST\_LF list identifies locations that have conducted solid waste landfill activities as determined by the applicable FDEP Facility Classifications. Sites listed with "##" after the Facility ID Number are historical locations, obtained from documents on record at local agencies.

**Agency File Date:** 12/28/2022

**Received by EDM:** 12/28/2022

**EDM Database Updated:** 12/29/2022

### Solid Waste Facilities List\_Non-Landfills(SLDWST\_NLF)

The SLDWST\_NLF list identifies locations that have conducted solid waste handling activities other than landfilling, as determined by the applicable FDEP Facility Classifications, such as Transfer Stations, Disaster Debris Staging Areas and sites handling Bio-Hazardous wastes. Sites listed with "##" after the Facility ID Number are historical locations, obtained from documents on record at local agencies.

**Agency File Date:** 12/28/2022

**Received by EDM:** 12/28/2022

**EDM Database Updated:** 12/29/2022

### State CERCLIS/SEMS Equivalent(STCERC)

The STCERC list is compiled from the FDEP Site Investigation Section list, the Florida SITES list(historical) and the FDEP Cleanup Sites list. These sites are being assessed and/or cleaned up as a result of identified or suspected contamination from the release of hazardous substances. The FDEP Cleanup Sites list programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

**Agency File Date:** 8/19/2022

**Received by EDM:** 8/19/2022

**EDM Database Updated:** 8/19/2022

### State NPL Equivalent(STNPL)

The FDEP State Funded Cleanup list contains facilities and/or locations where there are no viable responsible parties; the site poses an imminent hazard; and the site does not qualify for Superfund or is a low priority for EPA. Remedial efforts at these sites are currently being addressed through State funded cleanup action.

**Agency File Date:** 9/6/2022

**Received by EDM:** 10/4/2022

**EDM Database Updated:** 10/4/2022

### Underground/Aboveground Storage Tanks(TANKS)

The FDEP TANKS list contains sites with registered aboveground and underground storage tanks containing regulated petroleum products.

**Agency File Date:** 2/6/2023

**Received by EDM:** 2/6/2023

**EDM Database Updated:** 2/10/2023

### Voluntary Cleanup List(VOLCLNUP)

The VOLCLNUP List is derived from the FDEP Brownfields Site Rehabilitation Agreement (BSRA) database, the FDEP ERIC Waste Cleanup database and the FDEP Office of Waste Cleanup Responsible Party Sites database (not available as of June 2021). The VOLCLNUP List identifies sites that have signed an agreement to Voluntarily cleanup a site and/or sites where legal responsibility for site rehabilitation exists pursuant to Florida Statutes and is being conducted either voluntarily or pursuant to enforcement activity.

**Agency File Date:** 12/21/2022

**Received by EDM:** 12/29/2022

**EDM Database Updated:** 12/29/2022

# United States Environmental Protection Agency (EPA)

## Comp Env Resp, Compensation & Liability Info Sys List(CERCLIS)

The US EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database tracks potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are proposed to be on the NPL, are on the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. The CERCLIS database was retired in November of 2013 and has been replaced by the Superfund Enterprise Management System (SEMS).

**Agency File Date:** 11/12/2013      **Received by EDM:** 2/18/2016      **EDM Database Updated:** 2/18/2016

## RCRIS Handlers with Corrective Action(CORRACTS)

The US EPA Corrective Action Sites (CORRACTS) database is a listing of hazardous waste handlers that have undergone RCRA corrective action activity.

**Agency File Date:** 1/16/2023      **Received by EDM:** 1/19/2023      **EDM Database Updated:** 1/19/2023

## Archived Cerclis Sites(NFRAP)

The US EPA NFRAP list contains archived data of CERCLIS records where the EPA has completed assessment activities and determined that no further steps to list the site on the NPL will be taken. NFRAP sites may be reviewed in the future to determine if they should be returned to CERCLIS based upon newly identified contamination problems at the site. The NFRAP database was retired in November of 2013 and has been replaced by the Superfund Enterprise Management System (SEMS).

**Agency File Date:** 10/25/2013      **Received by EDM:** 2/18/2016      **EDM Database Updated:** 2/18/2016

## National Priorities List(NPL)

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities under the Superfund Program. EDM's NPL Report includes sites that are currently on the NPL as well as sites that have been Proposed, Withdrawn and/or Deleted from the list. Previously, information for the NPL was managed under the CERCLIS data management system. In 2014 this system was replaced with the Superfund Enterprise Management System (SEMS). EPA last updated CERCLIS in November of 2013. EDM's NPL Report contains available SEMS data and the archived CERCLIS data relative to NPL sites.

**Agency File Date:** 2/27/2023      **Received by EDM:** 2/27/2023      **EDM Database Updated:** 2/28/2023

## NPL Liens List(NPLLIENS)

The US EPA NPL Liens List identifies those sites where under authority granted by CERCLA, liens have been filed against real property in order to recover expenditures from remedial action or when the property owner receives a notice of potential liability.

**Agency File Date:** 2/21/2023      **Received by EDM:** 2/28/2023      **EDM Database Updated:** 2/28/2023

## SEMS Active Site Inventory List(SEMSACTV)

The US EPA Superfund Enterprise Management System (SEMS) tracks potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. The SEMSACTV list contains sites that are on the National Priorities List (NPL) as well as sites that are proposed for or in the screening and assessment phase for possible inclusion on the NPL. SEMS has replaced the CERCLIS database, which was retired in November of 2013.

**Agency File Date:** 12/22/2022      **Received by EDM:** 1/19/2023      **EDM Database Updated:** 1/19/2023

## SEMS Archived Site Inventory List(SEMSARCH)

The US EPA Superfund Enterprise Management System (SEMS), contains archived data of CERCLIS or SEMS records where the EPA has completed assessment activities and determined that no further steps to list the site on the NPL will be taken. These sites may be reviewed in the future to determine if they should be returned to SEMS based upon newly identified contamination problems at the site. SEMS has replaced the CERCLIS database, which was retired in November of 2013. The SEMSARCH database contains these newly archived records under the SEMS database management system.

**Agency File Date:** 12/22/2022      **Received by EDM:** 1/19/2023      **EDM Database Updated:** 1/19/2023

## Tribal LUST List(TRIBLLUST)

EDM's Tribal LUST list is derived from the USEPA Region IV Tribal Tanks database by extracting those sites with indicators of past and/or current releases.

**Agency File Date:** 2/24/2010      **Received by EDM:** 3/9/2010      **EDM Database Updated:** 3/9/2010

## Tribal Tanks List(TRIBLTANKS)

The USEPA Region IV Tribal Tanks database lists Active and Closed storage tank facilities on Native American lands.

**Agency File Date:** 2/24/2010      **Received by EDM:** 3/9/2010      **EDM Database Updated:** 3/9/2010

## Brownfields Management System(USBRWNFLDS)

The US EPA Brownfields program provides information on environmentally distressed properties that have received Grants or Targeted funding for cleanup and redevelopment. Tribal Brownfield sites are included in the USBRWNFLDS database.

**Agency File Date:** 1/3/2023      **Received by EDM:** 1/3/2023      **EDM Database Updated:** 1/13/2023

## Institutional and/or Engineering Controls(USINSTENG)

The USINSTENG list is compiled from data elements contained in the NPL, CORRACTS, USBRWNFLDS and RCRAInfo databases.

**Agency File Date:** 1/17/2023      **Received by EDM:** 1/17/2023      **EDM Database Updated:** 1/17/2023



## Environmental Impact Areas

### Brownfield Areas and Sites

The FDEP Brownfields database contains a listing of State Designated Brownfield Areas and Brownfield Sites. Brownfields are typically defined as abandoned, idled or underused industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Agency File Date:** 8/12/2022

**Received by EDM:** 8/15/2022

**EDM Database Updated:** 8/15/2022

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

### Cattle Dipping Vats

From the 1910's through the 1950's, vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Some of the sites have been located and are currently under investigation. However, most of the listings are from old records of the State Livestock Board, which listed each vat as it was put into operation. In addition, some privately operated vats may have existed which were not listed by the Livestock Board. EDM's Cattle Dipping Vat sites are retrieved from the Voluntary Cleanup and STCERC databases. For additional information on Cattle Dipping Vats visit the FDEP and FDOH websites at:

**Agency File Date:** 10/31/2018

**Received by EDM:** 1/25/2019

**EDM Database Updated:** 1/25/2019

<https://floridadep.gov/waste/district-business-support/content/cattle-dipping-vats-cdv>

<http://www.floridahealth.gov/environmental-health/drinking-water/cattledipvathome.html>

### Formerly Used Defense Sites

The DoD is responsible for the environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and operated under the jurisdiction of the Secretary of Defense prior to October 1986. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the U.S. Army Corps of Engineers manages and directs the program's administration. For more information on the FUDS Program, including maps and data on individual sites, visit the Army Corps of Engineers website at:

**Agency File Date:** 5/29/2018

**Received by EDM:** 1/25/2019

**EDM Database Updated:** 1/25/2019

<http://www.usace.army.mil/Missions/Environmental/Formerly-Used-Defense-Sites/>

### FUDS Munitions Response Sites

The DoD developed the Military Munitions Response Program (MMRP) in 2001 to address munitions-related concerns, including explosive safety, environmental, and health hazards from releases of unexploded ordnance (UXO), discarded military munitions (DDM), and munitions constituents (MC) found at locations, other than operational ranges, on active and Base Realignment and Closure (BRAC) installations and Formerly Used Defense Sites (FUDS) properties. The MMRP addresses non-operational range lands with suspected or known hazards from munitions and explosives of concern (MEC) which occurred prior to September 2002, but are not already included with an Installation Response Program (IRP) site cleanup activity. For more information on the FUDS MMRP Program, including maps and data on individual sites, visit the Army Corps of Engineers website at:

**Agency File Date:** 5/14/2018

**Received by EDM:** 1/25/2019

**EDM Database Updated:** 1/25/2019

<http://www.asaie.army.mil/Public/ESOH/mmrp.html>

### Groundwater Contamination Areas

The Ground Water Contamination Areas GIS layer is a statewide map showing the boundaries of delineated areas of known groundwater contamination pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting In Delineated Areas. 38 Florida counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. This GIS layer represents approximately 427,897 acres in 38 counties in Florida that have been delineated for groundwater contamination. However, it does not represent all known sources of groundwater contamination for the state of Florida.

This information is intended to be used by regulatory agencies issuing potable water well construction permits in areas of ground water contamination to protect public health and the ground water resource. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

**Agency File Date:** 8/15/2022

**Received by EDM:** 8/15/2022

**EDM Database Updated:** 9/7/2022

<https://floridadep.gov/water/source-drinking-water/content/delineated-areas>

## Institutional Controls

The FDEP Institutional Controls GIS layer is a statewide map showing the approximate boundaries of delineated areas where Institutional Controls are in place.

An institutional control provides for certain restrictions on a property. For example, a site may be cleaned up to satisfy commercial contamination target levels and an institutional control may be placed on that property indicating that it may only be used for commercial activities. If the owner of the property ever wanted to use that property for residential purposes, the owner would have to ensure that any contamination meets residential target levels.

The locational data for this layer is provided by the responsible party and reviewed by FDEP staff. Neither FDEP or EDM assumes responsibility for the accuracy of the boundary data.

**Agency File Date:** 10/27/2022

**Received by EDM:** 11/1/2022

**EDM Database Updated:** 11/1/2022

<https://ca.dep.state.fl.us/mapdirect/?webmap=cff8d21797184421ab4763d3e4a01e48>

## National Priorities List

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities under the Superfund Program. EDM's NPL site boundaries data include sites that are currently on the NPL as well as sites that have been Proposed, Withdrawn and/or Deleted from the list.

**Agency File Date:** 11/14/2018

**Received by EDM:** 12/10/2018

**EDM Database Updated:** 1/22/2019

<https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

## Solid Waste Facilities

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste handling activities.

**Agency File Date:** 8/15/2022

**Received by EDM:** 8/15/2022

**EDM Database Updated:** 8/15/2022

<https://floridadep.gov/waste>

## State Funded Cleanup Sites

The FDEP State Funded Cleanup list contains facilities and/or locations where there are no viable responsible parties; the site poses an imminent hazard; and the site does not qualify for Superfund or is a low priority for EPA. Remedial efforts at these sites are currently being addressed through State funded cleanup action.

**Agency File Date:** 3/30/2021

**Received by EDM:** 3/31/2021

**EDM Database Updated:** 3/31/2021

<https://floridadep.gov/waste/waste-cleanup/documents/state-funded-cleanup-program-site-list>

# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 4/20/2023

TANKS Page 1 of 2

### FACILITY ID NUMBER, NAME AND LOCATION

8842476  
KELLY BULB FARM  
125 K W FARMS RD  
LAKE PLACID, FL 33852

### OWNERSHIP INFORMATION

KELLY BULB FARM  
RR 3 BOX 689  
LAKE PLACID, FL 33852  
**CONTACT:** /8634652416  
**SITE COUNTY:** 28 HIGHLANDS  
**SITE LAT/LON (AGCY):** 27 12 27 / 81 17 36

### MAP ID NUMBER:

1

**Dist (Miles):**  
**Direction:**  
**Elev (Ft):** 0.00  
**Elev vs Sub Prop:**

T  
A  
N  
K  
S

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**FAC STATUS:** CLOSED

**FAC TYPE:** Agricultural

**TANK #:**      **TANK VOL(GALS):**

1              550

**INST.DATE:**

UNKNOWN

**TANK CONTENTS:**

Vehicular Diesel

**TANK POSITION:**

ABOVEGROUND

**TANK STATUS (as of...)**

REMOVED FROM SITE

**CONSTRUCTION TYPE:** D

**PIPING TYPE:**

**LEAK MONITORING:** Y

UNKNOWN

DRAFT





# FDEP STORAGE TANKS REPORT

## (TANKS)

Report Date: 4/20/2023

TANKS Page 2 of 2

### FACILITY ID NUMBER, NAME AND LOCATION

8943012  
K-W FARMS  
USE 8842476  
LAKE PLACID, FL 33852

### OWNERSHIP INFORMATION

K W FARMS  
PO BOX 845  
LAKE PLACID, FL 33852  
**CONTACT:** D.C. KELLEY/8134652416  
**SITE COUNTY:** 28 HIGHLANDS  
**SITE LAT/LON (AGCY):** 27 12 28 / 81 17 37

### MAP ID NUMBER:

**Dist (Miles):**  
**Direction:**  
**Elev (Ft):** 0.00  
**Elev vs Sub Prop:**

1

T  
A  
N  
K  
S

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

**FAC STATUS:** CLOSED

**FAC TYPE:** Agricultural

TANK #:	TANK VOL(GALS):
1	1000

INST.DATE:	TANK CONTENTS:
01-Mar-1981	Vehicular Diesel

TANK POSITION:
UNDERGROUND

**TANK STATUS (as of...)**

REMOVED FROM SITE 30-Jun-1988

**CONSTRUCTION TYPE:** C

STEEL

**PIPING TYPE:**

**LEAK MONITORING:** Y

UNKNOWN

TANK #:	TANK VOL(GALS):
2	1000

INST.DATE:	TANK CONTENTS:
01-Jan-1982	Vehicular Diesel

TANK POSITION:
UNDERGROUND

**TANK STATUS (as of...)**

REMOVED FROM SITE 30-Jun-1988

**CONSTRUCTION TYPE:** C

STEEL

**PIPING TYPE:**

**LEAK MONITORING:** Y

UNKNOWN

DRAFT



Copyright © 1990-2021 Environmental Data Management, Inc.

For further information please contact us at 727-586-1700

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.

DRAFT

**APPENDIX E**  
**SITE PHOTOGRAPHS**

### Site Photographs



Site 2 – Kelley Bulb Farms/K-W Farms  
Western project boundary  
SR 70 looking south



Site 4 – Scarborough Farms  
Western project boundary  
SR 70 looking north





Site 5 – Linda Dee Ranch  
SR 70 looking south



SR 70  
Near center of project looking north  
(vicinity of Site 6 – Miami Tropical Nursery discharge)



Site 7 – Smith Estate Dosia C  
Southwest of FPC 2A looking south



Site 8 – Premier Citrus  
Near eastern project boundary looking southeast





Site 8 – Premier Citrus  
Near eastern project boundary looking west



Site 8 – Premier Citrus  
Structure remnants looking northeast





Site 8 – Premier Citrus  
Near eastern project boundary looking northeast



Site 9 – Cattle Pen  
SR 70 looking north



Site 10 – Suspected Cattle Dip Vat (former)  
South of SR 70 looking west



Site 11 – AST  
SR 70 looking northeast



### Drainage Sites



FPC 1A  
South of SR 70 looking southeast



FPC 2A easement looking south





FPC 2A easement looking north



FPC 2A easement looking west



East of FPC 2A looking west



Irrigation pump with diesel AST  
South of FPC 2A looking south





Irrigation pump with diesel AST  
East of FPC 2A looking east



East project boundary  
SR 70 looking west



**DRAFT**

**APPENDIX F**  
**SUPPLEMENTAL INFORMATION**

DRAFT

**SITE 6 – MIAMI TROPICAL NURSERY  
LONESOME ISLAND RD**



Florida Department of Health  
Bureau of Environmental Health

DOH/DEP Petroleum Location Comparison Project

FACILITY ID: 9808355

	DOH DATA	DEP DATA
NAME:	MIAMI TROPICAL NURSERY	MIAMI TROPICAL NURSERY 05-41-0253
ADDRESS:	2370 SR 70 E	LONESOME ISLAND RD
CITY:	LAKE PACID	LAKE PLACID
ZIP:	33852	
LATITUDE:	27.209100	27.209201
LONGITUDE:	-81.242298	-81.213671

INITIAL DISTANCE (FT): 9281.69  
(INITIAL CALCULATION)

FINAL DISTANCE (FT): 9281.69  
(CALC AFTER ANY ADJUSTMENTS)

DATE STARTED: 8/8/2012

DATE COMPLETED 8/8/2012

COMPARISON BY: Berry

WHO WAS CORRECT? DOH

CORRECT LOCATION:      DECIMAL DEGREES: 27.209100      -81.242298  
                                  DEG MIN SEC:      27 12 32.7600      81 14 32.2728

COMMENTS:

THERE IS VERY LITTLE DOCUMENTATION IN OCLUS. BASED ON THE 8/11/2006 REFERRAL PACKET FROM BER, THE DISCHARGE OCCURRED ON LONESOME ISLAND RD NEAR AN IRRIGATION CANAL. THERE ARE AT LEAST TWO IRRIGATION CANALS THAT INTERSECT LONESOME ISLAND RD AND THE DOH POINT IS AT ONE OF THEM.

AT THE PRESENT TIME, THIS IS THE BEST GUESS AS TO THE CORRECT LOCATION.

THE DEP POINT IS LOCATED TOO FAR TO THE EAST.



Florida Department of  
**Environmental Protection**

**Memorandum**

TO. Vince Mele  
Florida Department of Environmental Protection Department – South District  
2295 Victoria Avenue, Fort Myers, Florida 33901

THROUGH Rebecca Lockenbach  
FDEP Section Leader  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems  
Mail Station 4590  
*RL 8/11/06*

FROM: Paul Gruzlovic, P.G.  
Ecology and Environment, Inc.  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems  
Mail Station 4590  
*AG 8/11/06*

DATE August 11, 2006

SUBJECT: Contaminated Site Referral from the Bureau of Emergency Response  
Miami Tropical Nursery, Inc  
Diesel Fuel Spill  
Lonesome Island Road  
Lake Placid, Highlands County  
BER Incident No. 05-4I-0253  
Discharge Date: June 5, 2005  
FDEP Facility ID# 289808355

---

Attached to this memorandum is a referral from the Bureau of Emergency Response (BER) of a new petroleum contaminated site not associated with a registered storage tank for your office to manage. In accordance with the January 4, 1999 memorandum from Mike Sole, the BER has administered this site since their initial response to the discharge incident until the report documenting the results of the source removal action was submitted. The BER procedures attached to Mike Sole's memo were revised on January 5, 2000.

The BER Incident Report indicates that on June 5, 2005 approximately 10 gallons of diesel were discharged to the soil and an adjacent irrigation canal. According to the BER incident report, Cliff Berry Inc. (CBI) was hired to perform the initial emergency response and source removal activities. CBI informed the BER that they would not release the Source Removal Report (SRR) due to non-payment by the responsible party (Miami Tropical Nursery). The BER referred this site to Petroleum Cleanup Section 6 on September 30, 2005 due to the non-submittal of the SRR. During telephone conversations on November 18, 2005 and November 29, 2005, Petroleum Cleanup Section 6 informed the responsible party that the SRR had not been submitted. On November 16, 2005 and March 2, 2006, Petroleum Cleanup Section 6 spoke with

MEMORANDUM

August 11, 2006

BER Incident No. 05-4I-0253

Page two

Mr. Daniel Alford of CBI. Mr. Alford indicated that the SRR had been prepared, but that CBI would not release the SRR due to non-payment by the responsible party. To date, the responsible party has still not submitted the SRR.

The extent and the magnitude of the soil and potential groundwater contamination need to be defined pursuant to Chapter 62-770 Florida Administrative Code (F.A.C.) Therefore, a complete Site Assessment needs to be completed for this discharge incident. We are forwarding this discharge incident to your office for appropriate action Pursuant to Rule 62-770.600, F.A.C., a Site Assessment Report (SAR) will need to be submitted to the FDEP South District. A SRR will also need to be submitted documenting that the petroleum-impacted soil that was excavated by CBI was properly disposed

Please issue a letter to the responsible party notifying them of their responsibility to comply with the timeframe requirements of Chapter 62-770, F.A.C., for submittal of a SAR and SRR to your office. Also, please notify the responsible party that further correspondence on this matter should be addressed directly to your office The FDEP Facility ID Number listed above has been established for this contaminated site for contamination tracking purposes Enclosed is the tracking information already entered in the Bureau's database (STCM) for you to update as necessary Copies of the BER Incident Report and correspondence from the BER and Petroleum Cleanup Section 6 are also attached.

If you have any questions, please contact me at (850) 877-1133, ext. 3708, or by e-mail at [pgruzlovic@ene.com](mailto:pgruzlovic@ene.com).

Attachments BER Incident Report  
Correspondence from the BER and Petroleum Cleanup Section 6  
STCM Tracking Information

CL/pdg

cc File

Co / Facility 28 3306355		Facility Name and Address MIAMI TROPICAL NURSERY 05-41-025		Manager	Role
Facility Status CLOSED		LONESOME ISLAND RD LAKE PLACID Florida		Facility Cleanup Status VCCR	Highest Discharge Score
				Discharge Record	1 of 1
Cleanup Info INACTIVE	Info Source	<input checked="" type="checkbox"/> R	EMERGENCY RESPONSE	Discharge Score	
	Lead Agency			Score Effective Date	
	Clean Required	<input checked="" type="checkbox"/> R	CLEANUP REQUIRED	Rank	of 14917 on 05/02/2005
Discharge Info	Discharge Date	06/05/2005		Inspection Date	06/05/2005
	Combined With			Cleanup Status/Date	VCCR 08/09/2006
Eligibility and Application Info	Application Received	Program	Lead	Status	Determination Letter Sent
					Redetermined?

DRAFT



# FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

## Emergency Response Incident Report

INCIDENT # 05-4 I-0253		COUNTY HIGHLANDS	LATITUDE	INCIDENT DATE OCT 03 2005	INCIDENT TIME 0:01
REGION EMPLOYEE ROSSBACH		BER RESPONSE PHONE FOLLOWUP	D.E.P. - South District		DATE REPORTED 6/5/2005
REPORTED BY SWP <input checked="" type="checkbox"/>	AFFILIATION OR ADDRESS HIGHLANDS CO EM		REPORTER'S PHONE (863) 381-6862		TIME NOTIFIED 9:10
LOCATION (INCLUDE WATERBODY NAME, IF APPLICABLE) LONESOME ISLAND ROAD				NEAREST CITY/TOWN LAKE PLACID	
<input type="checkbox"/> THREAT TO US NAVIGABLE WATERS	SPILL STATUS	SMA			
INCIDENT DESCRIPTION	MODE	MEDIA	RESPONSE ACTIONS (FOR COASTAL per NCP)		
FIRE	AGRICULTURAL	SOIL	FIRE EXTINGUISHED	CONTRACTOR HIRED BY RP	
SPILL		SURFACE WATER	CONTRACTOR HIRED		
			ABSORBENT USED	CLIFF BERRY, INC	
			REFERRAL FDEP SOUTH DISTRICT	PHONE	(800) 899-7745
NAME (COMPANY) AND ADDRESS OF PERSON RESPONSIBLE FOR DISCHARGE MS JOLANDA VERGERE 12520 SW 47TH STREET MIAMI, FL 33175-			RP ASSUMED RESPONSIBILITY MIAMI TROPICAL NURSERY, INC		RP'S PHONE (305) 559-6121
RP DOB	RP DL#	VEHICLE/VESSEL NAME / TYPE / TAG# / REG#			INSURANCE COMPANY and AGENT NAME, POLICY# AND PHONE
OWNER (or 2nd RP)	<input checked="" type="checkbox"/> OWNER SAME AS RP	<input checked="" type="checkbox"/> PUBLIC RIGHT-OF-WAY	OWNER'S PHONE		
OWNER DOB	OWNER DL#	VEHICLE/VESSEL NAME/TYPE/ TAG#/REG#			INSURANCE COMPANY and AGENT NAME, POLICY# AND PHONE
CONTACT PERSON OR AGENT AND ADDRESS				CONTACT/AGENT PHONE	
POLLUTANTS RELEASED DIESEL		CATEGORY CODES 31	POTENTIAL VOL 60	ACTUAL VOL 10	UNIT GALS
DISCHARGE VOLUME DETERMINED BY WITNESS STATEMENTS			DISCHARGE CATEGORY		
NOTIFIED AGENCIES POLICE/SHERIFF LOCAL EM			RESPONDING AGENCIES FIRE DEPT LOCAL EM		
NRC	FOSC NOTIFIED NA	NAME (+ RANK) FOSC NOTIFIED	DATE TIME	<input type="checkbox"/> FOSC RESPONDING	
COORDINATION EFFORT BETWEEN STATE AND FOSC		FOSC (+RANK) FEDERAL ON SCENE COORDINATOR			

**NARRATIVE:**

ON 6/5/05, BER WAS NOTIFIED VIA THE SWP BY BILL NICHOLS, HIGHLANDS COUNTY EM, OF A FIRE AND SPILL WHICH HAD OCCURRED EARLIER THAT NIGHT. A TRACTOR BEING USED TO PUMP RAINWATER FROM AGRICULTURAL FIELDS HAD CAUGHT ON FIRE. THE FIRE THEN SPREAD TO A SMALL TRAILER WITH A 60 GALLON DIESEL TANK. BOTH TRACTOR AND TANK WERE DESTROYED, RELEASING DIESEL FUEL TO THE SOIL AND AN ADJACENT IRRIGATION CANAL. THE CANAL HAD A SHEEN ABOUT 150 FEET LONG WHICH THE FD AND EM HAD BOOMED. CONTACT WAS MADE WITH THE RP WHO WAS ENROUTE TO THE LOCATION. SHE ADVISED THAT THE COMPANY HAD USED CLIFF BERRY IN THE PAST FOR CLEANUP SERVICES. BER PROVIDED HER WITH THAT PHONE NUMBER. THE RP WAS REQUESTED TO KEEP BER ADVISED OF CONTRACTOR HIRING. ON 6/6, A CONTRACTOR LIST WAS FAXED TO THE RP AT THEIR REQUEST.

6/6 PAUL MEDING OF CLIFF BERRY FT PIERCE CALLED AND ADVISED THEY WERE HIRED. ADDITIONAL SORBENTS HAD BEEN APPLIED AND EXCAVATION OF CONTAMINATED SOIL WOULD TAKE PLACE IN THE NEXT FEW DAYS.

9/8 CLIFF BERRY ADVISED BER THAT THE SOURCE REMOVAL REPORT WOULD NOT BE RELEASED DUE TO NON PAYMENT BY THE RP. ON 9/12, A LETTER WAS FAXED AND MAILED TO THE RP ADVISING THAT THE REPORT IS OVERDUE AND GIVING THE RP UNTIL 9/30 TO DELIVER THE SRR OR THE CASE WILL BE REFERRED FOR ENFORCEMENT.

**Emergency Response Incident Report**

THE RP BER IS REFERRING THE FILE TO THE FDEP SOUTH DISTRICT FOR ENFORCEMENT ACTION BER CASE CLOSED

The above actions were properly taken coordinated in accordance with the National Contingency Plan (NCP, 40 CFR 300)

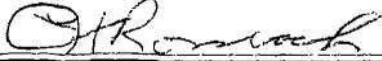
State On-Scene Coordinator. CHRIS ROSSBACH E44

Federal On-Scene Coordinator.

Fax # 813-744-6464

Hours Worked 3

Fax # 813-228-2399



Date 9/30/2005

Date

DRAFT

OCT 03 2005

D.E.P. - South District



# Department of Environmental Protection

Jeb Bush  
Governor

Division of Law Enforcement  
Bureau of Emergency Response  
8402 Laurel Fair Circle, Suite 110  
Tampa, Florida 33610  
813/744-6462, 813/744-6464 Fax

Colleen M. Castille  
Secretary

September 12, 2005

Ms Jolanda Vergere  
Miami Tropical Nursery, Inc  
12520 SW 47<sup>th</sup> Street  
Miami, Florida 33175

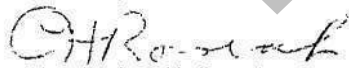
Dear Ms Vergere

This letter is in reference to the diesel fuel spill which occurred on 5 June 2005 on Lonesome Island Road, Lake Placid, Highlands County, Florida. To date, the required Source Removal Report, required by Florida Administrative Code 62-770 300, has not been received by this office. This report is due no later than sixty days following completion of the cleanup and subsequent disposal of contaminated media and is now significantly overdue. Failure to submit required reports is a violation of Florida Statute 403.161 and may be subject to civil and/or criminal penalties.

Discussions with your cleanup contractor, Cliff Berry, Inc., indicates that the report has been completed but will not be released due to your non-payment of their invoice for cleanup and disposal services. The Department does not intend to act as their collection agent and has no interest in your dispute regarding the costs involved or difficulties with your insurance company. However, it is solely your responsibility to ensure that the cleanup was completed in accordance with all applicable regulations, including the submission of the required reports. Therefore, it is in your best interest to rapidly resolve this matter with CBI and authorize them to release the cleanup documentation.

If the report is not received in this office by 30 September 2005, this case will be referred for enforcement. Please call me if you have any questions.

Sincerely,

  
Christopher H. Rossbach  
Emergency Response Manager  
Division of Law Enforcement

CHR/cr

cc file

OCT 03 2005

D.E.P. - South District



**Petroleum Cleanup Section 6**

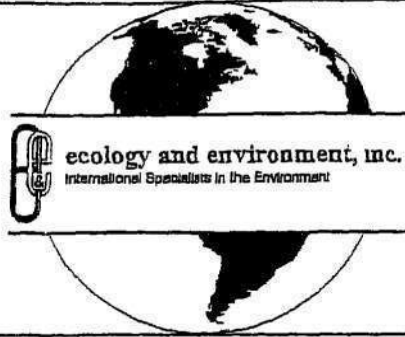
**Bureau of Petroleum Storage Systems**

2002 Old St. Augustine Rd. Suite B-10

Tallahassee, FL 32301

Phone (850) 877-1133 x 17

Fax (850) 877-1155



**FAX TRANSMITTAL FORM**

Date: 11/29/05	Time:
Fax Number: (305) 551-1232	Pages:
To: Lourdes	
Company: Miami Tropical Nursery	
From: Paul Grzelovic	

If this fax is incomplete or illegible, please call (850) 877-1133 for retransmission.

Per our phone conversation, attached is the letter that was submitted to Ms. Vergere in September notifying her that the source removal report needs to be submitted.

Please call me when the payment issue is resolved with Cliff Berry, Inc.



Jeb Bush  
Governor

# Department of Environmental Protection

Twin Towers Building  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Colleen M. Castille  
Secretary

April 3, 2006

4/6/06 NSF

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

Certified Mail Number 7005 1160 0003 8792 8661

Ms Jolanda Vergere  
Miami Tropical Nursery, Inc  
12520 Southwest 47<sup>th</sup> Street  
Miami, Florida 33175

Subject: Warning Letter and Source Removal Report Request  
BER Incident No 05-4I-0253  
Diesel Fuel Spill  
Lonesome Island Road  
Lake Placid, Highlands County  
Discharge Date: June 5, 2005

Dear Ms. Vergere:

In correspondence dated September 12, 2005 and September 30, 2005, the Florida Department of Environmental Protection (FDEP) Bureau of Emergency Response (BER) informed you that the Source Removal Report (SRR) had not been submitted to the BER, as required by Rule 62-770.300, Florida Administrative Code (F.A.C.). Source removal activities were completed by Cliff Berry, Inc (CBI) for the June 2, 2005 discharge. In the September 30, 2005 correspondence, the BER indicated that the discharge incident would be referred to the FDEP Bureau of Petroleum Storage Systems (BPSS)

In telephone conversations on November 18, 2005 and November 29, 2005, Petroleum Cleanup Section 6 of the BPSS informed Miami Tropical Nursery, Inc. that the SRR had not been submitted. On November 16, 2005 and March 2, 2006, Petroleum Cleanup Section 6 spoke with Mr. Daniel Alford of CBI concerning this site. Mr. Alford indicated to Petroleum Cleanup Section 6 that the SRR has been prepared, but that the SRR can not be released until the invoice is paid in full for the cleanup and disposal services that were provided by CBI for the discharge.

The FDEP does not intend to act as a collection agency and has no interest in the cost dispute between you and your environmental cleanup contractor. The purpose of this letter is to inform you, as the responsible party for the June 5, 2005 discharge, that **you are currently in violation of Rule 62-770.300, F.A.C., by not providing a copy of the SRR to the FDEP within 60 days of the source removal activities.** The SRR should be submitted to Petroleum Cleanup Section 6 **within 30 days** after the receipt of this letter and the SRR should include all

Ms Jolanda Vergere  
April 3, 2006  
Page two

of the information concerning the assessment and source removal activities, including copies of all disposal manifests, and the analytical results and the sampling locations for any soil or groundwater testing that was performed for the diesel fuel spill. The SRR should be submitted to the following address:

Florida Department of Environmental Protection  
Petroleum Cleanup Section 6, Mail Station 4590  
2600 Blar Stone Road  
Tallahassee, Florida 32399-2400

If Petroleum Cleanup Section 6 does not receive the SRR within 30 days of the receipt of this letter, then this discharge incident will be referred to the FDEP South District for enforcement actions. The FDEP South District will then require that a complete assessment and cleanup be completed for the diesel fuel spill following the rigid procedures of Chapter 62-770, F.A.C. Please note that the costs to complete a Chapter 62-770, F.A.C. assessment and cleanup investigation are typically much higher than the costs for a BER assessment and cleanup investigation. Once the site is referred to the FDEP South District, you will no longer be able to use the BER assessment and cleanup guidelines and you will then be required to complete the assessment and cleanup activities for the June 5, 2005 discharge following the Chapter 62-770, F.A.C. requirements. Failure to demonstrate that the petroleum contamination associated with the June 5, 2005 discharge was properly cleaned up is a violation of Florida Statute 403.161 and may subject you to civil and/or criminal penalties.

If you have any questions, please contact me at (850) 877-1133, ext 17, or by e-mail at [pgruzlovic@ene.com](mailto:pgruzlovic@ene.com).

Sincerely,



Paul D. Gruzlovic  
Professional Geologist  
Ecology and Environment, Inc  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems



Rebecca Lockenbach  
FDEP Section Leader  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems

/pdg

cc: Christopher H. Rossbach, Bureau of Emergency Response, 8402 Laurel Fair Circle,  
Suite 110, Tampa, Florida 33610-7313

Daniel Alford, Cliff Berry, Inc, Post Office Box 13079 Port Everglades Station, Fort  
Lauderdale, Florida 33316

File



**Gruzlovic, Paul**

---

**From:** Gruzlovic, Paul  
**Sent:** Wednesday, November 16, 2005 2:53 PM  
**To:** 'Dan Alford'  
**Subject:** RE: St. Lucie West Service District

Thanks Dan

*Paul D. Gruzlovic  
Professional Geologist  
Ecology and Environment, Inc  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems  
(850) 877-1133, ext 17 (phone)  
(850) 877-1155 (fax)  
pgruzlovic@ene.com (e-mail)*

---

**From:** Dan Alford [mailto:dalford@cliffberryinc.com]  
**Sent:** Wednesday, November 16, 2005 2:54 PM  
**To:** Gruzlovic, Paul  
**Subject:** RE: St. Lucie West Service District

Paul,

Miami Tropical has not paid CBI for Source Removal services rendered. Therefore the SRR has not been submitted to the DEP.

-----Original Message-----

**From:** Gruzlovic, Paul [mailto:PGruzlovic@ene.com]  
**Sent:** Thursday, October 20, 2005 8:52 AM  
**To:** dalford@cliffberryinc.com  
**Subject:** St. Lucie West Service District

Here is the e-mail that you requested

*Paul D. Gruzlovic  
Professional Geologist  
Ecology and Environment, Inc  
Petroleum Cleanup Section 6  
Bureau of Petroleum Storage Systems  
(850) 877-1133, ext 17 (phone)  
(850) 877-1155 (fax)  
pgruzlovic@ene.com (e-mail)*

Department of Environmental Protection  
**Routing and Transmittal Slip**

	Name	MS		Name	MS
1	<del>Tom Conrardy</del> <i>Paul G. Team 6</i>	4530	5		
2			6		
3			7		
4			8		

Remarks BER referral for incident #05-4I-0253 attached for your team action Referral is from Chris Rossbach for a diesel spill in Highlands County that the SRR was not submitted

DRAFT

<p>From Vincent Mele          South District          Waste Management Tanks          Fort Myers, FL 33901</p>	<p>Date 11/10/05</p> <hr/> <p>Phone          SunCom 748-6975x139</p>
--	--

B 31202



# Department of Environmental Protection

Jeb Bush  
Governor

Division of Law Enforcement  
Bureau of Emergency Response  
8402 Laurel Fair Circle, #110  
Tampa, FL 33610-7313  
813/744-6462, fax 813/744-6464

RECEIVED  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
05 NOV 15 PM 4:43  
Colleen M Castille  
Secretary  
LJG/BER  
STORAGE SYSTEMS  
TEAM 6

September 30, 2005

Ms Jolanda Vergere  
Miami Tropical Nursery, Inc  
12520 SW 47<sup>th</sup> Street  
Miami, Florida 33175

Dear Ms Vergere.

**Re: BER Incident# 05-4I-0253; 6/5/05; Diesel Fuel Spill, Lonesome Island Road, Lake Placid, Highlands County, Florida.**

The DEP Bureau of Emergency Response (BER) Tampa office sent you a letter dated 12 September 2005 regarding your failure to submit a cleanup report for this spill, as required by Florida Statute 376 305. You were advised that you were being given until 30 September 2005 to submit the required report or the case would be referred for enforcement. To date, no report has been received and repeated phone calls to you have not been returned.

In light of your failure to submit the required report, BER is referring this case for enforcement action. Within the next 30 days or so, you will be notified of additional actions that will be required. In the meantime, if you have any questions, you can call the FDEP South District Office Bureau of Petroleum Storage Systems (Mr. Vince Mele, 239/332-6975).

Sincerely,

Christopher H Rossbach  
Emergency Response Manager  
Division of Law Enforcement

cc file  
Cliff Berry, Inc , ATTN Mr Dan Alford, P O Box 13079, Ft Lauderdale, FL 33316

RECEIVED  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
05 NOV 15 AM 10:44  
BUREAU OF PETROLEUM STORAGE SYSTEMS  
TEAM 3

OCT 03 2005

D.E.P. - South District



**DRAFT**

**SITE 7/8 – SOUTH WIND GROVES  
FORMER PUMP HOUSES  
SOUTH WIND RD**



RECEIVED  
D.E.P.

James T. Howell, M.D., MPH  
Secretary

Lawton Chiles  
Governor

**OKEECHOBEE COUNTY HEALTH DEPARTMENT 26**

DATE: August 12, 1997

SOUTH DISTRICT

TO: Mr. Jeff Gould  
Florida Department of Environmental Protection  
2295 Victoria Avenue, Suite 364  
Ft. Myers, FL 33901

FROM: Harry L. Moldenhauer  
Highlands Okeechobee Storage Tank Program



Entered into  
**OCULUS**  
South District

SUBJECT: Possible solid waste violation.

\*\*\*\*\*

During a routine compliance inspection at the following facility,

DEP FAC ID 9103069  
South Wind Grove  
Hwy 70 Approximately 6 mi E of US 27.  
South on Southwind Rd (beside grove) 1/4 mi to  
lane on R, follow west through grove to shop.  
(Facility is just west of Sun Ray Farms)

this inspector noted heavy product stains around an above ground spray oil tank at the above referenced facility. The tank is registered as a regulated tank but the MSDS on the product indicates it is not a regulated substance (at least it's not a petroleum distillate as most regulated spray oils are)

I consulted with Vince Mele who recommended I refer this investigation to you.

I have enclosed a copy of the MSDS, my correspondence with Vince and pictures of the area in question. Please call with any questions or comments. sc 761-5811.

enclosures

cc: Facility file



FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERVICES

*Working in partnership with local communities to help people be self-sufficient,  
experience good health and live in stable families and communities.*

DRAFT

DISTRICT FIFTEEN, OKEECHOBEE COUNTY PUBLIC HEALTH UNIT  
1728 NORTHWEST 9TH AVENUE, OKEECHOBEE, FLORIDA 34972  
941-763-3419 FAX 941-763-5166 SUNCOM 721-7050

LAWTON CHILES, GOVERNOR



OKEECHOBEE COUNTY HEALTH DEPARTMENT

DATE: July 07, 1997

TO: Mr. Vincent N. Mele, Environmental Manager  
Florida Department of Environmental Protection  
2295 Victoria Avenue, Suite 364  
Ft. Myers, FL 33901

FAX - 6989

FROM: Harry L. Moldenhauer, R.S.  
Highlands Okeechobee Storage Tank Program

SUBJECT: Citrus Spray Oil

\*\*\*\*\*

Here's an MSDS for a product I recently found in a grove tank. The AST system has been leaking and severe soil staining has resulted at the base of the tank. The tank is located next to a canal and stained soils appear on the bank with a sheen on the water in the ditch (in the immediate vicinity of the tank).

It doesn't appear to be a regulated substance to me. (at least under 62-762, FAC)

comments??

directions??

**SURF-AID**

**EYE PROTECTION:** Safe goggles.  
**USER SAFETY RECOMMENDATIONS:** Safety showers and eye wash should be easily accessible.

**IX. REGULATORY STATUS**

**TSCA INVENTORY STATUS:**  
**TRANSPORTATION STATUS:**  
**DOT INFORMATION:**

Container Capacity	Proper Shipping Name	Hazard Class	Label	Packing Group
Greater than 119 gallons	Combustible Liquid, N.O.S. NA1223	Combustible Liquid	None, Combustible Liquid Placard	III

**SARA TITLE III**  
Section 302-304 (40 CFR 350): Not listed.  
Extremely Hazardous Substance (EHS): Not applicable.  
Section 312, Reporting (40 CFR 370):  
SARA/OSHA Hazardous Chemical Reporting Quantity: 10,000 pounds.  
Section 313, Toxic chemicals: Not Listed.  
Reportable Quantity (RQ): Not listed.  
**RCRA HAZARDOUS WASTE:** Not listed.  
**International Right-To-Know Regulations:**

**X. REFERENCES**

1) Supplier sponsored studies.  
THE INFORMATION HEREIN IS GIVEN IN GOOD FAITH, BUT, NO WARRANTY, EXPRESS OR IMPLIED, IS MADE.

DRAFT

RIVERSIDE/TERRA CORP.

MATERIAL SAFETY DATA SHEET

PAGE 1 OF 2

**SURF-AID****MANUFACTURER**

RIVERSIDE/TERRA CORP.  
TERRA CENTRE, 800 FOURTH STREET  
SIOUX CITY, IOWA 51101  
For Emergency Call: 501-763-8968  
or Chemtrec: 1-800-424-9300  
Product Code: 061894  
Effective Date: 05/31/86

**I. IDENTIFICATION**

**CHEMICAL NAME OF PRIMARY COMPONENT(S):** Alkyl Polyethoxy Ethers and other ethoxylated derivatives  
**FORMULA:** Not applicable.  
**SYNONYMS:** Not applicable.  
**EPA Reg No.:** Not applicable.  
**MOLECULAR WEIGHT:** Not applicable.  
**CAS # & NAME:** Not applicable.

**II. INGREDIENTS/SUMMARY OF HAZARDS**

INGREDIENT(S)	CAS NUMBER	OSHA HAZARD (HY/ NON-HAZARD (NH))	PERCENT
Alkyl Polyethoxy Ethers and other ethoxylated derivatives			80%
Formulation aids			20%

	NFPA <sup>1/</sup>	HMS <sup>2/</sup>
HEALTH	0	
FIRE	0	
REACTIVITY	0	

1/ National Fire Protection Association Rating

2/ Hazardous Materials Identification System

(4 = Extreme/Severe 3 = High/Serious 2 = Moderate 1 = Slight 0 = Minimum)

**SARA TITLE III HAZARD CLASSIFICATION**

Immediate (acute) Health	Yes
Delayed (chronic) Health	Yes
Fire	No
Sudden Release of Pressure	No
Reactive	No

**III. PHYSICAL DATA**

**SPECIFIC GRAVITY:** 1.10 at 77°F  
**BOILING POINT:** Not determined.  
**FREEZING POINT:** Not determined.  
**VAPOR PRESSURE:** Not determined.  
**SOLUBILITY IN WATER:** 100%  
**APPEARANCE:** Amber liquid.  
**ODOR:** Mild odor.  
For additional technical information call 1-800-424-9300

**IV. FIRE AND EXPLOSION HAZARD DATA**

**FLASH POINT:** 135°F (PMCC)  
**FLAMMABLE LIMITS IN AIR:** Not determined.  
**AUTOIGNITION TEMPERATURE:** Not determined.  
**EXTINGUISHING MEDIA:** Use carbon dioxide or dry chemical for small fires and water fog or foam (alcohol, polymer or ordinary) for large fires. Water stream may spread flames.  
**UNUSUAL FIRE AND EXPLOSION HAZARDS:** None known.  
**SPECIAL FIRE FIGHTING PROCEDURES:** Fire fighters should use self contained breathing apparatus and full turnout gear. Prevent runoff of fire water. Avoid exposure to smoke.

**V. REACTIVITY DATA**

**STABILITY:** Stable under normal conditions.

**CONDITIONS TO AVOID:** None known.  
**MATERIALS TO AVOID:** None known.  
**HAZARDOUS DECOMPOSITION PRODUCTS:** None known.  
**HAZARDOUS POLYMERIZATION:** Will not occur.

**VI. HEALTH HAZARD DATA/FIRST AID PROCEDURES****TOXICOLOGY DATA:**

**Acute Oral LD<sub>50</sub> (rat):** Not determined.  
**Acute Dermal LD<sub>50</sub> (rabbit):** Not determined.  
**Acute Inhalation:** Not determined.  
**Eye Irritation (rabbit):** Not determined.  
**Dermal Irritation (rabbit):** Not determined.  
**Dermal Sensitization:** Not determined.  
**EXPOSURE LIMITS:**  
**CARCINOGENICITY, TERATOGENICITY, MUTAGENICITY:** Not listed as a carcinogen by NRC, IARC or OSHA.  
**SIGNS OF POISONING:** Skin and/or eye irritation.  
**PRIMARY ROUTES OF ENTRY:** Ingestion, skin contact.  
**EFFECTS OF SINGLE OVEREXPOSURE:**  
**Swallowing:** May be harmful if swallowed.  
**Skin Absorption:** May be harmful if absorbed through skin. May cause irritation.  
**Eyes:** Cornea is to be eye and may cause eye irritation.  
**Inhalation:** Avoid breathing spray mist. May cause irritation of eyes, nose, throat or skin.  
**EFFECTS OF REPEATED OVEREXPOSURE:** Prolonged or repeated overexposure may irritate skin and cause eye irritation.  
**OTHER EFFECTS OF OVEREXPOSURE:** None known.  
**EXISTING MEDICAL CONDITIONS POSSIBLY AGGRAVATED BY EXPOSURE:** Skin contact may aggravate preexisting skin conditions. Inhalation of mists may aggravate preexisting respiratory conditions.  
**EMERGENCY AND FIRST AID PROCEDURES:**  
**Swallowing:** Do not induce vomiting. Call a physician or poison control center.  
**Skin:** Wash affected area with plenty of soap and water. Remove contaminated clothing. Launder contaminated clothing separately.  
**Eyes:** Hold eyelids open and flush with a steady stream of water for at least 15 minutes. GET MEDICAL ATTENTION.  
**Inhalation:** Remove victim to fresh air. If not breathing, administer artificial respiration. GET MEDICAL ATTENTION.  
**NOTE TO PHYSICIAN:** Treat symptomatically.

**VII. PRECAUTIONS FOR SAFE HANDLING AND USE**

**STEPS TO BE TAKEN IF MATERIAL IS RELEASED OR SPILLED:**  
Dike the area using absorbent or materials such as sand or clay. Recover and contain as much product as possible using absorbent. Clean spill area using a solution of water and detergent. Collect and contain wash water and all contaminated absorbent for disposal. If spilled on the ground, the affected area should be excavated to a depth of 1 - 2 inches. Prevent the spilled product or washings from reaching public sewers or waterways. Wear appropriate protective equipment during the cleanup. Ensure that tools and equipment are adequately decontaminated.  
**WASTE DISPOSAL METHOD:** Dispose of in accordance with Federal, state, and local regulations.  
**CONTAINER DISPOSAL:** Dispose of in an approved facility according to Federal, state, and local regulations.  
**PRECAUTIONS TO BE TAKEN IN HANDLING AND STORING:** Store in a cool, dry, secure area away from sources of heat or ignition.

**VIII. SPECIAL PROTECTION INFORMATION**

**PROTECTIVE EQUIPMENT SHOULD BE USED DURING THE FOLLOWING PROCEDURES:**  
— Manufacture or formulation of this product.  
— Repair and maintenance of contaminated equipment.  
— Clean up of leaks and spills.  
— Any other activity that may result in hazardous exposures.  
**RESPIRATORY PROTECTION:** If misting conditions exist, use NIOSH/MSHA approved respirator for organic vapors.  
**VENTILATION:** Local exhaust.  
**PROTECTIVE CLOTHING:** Chemical resistant gloves, coveralls, apron and foot coverings.





# COVER SHEET FOR FACSIMILE TRANSMISSION

TERRA  
804 South Sixth Avenue  
Wauchula, Florida 33873  
(941) 773-4543  
(941) 773-0715 FAX

TO: Mr. Moldenhauer

FROM: Doren Sapp

DATE: 6/24

This transmission has a total of 3 pages.  
(including cover sheet)

Any problems with this transmission contact  
(941) 773-4543

Message: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







SOUTH WIND 9103089

6-10-97 M

DRAFT

RECEIVED  
D.E.P.

97 AUG 14 PM 3:27  
SOUTH DISTRICT







RECEIVED  
D.E.P.

97 AUG 14 PM 3:27

SOUTH DISTRICT

DRAFT

~~Mr~~ (6/01/9

South  
9903016  
9903069







SOUTH WIND 1103009

6/10/97

DRAFT

RECEIVED  
D.E.P.  
97 AUG 14 PM 3:27  
SOUTH DISTRICT







SOUTH WIND 9103069

6/10/97

M

DRAFT

RECEIVED  
D.E.P.

97 AUG 14 PM 3:27  
SOUTH DISTRICT



**SITE 11 – PREMIER CITRUS – SUNRAY GROVES**

**4101 Highway 70 East (south of SR 70)**

# MDM Services, Inc.

Engineering and Environmental

MDM Central Florida  
501 West Peachtree Street  
Lakeland, FL 33815  
863/646-9130  
863/646-1106 FAX

MDM South Florida  
1412 SW 34th Ave.  
Deerfield Beach, FL 33442  
954/427-3076  
954/427-3420 FAX

MDM Atlanta  
921 Faulkner Lane  
Ball Ground, GA 30107  
770/345-3960  
770/345-3961 FAX

August 27, 2007

Mr. Harry L. Moldenhauer  
Highlands Okeechobee Storage Tank Program  
1728 NW 9<sup>th</sup> Avenue  
Okeechobee, Florida 34973-1879

Re: **Tank Closure Assessment Report**  
Sun Ray Groves  
4101 Highway 70 E  
Highlands County, Lake Placid  
Fac. # 8519808  
MDM Job #22226

MDM Services, Inc. was retained to conduct a tank closure assessment for a used oil tank above ground storage tank (AST) and a citrus spray oil AST. The closure for the used oil tank was required due to a breach in the containment wall. The used oil tank is no longer registered, as it was removed from the containment and placed inside a building. The spray oil tank was not registered and did not meet secondary containment standards. The oil from the spray oil tank was used on the citrus and the tank was removed. Figure 1 (Appendix A) depicts the facility location. The Appendices are compiled as follows:

#### Appendix A

- Figure 1 Site Location Map
- Figure 2 Aerial
- Figure 3 Site Plan w/Test Locations

#### Appendix B

- Table 1 Soil Analytical Summary
- Table 2 Soil Screening Summary
- Table 3 Groundwater Analytical Summary

#### Appendix C

- Groundwater and Soil Analytical Results

#### Appendix D

- Discharge Report Form

Soil samples were collected from hand augered borings from both areas. Figure 3 (Appendix A), depicts the soil sample locations. Each sample was inspected for physical evidence of oil (i.e. odors and staining). No physical evidence of oil was detected in the samples inspected. In addition to physical inspection, duplicate soil samples were screened using a MiniRae2000 photo ionization detector (PID) in accordance with procedures specified in the FDEP's "Guidelines for Assessment and Source Removal of Petroleum Contaminated Soil". The results of the field screening

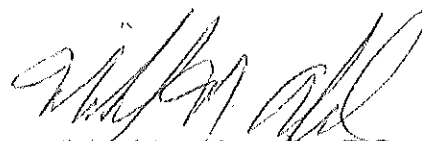
are summarized in Table 2 (Appendix B). Referring to Table 2, no readings were recorded. Additional duplicate soil samples were collected at three feet in depth near the two former AST areas. The soil sample from the used oil AST area (sample S1) was analyzed for used oil parameters and the sample from the spray oil tank area (sample S2) was analyzed for BTEX, MTBE, PAHs, and TRPH by US Biosystems of Boca Raton. The laboratory analytical results are contained in Appendix C and summarized in Table 1 (Appendix B). Referring to Table 1, all contaminant concentrations were below FDEP cleanup target levels.

One temporary well was installed by MDM's drilling department within each of the two former tank areas. Figure 2 (Appendix A) depicts the location of the temporary wells. Each well was installed to 15 feet in depth using hollow stem auger drilling methods. Each was constructed of machine slotted (0.01 inch slot size) well screen. The annular space between the well screen and boring sidewall was packed with 20/30 grade quartz sand. Groundwater samples from the wells were collected on April 29, 2007 in accordance with FDEP's Standard Operating Procedures FS2200. Groundwater from well TW-1 was analyzed for used oil group parameters. Groundwater from well TW-2 was analyzed for BTEX, MTBE, PAHs, and TRPH only. The laboratory analytical results are contained in Appendix C and summarized in Table 3 (Appendix B). Referring to Table 3, all the constituent levels were below FDEP cleanup target levels (CTLs) with the exception of tetrachloroethene (3.85 µg/l) and arsenic (45.1 µg/l). On July 2, 2007 a replacement well TW-1 was installed using the same procedures as described earlier. On July 3, 2007, groundwater samples were collected from well TW-1 and analyzed for tetrachloroethene and arsenic, the results of which are included in Appendix C and summarized in Table 3 (Appendix B). Referring to Table 3, the tetrachloroethene concentration (0.85 µg/l) was below the CTL, however, the arsenic concentration (26 µg/l) exceeds the CTL.

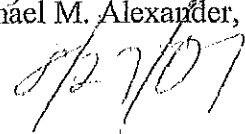
Based on physical inspection, field screening and laboratory analyses of soils and laboratory analyses of groundwater, petroleum was not detected at the former location of the spray oil tank. However, arsenic concentrations above the FDEP's CTLs were detected in groundwater in the area of the former used oil tank. In lieu of or prior to a formal site assessment, MDM recommends a small source removal (i.e. excavation) and reinstallation of a monitoring well for groundwater sampling/analyses to address the low levels of arsenic in the groundwater. A completed Discharge Report Form is contained in Appendix D.

Should you have any questions or require additional information, please contact me at 863-646-9130 ext. 102.

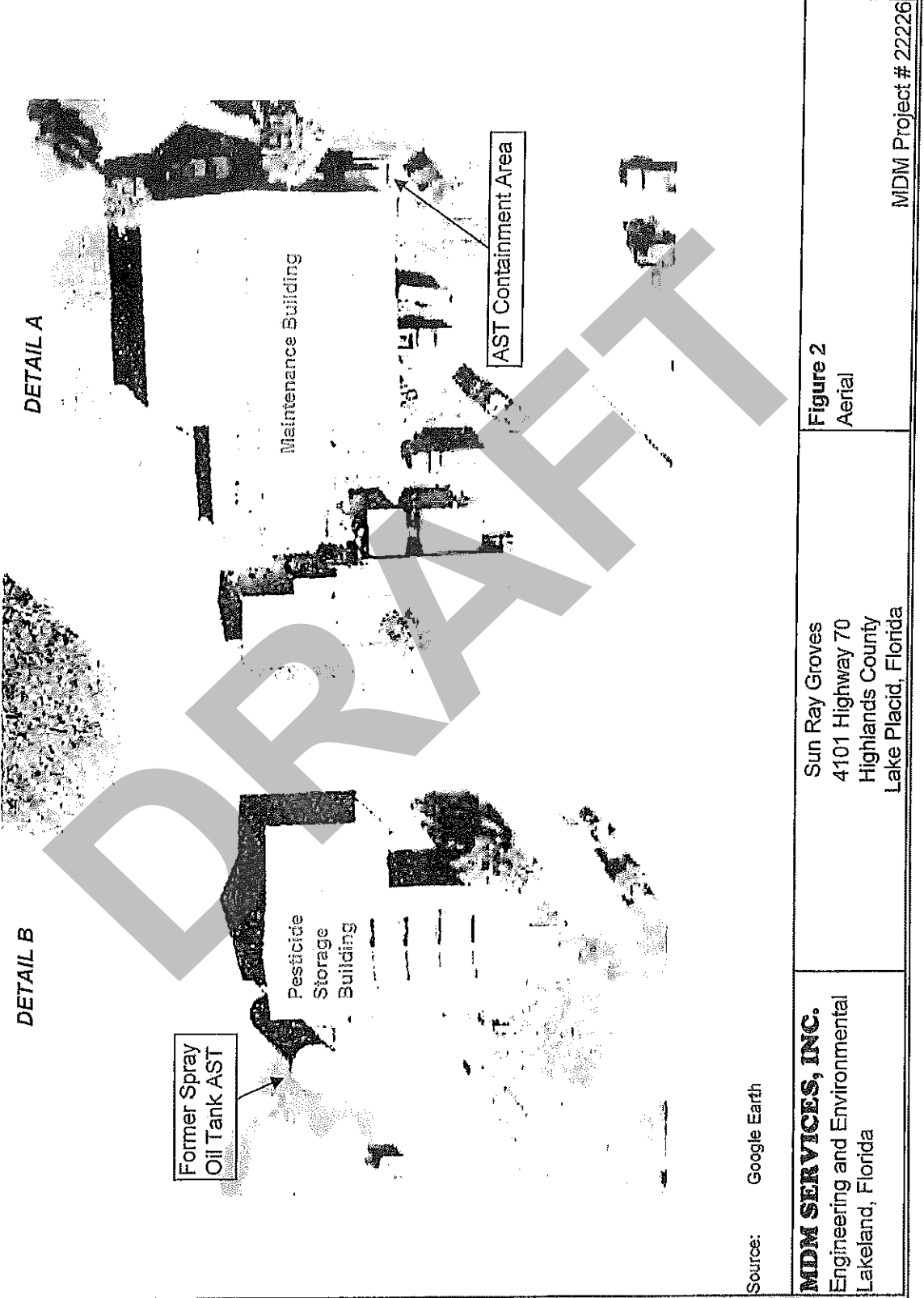
Sincerely,



Michael M. Alexander, P.G.







DETAIL A

DETAIL B

Former Spray  
Oil Tank AST

Pesticide  
Storage  
Building

Maintenance Building

AST Containment Area

Source: Google Earth

**MDM SERVICES, INC.**  
Engineering and Environmental  
Lakeland, Florida

Figure 2  
Aerial

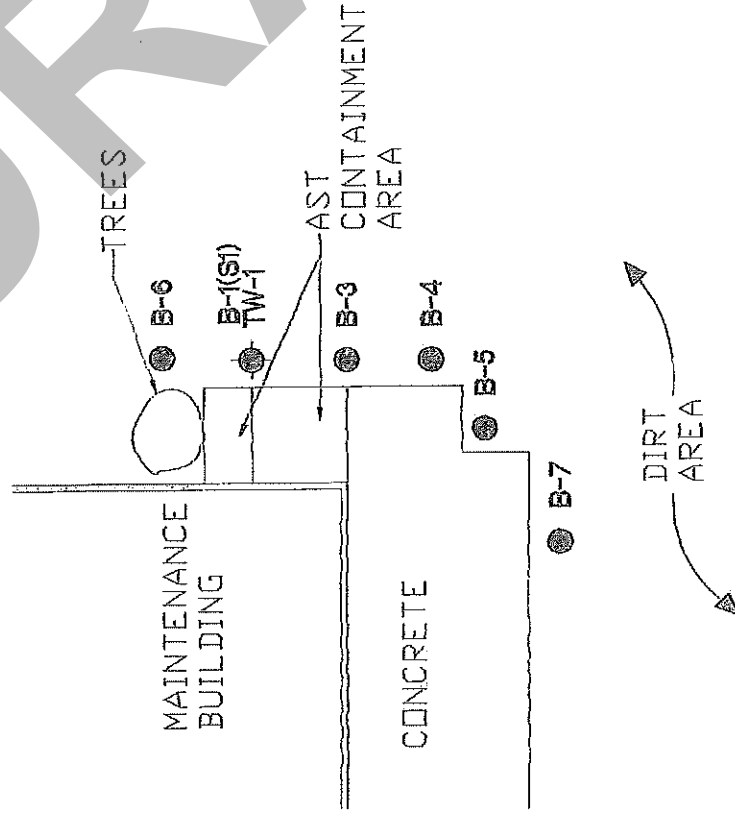
Sun Ray Groves  
4101 Highway 70  
Highlands County  
Lake Placid, Florida

MDM Project # 22226

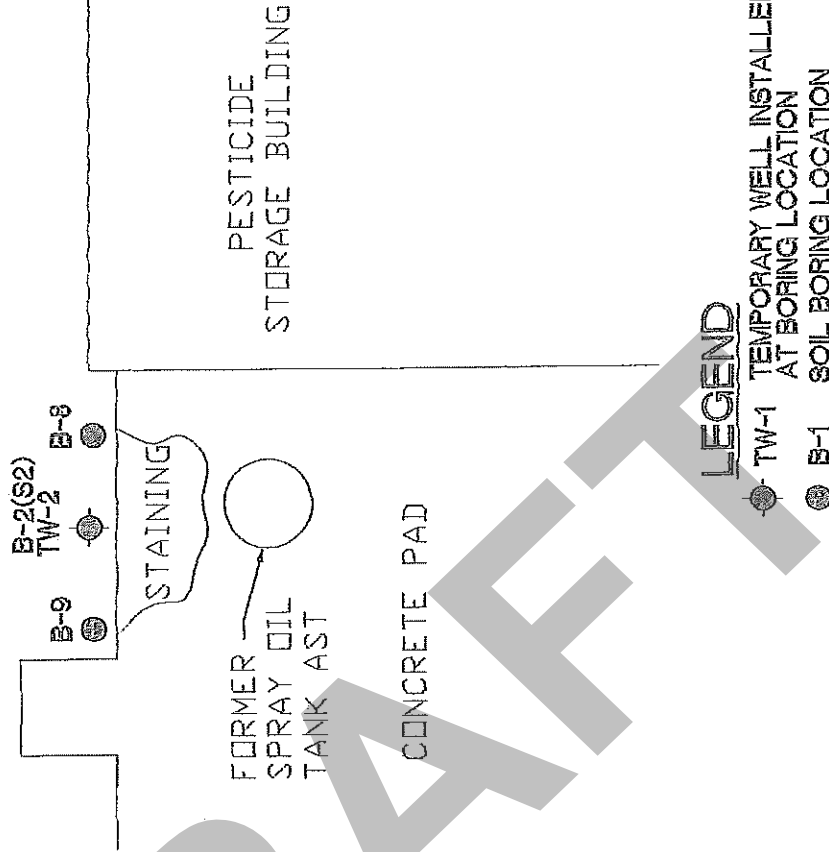
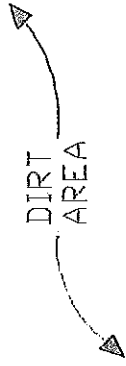
DETAIL A

**LEGEND**



-  TW-1 TEMPORARY WELL INSTALLED AT BORING LOCATION
-  B-1 SOIL BORING LOCATION



DETAIL B




**LEGEND**

-  TW-1 TEMPORARY WELL INSTALLED AT BORING LOCATION
-  B-1 SOIL BORING LOCATION

DRAFT

MDM JOB No. 22226

FIGURE No. 3



SCALE: 1" = 20'-0"

PLANS PREPARED BY

**MDM Services, Inc.**

ENGINEERING & ENVIRONMENTAL

1701 SR 70 LAKE PLACID, FLORIDA 32909

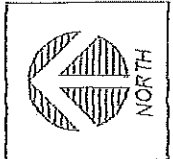
(813) 582-4130

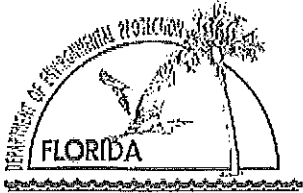
SCALE: 1" = 20'-0"	DATE: 06/28/07
DRAWN BY: G4	PROJECT ENGINEER'S DR:
CHECKED BY:	S.S.F.
APPROVED BY:	

**SUN RAY GROVES**

4101 SR 70 LAKE PLACID, FLORIDA

**SITE LAYOUT WITH TEST LOCATIONS**





# Discharge Report Form

PLEASE PRINT OR TYPE

DEP Form # 62-761.900(1)

Form Title Discharge Report Form

Effective Date: July 13, 1998

Instructions are on the reverse side. Please complete all applicable blanks

1. Facility ID Number (if registered): 288519808 2. Date of form completion: 8/27/07

### 3. General information

Facility name or responsible party (if applicable): Sun Ray Groves  
Facility Owner or Operator, or Discharger: Premier Citrus, LLC (owner)  
Contact Person: Bob Osburn Telephone Number: ( 863 ) 465-2511 County: Highlands  
Facility or Discharger Mailing Address: 4101 Highway 70 E., Lake Placid, FL 33852  
Location of Discharge (street address): 4101 Highway 70 E., Lake Placid, FL 33852  
Latitude and Longitude of Discharge (if known): \_\_\_\_\_

4. Date of receipt of test results or discovery of confirmed discharge: 7/14/07 month/day/year 5. Estimated number of gallons discharged: \_\_\_\_\_

6. Discharge affected:  Air  Soil  Groundwater  Drinking water well(s)  Shoreline  Surface water (water body name) \_\_\_\_\_

### 7. Method of discovery (check all that apply)

Liquid detector (automatic or manual)  Internal inspection  Closure/Closure Assessment  
 Vapor detector (automatic or manual)  Inventory control  Groundwater analytical samples  
 Tightness test  Monitoring wells  Soil analytical tests or samples  
 Pressure test  Automatic tank gauging  Visual observation  
 Statistical Inventory Reconciliation  Manual tank gauging  Other \_\_\_\_\_

### 8. Type of regulated substance discharged: (check one)

Unknown  Used/waste oil  Jet fuel  Heating oil  New/tube oil  
 Gasoline  Aviation gas  Diesel  Kerosene  Mineral acid  
 Hazardous substance - includes CERCLA substances from USTs above reportable quantities, pesticides, ammonia, chlorine, and derivatives  
(write in name or Chemical Abstract Service (CAS) number) \_\_\_\_\_  
 Other \_\_\_\_\_

### 9. Source of Discharge: (check all that apply)

Dispensing system  Pipe  Barge  Pipeline  Vehicle  
 Tank  Fitting  Tanker ship  Railroad tankcar  Airplane  
 Unknown  Valve failure  Other Vessel  Tank truck  Drum  
 Other \_\_\_\_\_

### 10. Cause of the discharge: (check all that apply)

Loose connection  Puncture  Spill  Collision  Corrosion  
 Fire/explosion  Overfill  Human error  Vehicle Accident  Installation failure  
 Other \_\_\_\_\_

11. Actions taken in response to the discharge: \_\_\_\_\_

12. Comments: \_\_\_\_\_

### 13. Agencies notified (as applicable):

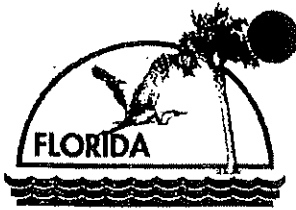
State Warning Point  National Response Center  Florida Marine Patrol  Fire Department.  DEP (district/person)  
1-800 320-0519 1-800-424-8802 (800) 342-5367  County Tanks Program

14. To the best of my knowledge and belief, all information submitted on this form is true, accurate, and complete.

Michael M. Alexander, MDM Services, Inc. (agent)  
Printed Name of Owner, Operator or Authorized Representative,  
or Discharger

Signature of Owner, Operator or Authorized Representative,  
or Discharger





# Interoffice Memorandum

To: Vince Mele *VMM*  
Storage Tank Program-South District

Through: Frank Nemec, P.G. *FN*  
Waste Cleanup Program-South District

From: Charles Masella *CM*  
Waste Cleanup Program-South District

Date: January 10, 2008

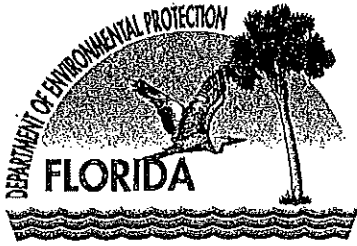
Subject: Highlands County - TK/WC  
Tank Closure Assessment Report  
Sun Ray Groves, LLC  
4101 Highway 70 East  
Lake Placid, Florida 33852  
Facility ID: 28/8519808  
MDM Project #22226

The Florida Department of Environmental Protection's South District Waste Cleanup Program has reviewed the Tank Closure Assessment Report for Sun Ray Groves, LLC. The report was generated by MDM Services, Inc. (MDM), and received by the Department on September 26, 2007. The report documents the closure assessment conducted for the former Used Oil aboveground storage tank (AST) in containment, and an Agricultural Citrus Oil AST. A Discharge Report Form (DRF) dated August 27, 2007 alerted the Department of suspected discharges related to petroleum product and agricultural chemical operations.

The submittal was reviewed by the Okeechobee County Health Department. The reviewer determined that the report had met the requirements of the Department's Pollutant Storage System Closure Assessment guidelines, as related to the petroleum product constituents tested for the tank closure. However, Arsenic detected at 26 micrograms per liter ( $\mu\text{g}/\text{l}$ ) in temporary monitor well TW-1 for the July 3, 2007 sampling event exceeded criteria pursuant to Florida Administrative Code (F.A.C.) Rule 62-777 Groundwater Cleanup Target Levels (GCTLs) of 10  $\mu\text{g}/\text{l}$ .

**Summary:**

The Waste Cleanup Program has reviewed the submittal and concurs with MDM that an additional groundwater sample analyzed for the metal Arsenic is required to be obtained adjacent to the former USED Oil containment. Source removal as proposed by MDM to expedite reduction of Arsenic levels exceeding GCTLs is encouraged. A report of findings may be submitted to the South District office for technical review.



# Florida Department of Environmental Protection

South District  
P.O. Box 2549  
Fort Myers, FL 33902

Charlie Crist  
Governor

Jeff Kottkamp  
Lt. Governor

Michael W. Sole  
Secretary

January 16, 2008

Mr. Greg Bartolucci  
Premier Citrus LLC  
1970 122 Avenue  
Vero Beach, Florida 32966

Re: Highlands County - TK/WC  
Sun Ray Groves LLC  
4101 Highway 70 East  
Lake Placid, Florida 33852  
Facility ID: 28/8519808

FILE

Mr. Bartolucci:

The South District Office has reviewed the Tank Closure Assessment Report for Sun Ray Groves LLC. The report was prepared by MDM Services, Inc., and received on September 26, 2007. Please see the attached Interoffice Memorandum dated January 10, 2008.

The Waste Cleanup Program, after our technical review of the report, concurs with MDM Services, Inc. that additional groundwater sampling for Arsenic is prudent. **If you have additional questions or need further assistance, please contact Charles A. Masella at (239) 332-6975.**

Sincerely,

Charles Emery III  
Acting Environmental Administrator

Attachment  
CE/CAM/se

cc: Michael M. Alexander, P.G. MDM Services, Inc. (w/ attachment)  
Harry L. Moldenhauer, OCHD (w/ attachment)

## Nicole Christensen

---

**From:** noreply@salesforce.com on behalf of Susan Stephens  
<publicrecordsrequests\_regulatory@dep.state.fl.us>  
**Sent:** Wednesday, April 5, 2023 3:08 PM  
**To:** Nicole Christensen  
**Subject:** No records found matching provided criteria-4101 Highway 70 East, Highlands, FL [ ref:\_00DGOi115.\_5004w2ez7A2:ref ]



---

Good afternoon Ms. Christensen,

This email relates to your request for (4101 Highway 70 East, Highlands, FL. ERIC\_13309) The Florida Department of Environmental Protection would like to inform you that "no additional records" were found matching the provided criteria.

[ERIC 13309](#)

Please be advised that name variations, misspellings and incorrect addresses may not indicate the existence of actual files, and the Department will not be responsible for records not retrieved based on such information being submitted to us. Although we have made a diligent search to fulfill your request, files may still exist in other agencies of which we are not the records custodian that may contain information related to your request. Therefore, please reach out to the respective county as applicable.

Highlands- <https://www.highlandsfl.gov/>

Highlands County Health Department <http://highlands.floridahealth.gov/>

If you have any questions, please feel free to contact us.

Thank you for contacting DEP. Have a great day!

Susan Stephens  
.....

Did you know you can access many public records from your personal computer using our free public online resources? The Florida Department of Environmental Protection



has several public online databases where records are stored: OCULUS, DEP Information Portal and Map Direct.

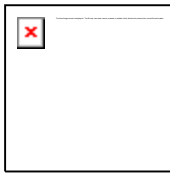
Please look below for more information on each database. For your future records needs, you might try checking out one of these databases before submitting a request.

- OCULUS
  - You can search for records in OCULUS using a facility-site ID, facility address, or facility name.
  - You can open OCULUS [here](#).
  - If you need help maneuvering OCULUS, please use this helpful guide: [OCULUS Instruction](#).
- DEP Information Portal
  - You can search for records in the DEP Information Portal using a facility-site ID, facility address, or facility name.
  - You can open the DEP Information Portal [here](#).
  - If you need help maneuvering the DEP Information Portal, please use this helpful guide: [DEP Portal Instruction](#).
- Map Direct
  - You can search for records using Map Direct using a facility address.
  - You can open Map Direct [here](#).
  - If you need help maneuvering Map Direct, please use this helpful guide: [Map Direct Instruction](#).

In accordance with Chapter 119, Florida Statutes, public records requests will be processed within a reasonable time, and each request is processed in the order that it was received. Depending on the specific request, there may be a fee\* assessed for processing.

**\*Notice of Fees and Charges:** Although many public records are provided at no cost there may be charges for extensive use of staff time and resources (119.07(04) F.S.). Extensive use is defined as more than 30 minutes of staff and/or computer resource time. There may also be charges for paper copies, CD/DVDs, postage and other expenses. When possible we will provide you with an estimate of any costs in advance. Note that when charges are accrued records may not be released until payment has been made in full. For more information on public records please visit our web page at: [www.dep.state.fl.us/secretary/ps/default.htm](http://www.dep.state.fl.us/secretary/ps/default.htm).

**Please note:** Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



Public Records Request Liaison  
Florida Department of Environmental Protection  
Division of Water Resource Management  
[PublicRecordsRequests\\_Regulatory@dep.state.fl.us](mailto:PublicRecordsRequests_Regulatory@dep.state.fl.us)  
Office: 850.245.8362 & 850.245.7593

---

---



ref:\_00DG0i115.\_5004w2ez7A2:ref

[www.dep.state.fl.us](http://www.dep.state.fl.us)

**SITE 11 – PREMIER CITRUS – SUNRAY GROVES**

**4101 Highway 70 East (north of SR 70)**



**INTERIM SOURCE REMOVAL REPORT  
AND  
REMEDIAL PLAN**

PREMIER CITRUS/SUNRAY

SR 70  
Lake Placid  
Highlands County, Florida  
Waste Cleanup Tracking ID: **COM 327346**

Submitted on Behalf of Premier Citrus, LLC

Prepared by:  
TASK Environmental, Inc.  
27751 Lake Jem Road  
Mount Dora, FL 32757

June 30, 2014

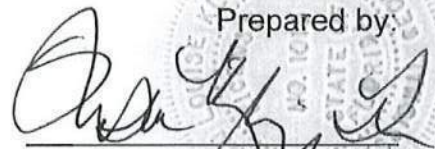
**INTERIM SOURCE REMOVAL REPORT  
AND  
REMEDIAL PLAN**

PREMIER CITRUS/SUNRAY

SR 70  
Lake Placid  
Highlands County, Florida  
Waste Cleanup Tracking ID: **COM 327346**

Submitted on Behalf of Premier Citrus, LLC

Prepared by:



Susan Klinzing Tobin, PG  
Professional Geologist  
License No. PG1015

TASK Environmental, Inc.  
27751 Lake Jem Road  
Mount Dora, FL 32757

June 30, 2014

DRAFT

## Table of Contents

Chapter 1.0	Introduction	1-1
1.1	Site Location, Description and Land use	1-1
1.2	Summary of Recommendations report	1-1
1.3	Purpose and Scope	1-2
Chapter 2.0	Interim Removal Action	2-1
2.1	Lonesome Island I	2-2
2.1.1	LSI - Site 2 – Inactive Pump Station	2-2
2.1.2	LSI - Site 4 – Active Pump Station	2-3
2.1.3	Field Samples	2-3
2.2	Lonesome Island II (LS II)	2-4
2.2.1	LS II - Site 4 – Active Pump Station	2-4
2.2.2	LS II Site 7 – Inactive Pump Station	2-4
2.2.3	Field Samples	2-5
2.3	Sunray B&C	2-5
2.3.1	Sunray Site 3 – Active Pump Station/AST Closure	2-5
2.3.2	Sunray Site 5 – Active Pump Station	2-5
2.3.3	Sunray Site 6 – Active Pump Station	2-6
2.3.4	Sunray Site 7 – Inactive Pump Station	2-6
2.3.5	Sunray Site 8 – Inactive Pump Station	2-7
2.3.6	Sunray Site 9 – Inactive Pump Station	2-7
2.3.7	Sunray Site 11 – Chemical Mix/Load Area	2-8
2.3.8	Sunray Site 14 – Active Pump Station	2-8
2.3.9	Sunray Site 16 – Inactive Pump Station	2-9
2.3.10	Sunray Site 17 – Inactive Pump Station	2-9
2.3.11	Sunray Site 19 – Inactive Pump Station	2-9
2.3.12	Sunray Site 20 – Inactive Pump Station	2-9
2.3.13	Sunray Site 21 – Inactive Pump Station	2-10
2.3.14	Field Samples	2-10
2.4	Tucker	2-10
2.4.1	Tucker Site 5 – Inactive Pump Station	2-10
2.4.2	Tucker Site 6 – Inactive Pump Station	2-11
2.4.3	Tucker Site 7 – Inactive Pump Station	2-11
2.4.4	Tucker Site 8 – Mix/Load Area	2-13
2.4.5	Tucker Site 10 – Active Pump Station	2-14
2.4.6	Tucker Site 11 – Active Pump Station	2-14
2.4.7	Field Samples	2-15
2.5	Summary and Conclusions	2-15
Chapter 3.0	Remedial Plan	3-1
3.1	Pump Stations	3-1
3.2	Mix/Load Sites	3-1



## FIGURES

Figure 1	Site Location Map and Topographic Map
Figure 2	Site Layout
Figure 3	Lonesome Island I Site 2 Soil Boring Locations
Figure 4	Lonesome Island I Site 4 Excavation Areas and Sample Locations
Figure 5	Field Sample Locations
Figure 6	Lonesome Island II Site 4 Excavation Areas and Sample Locations
Figure 7	Lonesome Island II Site 7 Soil Boring Locations
Figure 8	Sunray Site 3 Soil Boring Locations
Figure 9	Sunray Site 5 Excavation Areas and Sample Locations
Figure 10	Sunray Site 6 Excavation Areas and Sample Locations
Figure 11	Sunray Site 7 Excavation Areas and Sample Locations
Figure 12	Sunray Site 8 Excavation Areas and Sample Locations
Figure 13	Sunray Site 9 Excavation Areas and Sample Locations
Figure 14	Sunray Site 11 Copper Concentrations in Soil Samples
Figure 15	Sunray Site 16 Soil Boring Locations
Figure 16	Sunray Site 17 Soil Boring Locations
Figure 17	Sunray Site 19 Soil Boring Locations
Figure 18	Sunray Site 20 Excavation Areas and Sample Locations
Figure 19	Sunray Site 21 Soil Boring Locations
Figure 20	Tucker Site 5 Excavation Areas and Sample Locations
Figure 21	Tucker Site 6 Soil Boring Locations
Figure 22	Tucker Site 7: Excavation Areas and Sample Locations
Figure 23	Tucker Site 7: Groundwater Elevation Contour Map
Figure 24	Tucker Site 8 Copper Concentrations in Soil Samples
Figure 25	Tucker Site 10 Excavation Areas and Sample Locations
Figure 26	Tucker Site 11 Excavation Areas and Sample Locations

## TABLES

Table 1	Recognized Conditions to be Assessed and Remediated in June 2014
Table 2	Recognized Conditions to be Assessed and Remediated When Grove Operations Cease
Table 3	Organic Vapor Screening Instrument Readings
Table 4	Soil Sample Analytical Results Summary – Pump Stations
Table 5	Soil Sample Analytical Results Summary - Fields
Table 6	Soil Sample Analytical Results Summary – Sunray Site 11
Table 7	Analytes Detected in SPLP Leachate Samples
Table 8	Groundwater and Surface Water Analytical Results Summary – Tucker Site 7
Table 9	Water Table Elevations – Tucker Site 7
Table 10	Soil Sample Analytical Results Summary – Tucker Site 8
Table 11	Summary of Work Completed and Site Status

## APPENDICES

Appendix A Draft ACE Recommendations Report and Tank Closure Protocol

- Appendix B Laboratory Analytical Reports
- Appendix C Site Photographs
- Appendix D Waste Manifests
- Appendix E Discharge Reporting Form and Tank Registration Form
- Appendix F Well Permit, Completion Logs and Groundwater Sampling Logs

DRAFT



## **CHAPTER 1.0 INTRODUCTION**

---

This Interim Removal Action Report and Remedial Plan is submitted on behalf of Premier Citrus, LLC, by TASK Environmental, Inc. (TASK) for property located in Highlands County, Florida referred to as Premier Citrus/Sunray Groves. TASK was retained by Premier Citrus, LLC (Premier Citrus) to assess and remediate Recognized Environmental Conditions (RECs) that were identified by the Army Corps of Engineers (ACE) in the draft Sunray/Premier Citrus WRP Site Recommendations report (Recommendations, ACE, May, 2014) report. A copy of the draft report is included in Appendix A. The Recommendations report was prepared on behalf of the United States Department of Agriculture, Natural Resources Conservation Service (NRCS). The NRCS has a contract with Premier Citrus to purchase a conservation easement for the property. Through acquisition of the easement, Premier Citrus will retain ownership of the property but there may be restrictions on the future use of the property.

### **1.1 SITE LOCATION, DESCRIPTION AND LAND USE**

The property is approximately 4,000 acres in size, and is located north of State Road (SR) 70, and approximately 7 miles east of the intersection of SR 70 and US Highway 27, Lake Placid, Highlands County, Florida. The property location is shown on Figure 1. As shown on Figure 2, the property is divided into four groves, referred to as Lonesome Island I, Lonesome Island II, Sunray B&C, and Tucker. Lonesome Island I is located in east half of Section 20, the west quarter of Section 21, and small portions of Sections 28 and 29, Township 37 South, Range 31 East. Lonesome Island II is located in the east quarter of Section 21, and encompasses most of Section 22 and small portions of Sections 28 and 27, Township 37 South, Range 31 East. Sunray B&C includes Section 27, a portion of the east ½ of Section 28, the east ½ of Section 33, and Section 34 of Township 37 South, Range 31 East. Tucker encompasses Sections 26 and 35, of Township 37 South, Range 31 East (See Figure 2).

The Premier Citrus property is used for agricultural purposes. Portions of the property are planted in citrus trees and portions of the property are fallow. Dirt roads traverse the property, with main access points in Section 34 into Sunray B&C, and in Section 35 into Tucker. The C-41 Canal divides the property, flowing in a north/south direction between Sunray B&C and Tucker.

### **1.2 SUMMARY OF RECOMMENDATIONS REPORT**

The ACE identified 47 pump stations during their site review. The majority of the pump stations are powered by diesel pumps and have or had above ground storage tanks (ASTs) that were less than 550 gallons in size to store fuel for the pumps. All but one of the pump stations draw water from local farm ditches. One pump station draws water from a groundwater well. Of those pump stations identified by ACE as RECs, five (5) are located on property that is not part of the acquisition, and are therefore, not addressed further in this report. Those pump stations are referred to in the ACE draft Recommendations report as LSI Site 1, Sunray B&C Sites 10, 18, and 22, and Tucker Site 1. Thirteen (13) of the pump stations are inactive and 29 pump stations are active.



Several staging areas for pesticide mixing and loading (mix/load) and fertilizer loading are also located on the property. Artesian wells are located at the two of the mix/load stations. The locations of the RECs identified by ACE that are located on the acquisition property are shown on Figure 1.

In April 2014, the ACE collected soil samples, constructed soil borings for organic vapor analysis, and performed other site reconnaissance in areas throughout the property where farming activities may have impacted soil and water quality. By direct observation or sample analytical results, ACE staff identified probable petroleum hydrocarbon impacts at eleven (11) pump stations. Copper was detected in concentrations exceeding the Florida Administrative Code (FAC) Chapter 62-777 Soil Cleanup Target Levels at the 2 mix/load sites. In the draft Recommendations report, ACE recommended closure of pump stations and the mix/load sites by removal of 1 foot of soil, when grove operations cease.

In addition, ACE staff collected soil samples in the groves for laboratory analysis, to evaluate the background soil quality. Two soil samples were collected from each of the four groves, and analyzed for chlorinated pesticides and herbicides, arsenic and copper. No analytes were detected in concentrations that exceed the FAC Chapter 62-777 SCTLs. However, the detection limits for chlorinated pesticides were somewhat elevated due to an unspecified matrix interference.

### **1.3 PURPOSE AND SCOPE**

The purpose of this Interim Removal Action Report and Remedial Plan is to document the work that has been accomplished to date to assess inactive pump stations, and to document source removal activities conducted for those inactive and active pump stations where petroleum contamination has been identified either by ACE staff or by TASK. In addition, this report summarizes field assessment activities at the two mix/load sites, which were conducted provide data for remedial action planning. The Remedial Plan portion of the report describes the work to be accomplished and methods used to close remaining pump stations and the mix/load sites once grove operations cease.

Prior to initiating the source area assessment and removal action activities, ACE staff developed a scope of work and pump station closure protocol document to be used as a guide for the assessment and closure of sites. This document, which was approved by the Florida Department of Environmental Protection (FDEP) on May 28, 2014, is presented in Appendix A.

## CHAPTER 2.0 INTERIM REMOVAL ACTION

---

Field activities were completed during the Interim Removal Action phase of the project for sites listed in Table 1. Table 1 includes sites identified by ACE that are inactive or that may require immediate source removal based on the presence of petroleum products. Table 2 includes pump stations and mix/load sites that will remain active until grove operations cease. These sites are addressed in further detail in Chapter 3.0. The activities conducted and laboratory analytical results for samples collected from each area are presented below.

ACE identified petroleum contamination at 4 inactive pump stations. TASK assessed soil quality for 9 additional inactive pump stations, and petroleum constituents were identified in concentrations above the FAC Chapter 62-777 SCTLs in soil samples collected from 2 of the 9 inactive pump stations. With the exception of Sunray Site 3, all of the ASTs used to store diesel fuel for the pumps are less than 550 gallons in size. Although closure assessment is not required for these unregulated tanks, Premier Citrus agreed to conduct the closure assessments to address ACE's recommendations.

The pumps, aboveground storage tanks (ASTs), and concrete pads were removed from the inactive pump stations by Premier Citrus personnel. Petroleum-stained concrete was temporarily stockpiled on concrete under roof at Sunray Site 11.

Soil sampling and screening with an organic vapor detection device was conducted in accordance with procedures described in Storage Tank Systems Closure Assessment Requirements (FDEP, 1998). Petroleum-impacted soil was removed from the inactive pump station locations and also from active pump stations at which ACE observed potential contamination. The excavated soil was stockpiled on plastic sheeting and covered with plastic sheeting and tarps.

Site assessment and removal action confirmation soil samples were collected and analyzed by SunLabs, Inc. in Tampa, Florida, and laboratory analytical reports are included in Appendix B. Photographs of select sites are included in Appendix C. Contaminated soil and concrete were transported to the Waste Management, Inc. (WM) Class 1 landfill in Okeechobee, Florida for disposal. Waste disposal manifests and weight tickets are included in Appendix D. Petroleum contact water was transported to Clark Environmental, Inc. in Mulberry, Florida for disposal. Waste disposal manifests and weight tickets are included in Appendix D.

Soil samples were collected and analyzed for two mix/load sites to better characterize the COCs and potential extent of contamination associated with each area. Waste characterization composite samples were also collected and analyzed to provide information for waste management planning purposes.

Soil samples were collected from areas previously sampled by ACE in the citrus groves. These samples were analyzed for chlorinated pesticides to supplement soil sample analytical results presented in the ACE Recommendations report.



The description of assessment and removal action activities is provided below, by grove, and using the site names and numbers developed by ACE. The general grove boundaries and site locations are shown on Figure 1.

## 2.1 LONESOME ISLAND I

### 2.1.1 LSI - Site 2 – Inactive Pump Station

Lonesome Island I (LSI) Site 2 is an inactive pump station that pumped from a large diameter groundwater well. There are two concrete pads at the site; one pad was used for the AST, and a larger pad surrounds the well head and pump. The AST had a capacity of less than 550 gallons. An underground fuel pipe extended between the two concrete pads. The copper fuel pipe was inside of a 2 inch diameter PVC pipe. In the Recommendations, ACE observed no evidence of contamination, but recommended verification that the underground pipe was double-walled and that no subsurface leakage of diesel fuel from the underground fuel pipe had occurred.

Soil borings were constructed by hand auger and direct push technology (DPT) at locations shown on Figure 3 to an approximate depth of 5 feet. Soil samples were collected at one foot intervals from each boring for OVA screening. OVA screening results are provided in Table 1. A diesel fuel odor was observed in soil boring (SB) 3 and net OVA readings greater than 10 parts per million (ppm) were measured in the samples collected at 3, 4, and 5-foot depths.

Sample PC-LS1-2-SB3-4 was collected from SB-3 at a depth of 4 feet, where the net OVA reading was 60 ppm, and analyzed for polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270 and total recoverable petroleum hydrocarbons (TRPH) by Florida Petroleum Range Organics (FL-PRO). The laboratory analytical results are shown in Table 2. Laboratory analytical reports are provided in Appendix B.

TRPH was detected in a concentration of 7,900 milligrams per kilogram (mg/kg), which exceeds the residential SCTL of 460 mg/kg. The FL-PRO method detects a wide range of petroleum hydrocarbon compounds of varying toxicity. To be conservative, FDEP bases the TRPH SCTL on chemical and toxicological data from the most hazardous compounds that can be detected by the FL-PRO method. Because of this, exceedance of the residential SCTL for TRPH does not necessarily imply a health risk for a residential exposure scenario. Technical Report: Development of Cleanup Target Levels for Chapter 62-777 F. A. C., (U of F, 2005) includes the option to analyze the samples using the TPHCWG analysis to fractionate the carbon species. Fraction-specific SCTLs are provided in Table C-5 of the Technical Report (UF F, 2005).

TPHCWG analysis was conducted on sample PC-LS1-2-SB-3-4. As shown in Table 4, no TRPH fractions were detected above their respective SCTLs.

Naphthalene was detected in a concentration of 1.7 mg/kg, which exceeds the groundwater leachability SCTL of 1.2 mg/kg. Since the leachable to groundwater SCTLs do not account for site-specific physical and chemical variations in the soil that may impact the



### **2.4.7 Field Samples**

As described in the Recommendations report, ACE collected two soil samples within citrus groves in Tucker, which were analyzed for chlorinated pesticides by EPA Method 8081, herbicides by EPA Method 8151, copper, and arsenic. No analytes were detected above SCTLs; however, the detection limits of some chlorinated pesticides were higher than the SCTLs or PQLs. TASK collected two samples, PC-TC3A-SB-1 and PC-TC5A-SB-1 for chlorinated pesticide analysis by EPA Method 8081.

The locations of grove samples collected throughout the site are shown on Figure 5. The results are shown in Table 5. Endosulfan sulfate was detected in a concentration of 0.057 mg/kg in sample PC-TC5A-SB-1. SPLP analysis was conducted on PC-TC5A-SB-1. As shown in Table 7, endosulfan sulfate was not detected in the SPLP leachate.

## **2.5 SUMMARY AND CONCLUSIONS**

As summarized in Table 11, 14 inactive pump stations were closed and contaminated soil was removed from 6 inactive pump stations and 7 active pump stations. A total of 168.06 tons of contaminated soil and 50.44 tons of concrete were disposed of in the WM Class I landfill in Okeechobee, Florida. Free-product was encountered and removed from the Tucker Site 7 pump station, and approximately 1400 gallons of petroleum contact water was disposed of through Clark Environmental, Inc. in Mulberry, Florida. Groundwater and surface water sampling and analysis demonstrated that dissolved petroleum constituents did not migrate to groundwater or surface water in concentrations that could exceed the cleanup target levels. No further action is required for the inactive pump stations. Upon cessation of grove operations, the active pump stations will be assessed and remediated if petroleum product contamination is identified.

Soil at two mix/load sites was characterized to determine whether immediate soil removal was necessary. Copper was detected in concentrations above the residential SCTL at both sites, in limited areas. The sites will continue to operate until grove operations cease.

## **CHAPTER 3.0 REMEDIAL PLAN**

---

Premier Citrus plans to continue grove operations for some time and will continue to operate pump stations and the mix/load areas as long as the grove operations continue. As pump stations are taken out of service by changes in grove operations, Premier staff will remove pump motors, ASTs, and piping from the pump station pads. If electric motors are taken out of service, transformers will be removed. Premier may maintain select pump stations (either diesel powered or electric powered) to provide water for NRCS-approved land use.

Within thirty (30) days following cessation of operations for each grove, Premier will initiate the tank closure protocol developed by ACE, as presented in Appendix A. A Tank Closure Report or Interim Removal Action Report (if contaminated soil is identified and removed) will be submitted to FDEP for review and approval within 60 days following initiation of tank closure activities. The sites to be closed after grove operations cease are summarized in Table 2 and shown on Figure 2.

### **3.1 PUMP STATIONS**

There are 30 active pump stations to close when grove operations cease. All but one of these pump stations are powered by diesel fuel motors and have ASTs that are less than 550 gallons to store fuel. Four (4) pump stations are located in LSI. Six (6) pump stations are located in LSII, to include 1 electric powered pump. Nine (9) pump stations are located in Sunray B&C, and 11 pump stations are located in Tucker. The pump stations will be closed in accordance with the tank closure protocol provided in Appendix A. If contaminated soil is encountered, it will be excavated and disposed of in the WM Class I landfill in Okeechobee, Florida. Excavations will be backfilled with soil from the surrounding grove areas. If confirmation sample analyses indicate that petroleum constituents are present in concentrations that could leach to groundwater, SPLP analysis will be conducted to determine site specific leachability for each applicable constituent. Monitor wells will be installed and sampled if SPLP results confirm a potential for leaching of petroleum constituents to groundwater. Site assessment and remediation procedures specified by FAC Chapter 62-780 will be followed if groundwater or surface water contamination is identified.

### **3.2 MIX/LOAD SITES**

Soil sampling and analysis conducted by TASK (see Sections 2.4.4 and 2.3.7) identified copper concentrations in the soil at the Sunray Site 11 and Tucker Site 8 mix/load sites. ACE recommended removal of this soil for reutilization on groves not included in the easement acquisition or disposal. Upon cessation of grove operations, the concrete mixing pads and all ancillary equipment will be removed from the mix/load sites. A composite soil sample will be collected from each location and analyzed for SVOCs by EPA Method 8270, RCRA metals, TRPH and TPHCWG. One sample will be collected immediately adjacent to the mixing pad at each location for analysis for VOCs by EPA Method 8260.

If the soil sample analytical results document that residential SCTLs are not exceeded in the composite samples, one foot of soil will be removed from each mix load area to encompass

the areas of vegetative stress adjacent to the mix/load areas, and the soil will be transported to groves located south of SR-70 and owned by Premier Citrus and re-utilized. If the soil sample analytical results document an exceedance of a residential SCTL, further soil sampling will be conducted to delineate and characterize the area of soil that exceeds residential SCTLs. The impacted soil will be excavated and disposed of in the WM landfill in Okeechobee, Florida.

DRAFT



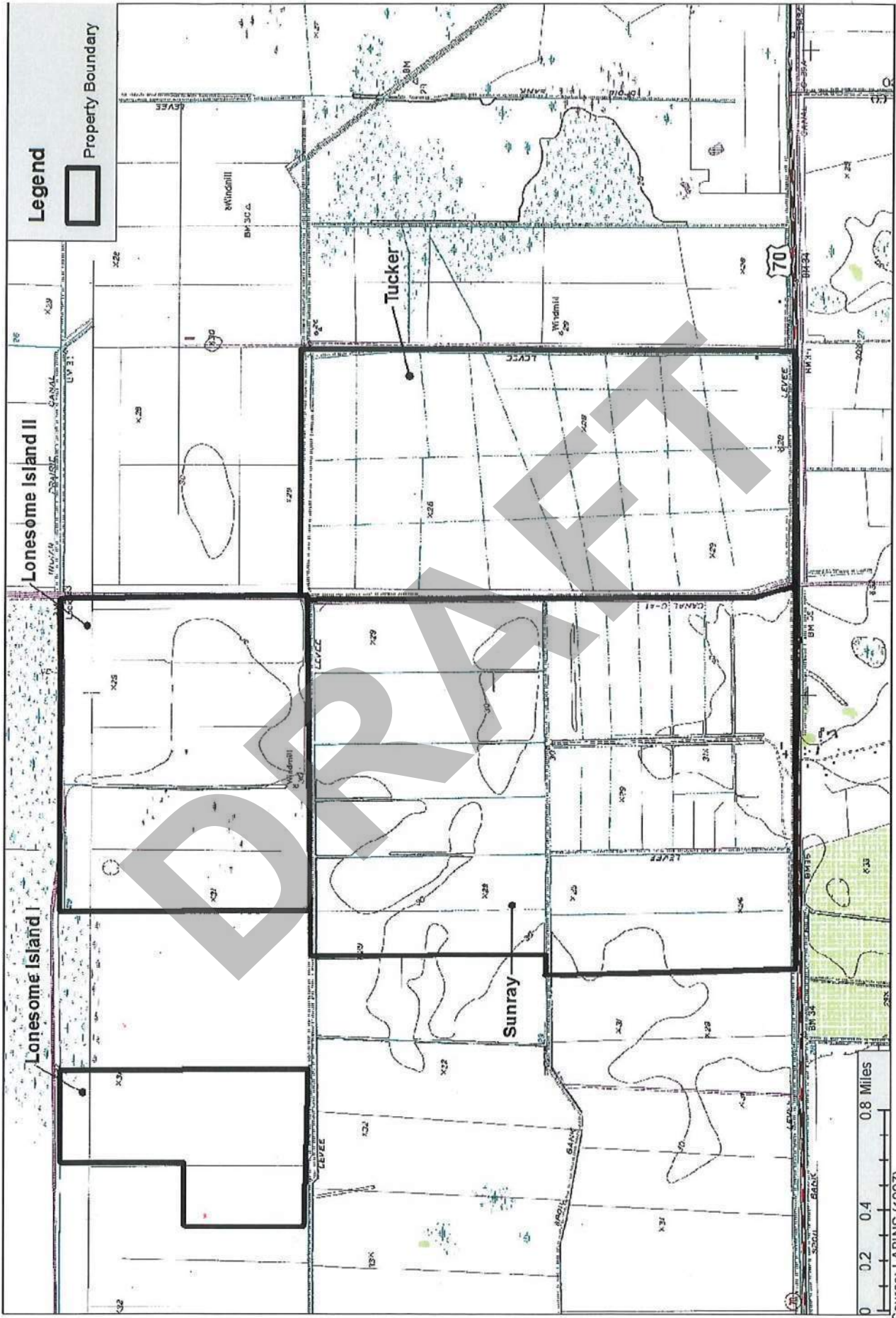
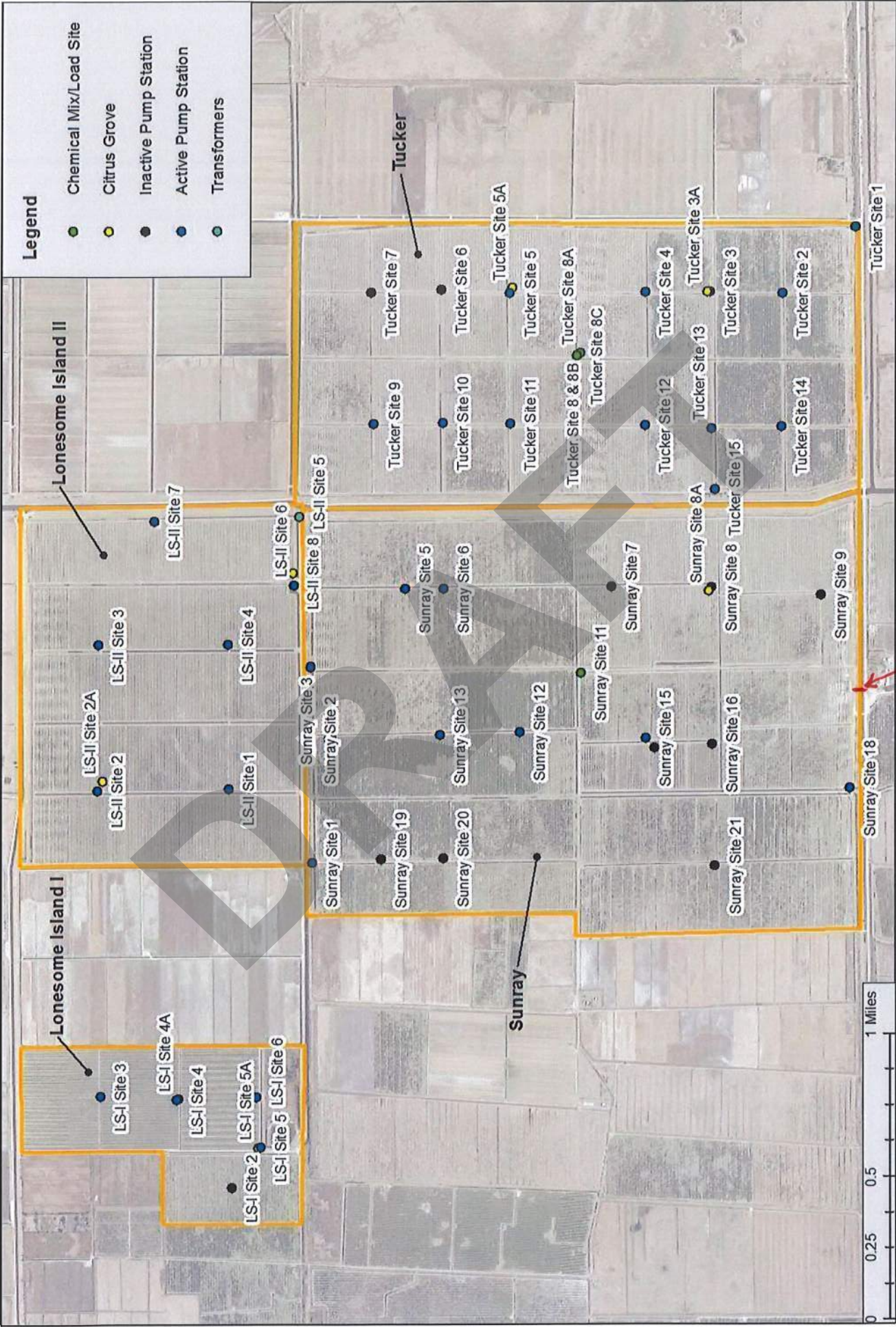


Figure 1  
Site Location Map  
Premier Citrus Property  
Highlands County, FL







**Legend**

- Chemical Mix/Load Site
- Citrus Grove
- Inactive Pump Station
- Active Pump Station
- Transformers

**Figure 2**  
ACE Sample Locations  
Premier Citrus Property  
Highlands County, FL

*East Project Limit*

0 0.25 0.5 1 Miles

Source: FDOT (2011)







# Discharge Reporting Form

PLEASE PRINT OR TYPE

DEP Form # 62-761.900(1)
Form Title <u>Discharge Reporting Form</u>
Effective Date _____

Instructions are on the reverse side. Please complete all applicable blanks

1. Facility ID Number (if registered): 8519808 2. Date of form completion: 6-17-14

### 3. General information

Facility name: Sun Ray Groves LLC  
 Facility Owner or Operator: Premier Citrus  
 Facility Contact Person Greg Sartorius Telephone number: (772) 469-1575 County: Highland  
 Facility Mailing address: PO Box 690997 Vero Beach, FL 32969  
 Location of discharge (facility street address): Sun Ray Grove 4101 Hwy 70E Lake Placid FL 33852  
 Latitude and Longitude of discharge (if known.) \_\_\_\_\_

4. Date of receipt of test results or discovery of confirmed discharge: 6-16-14 month/day/year 5. Estimated number of gallons discharged: unknown

6. Discharge affected:  Air  Soil  Ground water  Drinking water well(s)  Shoreline  Surface water (water body name)

### 7. Method of discovery (check all that apply)

<input type="checkbox"/> Liquid detector (automatic or manual)	<input type="checkbox"/> Internal inspection	<input type="checkbox"/> Closure/Closure Assessment
<input checked="" type="checkbox"/> Vapor detector (automatic or manual)	<input type="checkbox"/> Inventory control	<input type="checkbox"/> Groundwater analytical samples
<input type="checkbox"/> Tightness test	<input type="checkbox"/> Monitoring wells	<input type="checkbox"/> Soil analytical tests or samples
<input type="checkbox"/> Pressure test	<input type="checkbox"/> Automatic tank gauging	<input checked="" type="checkbox"/> Visual observation
<input type="checkbox"/> Statistical Inventory Reconciliation	<input type="checkbox"/> Manual tank gauging	<input type="checkbox"/> Other _____

### 8. Type of regulated substance discharged: (check one)

<input type="checkbox"/> Unknown	<input type="checkbox"/> Used/waste oil	<input type="checkbox"/> Jet fuel	<input type="checkbox"/> Heating oil	<input type="checkbox"/> New/lube oil
<input type="checkbox"/> Gasoline	<input type="checkbox"/> Aviation gas	<input checked="" type="checkbox"/> Diesel	<input type="checkbox"/> Kerosine	<input type="checkbox"/> Mineral acid
<input type="checkbox"/> Hazardous substance - includes CERCLA substances from USTs above reportable quantities, pesticides, ammonia, chlorine, and derivatives (write in name or Chemical Abstract Service (CAS) number) _____				
<input type="checkbox"/> Other _____				

### 9. Discharge originated from a: (check all that apply)

<input type="checkbox"/> Dispensing system	<input type="checkbox"/> Pipe	<input type="checkbox"/> Barge	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Vehicle
<input checked="" type="checkbox"/> Tank	<input type="checkbox"/> Fitting	<input type="checkbox"/> Tanker ship	<input type="checkbox"/> Railroad tankcar	<input type="checkbox"/> Airplane
<input type="checkbox"/> Unknown	<input type="checkbox"/> Valve failure	<input type="checkbox"/> Other Vessel	<input type="checkbox"/> Tank truck	<input type="checkbox"/> Drum
<input type="checkbox"/> Other _____				

### 10. Cause of the discharge: (check all that apply)

<input type="checkbox"/> Loose connection	<input type="checkbox"/> Puncture	<input type="checkbox"/> Spill	<input type="checkbox"/> Collision	<input type="checkbox"/> Corrosion
<input type="checkbox"/> Fire/explosion	<input checked="" type="checkbox"/> Overfill	<input type="checkbox"/> Human error	<input type="checkbox"/> Vehicle Accident	<input type="checkbox"/> Installation failure
<input type="checkbox"/> Other _____				

11. Actions taken in response to the discharge: excavated contaminated soil, put sorbent pads on water surface and excavation.

12. Comments: Soil to be disposed of at waste management landfill in Okechobee

### 13. Agencies notified (as applicable):

<input type="checkbox"/> State Warning Point 1-800-320-0519	<input type="checkbox"/> National Response Center 1-800-424-8802	<input type="checkbox"/> Fire Department	<input type="checkbox"/> County Tanks Program	<input type="checkbox"/> DEP (district/person)
--	---	--	---	--

14. To the best of my knowledge and belief all information submitted on this form is true, accurate, and complete.

Printed Name of Owner, Operator or Authorized Representative: Greg Sartorius

Signature of Owner, Operator or Authorized Representative: [Signature]



**DRAFT**

**Appendix A**  
**Draft ACE Recommendations Report**  
**and**  
**Tank Closure Protocol**

# SUNRAY/PREMIER CITRUS WRP SITE RECOMMENDATIONS

## Site visit conditions April 2014

### (SITES IDENTIFIED ON FIGURE X/LONESOME ISLAND I)

Coordinates indicated on geo-referenced photos may not be accurate. Time/date stamp for pictures is accurate. The actual location of the photos is correct on the google kmz file

#### Lonesome Island I locations

**Site 1: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550 gallons (formal closure not required). **No action indicated as necessary at this time.**** OVA sample taken in soils at location of fuel tank containment area with no detection noted. No discolored /stained soils noted at containment discharge point. No staining noted in tank house, pump pad (concrete) or adjacent to perimeter of site. No odors detected/noted in adjacent soils. No oil sheen noted on surface of adjacent surface water. No discolored soils or distressed vegetation noted. See picture lake placid 2014326-00107.jpg(1019am)

**Site 1A: Transformers.** No leakage noted. No action required at this time. Should be taken off site when no longer in use.

**Site 2: Pump Station/AST with buried diesel fuel return line (appears to be in active use). No immediate action required. Tank confirmed to be less than or equal to 550 gallons (no formal closure required).**

**Action required- upon demolition of site, contractor must document that there was no subsurface leakage of diesel product in the buried diesel return line. Visible portion of buried fuel line (determined by limited hand digging during April 2014 site visit) indicated fuel return line is apparently contained within PVC pipe (secondary containment) Photographic evidence that the buried fuel line is completely encased in PVC with no leakage/breaks in secondary containment must be provided. OVA sampling of soils as appropriate is required if any breaks/potential leaks in secondary containment in subsurface diesel fuel line. This subsurface pipeline location must be certified as clear of diesel fuel contamination in the adjacent soils by an environmental professional (signed document). No staining noted in tank house, pump pad (concrete) or adjacent to perimeter of site. No odors detected/noted in adjacent soils. No oil sheen noted on surface of adjacent surface water. No discolored soils or distressed vegetation noted. See picture "lake placid 2014326-00108.jpg (1040am)"**

**Site 3: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required). No action indicated as necessary at this time.** Diesel return line entirely above ground. No staining noted in tank house, pump pad (concrete) or adjacent to perimeter of site. No odors detected/noted in adjacent soils. No oil sheen noted on surface of adjacent surface water. No discolored soils or distressed vegetation noted. See picture 'lake placid 2014326-00109/110.jpg (1052am)". **No action required at this time based on currently available information.**

**Site 4: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required).** Concrete pad has some minor oil/diesel fuel stains. Some stained soils on edge of pad. Stained area is only present to ~6" depth. OVA sample taken at 6" depth (2ppm). OVA reading of zero at 1ft depth.

Picture 2014-0326-00113. Soil sample taken at 12"-18" depth (sample ID LS One-1, 3/26/14:1125am) 23mg/kg FL-Pro

**Recommend soils be excavated to 1ft depth for this site after removal (not while under current active use) of the pump/AST/concrete pad site. Excavated soils to be properly disposed of. Recommend OVA analysis of any stained soils noted at 1 ft depth and removal of any soils to necessary depth to eliminate diesel/oil spill indication. Excavation recommended to extend out a minimum of 3ft from entire perimeter of concrete pad. This is general recommendation for all pump/AST sites without any indication of spills. Soils to be replaced with clean fill upon confirmation that no fuel spill detections noted in the excavated area.**

**Site 4A: Active Orange Grove, drip zone area (per Premier Citrus staff soil amendments primarily applied to within drip zone of citrus trees via drip irrigation). Adjacent to site 4 pump/AST.**

Picture 20140326-00115.

Soil Sample taken for pesticides/herbicides/Ar/Cu soil sample ID LSI-2. 0-6" composite. Nothing problematic in lab results noted for ag soils.

**No action required at this time based on currently available information**



**Site 5: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required). No containment or concrete pad under AST/pump. AST/pump is directly adjacent to ag canal and has metal grating as base. See pictures 00116, 00117, 00118.**

No soil staining or odors noted in soils beneath the mesh pad AST/Pump installation. OVA sample taken of soils, 0ppm reading. No oil sheen noted in adjacent canal surface water. No indications of spilt fuel/lubricating oil.

**No action required at this time based on currently available information.**

**Site 5A: Active Orange Grove, drip zone area (per Premier Citrus staff soil amendments primarily applied to within drip zone of citrus trees via drip irrigation). Adjacent to site 5 pump/AST. Picture 00119. Soil sample 0-6" composite. Nothing problematic noted in soils per lab results .**

**No action required at this time based on currently available information**

**Site 6: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required). Some indication of soil spills on concrete pad. No soil staining noted on pad perimeter soils. No odors noted in perimeter soils. No oil sheen noted on surface of adjacent ag canal. Soil OVA reading taken with 0 ppm in perimeter soil adjacent to concrete pad oil stains. No distressed vegetation noted. See picture 20140326-00120.**

**No action required at this time based on currently available information**

#### Lonesome Island II locations

(Sites identified on LS-II graphic xxx)

**Site 1: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required). Picture 20140326-00121.jpg (119pm). No indication of soil spills on concrete pad. No soil staining noted on pad perimeter soils. No odors noted in perimeter soils. No oil sheen noted on surface of adjacent ag canal. No OVA taken.**

**No action required at this time based on currently available information**

**Site 2: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required).** Picture 20140326-00122.jpg (119pm). No indication of soil spills on concrete pad. No soil staining noted on pad perimeter soils. No odors noted in perimeter soils. No oil sheen noted on water surface of adjacent ag canal. OVA reading taken 0-6" depth center edge/low point of concrete pad. No detection noted (0ppm)

**No action required at this time based on currently available information**

**Site 2A: Active citrus site within 50 ft of site 2. 0-6" soil sample taken within tree drip zone.** See picture 20140326-00123. Nothing problematic noted in soils per lab results.

**No action required at this time based on currently ).**

**Site 3; Tank confirmed to be less than or equal to 550gallons (formal closure not required).** Picture 20140326-00124. No apparent recent fuel stains on concrete pad. Some lubricating oil overflow from engine drip pan. No evidence that lube oil leakage exceeded limits of concrete pad. No oil sheen noted on surface of water in adjacent ag canal. No soil staining noted on periphery of concrete pad. Soils adjacent to concrete pad low spot sampled using OVA detector. OVA reading = zero. No odors noted in soils at low spot most likely for diesel fuel spill (based on visual examination of concrete pad)

**No action required at this time based on currently available information**

**Site 4: Pump station/fuel tank (appears to be in active service). Tank confirmed to be less than or equal to 550gallons (formal closure not required).** Engine leaking diesel onto drip pad. No oil stains/odors in soils adjacent to edge of concrete pad except in one spot. Dug down to 3 ft depth and took soil sample. TRPH results of 100 mg/kg at 3 ft depth. Soil sample ID LSII-2. OVA detection at 3 ft was 3.5 ppm (3/26/14 at 305pm). No oil sheen noted in adjacent ag canal water surface. Site visit picture not available.



**ACTION REQUIRED** Upon disestablishment of site (pad removal, AST removal etc) recommend soils in spill area be excavated to 4 ft depth and rechecked with OVA or lab work. Area to be excavated should have edges sampled OVA and/ or lab work to confirm spill area soils removed. Soils to be properly disposed of. Do not recommend clearing site soils at this time while site is in active use. FINAL SITE VISIT MAR 26 2014

#### VISIT 4/23/2014 RESUMPTION OF SITE

**Site 5: Transformers labeled as “non PCB” no leakage detected.** Picture not available.

**No action required at this time based on currently available information.**

**Site 6: Two pumps and two ASTs. Appears to site in active use. Each AST is less than or equal to 550 gallons (formal closure not required).** Equipment on concrete pad. No spills noted. No discolored soils noted along periphery of concrete pad. See pictures 20140423-00152 and 20140423-00153. No sheen noted on surface of adjacent water.

**No action required at this time based on currently available information.**

**Site 7: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required).** No spills noted. No discolored soils noted along periphery of concrete pad. See picture 20140423-00154. No sheen noted on surface of adjacent water.

**No action required at this time based on currently available information.**

**Site 8: Active citrus site proximate to LS-II, site 6.** 0-6” soil sample taken within tree drip zone. Soil sample identified as “LSII-8”. Nothing problematic noted in lab report on this sample.

**No action required at this time based on currently available information.**



## SUNRAY (B&C Blocks) Site Locations

(sites identified on Sunray site graphic)

### Site 1

Site 2: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required). Picture 20140423-00157

Site 3 Pump/AST. Appears to be in active use. Tank is approximately 1000 gallons. No spills noted. Some minor oil spills on metal plate of engine platform.

**Tank is contained within uncovered secondary containment with open drain. Tank needs to be registered to facilitate proper closure. This is per discussion with county tank inspector and FDEP. It appears formal closure will be required. Because tank is less than 1100 gallons some leeway may be allowed.**

Site 4: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required).

Site 5: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required). Stained soils noted near one edge of concrete pad. OVA was 15ppm. Picture 20140423-00163

**No immediate action. Site needs to be cleared when no longer in use. All tank/pump sites need to have at least 1 ft of soils removed and underlying surface checked (OVA and or labs) to confirm all diesel spills removed**

Site 6: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required). Stained soils noted near one edge of concrete pad.

Site 7: Pump/AST. Appears to be out of active use. In abandoned citrus area. AST has capacity of less than or equal to 550 gallons (no formal closure required). Stained soils noted near one edge of concrete pad. Fuel spills noted NW corner of pad edge. OVA 75ppm at 6", 42 ppm at 12" depth. Fuel odor detected in soils. Picture 00165

**Site needs to be cleared when no longer in use. All tank/pump sites need to have at least 1 ft of soils removed and underlying surface checked (OVA and or labs) to confirm all diesel spills removed. Spill site needs at least 2 ft soil removed.**

Site 8: Inactive pump/AST less than 550 gallon tank (no formal tank closure required) No problems noted.

Site 8A: Fallow/abandoned citrus . Soil sample taken (SR-8A) No problems noted with soils

Site 9: Pump/AST site. Not in use. Pump removed. No problems noted with soils.

Site 10: Pump/AST apparently in active use. No problems noted.

Site 11: Herbicide/pesticide mixing pad. Soil sample SR-11 No problem with pesticides. Copper above residential (150ppm) at 170ppm. No problem unless impoundment/pond created.

Site 12: Pump/AST apparently in active use. No problems noted. Tank less than 550 gallons

Site 13: Pump/AST apparently in active use. No problems noted. Tank less than 550 gallons

Site 14: Pump/AST apparently in active use. Tank less than 550 gallons .Some minor spills noted. OVA reading 8ppm at 6" depth. Slight fuel odor at sample site of stained soils.

**Site needs cleanup upon disestablishment**

Site 14A: Active citrus grove area. Soil sample taken in drip zone (soil sample SR-14A) no problems noted with labs

Site 15: Pump/AST apparently in active use. No problems noted. Tank less than 550 gallons

Site 16: Pump/AST (less than 550 gallons). Abandoned citrus area. No problems noted.

Site 17: Pump/AST (less than 550 gallons). Abandoned citrus area. No problems noted.



**Site 18: Pump/AST. Appears to be in active use. AST has capacity of less than or equal to 550 gallons (no formal closure required). No problems noted**

**Site 19: Pump/AST. Appears to be in active use. . AST has capacity of less than or equal to 550 gallons (no formal closure required). No problems noted.**

**Site 20: Pump/AST Appears to be in active use. 550 gallon tank (no formal tank closure required) pictures 00184 (north side of pad),00185(south side of pad). Oil staining noted on concrete. No odor noted in stained soils on either north or south sample location. OVA reading of 80ppm 6" depth sample north side. South/middle edge of concrete pad OVA reading of 40 PPM.**

**ACTION REQUIRED Upon disestablishment of site (pad removal, AST removal etc) recommend soils in spill area be excavated to 2 ft depth and rechecked with OVA or lab work. Area to be excavated should have edges sampled OVA and/ or lab work to confirm spill area soils removed. Soils to be properly disposed of. Do not recommend clearing site soils at this time while site is in active use.**

**Site 21: Pump/AST. Appears to be in active use. 550 gallon tank (no formal tank closure required. No problems noted.**

**Site 22: Pump/AST. Appears to be in active use. 550 gallon tank (no formal tank closure required. No problems noted.**

#### **TUCKER BLOCKS**

**Active and Fallow Grove Areas**

**See Graphic xxx**

**Site 1: Pump/AST Appears to be in active use. 550 gallon tank (no formal tank closure required. No problems noted.**

**Site 2: Pump/AST Appears to be in active use. 550 gallon tank (no formal tank closure required. No problems noted.**

**Site 3: Pump/AST Appears to be in active use. 550 gallon tank (no formal tank closure required. No problems noted.**

**Site 3A: Citrus drip zone. 0-6" sample. No problems noted with labs**



**Site 4: Pump/AST** Appears to be in active use. 550 gallon tank (no formal tank closure required). No problems noted

**Site 5 Fallow citrus area, Pump/AST.** Not in use, indication of significant diesel fuel spill on pad and soils. Diesel odors noted in soils. Distressed vegetation etc.

**Remediation required**

**Site 5A** Same site as Site 5B fallow citrus area soil sample 0-6"

**Site 5B**

**Site 6: Pump/AST (less than 550 gallons).** Abandoned citrus area. No problems noted.

**Site 7: Abandoned/fallow citrus area. Pump/AST (not in active use).** Strong TRPH above commercial cleanup levels/2700mg/kg (lab result 120000mg/kg). Soil sample taken 0-6" depth

**Remediation required**

**Site 8: Pesticide mixing area/wash rack concrete pad location.** Composite soil sample from soils surrounding concrete pad. TRPH above commercial cleanup levels (lab result 5200mg/kg) Appears to be an actively used site.

**Site 8A: Downstream area of mixing station/wash rack concrete pad**

TRPH above residential cleanup levels/460mg/kg (lab result 740 mg/kg below commercial cleanup but above residential cleanup target) . Area devoid of vegetation. Herbicide/pesticides Ar/Cu results indicated no problems (CONFIRM BY REVIEW OF LAB RESULTS)

Photo 21030424-00194

**Site 8B Spigot at site:** Determined to be artesian well source.

**Site 8C Ag ditch adjacent to pesticide mixing area/wash rack**

**Site 9: Active pump/AST(tank less or = than 550 gallons, no formal closure required).** No problems noted

**Site 10: Pump/AST (tank less or = than 550 gallons, no formal closure required).** Diesel spill indications. active citrus area

**Remediation required upon disestablishment of site.**

**Site 11 Pump/AST (tank less or = than 550 gallons, no formal closure required) Indication of minor diesel spill. Active site. Brittle fuel hoses.**

**Site 12: Pump/AST (tank less or = than 550 gallons, no formal closure required). No problems noted.**

**Site 13: Pump/AST (tank less or = than 550 gallons, no formal closure required). No problems noted.**

**Site 14: Pump/AST (tank less or = than 550 gallons, no formal closure required). No problems noted.**

**Site 15: Pump/AST (tank less or = than 550 gallons, no formal closure required). No problems noted.**

**Site 16: Pump/AST (tank less or = than 550 gallons, no formal closure required). No problems noted.**

**DRAFT**

DRAFT



*It should be noted that for pump stations with AST's of 550 gallons or less FDEP does not require a formal tank closure. However in the case of large government projects such as the SFWMD buyout of the agricultural lands proximate to Lake Okeechobee, FDEP Waste Cleanup recommends a tanks closure protocol be followed for all tank closures located within the government project area. The "Pump Station Closure" guidance below is the implementation of the FDEP recommended protocol for tank closures on large government projects.*

### **Pump Station Closure Recommendations**

For inactive pump stations, remove pump, tank, and concrete pad. If there is visible staining of soil beneath or adjacent to the concrete pad, or if previous organic vapor analyzer (OVA) screening of soil indicates the probable presence of petroleum contamination, remove the impacted soil and collect a soil sample at the location of the stain(s) and analyze it for TRPH. Conduct Total Petroleum Hydrocarbon Criteria Working Group (TPHCWG) analysis if TRPH is detected in excess of Florida Administrative Code (FAC) Chapter 62-777 Soil Cleanup Target Levels (SCTLs). Compare TPHCWG results with Table C-5 *Calculated SCTLs for TRPH Fractions* (Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777. F. A. C., University of Florida, 2005). If TPHCWG result exceeds the applicable Table C-5 SCTL, remove soil and collect a confirmation sample or samples to confirm removal. If the SCTL for leachability to groundwater for a detected carbon fraction is exceeded, collect a groundwater sample and analyze the sample for TRPH. If there is a strong odor of diesel fuel in the soil or TPHCWG results indicate the presence of diesel fuel, analyze a soil sample for polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270 C. Groundwater sample analysis for PAHs may be needed if PAHs are detected in excess of FAC Chapter 62-777 SCTLs for leachability to groundwater.

If no soil staining is observed or after stained soil has been removed, construct soil borings to the water table and collect soil samples at 1 foot intervals for OVA screening. One (1) boring will be constructed beneath or immediately adjacent to the above ground storage tank (AST) for pump stations less than 60 square feet in size. Two borings will be constructed in the most likely locations for petroleum releases for concrete pump pads that are 100 square feet in size or less. Four (4) borings will be constructed for concrete pump pads that are greater than 100 square feet in size (one on each side), unless the pump station is immediately adjacent to a canal, in which case only 3 borings will be constructed. If OVA readings exceed 10 parts per million (ppm), collect 1 soil sample for laboratory analysis for TRPH from the boring location and depth that generates the highest reading. If the SCTLs for leachability to groundwater are exceeded, collect one groundwater sample and analyze the sample for the analytes for which the SCTLs were exceeded.

For active pump stations for which soil staining has been observed, or soil screening by OVA has indicated probable petroleum contamination, or laboratory analytical results indicate the potential presence petroleum constituents in concentrations that exceed applicable FAC Chapter 62-777 SCTLs or Table C-5 SCTL, the contaminated soil will be sampled and analyzed and/or removed following procedures described above. However, the tanks, pumps and pads will not be removed until the pumps are removed from service. After the pumps are removed from service, the procedures for pump station closure as described above will be followed.



For the pump station identified as Sunray 3, the 1000 gallon double-walled tank has been removed and replaced with a tank that is less than 550 gallons in size. The 1000 gallon tank should be registered to facilitate a closure of the 1000 gallon tank in accordance with requirements of FAC Chapter 62-762. A soil boring will be constructed at each corner of the tank pad, and soil samples will be screened with an OVA. If soil vapor readings do not exceed 10 ppm, one soil sample will be collected at the drain for the containment area and analyzed for TRPH. If there is one OVA readings exceeding 10 ppm, a soil sample will be collected at the location of that reading. If there are multiple OVA readings above 10 ppm, 3 soil samples will be collected to represent the locations of the high, medium, and low OVA readings. The soil samples will be analyzed for the Kerosene Analytical Group (KAG) parameters. A groundwater sample or soil sample for SPLP analysis will be collected if SCTLs for leachability to groundwater are exceeded.

### **Pesticide Mixing Areas (actions to be taken when areas are no longer in active use)**

**For Tucker 8 and 8A (mixing area and mixing runoff area)** TRPH soil sample results for Tucker 8 (5,200 mg/kg) Tucker 8A (740 mg/kg). Analyze soil samples for TPHWGC to determine carbon fractionation. Compare results the Table C-5 (University of Florida, 2005). Remove soil if TPHWGC concentrations exceed Table C-5 SCTLs. Copper soil sample results Tucker 8 (46mg/kg) Tucker 8A (150 mg/kg). Characterize the soils to determine appropriate soil management location. Once the soils are characterized, remove a minimum of 1 ft of surfaces soil in vicinity of the mixing site and transport to a disposal/utilization site approved by FDEP. Conduct confirmatory sampling to ensure applicable cleanup goals have been met. Replace excavated soils with clean fill.

**Sunray 11 (mixing/storage area)** Copper soil sample results 170 mg/kg. Once soils are characterized, remove a minimum of 1 ft of surface soils in vicinity of the mixing site and transport to disposal/utilization site approved by FDEP. Conduct confirmatory sampling to ensure site is clear of contaminants. Replace excavated soils with clean fill.

For reference: Citrus area Copper results are all below residential limits

Site LS-4A (140 mg/kg), Site LSI-5 (57 mg/kg), LSII-6 (27 mg/kg), SR-14A (59 mg/kg), Tucker-3A (24 mg/kg), Tucker-5A (68mg/kg)

### Mixing Area copper results

Tucker-8 (46mg/kg), Tucker-8A (150 mg/kg), SR-11 (170mg/kg)

### **Transformers**

Recommend removal of transformers upon site closure or earlier if convenient. It should be noted that some of the transformers do not contain PCB's (some are labeled as non-PCB). The others may or may not contain PCB's. Taking them offsite eliminates any further potential inquiries into the content of the unlabeled transformers.

### **Citrus soil sample areas**

The lab results for the pesticides and herbicides for all citrus soil samples were below residential clean up target levels. However due to matrix interference problems (possibly crop oil) for the citrus area soil samples, some of the dilution factors were high enough that the detection levels were above ground/surface water leachability levels. It is very unlikely that these soils exceed any of those limits but the lab results do not provide the basis to affirm that.

Recommend soils samples be taken at the citrus soil locations previously collected. Those soil samples should be processed, if necessary, to remove the matrix interference problem, in order to reduce the dilution factor sufficiently that the detection levels/practical quantification limits are low enough to affirm that the citrus soils are below the leachability standards.

DRAFT





# FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTH DISTRICT  
P.O. BOX 2549  
FORT MYERS, FL 33902-2549  
[SouthDistrict@dep.state.fl.us](mailto:SouthDistrict@dep.state.fl.us)

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LT. GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

July 15, 2014

Crenel Francis  
Easement Programs: Easement program Coordinator  
United States Department of Agriculture (USDA)  
Natural Resources Conversation Service (NRCS)  
P.O. Box 141510  
Gainesville, Florida 32614-1510  
[Crenel.Francis@fl.usda.gov](mailto:Crenel.Francis@fl.usda.gov)

Re: Highlands County – TK/WC  
Interim Source Removal Report (ISRR)  
Preliminary Remediation Plan (PRP)  
Premier Citrus / Sunray Groves (4,000 Acre Parcel)  
State Road 70, Lake Placid, Florida  
WC Tracking ID No. COM\_327346

Dear Mr. Francis:

The Florida Department of Environmental Protection's South District's Compliance Assurance Program/Waste Cleanup Program (Department) has completed our technical review of the Initial Source Removal Report (ISRR) & Preliminary Remediation Plan (PRP) for Premier Citrus / Sunray Groves (4,000 Acre Parcel). The submittal (dated June 30, 2014, received June 30, 2014) was generated by TASK Environmental, Inc. (TASK) to assess and remediate Recognized Environmental Conditions (RECs) that were identified by the United States Army Corps of Engineers (ACE) in an April 2014 draft report. Please read and review the attached Interoffice Memorandum detailing our technical review of the submittal, dated July 15, 2014.

Electronic submittals of technical reports may be forwarded to our office using address [SouthDistrict@dep.state.fl.us](mailto:SouthDistrict@dep.state.fl.us). **If you have additional questions concerning our technical review of the submittal, or need further assistance related to this project, please contact Charles A. Masella ([Charles.Masella@dep.state.fl.us](mailto:Charles.Masella@dep.state.fl.us)) at (239) 344-5667.** Your continued attention to this matter is appreciated.

Sincerely,

Charles A. Masella ([Charles.Masella@dep.state.fl.us](mailto:Charles.Masella@dep.state.fl.us))  
Environmental Consultant/Projects Manager  
FDEP-SD CAP WC/TK

CAM/rcd  
Tom Jerkins – Premier Citrus, LLC ([Tom@premiercitrus.com](mailto:Tom@premiercitrus.com))  
Susan Tobin – TASK ([SusanT@taskenvironmental.com](mailto:SusanT@taskenvironmental.com))  
Jennifer Carpenter – FDEP ([Jennifer.Carpenter@dep.state.fl.us](mailto:Jennifer.Carpenter@dep.state.fl.us))  
Elizabeth Gillen – FDEP ([Elizabeth.Gillen@dep.state.fl.us](mailto:Elizabeth.Gillen@dep.state.fl.us))  
Mark A. Sautter – FDEP ([Mark.Sautter@dep.state.fl.us](mailto:Mark.Sautter@dep.state.fl.us))  
Terry Cerullo – FDEP ([Terry.Cerullo@dep.state.fl.us](mailto:Terry.Cerullo@dep.state.fl.us))



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

SOUTH DISTRICT  
P.O. BOX 2549  
FORT MYERS, FL 33902-2549  
*SouthDistrict@dep.state.fl.us*

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LT. GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

**To:** File

**From:** Charles A. Masella *CAM*  
Waste Cleanup Program – South District CAP

**Date:** July 15, 2014

**Subject:** Highlands County – TK/WC  
**Initial Source Removal Report (ISRR) & Preliminary Remediation Plan (PRP)**  
**Premier Citrus / Sunray Groves (4,000 Acre Parcel)**  
**State Road 70, Lake Placid, Florida**  
**FDEP WC Tracking ID No. COM\_327346**

---

The Department's South District Compliance Assistance Program, Waste Cleanup Program has conducted our technical review of the Initial Source Removal Report (ISRR) & Preliminary Remediation Plan (PRP) for Premier Citrus / Sunray Groves (4,000 Acre Parcel). The submittal (dated June 30, 2014) was generated by TASK Environmental, Inc. (TASK) to assess and remediate Recognized Environmental Conditions (RECs) that were identified by the United States Army Corps of Engineers (ACE) in an April 2014 draft report.

The Premier Citrus property consists of four (4) individual properties designated Lonesome Island I, Lonesome Island II, Sunray B&C, and Tucker. Portions are planted in citrus trees, with other portions fallow. Access between sections is accomplished over unimproved dirt roads. The C-41 Canal divides the property, flowing north/south.

The ACE draft report identified forty-seven (47) irrigation pump stations. The pump stations are powered by diesel fuel engines, with associated aboveground storage tanks (ASTs) with total capacities of less than 550 gallons. Twenty-nine pump stations are active, thirteen (13) un-active, and five (5) are located on adjacent parcels not addressed in this submittal. In addition to the 42 pump stations on the property, there are several staging areas associated to agricultural chemical (pesticide and fertilizer) mixing/loading were identified in the ACE draft report.

The ACE report identified petroleum issues at eleven (11) pump stations, and the metal Copper at two (2) agricultural mixing/loading areas.

The following were areas were assessed by ACE, with follow-ups by TASK in the Interim Source Removal Report:

Lonesome Island I: Pump Station Sites 2, & 4

Lonesome Island II: Pump Station Sites 4, & 7

Sunray B&C: Pump Station Sites 3, 5, 6, 7, 8, 9, 14, 16, 17, 19, 20, & 21,

Sunray B&C: Chemical Mixing/Loading Site 11

Tucker: Pump Station Site 5, 6, 7, 10, 11,

**Initial Source Removal Report (ISRR) & Preliminary Remediation Plan (PRP)**

**Premier Citrus / Sunray Groves (4,000 Acre Parcel)**

**FDEP WC Tracking ID No. COM\_327346**

Page 2

Tucker: Chemical Mixing/Loading Site 8

General Grove Areas: Lonesome Island I, Lonesome Island II, Sunray B&C, and Tucker

In summary, fourteen (14) active pump stations were closed, and contaminated soil was excavated from six (6) inactive and seven (7) active pump stations. In total, approximately 168 tons of impacted soils, plus 50 tons of concrete were transported and properly disposed at the Waste Management Class I Landfill in Okeechobee, Florida. Free Phase Product (FPP) and petroleum contact water (PCW) were collected from Tucker Site 7 Pump Station, and then transported to Clark Environmental, Inc. in Mulberry, Florida for proper disposal.

Groundwater and surface water sampling conducted on the property indicates that dissolved petroleum constituents have not impacted either the groundwater or surface waters on the property.

Active pump stations will be re-assessed upon cessation of active grove operations. The Chemical mixing/loading sites, where indications of Copper exceed Florida Administrative Code (F.A.C.) Rule 62-777 Soil Cleanup Target Levels (SCTLs), specifically exceedances of Direct Exposure Residential criteria, will be re-evaluated once active grove operations cease.

The Preliminary Remediation Plan (PRP) will be instituted within thirty (30) days following cessation of operations in each grove. Premier Citrus, LLC, will submit a Tank Closure Report, and Interim Removal Action Report in the event contamination is detected at any of the pump stations. The Department will require that any contamination is addressed pursuant to Chapter 62-780 F.A.C. Contaminated Site Cleanup Criteria. In the event it is determined that an area requires remediation, the remedial activities will be conducted pursuant to Department criteria.

Chemical Mixing/Loading sites at Sunray Site 11, and Tucker Site 8 will be addressed upon cessation of grove operations. Again, the Department will require that any contamination is addressed pursuant to Chapter 62-780 F.A.C. Contaminated Site Cleanup Criteria. In the event it is determined that an area requires remediation, the remedial activities will be conducted pursuant to Department criteria.

**Summary:**

The Department's South District Compliance Assistance Program, Waste Cleanup Program has completed our technical review of the Initial Source Removal Report (ISRR) & Preliminary Remediation Plan (PRP) for Premier Citrus / Sunray Groves (4,000 Acre Parcel). It is apparent that petroleum contamination that was encountered in the ACE report, and if accessible, was addressed by TASK. The numerous pump stations and chemical mixing/loading areas essential to the continued operation of the groves were remediated if accessible, while the others were required to wait until cessation of grove operations. We concur with the consultant that at the time all grove operation cease, a final assessment of the current active pump stations, and the chemical mixing/loading areas will require evaluation pursuant to Chapter 62-780 F.A.C., and remediation if impacted in excess of F.A.C. Rule 62-777 Cleanup Target Levels (CTLs).