

**LEVEL 1
CONTAMINATION SCREENING EVALUATION REPORT (CSER)**

**Project Development and Environment (PD&E) Study
Midway Road (CR 712) from
Glades Cut Off Road (CR 709) to Selvitz Road (CR 615)
St. Lucie County, Florida**

**Financial Project ID: 231440-3-22-01
Federal Aid Number:
ETDM Number: 14177**



**Florida Department of Transportation District 4
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309**

August 2016

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TSF Project No.: 7111-15-154

August 2016

Executive Summary

This CSER was prepared in accordance with the FDOT PD&E Manual, Part 2, Chapter 22 (latest revision). The purpose of this report is to present the findings of a Level 1 contamination screening evaluation for the proposed improvements; to identify, review, and evaluate known or potential contamination problems; provide risk rankings for properties, facilities or sites that have the potential for contamination to affect the proposed improvements; and to present recommendations concerning these problems. This CSER includes file and regulatory document research, local and state historical land use reviews, field reconnaissance, and interviews with site/facility owners (when necessary) and nearby businesses and residents where possible. The details for each site investigated are discussed in the table provided in **Appendix A**.

For purposes of this report, the project study area includes an approximate 500 foot area extending beyond the project corridor or potential pond areas and 1000 feet for solid waste facilities which meets the search requirements for the SFWMD. Suspect facilities or sites within this search distance are investigated for their potential for petroleum contamination or hazardous materials to impact the proposed project improvements. Details for specific sites are outlined in **Appendix A**. Site locations are presented in **Appendix B**.

When facilities/sites are identified in proximity to the right-of-way, they are assigned a risk ranking using the FDOT's standard methodology (High, Medium, Low or No). In a similar manner, pond sites are assigned a risk ranking so they can be evaluated as part of the overall engineering design process. This Level 1 CSER has resulted in the following High/Medium risk rankings; all sites are discussed further in **Appendix A**:

Table 1 Risk Ranking Summary		
Mainline Sites		
Site Name	Initial Risk Ranking	Comments
Townstar # 38	High	Based on the close proximity of the underground storage tank (UST) area to the right-of-way (ROW) and the currently contaminated site status, this facility is given a contamination risk ranking of " High ."
CSX Railroad	High	Based on its close proximity to the project corridor, the CSX Railroad is given a contamination risk ranking of " High ."
Former Agricultural Field	Medium	Based on historic uses of pesticides and herbicides, the Former Agricultural Fields are given a risk ranking of " Medium ."
Potential Pond Areas		
Potential Pond Area	Initial Risk Ranking	Comments
Pond A * Existing pond site	Low	Pond A is agricultural land dating back to 1970, woodlands dating back to 1992 and existing storm water pond since 2004. Pond A is an existing Pond
Exfiltration Trench	Low	Exfiltration trench to be within existing right of way.
Pond B-1	Low	Pond B-1 is a cement stockyard for the adjoining CEMEX plant.
Pond B-2	Medium	Pond B-2 is agricultural land dating back to 1970, woodlands dating back to 1992 and residences since 2004.
Pond 1	Low	Pond 1 is wetland and rangeland dating back to 1944.
Pond 2-3 * Existing pond site	Low	Pond 2-3 is agricultural land dating back to 1944, and woodlands dating back to 1969. Pond 2-3 is an existing pond

For sites or potential pond areas ranked “No” or “Low,” no additional work is recommended at this time. These facilities are located at a distance that would not be expected to present contamination involvement to the project. Although the distances vary to make this determination, “No” and “Low” sites are generally greater than 100 feet from the project corridor or pond site. Should a facility’s permitting or regulatory status change between now and the time acquisitions are initiated, additional screening should be conducted.

For those locations with a risk ranking of “Medium” or “High,” Level 2 field screening should be conducted unless proposed improvements do not include new right of way purchase or modifications to existing conditions. These sites have been determined to have potential contaminants, which may impact the project and are generally located within 100 feet of the project corridor or pond site. A soil and groundwater sampling plan should be developed for each site. The sampling plan would provide sufficient detail as to the number of soil and groundwater samples to be obtained and the specific analytical test to be performed. A site location sketch for each facility showing all proposed boring locations and groundwater monitoring wells would be prepared.

Level II Contamination Assessment investigations are recommended for any areas that have proposed dewatering or subsurface work activities (e.g. pole foundations, drainage features) occurring adjacent to or at any of these sites. If dewatering will be necessary during construction, a SFWMD Water Use Permit will be required. The contractor will be held responsible for ensuring compliance with any necessary dewatering permit(s). Any dewatering operations in the vicinity of potentially contaminated areas shall be limited to low-flow and short-term. A dewatering plan may be necessary to avoid potential contamination plume exacerbation. All permits will be obtained in accordance with Federal, State, and local laws and regulations.

This *Executive Summary* provides a brief overview of the environmental contamination concerns associated with the proposed roadway improvement project. The reader should utilize the detailed information presented within this report for specific information regarding any area of particular interest.

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1.0 Introduction

This CSER was prepared in accordance with the FDOT PD&E Manual, Part 2, Chapter 22 (latest revision). The purpose of this report is to present the findings of a Level 1 contamination screening evaluation for the proposed improvements; to identify, review, and evaluate known or potential contamination problems; provide risk rankings for properties, facilities or sites that have the potential for contamination to affect the proposed improvements; and to present recommendations concerning these problems. This CSER includes file and regulatory document research, local and state historical land use reviews, field reconnaissance, and interviews with site/facility owners (when necessary) and nearby businesses and residents where possible. The details for each site investigated are discussed in the table provided in **Appendix A**.

2.0 Project Description

The Midway Rd. (CR 712) project corridor is centrally located in the eastern part of St. Lucie County, Florida, and is owned and maintained by St. Lucie County. The project corridor extends approximately 1.6 miles along Midway Rd. (Roadway ID 94530000), from Glades Cut Off Rd. (Mile Post 5.813) to Selvitz Rd. (Mile Post 7.405). The project ties into the existing 4-lane section to the west of Glades Cut Off Rd. and to future 4-lane segments from Selvitz Rd. to just east of US Highway 1. The project corridor is located in unincorporated St. Lucie County but is the northern border to the City of Port St. Lucie.

Midway Rd. (CR 712) is a major east-west roadway that provides a vital connection to residents and commuters to and from Interstate 95 (I-95) to the commercial areas along US 1. Within the project limits, Midway Rd. (CR 712) is a two-lane undivided roadway with a varying posted speed from 35 to 45 miles per hour (mph). It is functionally classified as an Urban Principal Arterial and is designated as a hurricane evacuation route by the Florida Division of Emergency Management. The existing roadway typical section consists of two 12-foot lanes, one in each direction, and the existing right-of-way (ROW) varies with a minimum width of 70 feet. The land uses consist of residential, commercial, government, and industrial facilities, such as Tropicana Products, Inc., CEMEX, Packers of Indian River Ltd., US Post Office, St. Lucie County Sheriff's Office, and New Horizons of the Treasure Coast, Inc.

The study corridor includes a bridge (ID 940050) over Florida's Turnpike (SR 91). The Florida East Coast (FEC) railroad traverses the corridor by running adjacent and parallel to the Glades Cut Off Rd. Canal 103, which is part of the St. Lucie Water Control District, is the principal receiving water body for the project area and conveys stormwater from the west side of Florida's Turnpike through an existing concrete box culvert. The canal runs parallel along the south side of Midway Rd. (CR 712) and, after Selvitz Rd., it diverges and continues southeasterly to discharge into the North Fork of the St. Lucie River. The North Fork is designated as an Outstanding Florida Water and an Aquatic Preserve. It is the main collector water body in St. Lucie County and discharges into the Indian River Lagoon. The canal, along with the adjacent vegetative buffer, provides a physical separation to the residential homes on the south side.

The Midway Rd. (CR 712) PD&E Study from Glades Cut Off Rd. to Selvitz Rd. will evaluate alternatives to widen the existing road from two to four lanes within the project limits in order to satisfy future traffic demand and capacity needs. The proposed study will also consider pedestrian, bicycle, and transit facilities and improvements to freight mobility, and it will evaluate operational improvements and access management into some commercial businesses along the project corridor. Additional right-of-way requirements will be evaluated during the PD&E study for offsite ponds in order to meet stormwater management requirements.

2.1 Purpose and Need

Based on recent traffic data from St. Lucie County, the facility does not adequately handle the existing traffic demand. Without capacity improvements, the traffic operations along the corridor will continue to deteriorate. The primary purpose for this project is to provide additional capacity to meet existing and future traffic needs, improve safety by alleviating existing roadway and capacity deficiencies, and allow opportunities for pedestrian, bicycle, and transit facilities. The additional capacity will also improve freight mobility and enhance emergency evacuation along the project corridor. The purpose and need of this project are further described below and include Transportation Demand, Capacity, Plan Consistency, Social Demands and Economic Development, Modal Interrelationships, and Roadway Deficiencies.

2.1.2 Transportation Demand

The US Census-designated Port St. Lucie-Fort Pierce Metropolitan Statistical Area has been identified as one of the fastest growing metropolitan areas in Florida, which includes all of Martin and St. Lucie counties. From 2000 to 2010, this metropolitan area has experienced population growth from 319,426 persons in 2000 to 424,107 persons in 2010, representing an annual increase of 2.9%. Evaluating the population growth for the City of Port St. Lucie by itself revealed an even greater percentage increase. According to the Bureau of Economic and Business Research, the City has grown from a population of 88,769 in 2000 to 164,603 in 2010, representing an annual increase of 6.4%. This rapid population growth has resulted in a significant increase in surface transportation demand along major arterials such as the Midway Rd. (CR 712) corridor. The population of the Port St. Lucie-Fort Pierce metropolitan area is projected to increase from 424,107 persons in year 2010 to 648,600 persons in year 2035, representing a growth of approximately 53% (Bureau of Economic Business Research). As the population in the metropolitan area continues to increase, the developments in St. Lucie County will continue to push westward. In addition, the county is anticipated to experience traffic growth from the Developments of Regional Impact (DRI). A review of the recent DRI applications in the Treasure Coast Regional Planning Council shows the following statuses for the DRIs in the vicinity of the project corridor:

- Completed - Orange Blossom Mall and St. Lucie West
- Approved - The Reserve
- Pending Notice of Proposed Change - LTC Ranch
- Withdrawn - Provinces and Orchard Park

The DRI located along Midway Rd. (CR 712), which is LTC Ranch, would have the greatest impact on the project corridor if constructed. As currently approved, the development includes 4,000 dwelling units of residential, over 1,505,000 square feet (sq. ft.) of office space, 725,000 sq. ft. of retail, and 1,960,200 sq. ft. of industrial space. However, the status of this development is pending Notice of Proposed Change that may result in a change in the size of the approved development.

The approval of the LTC Ranch DRI will further increase the transportation demand resulting in congested conditions along the project corridor. Since Midway Rd. (CR 712) is one of the vital east-west corridors in St. Lucie County, it is critical to increase capacity to meet the anticipated future transportation demand.

2.1.3 Capacity

Traffic data obtained from the St. Lucie County Transportation Planning Organization (TPO) Traffic Counts and Level of Service Report shows that the 2012 Annual Average Daily Traffic (AADT) along Midway Rd. (CR 712) west of Selvitz Rd. is 16,820 vehicles. Evaluating this traffic data using the 2012 FDOT Quality/Level of Service Handbook, the LOS is F which is beyond the St. Lucie County's adopted LOS criteria of E. This traffic data shows that the existing volume is already exceeding the capacity of the corridor which indicates that the roadway is operating in oversaturated and undesirable conditions. Furthermore, due to the industrial properties along the corridor, it has a high truck percentage at over 7% (Florida Traffic Online). The traffic is anticipated to increase to 29,200 AADT by 2040 and the corridor will continue to operate at LOS F with degraded traffic operation unless the capacity is increased. The future traffic projections are based on the FDOT District Four Design Traffic Technical Memorandum for the I-95 PD&E Study from north of Becker Rd. to south of SR 70. This project utilized the Greater Treasure Coast Regional Planning Model as the basis for the future traffic projections. Without improvements, the congestion on the Midway Rd. (CR 712) project corridor will continue to operate at unacceptable driving conditions for residents and commuters due to the increased traffic volumes.

2.1.4 Plan Consistency

Martin and St. Lucie counties have independent Metropolitan Planning Organization/Transportation Planning Organization (MPO/TPO) but share a common Regional Long Range Transportation Plan (RLRTP). The RLRTP establishes a unified strategy for transportation priorities and funding and creates a joint decision-making process regarding regional transportation issues. The Midway Rd. (CR 712) project corridor extends from Glades Cut Off Rd. to Selvitz Rd. and is identified in the Martin and St. Lucie 2035 RLRTP. The project is identified in the St. Lucie County TPO 2035 Cost Feasible Plan (2016-2035) with a 2021-2025 implementation horizon. In addition, the project will be included in the next update to the State Transportation Improvement Program and the St. Lucie TPO Transportation Improvement Program. It should be noted that on the south side of the project corridor a multipurpose trail has been identified in the 2035 RLRTP in Table 4-9 of the Needs Plan Development.

2.1.5 Social Demands & Economic Development

Evacuation: Serving as part of the evacuation route network established by the Florida Division of Emergency Management, Midway Rd. (CR 712) plays an important role in facilitating traffic during emergency evacuation periods as it connects other major highways and arterials designated on the state evacuation route network within the project limits. These facilities include Okeechobee Rd. (SR 70), I-95, Glades Cut Off Rd. (CR 709), Selvitz Rd., South 25th Street (CR 615), Oleander Avenue (CR 605), and US 1. During a twelve-month period in 2004-2005, St. Lucie County was hit directly by three major hurricanes. Midway Rd. (CR 712) is one of the county's most critical east-west routes and serves as a vital evacuation route for hurricanes or any other disasters. Additionally, widening Midway Rd. (CR 712) will ease traffic flow between South 25th Street and I-95, which will minimize a bottleneck effect during an emergency. It would also improve the ability of the local emergency management organization to evacuate large portions of the Treasure Coast in an acceptable timeframe which will enhance the safety of residents.

Economic Development: The Treasure Coast Planning Council Alternative Infill Development Plan developed for Martin and St. Lucie counties has identified several regional workplace districts located along the Midway Rd. (CR 712) corridor. These regional workplace districts are

locations where business and economic development would be focused in order to provide jobs for residents within this metropolitan area. The Midway Rd. (CR 712) project area is a high-growth area. Important state and federal offices and nonprofit centers are located along Midway Rd. (CR 712) or nearby streets. This includes the main St. Lucie County Branch of the US Post Office, St. Lucie County Sheriff's Office, St. Lucie County Health Department, St. Lucie County Fire District Office, Hospice of the Treasure Coast, and New Horizons of the Treasure Coast, Inc. (a mental health center which is currently expanding). Significant truck traffic from the nearby St. Lucie County Landfill, CEMEX, Packers of Indian River Ltd., and Tropicana Products, Inc. place additional demands on the roadway. Meanwhile, new residential units are planned nearby. The St. Lucie County Fairgrounds, the County's Emergency Operations Center, is just six miles west of the project site.

According to the Martin and St. Lucie 2035 RL RTP, "The Regional Workplace Districts in St. Lucie County are located along the I-95 and Florida's Turnpike corridors and include the Treasure Coast Education Research Development Authority (TCERDA) area; the Crossroads Park of Commerce; the existing Rinker and Tropicana facilities along Glades Cut Off Rd.; the LTC Ranch Commerce Park; St. Lucie West Commerce Park; and Torrey Pines Institute south of Tradition and Gatlin Boulevard. These districts are well-situated for regional access, have ample room to grow, and can provide jobs for local residents." The Midway Rd. (CR 712) project corridor is anticipated to serve as the main transportation corridor linking residents of both Martin and St. Lucie counties to this business area. Increasing the capacity along the project corridor will improve mobility and support the economic development of these districts as well as stimulate major construction activities that will contribute to economic growth within this area.

2.1.6 Modal Interrelationships

The accessibility to bicyclists and pedestrians along the corridor is minimal with only two sections of sidewalk within the corridor. They are located on the north side of Midway Rd. (CR 712) from East Torino Boulevard to Glades Cut Off Rd. and along the frontage of the recently constructed New Horizons medical facility. There are no bicycle lanes. During an initial field review (February 7, 2014), pedestrians were noted walking on the grassed shoulder while pushing a child's stroller. Additionally, the existing bridge over the Florida's Turnpike does not have sufficient shoulder width to accommodate pedestrian or bicycle traffic. A review of the Martin and St. Lucie 2035 RL RTP identified a multipurpose trail in Table 4-9 of the Needs Development Plan that would run along the entirety of Midway Rd. (CR 712) to connect with the other proposed multipurpose trails located on Okeechobee Rd., Shin Rd., Glades Cut Off Rd., Selvitz Rd., and Midway Rd. (CR 712) to the east. The 2035 Future Bus and Train Network identified a proposed bus route along the entirety of Midway Rd. (CR 712) to connect to existing bus routes. Moreover, the County's Transit Development Plan from February 2014 identified Midway Rd. (CR 712) as a priority corridor to implement transit. The project will create opportunities to include pedestrian, bicycle, and transit facilities along the project corridor.

2.1.7 Roadway Deficiencies

The Midway Rd. (CR 712) bridge structure (ID 940050) over the Florida's Turnpike is located at Mile Post 6.346 and was constructed in 1957. The last inspection of the bridge was performed on December 19, 2013. Although the report notes no structural deficiencies, the bridge is classified as Functionally Obsolete.

2.2 Alternatives Considered

Three build alternatives, including the Transportation System Management and Operations (TSMO) alternative, were developed and considered during the preliminary engineering phase of this study. The No-Build Alternative, TSMO Alternatives, and Build Alternative 1 (Canal Avoidance) and Alternative 2 (Box Culvert) are described below.

2.2.1 No-Build Alternative

No improvements are made to Midway Rd. (CR 712) within the limits of the study.

2.2.3 Build Alternatives

Transportation System Management and Operations (TSMO) Alternatives

TSMO alternatives involve improvements designed to maximize the utilization and efficiency of the existing facility through improved system and demand management. The various TSMO options generally include traffic signal and intersection improvements, access management, and transit improvements. The additional capacity required to meet the projected traffic volumes along Midway Rd. (CR 712) in the design year cannot be provided solely through the implementation of TSMO improvements.

Build Alternative 1 (Canal Avoidance)

The typical section includes two, 11-foot travel lanes in each direction separated by a 22-foot median. Seven-foot buffered bike lanes would be provided in each direction located adjacent to the outside travel lanes. Type F curb and gutter is used along the inside and outside lanes and collects stormwater runoff which is then directed to stormwater retention ponds. A six-foot wide sidewalk would be provided on the north side of the roadway, and a 12-foot-wide shared-use path would be provided along the south side of the roadway. The alignment for this alternative would shift to the north to avoid impacts to Canal 103. This typical section requires a minimum of 153 feet of ROW. Since the existing County ROW width varies between 107 feet and 153 feet, from zero feet up to 46 feet of ROW would need to be acquired along the north side of the roadway. The design speed for this typical section would be 45 mph.

Build Alternative 2 (Box Culvert)

The roadway and pedestrian features of the typical section for this alternative are similar to Alternative 1 except that Canal 103 would be enclosed with a box culvert. The canal is located within ROW owned by both St. Lucie County and the City of Port St. Lucie. This typical section requires a minimum of 160 feet of ROW. Approximately 25 feet to 32.5 feet of ROW would need to be acquired from the City of Port St. Lucie along the south side of the roadway. Additionally, up to 28 feet of ROW would need to be acquired along the north side of the roadway. The design speed for this typical section would be 45 mph.

3.0 Hydrogeologic Features

The St. Lucie County Area is underlain by two (2) major aquifers; the deep artesian Florida aquifer and the shallow, nonartesian aquifer which are separated by a layer of slowly permeable clay and sand. Generally, the soils in the county consist of a sandy surface layer followed by a loamy or cemented subsoil with varying amounts of organic matter. The primary source of groundwater in the

county is derived from local precipitation stored in the nonartesian aquifer. Most of the St. Lucie County Area is drained through intermittent streams, creeks, rivers, closed depressions and grassy sloughs. Elevation in the area varies from sea level to about 60 feet above sea level. Groundwater flow direction can vary significantly in the county depending on localized surface or subsurface conditions such as elevation or manmade water control systems.

4.0 Methodology

A CSER was conducted within the existing and proposed ROW limits and extending outward approximately 500 feet. The purpose of the CSER is to evaluate the potential for environmental impacts associated with proposed construction within the project limits. The evaluation included the following tasks:

- Document review using St. Lucie County Property Appraiser's website;
- A regulatory review of governmental databases for permits and or violations associated with environmental issues;
- Obtaining and evaluating historical aerial photographs, topographic maps and soil surveys in an effort to determine potential contamination problem areas;
- Conducting site visits to verify information provided and to identify other potential concerns within the vicinity of the project;
- Determining the contamination potential and assigning a risk rank for each property within the proposed project limits.

4.1 Regulatory Review

An environmental database search using Environmental Data Management Inc. (EDM) was conducted on October 15, 2015 to identify sites, facilities or listings within close proximity of the project containing documented or suspected petroleum contamination or other hazardous materials. The regulatory review of federal and state environmental records utilizes an integrated geographic information system database. The search was conducted as a preliminary screening tool to identify facilities that are registered with various county, state, and federal agencies.

The database search report provides geocoded and non-geocoded regulatory listings of interest that are identified within close proximity to the project. All are reviewed for the potential of contamination to impact the project. Each listing is located by address, facility ID number or field verified where possible. Generally, those identified to be more than 300 feet from the project are considered to be outside of the project limits and excluded from further investigation.

Some sites may have more than one regulatory listing. The remaining listings are grouped by facility/site location (listings from multiple databases can be consolidated to individual property parcels) and are discussed in applicable sections of the Potential Contamination Sites Summary Table provided in **Appendix A**. 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 identified below. A complete list of all environmental record databases searched is included in the database search report. A copy of the Environmental Database Report is provided in **Appendix D**.

- Federal NPL site list
- Federal Delisted NPL site list

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- Federal CERCLIS list
- Federal CERCLIS NFRAP site List
- Federal RCRA CORRACTS facilities list
- Federal RCRA non-CORRACTS TSD facilities list
- Federal RCRA generators list
- Federal institutional controls / engineering controls registries
- Federal ERNS list
- State- and tribal - equivalent CERCLIS
- State and tribal landfill and/or solid waste disposal site lists
- State and tribal leaking storage tank lists
- State and tribal registered storage tank lists
- State and tribal institutional control / engineering control registries
- State and tribal voluntary cleanup sites
- State and tribal Brownfields sites
- Local Brownfield lists
- Local Lists of Landfill / Solid Waste Disposal Sites
- Local Lists of Hazardous waste / Contaminated Sites
- Local Land Records
- Records of Emergency Release Reports
- Other Ascertainable Records, including but not limited to:
 - DOT OPS..... Incident and Accident Data
 - DOD..... Department of Defense Sites
 - FUDS..... Formerly Used Defense Sites
 - CONSENT..... Superfund (CERCLA) Consent Decrees
 - ROD..... Records Of Decision
 - US MINES..... Mines Master Index File
 - TRIS..... Toxic Chemical Release Inventory System
 - TSCA..... Toxic Substances Control Act
 - PADS..... PCB Activity Database System
 - FINDS..... Facility Index System/Facility Registry System
 - DRYCLEANERS..... Drycleaning Facilities
 - DEDB..... Ethylene Dibromide Database Results
 - FL Cattle Dip Vats..... Cattle Dipping Vats
 - TIER 2..... Tier 2 Facility Listing
 - PRP..... Potentially Responsible Parties
 - PCB TRANSFORMER..... PCB Transformer Registration Database
 - COAL ASH DOE..... Steam-Electric Plant Operation Data
 - COAL ASH EPA..... Coal Combustion Residues Surface Impoundments
 - Financial Assurance..... Financial Assurance Information Listing

4.2 Supplemental Regulatory Information

In addition to the EDM Report, Tierra South Florida (TSF) supplemented the regulatory records review with readily available information from various online sources as listed below. A copy of useful documentation is included in **Appendix E**.

- FDEP Map Direct
- FDEP OCULUS Document Management System
- FDEP Storage Tank/Contaminated Facility (STCF) search
- FDEP Hazardous Waste Facilities Search
- FDEP Solid Waste Facility Inventory
- EPA EnviroMapper for Envirofacts Multi-system Search

4.3 Aerial Photographs

Historical aerial photographs were reviewed as part of the Level 1 CSER to develop a history of the previous land uses along the project corridor and to identify any areas, which may have historical uses which pose potential environmental concerns.

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

TABLE 2 SUMMARY OF AERIAL PHOTOGRAPH REVIEW		
Year	Comment	Source
1944	Midway Rd. (CR 712) is apparent. Land use in the vicinity of the study area can generally be described as primarily wetland, agricultural and rural residential.	UF
1958	Glades Cut Off Rd., CSX Railroad and Florida Turnpike (SR 91) apparent. Man-made pond visible northeast of project west limit. No significant visible changes apparent in surrounding areas.	UF
1969-1970	No significant visible changes noted.	UF & FDOT Survey & Mapping
1980	Industrial-type facility apparent near project west limit to the north. Additional residential housing apparent near project east limit.	FDOT Survey & Mapping
1992	Townstar #38 and CEMEX Plant apparent at project west limit. Residential neighborhood roads apparent south of Midway Rd. (CR 712) Commercial structures apparent east of Florida Turnpike, north of Midway Rd. (CR 712)	FDOT Survey & Mapping
1999-2003	Additional commercial structures apparent east of Florida Turnpike, north of Midway Rd. (CR 712) Sunshine Foodmart #343 apparent at project east limit.	Google Earth
2004	Residential housing apparent south of Midway Rd. (CR 712)	Google Earth
2005-2014	No significant visible changes noted	FDOT Survey & Mapping & Google Earth

4.4 Site Reconnaissance

A site visit was conducted on October 29, 2015 to evaluate each property along the project corridor for potential contamination. The reconnaissance included a systematic inspection of each parcel adjoining the Midway Rd. (CR 712) corridor looking for signs of potential contamination. This was achieved by first driving the mainline roadway several times in both directions to get generalized information on the study area, then walking specific parcels of interest fronting the ROW to gain specific information regarding the usage and condition of the parcel. Photographs of parcels were obtained during the site inspection and select images are included in **Appendix F**.

Some of the typical physical indicators for contamination include: UST/AST fill ports and vent pipes; oil/petroleum staining; drums; chemical containers; refuse; illicit dumping; solid waste; stressed vegetation; dry cleaning facilities; materials handling from adjacent businesses; petroleum dispensers; excavated areas; agricultural use areas; chemical mix/load areas; stormwater outfall areas; surface water indicators; and other property uses that may present environmental concerns.

The site reconnaissance in conjunction with the review of historical aerial photography allows the site to be ranked as to the degree of environmental concerns as discussed in **Section 6.0** and **Section 7.0**.

4.5 Interviews/Correspondence

Communication with land owners, 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, dry-cleaning processes, and other industrial or agricultural operations that could affect the project. Applicable records of communication, if any, documenting interviews or email correspondence are included in **Appendix E**.

5.0 Determination of Potential Risk

After gathering and reviewing all readily available public information and conducting site reconnaissance, contamination risk rankings were assigned to sites of potential concern. The rating system is divided into four categories of risk as defined by the FDOT in Chapter 22 of the PD&E Guidelines Manual. These four degrees of risk are "No", "Low", "Medium" and "High". This system expresses the degree of concern for potential contamination problems. Known problems may not necessarily present a high cause for concern if the regulatory agencies are aware of the situation and actions, where necessary, are either complete or are underway, and these actions will not have an adverse impact on the proposed project.

No Risk Site

A review of all available information finds there is nothing to indicate contamination would be a problem. It is possible that contaminants were handled on the property; however, all information (DEP reports, monitoring wells, water and soil samples, etc.) indicate that contamination problems should not be expected. An example of an operation that may receive this rating is a wholesale or retail outlet that handles hazardous materials in sealed containers that are never opened while at the facility, such as cans of spray paint at a "drug store."

Low Risk Site

The former or current operation has a hazardous waste generator identification (ID) number, or deals with hazardous materials; however, based on all available information, there is no reason to believe there would be any involvement with contamination in relation to this project. This is the lowest possible rating a gasoline station operating within current regulations can receive. This rating could also apply to a retail store that blends paint. Some Low sites, such as gas stations in compliance, should be reevaluated during the design phase.

Medium Risk Site

After a review of all available information, indications are found (reports, Notice of Violations, consent orders, etc.) that identify known soil and/or water contamination and that the problem does not need remediation, is being remediated (i.e., air stripping of the groundwater, etc.), or that continued monitoring is required. The complete details of remediation requirements are important to determine what the Department must do if the property were to be acquired. A recommendation should be made on each property falling into this category to its acceptability for use within the proposed project, what actions might be required if the property is acquired, and the possible alternatives if there is a need to avoid the property. This rating expresses the degree of concern for potential contamination problems. Known problems may not necessarily present a high cause for concern if the regulatory agencies are aware of the situation and corrective actions are either underway or complete. The actions may not have an adverse impact on the proposed project.

High Risk Site

After a review of all available information, there is a potential for contamination problems. Further assessment will be required after alignment selection to determine the actual presence and/or levels of contamination and the need for remedial action. A recommendation must be included for what further assessment is required. Conducting the actual Contamination Assessment is not expected to begin until the alignment is defined; however, circumstances may require additional screening assessments (i.e., collecting soil or water samples for laboratory analysis necessary to determine the presence and/or levels of contaminants) to begin earlier. Properties previously used as gasoline stations and which have not been evaluated or assessed would probably receive this rating.

6.0 Mainline Risk Rankings

Based on the historical research, review of environmental record databases, site reconnaissance, and detailed file reviews completed by TSF, a total of eight (8) facilities and/or properties were located in close proximity to the study area, which may present the potential for finding petroleum contamination or hazardous materials and therefore may impact the proposed improvements for this project. Specific details for these sites are outlined in **Appendix A** and their locations are presented in **Appendix B**.

Of the eight (8) mainline sites investigated, the following risk rankings have been applied: **two (2) “High” ranking sites, one (1) “Medium” ranking sites, five (5) “Low” ranking sites, and zero (0) sites ranked “No”** for potential contamination concerns. The “High” and “Medium” ranked sites are discussed below:

Townstar #38

Contamination concerns: Petroleum Products

Address: 6600 Midway Rd.

Facility ID No.: 8942900

Distance of UST storage area from project ROW: 40 feet northwest of project west limit

Located at the west end of the project limit at northwest quadrant of Midway Rd. (CR 712) and Glades Cut Off Rd. During site reconnaissance, this site was observed as Marathon fuel station and Townstar convenience store. According to the (EDM) this facility currently maintains one (1) 22,000-gallon underground storage tank (UST) (unleaded gasoline) installed on May 1, 2009. Previous site layout included three (3) 10,000-gallon unleaded gasoline and one (1) 6,000-gallon diesel USTs. According to the Contamination Assessment Report (CAR) dated June 20, 2013, one discharge was reported on July 19, 1989 consisting of 11,000-gallons of automotive gasoline released from the UST system. In June 1992, a CAR detailed the installation and subsequent sampling of 76 soil borings and 23 monitor wells. Based on the results of this sampling event, a Remedial Action Plan (RAP) was developed and implemented to remediate the sites' impacted media. The RAP was approved by the FDEP on January 11, 1994, however the OCULUS database has no documents pertaining to the system startup or length of time the treatment system was in operation. When personnel visited the site in December 2008, the system had been installed but was not in operation and appeared deteriorated and non-functional after years of exposure to the elements. Additional site assessment work was performed on April 1, 2013 which included the collection of soil and groundwater samples. An Organic Vapor Analyzer (OVA) was used to screen the soil samples with the highest reading being 1003 parts per million (ppm) at 4 feet below land surface (BLS). Laboratory analytical results for the soil and groundwater samples were found to be above the State's guidelines for the Cleanup Target Levels (CTL's). Soil and groundwater analytical maps showing a contamination plume encroaching the ROW are provided in **Appendix E**. Based on the proximity of the former and current UST area to the right-of-way (40 feet northwest of project west limit) and the associated soil and groundwater contamination, this facility is given a contamination risk ranking of “High” for potential contamination to impact the project corridor.

CSX Railroad

Contamination concerns: Arsenic & Pesticides/ Herbicides

Distance to ROW: Site within project corridor

An operational CSX railroad corridor intersects the mainline project corridor, adjacent west of the project west limit. According to historical aerial photographs, this railroad corridor first appeared in the 1958 aerial photograph. Historical aerial photographs are presented in **Appendix C**. Historically, railroads used arsenic based pesticides/herbicides for vegetation and weed control along its corridors as well as petroleum based and creosote compounds to preserve railroad ties. These compounds

have typically been identified in the surficial soils within railroad beds tested. Based on its proximity to the project corridor, the CSX Railroad is given a contamination risk ranking of “**High**.”

Former Agricultural Field

Contamination concerns: Herbicides, Pesticides & Heavy Metals

*Distance to ROW: Between Glades Cut Off Rd. and Florida’s Turnpike (1970 & 1980 historical aeri-als);
Onsite for Pond A, Pond B-2, and Pond 2-3*

Agricultural lands used for row crops and citrus groves are typically associated with contamination from residual pesticides, herbicides, and heavy metals contaminants in the soil and/or groundwater. The potential for contamination is primarily in the vicinity of receiving, storage, mixing, washing and distribution areas. Agricultural uses of organic and inorganic pesticides 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. Additionally, citrus groves typically include diesel powered irrigation pumps and/or “Smudge Pots.” There exists the possibility of residual petroleum hydrocarbons and heavy metals in the soil and/or groundwater at these locations. Based on this information, areas used as agricultural are risk ranked “**Medium**” for potential contamination to impact the project corridor and ponds.

7.0 Pond Area Risk Rankings

Of the five (5) pond sites investigated plus an exfiltration trench, the following risk rankings have been applied: **zero (0) “High” ranking sites, one (1) “Medium” ranking sites, five (5) “Low” ranking sites, and zero (0) sites ranked “No”** for potential contamination concerns.

7.1 Pond A

The potential pond alternative is located south of Midway Rd. (CR 712) and east of CSX Railroad in St. Lucie County, Florida. Pond A encompasses approximately 0.60 acres of land. The location is shown on recent aerial photography presented in **Appendix B**.

During site reconnaissance, Pond A was observed to be an existing stormwater pond adjacent to residential housing. Surrounding properties in the vicinity of the pond site include Midway Rd. (CR 712) followed by the CEMEX plant to the north/northeast, Florida Turnpike to the east, and residences to the south. No unusual odors, staining, or indication of large amounts of solid waste or buried debris was observed.

Historical Land Use Summary

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

Table 3 Aerial Photograph Review of Pond A		
Year	Comment	Source
1944-1958	The potential pond area and surrounding areas are primarily rangeland and wetland. <i>Offsite:</i> Midway Rd. (CR 712) appears to the north, Florida turnpike apparent to the east, CSX Railroad and Glades Cut Off Rd. apparent west.	UF
1969-1980	Area appears as agricultural property. <i>Offsite:</i> Industrial building apparent to the north.	UF & FDOT Survey & Mapping
1992-1998	Area appears as a drainage canal. <i>Offsite:</i> CEMEX plant apparent north, commercial structures apparent northeast, residential roads apparent south.	FDOT Survey & Mapping
1999-2014	Area appears as existing stormwater pond <i>Offsite:</i> Residential housing apparent south.	FDOT Survey & Mapping & Google Earth

Regulatory Review

Former Agricultural Field

Contamination concerns: Herbicides, Pesticides & Heavy Metals

Distance of facility to Pond: Onsite

Agricultural lands used for row crops and citrus groves are typically associated with contamination from residual pesticides, herbicides, and heavy metals contaminants in the soil and/or groundwater. The potential for contamination is primarily in the vicinity of receiving, storage, mixing, washing and distribution areas. Agricultural uses of organic and inorganic pesticides 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. Additionally, citrus groves typically include diesel powered irrigation pumps and/or "Smudge Pots". There exists the possibility of residual petroleum hydrocarbons and heavy metals in the soil and/or groundwater at these locations. Based on this information, areas used for agricultural purposes are considered contamination concerns to impact the project improvements.

CEMEX-West Ft. Pierce Ready-Mix & Block

Address: 6100 Midway Rd. (CR 712)

Facility ID No.: 8520370

Distance of facility to Pond: 230 feet north

Located approximately 230 feet north of Pond 1. During site reconnaissance, this site was observed as CEMEX plant. According to the EDM report, this facility currently maintains one (1) 200-gallon waste-oil aboveground storage tank (AST) installed on July 1, 1984 and one (1) 20,000-gallon diesel AST installed April 1, 2005. A Tank Closure Assessment Report dated April 10, 2002 indicated that petroleum contaminated soil was removed from the former dispenser island area in conjunction with the system removal in April 2001. Two (2) shallow-monitor wells were installed with no dissolved petroleum constituents detected. A No Further Action (NFA) status has been granted for this facility.

Risk Ranking

Based on the current regulatory listings and the property currently developed as a pond site, Pond A is given a risk ranking of "Low" for risk of potential contamination. For those locations with a risk ranking of "Low," no additional assessment is recommended.

7.2 Pond B-1

The potential pond alternative is located northwest of Midway Rd. (CR 712) and Florida Turnpike overpass, in St. Lucie County, Florida. Pond B-1 encompasses approximately 1.86 acres of land. The location is shown on recent aerial photography presented in **Appendix B**.

During site reconnaissance, Pond B-1 was observed to be a cement stockpile yard for the adjoining CEMEX plant in operation since 1985, and the proposed area for Pond B-1 has been used as a cement stockpile yard since 2004. Surrounding properties in the vicinity of the pond site include man made ponds to the north, Florida Turnpike to the east, residences to the south, and CEMEX plant to the west.

Historical Land Use Summary

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

Table 4 Aerial Photograph Review of Pond B- 1		
Year	Comment	Source
1944	The potential pond area and surrounding areas are primarily rangeland and wetland. Midway Rd. (CR 712) appears to the south.	UF
1958	Northwest section of pond appears as part of man-made pond. <i>Offsite:</i> Florida turnpike apparent to the east, Glades Cut Off Rd. apparent west.	UF
1969-1980	No significant changes apparent. <i>Offsite:</i> Agricultural field apparent south.	UF & FDOT Survey & Mapping
1992-1998	No significant changes apparent. <i>Offsite:</i> CEMEX plant apparent west, residential roads apparent south, commercial structures apparent east.	FDOT Survey & Mapping
1999-2003	Land appears cleared. <i>Offsite:</i> No significant visible changes apparent.	FDOT Survey & Mapping
2004-2014	Land appears to be used as cement stockpile yard for adjoining CEMEX plant to the west. <i>Offsite:</i> Residential housing apparent to the south.	FDOT Survey & Mapping & Google Earth

Regulatory Review

An environmental database search using EDM was conducted on October 15, 2015 to identify sites, facilities or listings within close proximity of the project corridor containing documented or suspected petroleum contamination or other hazardous materials. The regulatory review of federal and state environmental records utilizes an integrated geographic information system database. The search was conducted as a preliminary screening tool to identify facilities that are registered with various county, state, and federal agencies.

CEMEX-West Ft. Pierce Ready-Mix & Block

Address: 6100 Midway Rd. (CR 712)

Facility ID No.: 8520370

Distance of facility to Pond: Onsite

During site reconnaissance, this site was observed as CEMEX plant cement waste stockpile yard. According to the EDM report, this facility currently maintains one (1) 200-gallon waste-oil aboveground

storage tank (AST) installed on July 1, 1984 and one (1) 20,000-gallon diesel AST installed April 1, 2005. A Tank Closure Assessment Report dated April 10, 2002 indicated that petroleum contaminated soil was removed from the former dispenser island area in conjunction with the system removal in April 2001. Two (2) shallow-monitor wells were installed with no dissolved petroleum constituents detected. A No Further Action (NFA) status has been granted for this facility.

Risk Ranking

Based on the lack of contamination concerns at Pond B-1, this pond is given a risk ranking of "Low" for risk of potential contamination. For sites with risk ranking of "Low" no additional assessment is recommended.

7.3 Pond B-2

The potential pond alternative is located southwest of Midway Rd. (CR 712) and Florida Turnpike overpass, in St. Lucie County, Florida. Pond B-2 encompasses approximately 1.91 acres of land. The location is shown on recent aerial photography presented in **Appendix B**.

During site reconnaissance, Pond B-2 was observed to be wooded land adjacent to residential housing. Surrounding properties in the vicinity of the pond site include Midway Rd. (CR 712) followed by the CEMEX plant to the north, Florida Turnpike to the east, recreational field to the south, and residences to the west. No unusual odors, staining, or indication of large amounts of solid waste or buried debris was observed. Photos are included in **Appendix F**.

Historical Land Use Summary

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

Table 5 Aerial Photograph Review of Pond B- 2		
Year	Comment	Source
1944-1958	The potential pond area and surrounding areas are primarily rangeland and wetland. <i>Offsite:</i> Midway Rd. (CR 712) appears to the north, Florida Turnpike apparent to the east, Glades Cut Off Rd. apparent west.	UF
1969-1980	Area appears as agricultural property. <i>Offsite:</i> Industrial building apparent to the west.	UF & FDOT Survey & Mapping
1992-1998	Area appears wooded. <i>Offsite:</i> CEMEX plant apparent northwest, commercial structures apparent northeast, residential roads apparent west.	FDOT Survey & Mapping
1999-2003	No significant changes apparent. <i>Offsite:</i> Residential housing apparent west.	FDOT Survey & Mapping
2004-2014	Land appears to be used as cement waste stockpile yard for adjoining CEMEX plant to the west. <i>Offsite:</i> Residential housing apparent to the south.	FDOT Survey & Mapping & Google Earth

Regulatory Review

Former Agricultural Field

Contamination concerns: Herbicides, Pesticides & Heavy Metals

Distance of facility to Pond: Onsite

Agricultural lands used for row crops and citrus groves are typically associated with contamination from residual pesticides, herbicides, and heavy metals contaminants in the soil and/or groundwater. The potential for contamination is primarily in the vicinity of receiving, storage, mixing, washing and distribution areas. Agricultural uses of organic and inorganic pesticides 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. Additionally, citrus groves typically include diesel powered irrigation pumps and/or "Smudge Pots". There exists the possibility of residual petroleum hydrocarbons and heavy metals in the soil and/or groundwater at these locations. Based on this information, areas used for agricultural purposes are considered contamination concerns to impact the project improvements.

CEMEX-West Ft. Pierce Ready-Mix & Block

Address: 6100 Midway Road

Facility ID No.: 8520370

Distance of facility to Pond: 350 feet northwest

Located approximately 350 feet northwest of Pond B-2. During site reconnaissance, this site was observed as CEMEX plant. According to the EDM report, this facility currently maintains one (1) 200-gallon waste-oil aboveground storage tank (AST) installed on July 1, 1984 and one (1) 20,000-gallon diesel AST installed April 1, 2005. A Tank Closure Assessment Report dated April 10, 2002 indicated that petroleum contaminated soil was removed from the former dispenser island area in conjunction with the system removal in April 2001. Two (2) shallow-monitor wells were installed with no dissolved petroleum constituents detected. A No Further Action (NFA) status has been granted for this facility.

Risk Ranking

Based on the historical presence of agricultural fields onsite, Pond B-2 is given a risk ranking of "Medium" for risk of potential contamination. For those locations with a risk ranking of "Medium" or "High," Level 2 field screening should be conducted, unless proposed improvements do not include new right of way purchase or modifications to existing conditions.

7.4 Pond 1

The potential pond alternative is located north of Midway Rd. (CR 712) and east of Florida Turnpike in St. Lucie County, Florida. Pond 1 encompasses approximately 4.53 acres of land. The location is shown on recent aerial photography presented in **Appendix B**.

During site reconnaissance, Pond 1 was observed to be wooded land adjacent to Site No. 4 FECF Cast Crete/ Prestige Gunitite. Surrounding properties in the vicinity of the pond site include Midway Rd. (CR 712) to the south and woods to the east and north, followed by Florida Turnpike to the west. No unusual odors, staining, or indication of large amounts of solid waste or buried debris was observed.

Historical Land Use Summary

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

Table 6 Aerial Photograph Review of Pond 1		
Year	Comment	Source
1944-1958	The potential pond area and surrounding areas are primarily rangeland and wetland. <i>Offsite</i> : Midway Rd. (CR 712) appears to the south, Florida turnpike apparent to the west followed by Glades Cut Off Road.	UF
1969-1980	No significant changes apparent. <i>Offsite</i> : No significant changes apparent.	UF & FDOT Survey & Mapping
1992-1998	Area appears wooded. <i>Offsite</i> : Commercial structure apparent adjoining west.	FDOT Survey & Mapping
1999-2014	No significant changes apparent <i>Offsite</i> : No significant changes apparent.	FDOT Survey & Mapping & Google Earth

Regulatory Review

*FECPCast Crete/ Prestige Gunite Address: 6100 Midway Road
 Facility ID No.: 8837720, 9701113
 Distance of facility to Pond: Adjacent to the west*

During site reconnaissance, this site was observed as All Scape Supply, a landscaping material supply company. The EDM Regulatory Report lists this site as formerly having multiple AST's containing gasoline and diesel fuel varying in sizes which have all been removed. Based on the distance to Pond 1 and lack of a documented discharge, this facility is not considered a contamination concern to Pond 1.

Risk Ranking

Based on the lack of contamination concerns, Pond 1 is given a risk ranking of "Low" for risk of potential contamination. For sites with risk ranking of "Low" no additional assessment is recommended.

7.5 Pond 2-3

The potential pond alternative is located south of Midway Rd. (CR 712) and east of Selvitz Rd. in St. Lucie County, Florida. Pond 2-3 encompasses approximately 7.21 acres of land. The location is shown on recent aerial photography presented in **Appendix B**.

During site reconnaissance, Pond 2-3 was observed to be wooded land adjacent east to a drug and treatment center (Florida Center for Recovery). Surrounding properties in the vicinity of the pond site include residential housing followed by Midway Rd. (CR 712) to the north, and woods to the south and east. No unusual odors, staining, or indication of large amounts of solid waste or buried debris was observed.

Historical Land Use Summary

Historical aerial photographs dated 1944, 1958, 1969, 1970, 1980, 1992, 1994, 1999, 2004, 2005, 2006, 2007, 2009, 2010, 2012, 2014 were reviewed from the University of Florida (UF), FDOT Survey & Mapping, and Google Earth. A summary of our review is presented in the table below. Copies of the 1944, 1958, 1969, 1970, 1980, 1992, and 2005 aerial photographs are presented in **Appendix C**. A copy of the 2012 aerial photograph is presented in **Appendix B**.

Table 7 Aerial Photograph Review of Pond 2-3		
Year	Comment	Source
1944-1969	The potential pond area and surrounding areas are primarily agricultural fields. <i>Offsite:</i> Man-made canal to the south, residences followed by Midway Rd. (CR 712) to the north, Florida turnpike followed by Glades Cut Off Rd. apparent west.	UF & FDOT Survey & Mapping
1970-1992	Area appears wooded with access trails <i>Offsite:</i> No significant changes apparent	UF & FDOT Survey & Mapping
1994-1999	No significant changes apparent <i>Offsite:</i> commercial building apparent adjoining west	FDOT Survey & Mapping
2004-2014	No significant changes apparent <i>Offsite:</i> No significant changes apparent	FDOT Survey & Mapping

Regulatory Review

Former Agricultural Field

Contamination concerns: Herbicides, Pesticides & Heavy Metals

Distance of facility to Pond: Onsite

Agricultural lands used for row crops and citrus groves are typically associated with contamination from residual pesticides, herbicides, and heavy metals contaminants in the soil and/or groundwater. The potential for contamination is primarily in the vicinity of receiving, storage, mixing, washing and distribution areas. Agricultural uses of organic and inorganic pesticides 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. Additionally, citrus groves typically include diesel powered irrigation pumps and/or "Smudge Pots". There exists the possibility of residual petroleum hydrocarbons and heavy metals in the soil and/or groundwater at these locations. Based on this information, areas used for agricultural purposes are considered contamination concerns to impact the project improvements.

Risk Ranking

Based on the current regulatory listings and the site currently developed as a pond site, Pond 2-3 is given a risk ranking of "Low" for risk of potential contamination. For those locations with a risk ranking of "Low" no additional assessment is recommended.

7.6 Exfiltration Trench

This pond alternative is located north of Midway Road and runs parallel to the existing roadway. No new right of way is required for this alternative. Based on current regulatory listings evaluated for the mainline this pond site alternative is given a risk ranking of "Low" for potential contamination. For those sites with risk ranking of "Low" no additional assessment is required.

8.0 Risk Ranking Summary

This Level 1 contamination screening evaluation has resulted in the following risk rankings:

Table 8 Risk Ranking Summary		
Mainline Site		
Site Name	Initial Risk Ranking	Comments
Townstar # 38	High	Based on the proximity of the underground storage tank (UST) area to the right-of-way (ROW) and the currently contaminated site status, this facility is given a contamination risk ranking of " High ."
CSX Railroad	High	Based on its intersecting Midway Rd. (CR 712) Near the western limit, the CSX Railroad is given a contamination risk ranking of " High ."
Former Agricultural Field	Medium	Based on historic uses of pesticides and herbicides, the Former Agricultural Fields are given a risk ranking of " Medium ."
Potential Pond Areas		
Potential Pond Area	Initial Risk Ranking	Comments
Pond A * Existing Pond Site	Low	Pond A is agricultural land dating back to 1970, woodlands dating back to 1992 and existing stormwater pond since 2004.
Exfiltration Trench	Low	Exfiltration trench to be within existing right of way.
Pond B-1	Low	Pond B-1 is a cement stockyard for the adjoining CEMEX plant.
Pond B-2	Medium	Pond B-2 is agricultural land dating back to 1970, woodlands dating back to 1992 and residences since 2004.
Pond 1	Low	Pond 1 is wetland and rangeland dating back to 1944.
Pond 2-3 * Existing Pond Site	Low	Pond 2-3 is an existing pond site and historically depicted as agricultural land dating back to 1944, and woodlands dating back to 1969.

9.0 Recommendations

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

For sites or potential pond areas ranked “No” or “Low,” no additional work is recommended at this time. These facilities are located at a distance that would not be expected to present contamination involvement to the project. Although the distances vary to make this determination, “No” and “Low” sites are generally greater than 100 feet from the project corridor or pond site. Should a facility’s permitting or regulatory status change between now and the time acquisitions are initiated, additional screening should be conducted.

For those locations with a risk ranking of “Medium” or “High,” Level 2 field screening should be conducted unless proposed improvements do not include new right of way purchase or modifications to existing conditions. These sites have been determined to have potential contaminants, which may impact the project and are generally located within 100 feet of the project corridor or pond site. A soil and groundwater sampling plan should be developed for each site. The sampling plan would provide sufficient detail as to the number of soil and groundwater samples to be obtained and the specific analytical test to be performed. A site location sketch for each facility showing all proposed boring locations and groundwater monitoring wells would be prepared.

Level II Contamination Assessment investigations are recommended for any areas that have proposed dewatering or subsurface work activities (e.g. pole foundations, drainage features) occurring adjacent to or at any of these sites. If dewatering will be necessary during construction, a SFWMD Water Use Permit will be required. The contractor will be held responsible for ensuring compliance with any necessary dewatering permit(s). Any dewatering operations in the vicinity of potentially contaminated areas shall be limited to low-flow and short-term. A dewatering plan may be necessary to avoid potential contamination plume exacerbation. All permits will be obtained in accordance with Federal, State, and local laws and regulations.

10.0 References

- Aerial photographs of St. Lucie County
 - St. Lucie County Property Appraiser's website
 - FDOT Survey & Mapping APLUS www.dot.state.fl.us/surveyingandmapping/
 - University of Florida, Map & Imagery Library <http://web.uflib.ufl.edu/maps/>
 - Google Earth www.google.com/earth/
- EDM Environmental Data Report for the project corridor
- EPA, Envirofacts, Multi-system Database Search www.epa.gov/enviro/
- EPA, Final National Priorities List (NPL) www.epa.gov/region4/superfund/
- FDEP, Files for Hazardous Waste Facilities for St. Lucie County, Florida
- FDEP, Files for Solid Waste Disposal Facilities for St. Lucie County, Florida
- FDEP, Files for Storage Tank/Contaminated Facilities (STCF) for St. Lucie County, Florida
- FDEP, Map Direct <http://ca.dep.state.fl.us/mapdirect/>
- FDEP, OCULUS Document Management System <http://depdms.dep.state.fl.us/Oculus/>
- FDOT Chapter 22, PD&E Manual
- St. Lucie County Government websites
- USDA, NRCS Soil Survey of St. Lucie County, Florida, Issued March 1980

11.0 Limitations

Site access was often limited to off-site boundary review due to site accessibility (fences, gates, private property, etc.). This report reflects information obtained in the field and from noted resources at the time this report was completed. Additional information may become available or site-specific conditions may have changed since the time this report was prepared and should be considered prior to acquiring right-of-way and/or proceeding with roadway construction. There exists a possibility that conditions may exist within the project study area that could not be identified or were not reasonably identifiable from the information available at the time the study was conducted. Information from other sources was obtained for the evaluation of the project and is believed to be accurate; however, TSF does not warrant or guarantee the accuracy of any third party information. The methodologies of this assessment generally follow accepted practices outlined in the FDOT PD&E Manual, Chapter 22 and are not intended to be used as contamination assessments, but rather to provide planners and design professionals with information regarding existing and potential environmental conditions that could affect the project.

Appendix A

Potential Contamination Sites Summary Table

POTENTIAL CONTAMINATION SITES SUMMARY TABLE

Mainline Site No. & Name <i>Locations are illustrated in Appendix B</i>		Address	St Lucie County Parcel No.	Type of Concern	Facility ID No.	Distance/Direction to ROW	Risk Ranking	Site History, Regulatory Status and Comments
1	Townstar # 38	6600 Midway Rd. Fort Pierce, FL 34986	3301-243-0001-000-7	Petroleum Products	FACID: 8942900	Northwest section of project west limit	High	Located at the west end of the project limit at northwest quadrant of Midway Rd. and Glades Cut Off Rd. During site reconnaissance, this site was observed as Marathon fuel station and Townstar convenience store. According to the Environmental Data Management report (EDM) this facility currently maintains one (1) 22,000-gallon underground storage tank (UST) (unleaded gasoline) installed on May 1, 2009. Previous site layout included three (3) 10,000-gallon unleaded gasoline and one (1) 6,000-gallon diesel USTs. According to the Contamination Assessment Report (CAR) dated June 20, 2013, one discharge was reported on July 19, 1989 consisting of 11,000-gallons of automotive gasoline released from the UST system. In June 1992, a CAR detailed the installation and subsequent sampling of 76 soil borings and 23 monitor wells. Based on the results of this sampling event, a Remedial Action Plan (RAP) was developed and implemented to remediate the sites' impacted media. The RAP was approved by the FDEP on January 11, 1994, however the OCULUS database has no documents pertaining to the system startup or length of time the treatment system was in operation. When personnel visited the site in December 2008, the system had been installed but was not in operation and appeared deteriorated and non-functional after years of exposure to the elements. Additional site assessment work was performed on April 1, 2013 which included the collection of soil and groundwater samples. An Organic Vapor Analyzer (OVA) was used to screen the soil samples with the highest reading being 1003 parts per million (ppm) at 4 feet below land surface (BLS). Laboratory analytical results for the soil and groundwater samples were found to be above the State's guidelines for the Cleanup Target Levels (CTL's). Soil and groundwater analytical maps showing a contamination plume encroaching the ROW are provided in Appendix E . Based on the proximity of the former and current UST area to the right-of-way (40 feet northwest of project west limit) and the associated soil and groundwater contamination, this facility is given a contamination risk ranking of "High" for potential contamination to impact the project corridor.
2	CSX Railroad	West end of project corridor	NA	Petroleum Products Herbicides & Pesticides	NA	Site within project corridor	High	An operational CSX railroad corridor intersects the mainline project corridor at the project west limit. According to historical aerial photographs, this railroad corridor first appeared in the 1958 aerial photograph. Historical aerial photographs are presented in Appendix C . Historically, railroads used arsenic based pesticides/herbicides for vegetation and weed control along its corridors as well as petroleum based and creosote compounds to preserve railroad ties. These compounds have typically been identified in the surficial soils within railroad beds tested. Based on its proximity to the project corridor, the CSX Railroad is given a contamination risk ranking of "High" for potential contamination to impact the project corridor.
3	CEMEX-West Ft. Pierce Ready-Mix & Block	6100 Midway Rd. Fort Pierce, FL 34986	3301-131-0000-010-9	Petroleum Products	FACID: 8520370	Adjacent north of the project corridor	Low	Located near the west end of the project limit. During site reconnaissance, this site was observed as CEMEX plant. According to the EDM report, this facility currently maintains one (1) 200-gallon waste-oil aboveground storage tank (AST) installed on July 1, 1984 and one (1) 20,000-gallon diesel AST installed April 1, 2005. A Tank Closure Assessment Report dated April 10, 2002 indicated that petroleum contaminated soil was removed from the former dispenser island area in conjunction with the system removal in April 2001. Two (2) shallow-monitor wells were installed with no dissolved petroleum constituents detected. A No Further Action (NFA) status has been granted for this facility. Based on this information, this facility is given a risk ranking of "Low" for potential contamination to impact the project corridor.
4	FECP Cast Crete/ Prestige Gunite	5600 Midway Rd. Fort Pierce, FL 34986	3406-501-0042-000-9	Petroleum Products	FACID: 8837720, 9701113	Adjacent north of the project corridor	Low	During site reconnaissance, this site was observed as All Scape Supply, a landscaping material supply company. The EDM Regulatory Report lists this site as formerly having multiple AST's containing gasoline and diesel fuel varying in sizes which have all been removed. Based on the distance from the project corridor and lack of a documented discharge, this facility is given a risk ranking of "Low" for potential contamination to impact the project corridor.
5	US Postal Service	5000 Midway Rd. Fort Pierce, FL 34986	3406-501-0014-010-7	Petroleum Products	FACID: 9046228	Former tank area 600 feet north of project corridor	Low	During site reconnaissance, this site was observed as United States Post Office. The northeast corner of the property once contained a 12,000-gallon gasoline UST installed March 1, 1990 and removed August 1, 1996. Soil and groundwater samples were collected in accordance with the Tank Closure Assessment Report (TCAR). No indications of contaminated soil were found, and the minor levels of petroleum constituents detected in the groundwater fell within the state target levels for a NFA status. An SRCO was awarded on September 28, 1998. Based on distance to the project corridor, this facility is given a risk ranking of "Low" for potential contamination to impact the project corridor.
6	St Lucie County Sheriff's Department	4700 Midway Rd. Fort Pierce, FL 34986	3406-501-0015-000-1	Petroleum Products	FACID:9600068	ASTs 475 feet north of project corridor	Low	During site reconnaissance, this site was observed as St Lucie County Sheriff's Department. According to the EDM Report, this site maintains one (1) 9,000-gallon unleaded gas and 4,000-gallon diesel AST installed on June 1, 1995; one (1) 10,000-gallon unleaded gas and one (1) 3,000-gallon diesel AST installed on September 1, 1997. According to a source removal report dated July 6, 2000, one of the tanks was overfilled during a refueling event resulting in a small area of soil contamination. Contaminated soil (approx. 52 tons) was removed until all field screening indicated all contaminated soil had been removed. No groundwater was affected. A Site Rehabilitation Completion Order (SRCO) was awarded on June 5, 2001. Based on the information reviewed, this facility is given a risk ranking of "Low" for potential contamination to impact the project corridor.
7	Sunshine Food Mart # 343	4090 Midway Rd. Fort Pierce, FL 34986	3405-601-0002-000-1	Petroleum Products	FACID:9801525	Tank farm and pump island 250 feet northeast of project east limit	Low	During site reconnaissance, this site was observed as Mobil fuel station and Sunshine Food Mart convenience store. According to the EDM report, this facility currently maintains two (2) 12,000-gallon unleaded gasoline USTs and one (1) 12,000 -gallon diesel UST installed on March 1, 1999. Based on the distance from the project corridor and lack of a documented discharge, this facility is given a risk ranking of "Low" for potential contamination to impact the project corridor.

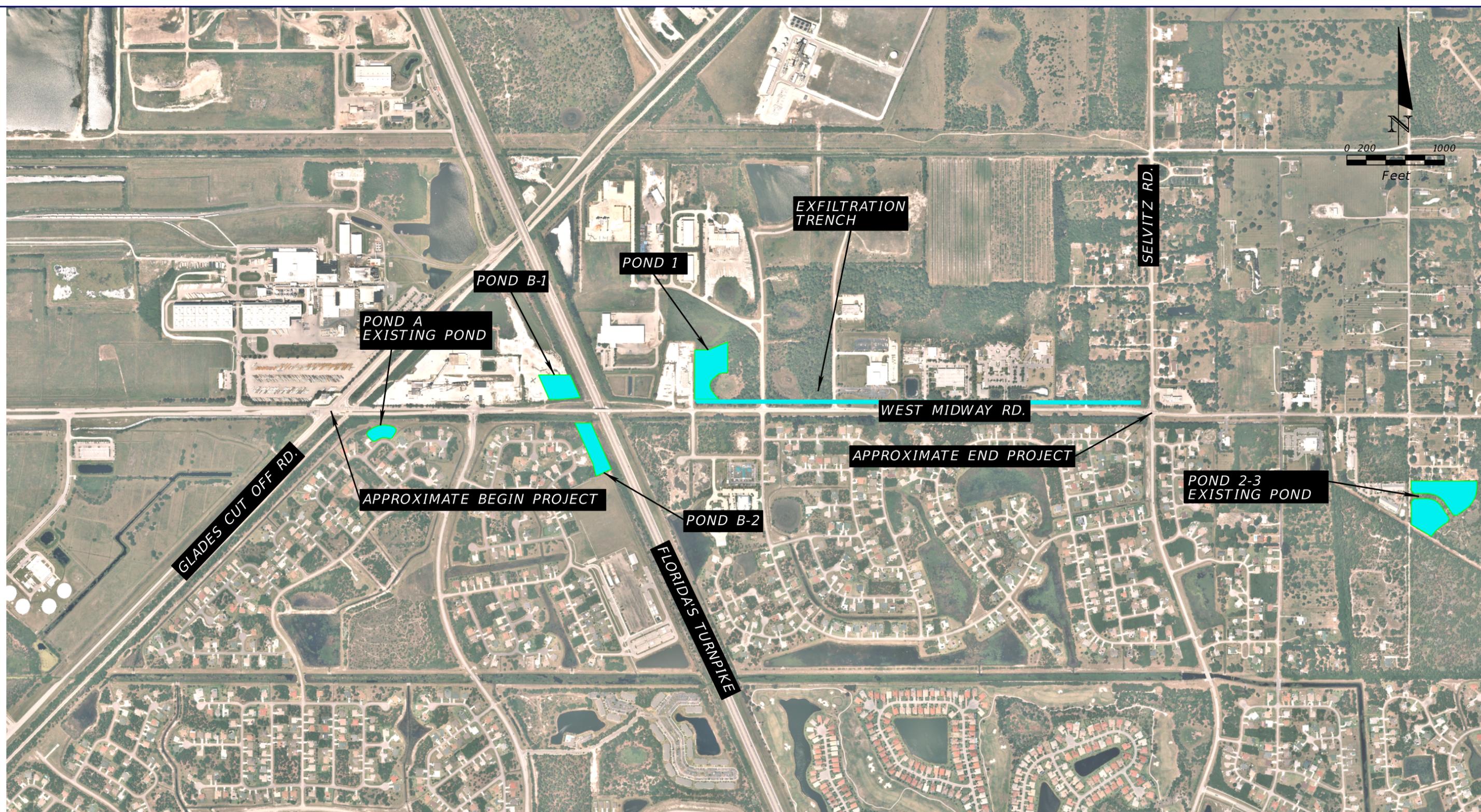
POTENTIAL CONTAMINATION SITES SUMMARY TABLE

Mainline Site No. & Name <i>Locations are illustrated in Appendix B</i>	Address	St Lucie County Parcel No.	Type of Concern	Facility ID No.	Distance/Direction to ROW	Risk Ranking	Site History, Regulatory Status and Comments
8	Former Agricultural Field	NA	Herbicides, Pesticides & Heavy Metals	NA	Between Glades Cut Off Rd. and Florida's Turnpike (1970 & 1980 historical aerials) ; East of Selvitz Rd. (1944, 1958, 1969 & 1970 historical aerials) Onsite for Pond A, Pond B-2, and Pond 2-3	Medium	Agricultural lands used for row crops and citrus groves are typically associated with contamination from residual pesticides, herbicides, and heavy metals contaminants in the soil and/or groundwater. The potential for contamination is primarily in the vicinity of receiving, storage, mixing, washing and distribution areas. Agricultural uses of organic and inorganic pesticides 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. Additionally, citrus groves typically include diesel powered irrigation pumps and/or "Smudge Pots". There exists the possibility of residual petroleum hydrocarbons and heavy metals in the soil and/or groundwater at these locations. Based on this information, areas used as agricultural are risk ranked "Medium" for potential contamination to impact the project corridor and ponds.

<p>GENERAL NOTES:</p> <p>Midway Road = CR 712 N/A = Not Applicable</p>	<p>ARN = Abandoned Rail Network AST = Above Ground Storage Tank ATRP = Abandoned Tank Restoration Program BF = Brownfields Management System CESQG = Conditionally Exempt SQG, generating less than 100 kg per month CSQGs = County regulated SQG ID number CTLs = Cleanup Target Levels DRF = Discharge Report Form DSCP = Dry-cleaning Solvent Cleanup Program EPAID = EPA Facility ID number ETDM = Efficient Transportation Decision Making (screening tool) FACID = FDEP Facility ID number FDEP = Florida Department of Environmental Protection FDOT = Florida Department of Transportation FRSFL = Facility Registry System</p>	<p>GCTLs = Groundwater Cleanup Target Levels kg = kilograms (1 kg = 2.2 lb) lb = pounds (1 lb = 0.45 kg) HISTCLEANERS = Historical Dry Cleaners LUST = Leaking Underground Storage Tank LUAST = Registered Leaking Underground Storage Tanks LPG = Liquefied/Liquid Petroleum Gas (propane or butane) LQG = Large Quantity Generator, generating more than 1,000 kg per month MOP = Monitoring Only Plan NAM = Natural Attenuation Monitoring NFA = No Further Action NREQ = Cleanup Not Required NPDES = National Pollutant Discharge Elimination System Facilities PAHs = Polycyclic Aromatic Hydrocarbons PARM = Post Active Remediation Monitoring PCE = Perchloroethylene (PCE)</p>	<p>PD&E = Project, Development & Environment PVC = Polyvinyl chloride RAP = Remedial Action Plan RCRA = Resource Conservation Recovery Act RCRAGR04 = RCRA Generator Facilities ROW = Right of Way SAR = Site Assessment Report SCTLs = Soil Cleanup Target Levels SQG = Small Quantity Generator of hazardous waste, generating 100 kg to 1,000 kg per month SRCO = Site Rehabilitation Completion Order SWF = Solid Waste Facilities TCE = tetrachloroethylene (TCE) TSD = Treatment, Storage & Disposal of hazardous waste UST = Underground Storage Tank UAST = Registered Storage Tanks</p>
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Appendix B

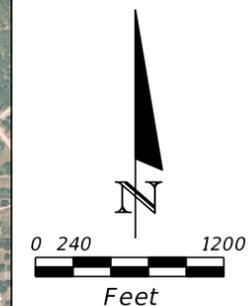
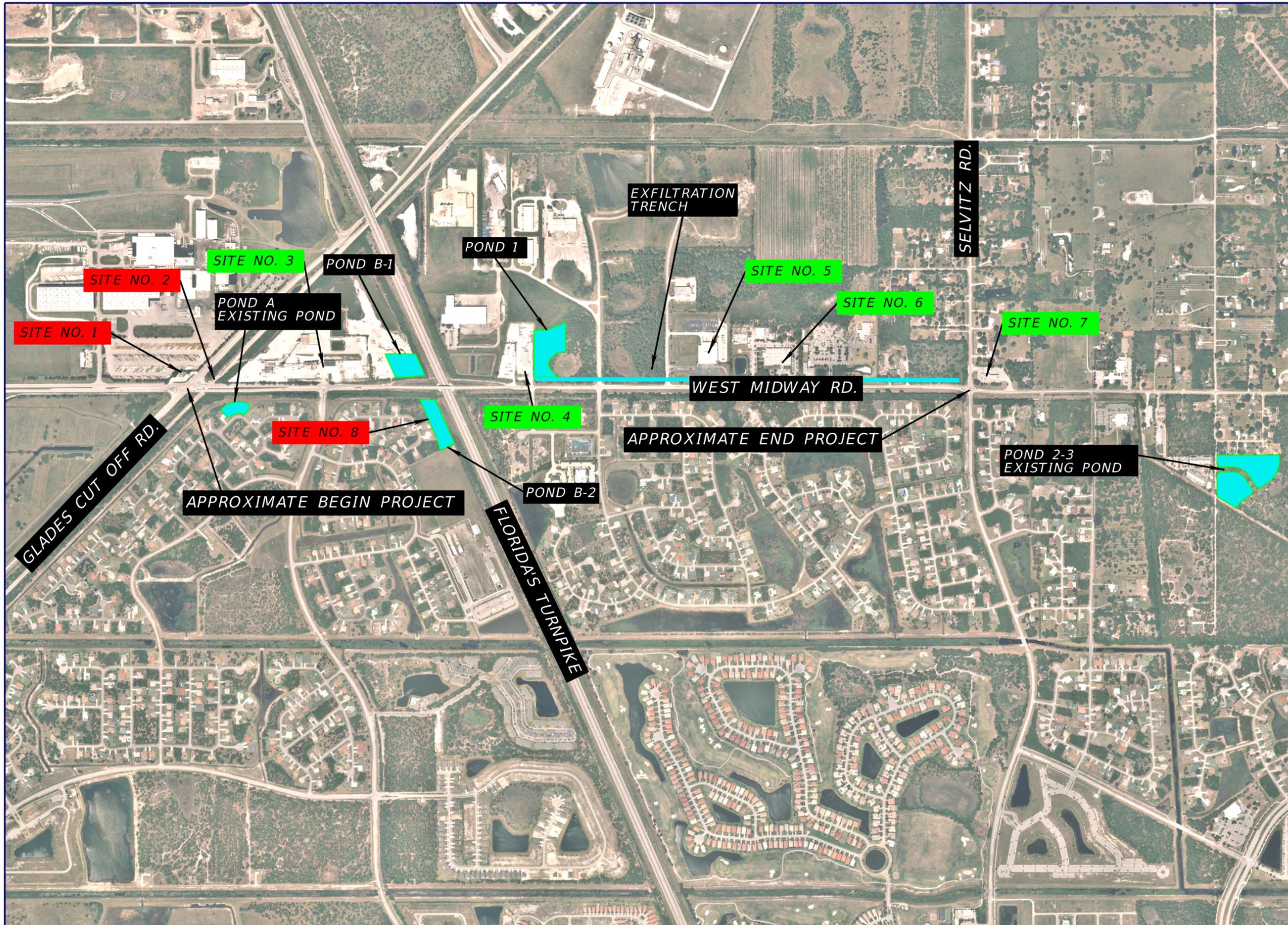
Project Location and Potential Contamination Sites Map



PROJECT LOCATION MAP

SOURCE: FDOT SURVEY AND MAPPING DATED 2012

REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO. B-1
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			TSF PROJECT NO 7111-15-154	CR 712	ST. LUCIE	N/A		
				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073				



SITE NO.	MAINLINE SITE NAME(S)	RISK RANKING
1	Townstar #38	High
2	CSX Railroad	High
3	CEMEX-West Ft. Pierce Ready-Mix & Block	Low
4	FECF Cast Crete/ Prestige Gunite	Low
5	US Postal Service	Low
6	St. Lucie County Sheriff's Department	Low
7	Sunshine Food Mart #343	Low
8	Former Agricultural Field	Medium

SITE NO. GREEN = NO/LOW RISK SITE

SITE NO. RED = MEDIUM/LOW RISK SITE

POTENTIAL CONTAMINATION SITES

SOURCE: FDOT SURVEY AND MAPPING DATED 2012

REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						CR 712	ST. LUCIE		N/A

Appendix C

Historical Aerial Photographs



1944 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: UNIVERSITY OF FLORIDA

REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		C-1
			TSF PROJECT NO.:		CR 712	ST. LUCIE	N/A		



1958 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: UNIVERSITY OF FLORIDA

REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		C-2
			TSF PROJECT NO.:		CR 712	ST. LUCIE	N/A		



1969 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: FDOT SURVEY AND MAPPING

REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO. C-3
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			TSF PROJECT NO.:	CR 712	ST. LUCIE	N/A			



1970 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: UNIVERSITY OF FLORIDA

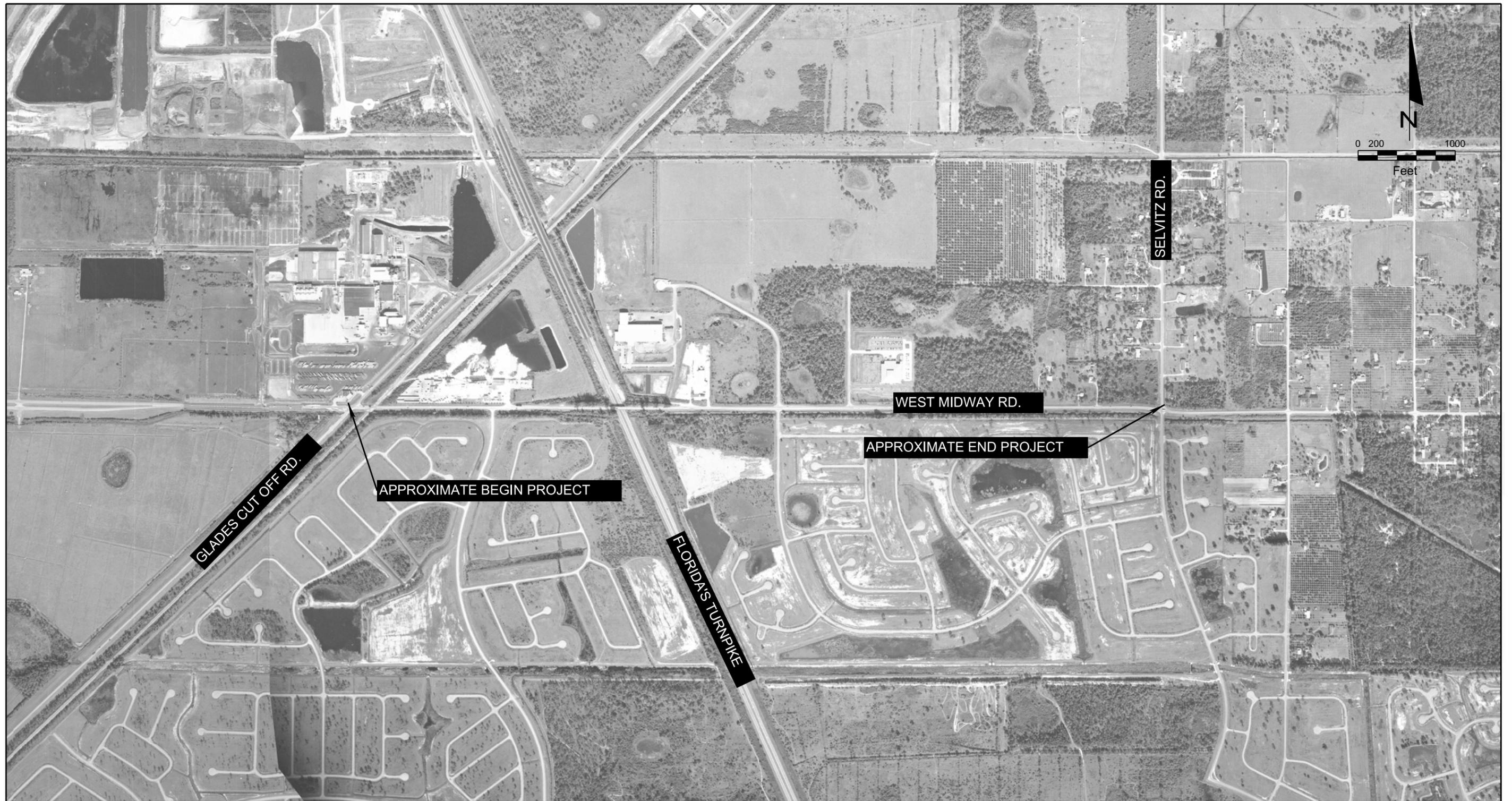
REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			TSF PROJECT NO.:		CR 712	ST. LUCIE	N/A		



1980 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: FDOT SURVEY AND MAPPING

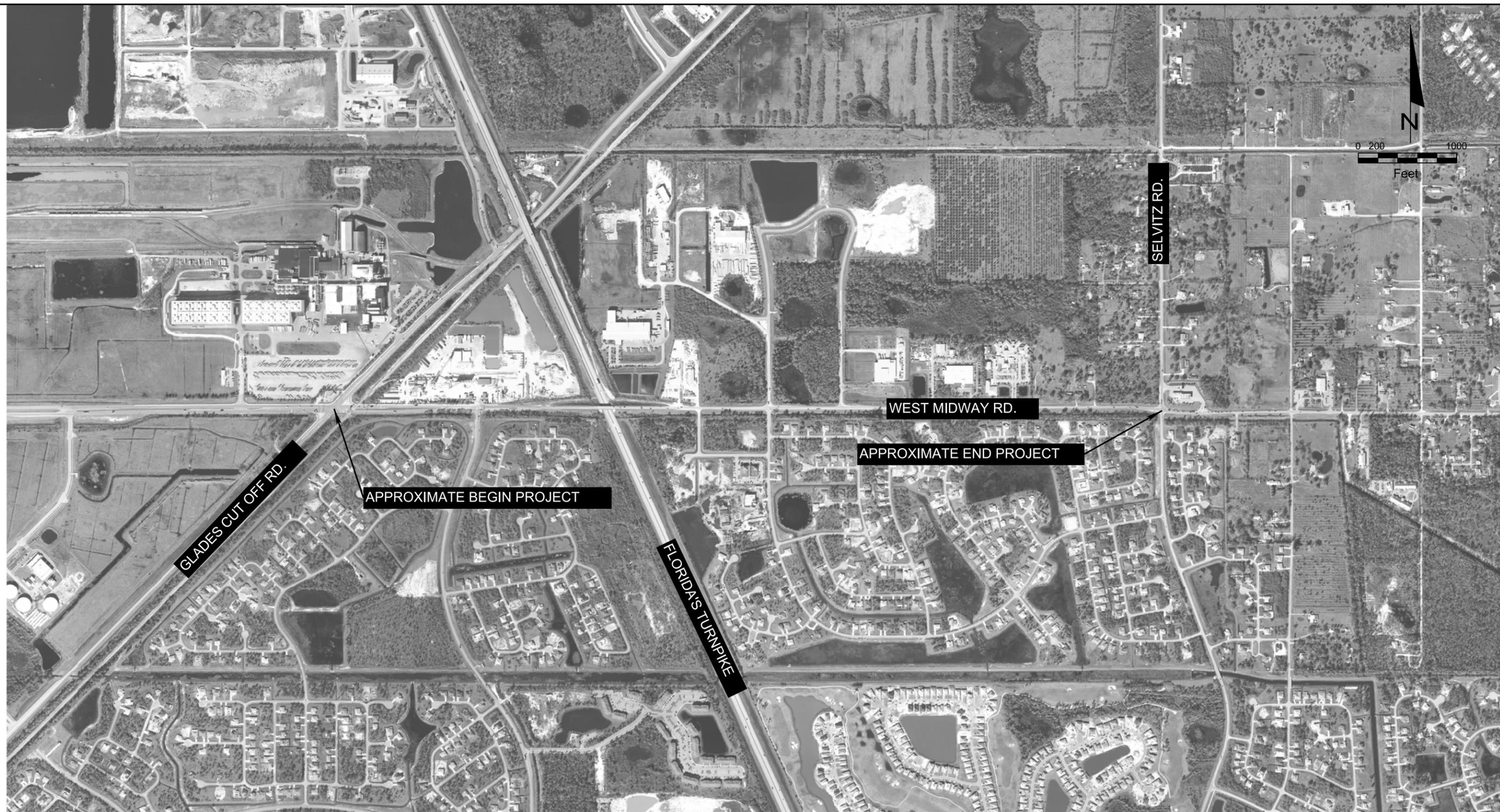
REVISIONS		REVISIONS		TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		C-5
			TSF PROJECT NO.:		CR 712	ST. LUCIE	N/A		



1992 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: FDOT SURVEY AND MAPPING

REVISIONS				TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO. C-6
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			TSF PROJECT NO.:	CR 712	ST. LUCIE	N/A			



2005 HISTORICAL AERIAL PHOTOGRAPH

SOURCE: FDOT SURVEY AND MAPPING

REVISIONS		DESCRIPTION		TIERRA SOUTH FLORIDA, INC. 2765 VISTA PARKWAY H-10 WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION 28073	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			MIDWAY ROAD (CR 712) FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			TSF PROJECT NO.:			CR 712	ST. LUCIE		N/A

Appendix D
Environmental Database Report

Environmental Data Report

Basic 1/8 Mile Research

Midway Road Corridor
Glades Cut-off Road to Selvitz Road
Fort Pierce, Florida

Prepared For:

Tierra South Florida
2765 Vista Parkway Suite 10
West Palm Beach, FL 33411

Prepared By:



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

October 15, 2015



October 15, 2015

Don Polanis
Tierra South Florida
2765 Vista Parkway
West Palm Beach, FL 33411

Subject: **Basic 1/8 Mile Research - EDM Project #23048**

Dear Mr. Polanis

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:

**Midway Road Corridor
Glades Cut-off Road to Selvitz Road
Fort Pierce, 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

Client Information	Project Information
Tierra South Florida 2765 Vista Parkway Suite 10 West Palm Beach FL 33411 Client Job No: Midway Road PD&E Client P.O. No:	Basic 1/8 Mile Research Midway Road Corridor Glades Cut-off Road to Selvitz Road Fort Pierce, Florida EDM Job No# 23048

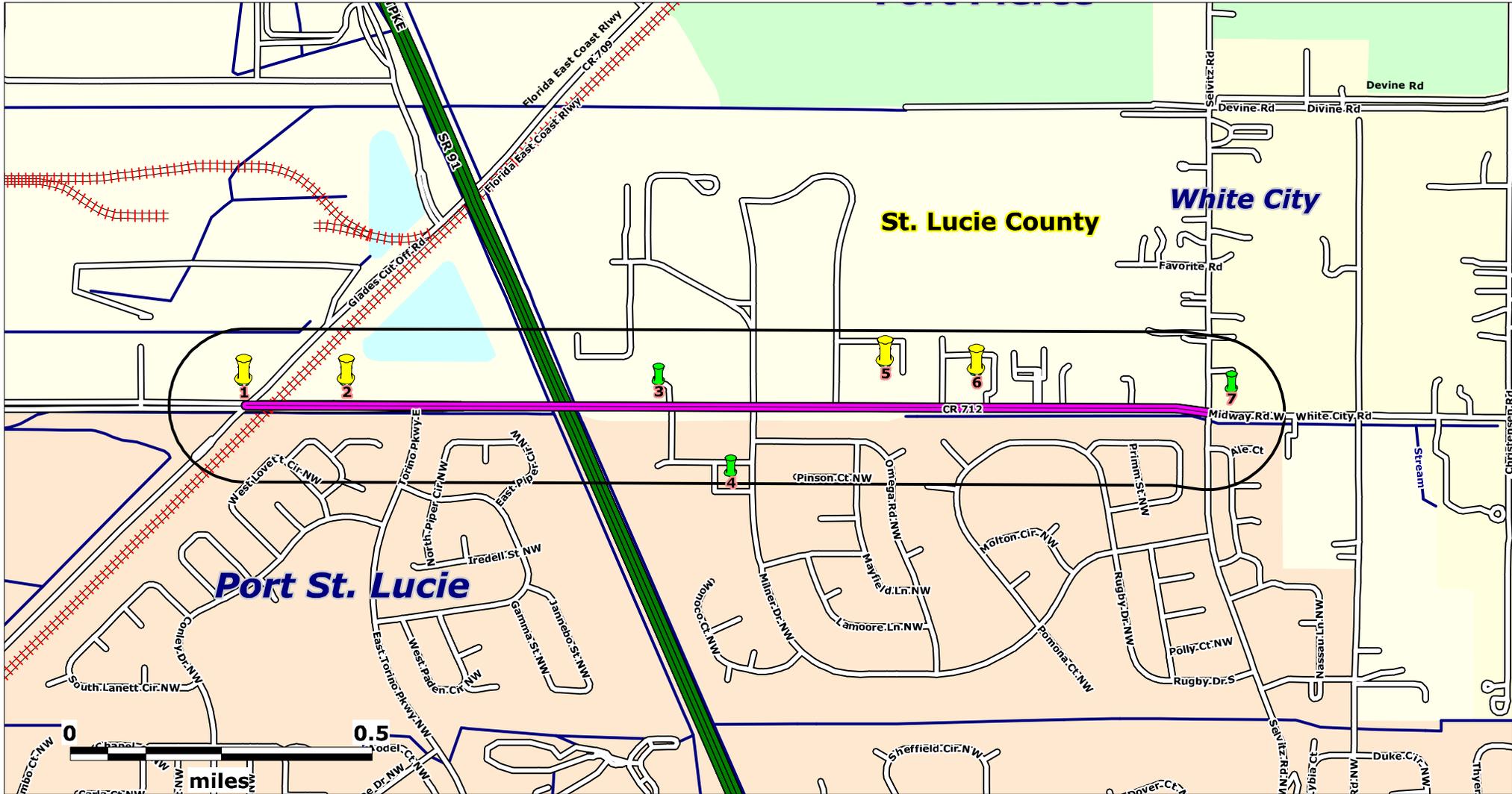
The following table displays the databases that were included in the research provided, the respective search distance for each database and the number of records identified for each database. The distance values indicated are measured from the centroid of the Subject Property. The absence of records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

	# Found
EPA DATABASES	
National Priorities List(NPL)	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0
Archived Cerclis Sites(NFRAP)	0
Emergency Response Notification System List(ERNS)	0
RCRIS Handlers with Corrective Action(CORRACTS)	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0
Tribal Tanks List(TRIBLTANKS)	0
Tribal Lust List(TRIBLLUST)	0
Brownfields Management System(USBRWNFLDS)	0
Institutional and/or Engineering Controls(USINSTENG)	0
FDEP DATABASES	
State NPL Equivalent(STNPL)	0
State CERCLIS Equivalent(STCERC)	1
Solid Waste Facilities List(SLDWST)	0
Leaking Underground Storage Tanks List(LUST)	4
Underground/Aboveground Storage Tanks(TANKS)	8
State Designated Brownfields(BRWNFLDS)	0
Voluntary Cleanup List(VOLCLNUP)	0
Institutional and/or Engineering Controls(INSTENG)	0
Dry Cleaners List(DRY)	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. Additionally, limitations exist in mapping data detail and accuracy. 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 in conjunction with other relevant information to direct your attention at potential problem areas; which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request. Requests via email authorization are construed to be in accordance with these terms.





Source: US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

Subject Property

Midway Road Corridor
Glades Cut-off Road to Selvitz Road
Fort Pierce, Florida

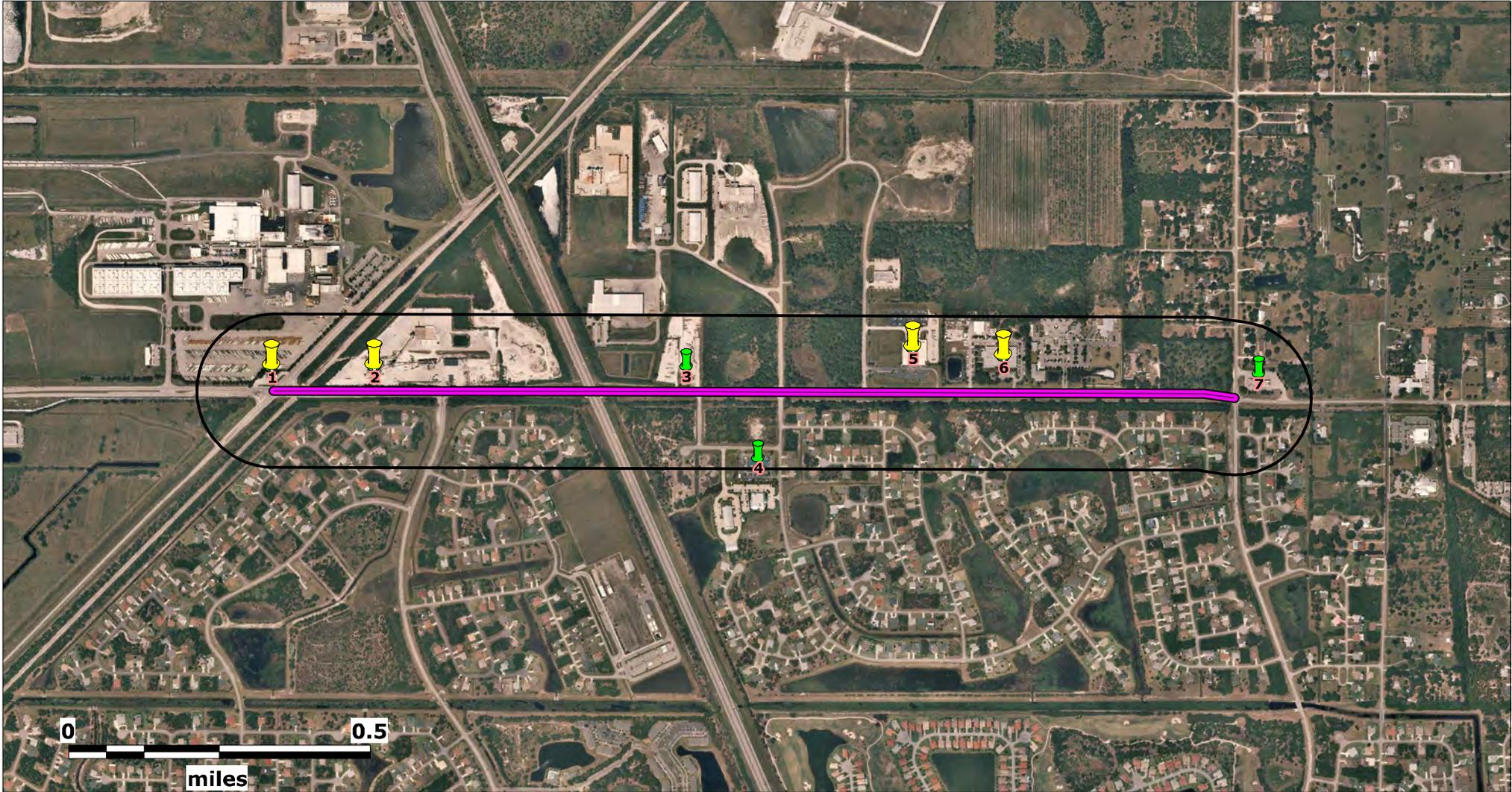
EDM Job No: 23048
October 15, 2015

Subject Corridor

NPL, STNPL, CORRACTS & TSD sites

CERCLIS, NFRAP, STCERC, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites

ERNS, NONTSD, TANKS & INSTENG sites



Source: Florida Department of Transportation

Map Scale and Site Locations are Approximate

Subject Property

Midway Road Corridor
Glades Cut-off Road to Selvitz Road
Fort Pierce, Florida

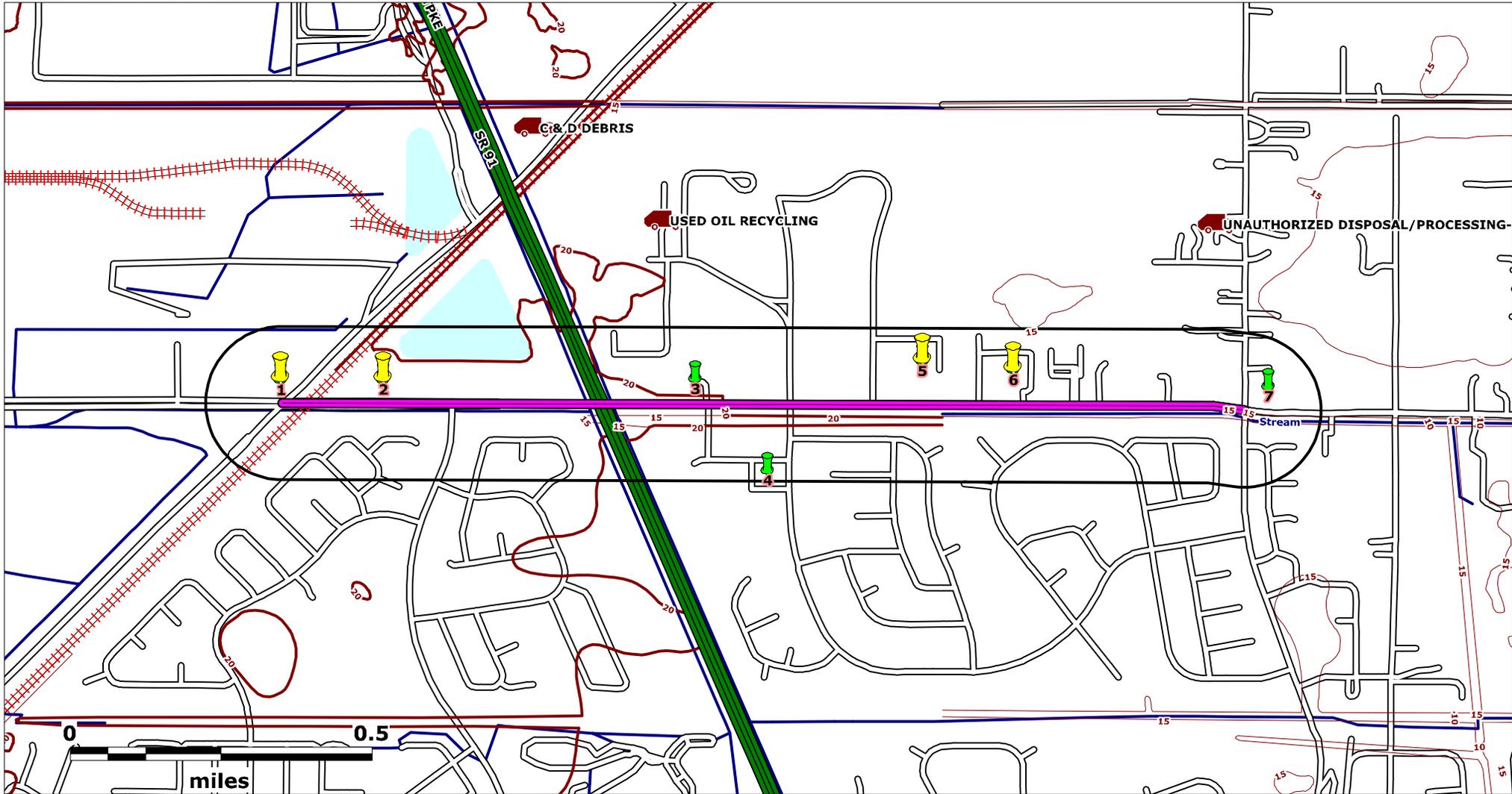
EDM Job No: 23048
October 15, 2015

 Subject Corridor

 NPL, STNPL, CORRACTS & TSD sites

 CERCLIS, NFRAP, STCERC, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites

 ERNS, NONTSD, TANKS & INSTENG sites



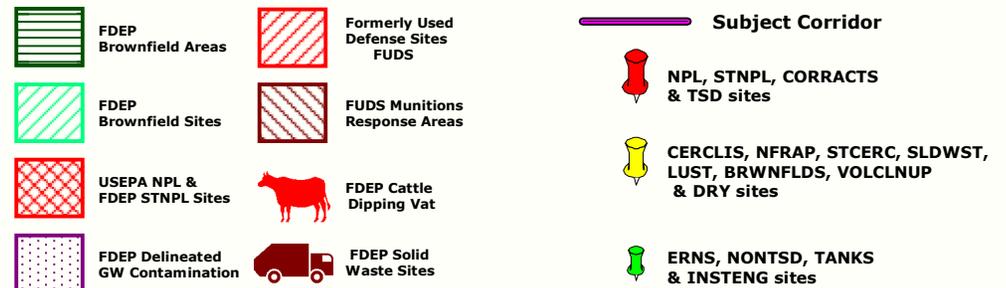
Source: FDEP and USEPA Geodata

Map Scale and Site Locations are Approximate

Subject Property

Midway Road Corridor
Glades Cut-off Road to Selvitz Road
Fort Pierce, Florida

EDM Job No: 23048
October 15, 2015



ENVIRONMENTAL DATA MANAGEMENT

Basic 1/8 Mile Research

Report Date: 10/15/2015

SUMMARY TABLE

Page 1 of 1

MAPID# FAC ID, NAME AND LOCATION		REGULATORY LISTS																				
		N P L	C E R C L I S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B U T A N K S	T R I B U T E S	U S B R W N F L D S	U S I N S T E N G	S T N P L	S T C E W R C	S L D W S T	L U S T	T A N K S	B R W N F L D S	V O L U N T E E R S	I N C E N T I V E	D R Y	
1)	39872907 TOWNSTAR #38 6600 W MIDWAY RD FORT PIERCE, FL. 34986												X									
1)	8942900 TOWNSTAR #38 6600 W MIDWAY RD FORT PIERCE, FL. 34986														X	X						
2)	8520370 CEMEX-WEST FORT PIERCE READY-MIX & BLOCK 6100 W MIDWAY RD FORT PIERCE, FL. 34981														X	X						
3)	8837720 FECF CAST CRETE 5600 W MIDWAY RD FORT PIERCE, FL. 34981																X					
3)	9701113 PRESTIGE GUNITE 5600 MIDWAY RD FORT PIERCE, FL. 34981																X					
4)	9808972 ST LUCIE CNTY HEALTH DEPT 5150 NW MILNER DR PORT SAINT LUCIE, FL. 34983																X					
5)	9046228 US POSTAL SERVICE 5000 W MIDWAY RD FORT PIERCE, FL. 34981															X	X					
6)	9600068 ST LUCIE CNTY SHERIFFS DEPT 4700 W MIDWAY RD FORT PIERCE, FL. 34981															X	X					
7)	9801525 SUNSHINE FOOD MART #343 4090 W MIDWAY RD FORT PIERCE, FL. 34981																X					



FDEP SITE INVESTIGATION LIST

(STCERC)

Report Date: 10/15/2015

STCERC Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

39872907
TOWNSTAR #38
6600 W MIDWAY RD
FORT PIERCE, FL 34986 0

MAP ID NUMBER:

1

Dist (Miles):

Direction:

SOURCE: FDEP Cleanup Sites

SITE NUMBER:

PROJECT MGR:

STATUS:

DISTRICT: SED

ATTORNEY:

STATUS DATE:

LEAD UNIT:

SUPPORT UNIT:

STCERC



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For further information please contact us at 800-368-7376

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

FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 10/15/2015

LUST Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION

8942900
TOWNSTAR #38
6600 W MIDWAY RD
FORT PIERCE, FL 34986-

OWNERSHIP INFORMATION

ACCOUNT OWNER
TOWN STAR HOLDINGS LLC
2178 NW RESERVE PARK TRACE
PORT ST LUCIE, FL 34986-
(817)899-7890
AVRY DAVIDOVICH

MAP ID NUMBER:

Dist (Miles):

Direction:

1

LUST

COUNTY CODE: 56
FACILITY STATUS: OPEN
FACILITY TYPE: A - Retail Station

FAC OPERATOR: MICHAEL GAZZALLA
FAC TEL #: (772)429-3330

SCORE 26 SCORE EFF DT: 7/6/2010 RANK: 12937 SCORE WHEN RANKED: 6 FAC CLNUP STATUS:

DISCHARGE INFORMATION

DISCHARGE DATE: 7/17/1989

Mapid: 1

INSPECTION DATE: 07/21/1989

CLEANUP WORK STATUS: INACTIVE

CLEANUP REQUIRED R - CLEANUP REQUIRED

CLEANUP COMBINED:

INFO SOURCE: I - PLIRP (INSURANCE)

DISCH CLNUP STATUS: 06/01/2009 RA - RA ONGOING

CONTAMINATED MEDIA?: SOIL: Y SUR WATER: N GR WATER: Y MON WELL: Y # DW WELLS CONTAMINATED: 0

POLLUTANT : B - UNLEADED GAS

GALLONS

OTHER

CLEANUP INFORMATION

Mapid: 1

CLNUP PROG: P - PETROLEUM LIABILITY AN

CLNUP OFF: PCTM5 - PETROLEUM CLEANUP TEAM 5

ELIG STAT: E

ELIG STAT DT: 14-SEP-8

APPL RCVD: 07-AUG-89

LOI: 01/30/1991

ELIG LTR SNT: 09/14/1989

REDETERM: N

DEDUCT AMT: 500

DEDUCT PD TO DT: 500

COPAY AMT: 0

COPAY TO DT: 0

CAP AMT: 1200000

SITE ASSESSMENT

CLNP RESP: RP - RESPONSIBLE PARTY

FUND ELLIG: -

ACTUAL COMPLETION DATE: 08-31-1992

PAYMENT DATE: 03-02-1993

ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: RP - RESPONSIBLE PARTY

FUND ELLIG: -

ORDER APPRV DATE: 1/14/1994

ACTUAL COMPL DATE: 01-14-1994

PAYMENT DATE:

ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: RP - RESPONSIBLE PARTY

FUND ELLIG: -

ACTUAL COST:

YEARS TO COMPL:

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: -

SUBMIT DATE:

REVIEW DATE:

ISSUE DATE:

COMPL STATUS: -

COMPL STATUS DT:

COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: RP - RESPONSIBLE PARTY

FUND ELLIG: -

ACTUAL COMPLETION DATE: 09-20-1989

FREE PRODUCT REMOVAL?(Y/N): Y

SOIL REMOVAL?(Y/N): Y

SOIL TONNAGE REMOVED: 67

SOIL TREATMENT?(Y/N):

OTHER TREATMENT?: 10,000 GALS FP

ALT PROC STATUS:

ALT PROC STATUS DT:

ALT PROC COMMENT:



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

8942900
 TOWNSTAR #38
 6600 W MIDWAY RD
 FORT PIERCE, FL 34986

OWNERSHIP INFORMATION:

TOWN STAR HOLDINGS LLC
 2178 NW RESERVE PARK TRACE
 PORT ST LUCIE, FL 34986
CONTACT TEL #: (817) 899-7890
CONTACT: AVRY DAVIDOVICH
FACILITY TEL #: (772) 429-3330

MAP ID NUMBER:

Dist (Miles):
Direction:

1

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COUNTY ID: 56 **FAC TYPE:** Retail Station **FAC STATUS:** OPEN

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	10000	01-Jan-1989	Unleaded Gas	UNDERGROUND	REMOVED 01-Apr-2009
** CONSTR TYPE: EMNO PIPING TYPE: CJK LEAK MONIT TYPE: 24HLS					
2	10000	01-Jan-1989	Unleaded Gas	UNDERGROUND	REMOVED 01-Apr-2009
** CONSTR TYPE: EMNO PIPING TYPE: CJK LEAK MONIT TYPE: 24HS					
3	10000	01-Jan-1989	Unleaded Gas	UNDERGROUND	REMOVED 01-Apr-2009
** CONSTR TYPE: EMNO PIPING TYPE: CJK LEAK MONIT TYPE: 24HS					
4	6000	01-Jan-1989	Vehicular Diesel	UNDERGROUND	REMOVED 01-Apr-2009
** CONSTR TYPE: AEMNO PIPING TYPE: CJK LEAK MONIT TYPE: 24HS					
5	22000	01-May-2009	Unleaded Gas	UNDERGROUND	IN SERVICE 01-May-2009
** CONSTR TYPE: AEILMNOP PIPING TYPE: CFJK LEAK MONIT TYPE: 134FHKL					

See "Agency List Descriptions" Section for Code Definitions



FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 10/15/2015

LUST Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION

8520370
CEMEX-WEST FORT PIERCE READY-MIX & BLOCK
6100 W MIDWAY RD
FORT PIERCE, FL 34981-4305

OWNERSHIP INFORMATION

ACCOUNT OWNER
CEMEX CONSTRUCTION MATERIALS FL LLC
3820 NORTHDAL BLVD #100B ATTN: DENISE CORRALES
TAMPA, FL 33624-
(813)968-3274
DENISE CORRALES

MAP ID NUMBER:

Dist (Miles):

Direction:

2

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COUNTY CODE: 56
FACILITY STATUS: OPEN
FACILITY TYPE: C - Fuel user/Non-retail

FAC OPERATOR: SCOTT MORGAN-OPER FOREMAN
FAC TEL #: (772)461-6700

SCORE 5 SCORE EFF DT: 4/16/2002 RANK: SCORE WHEN RANKED: FAC CLNUP STATUS:

DISCHARGE INFORMATION

DISCHARGE DATE: 4/9/2001

Mapid: 2

INSPECTION DATE: CLEANUP WORK STATUS: COMPLETED
CLEANUP REQUIRED N - NO CLEANUP REQUIRED CLEANUP COMBINED:
INFO SOURCE: D - DISCHARGE NOTIFICATION
DISCH CLNUP STATUS: 12/27/2002 NREQ - CLEANUP NOT REQUIRED
CONTAMINATED MEDIA?: SOIL: Y SUR WATER: N GR WATER: N MON WELL: N # DW WELLS CONTAMINATED: 0
POLLUTANT : Y - UNKNOWN/NOT REPORTED GALLONS OTHER

CLEANUP INFORMATION

Mapid: 2

CLNUP PROG: CLNUP OFF: PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM
ELIG STAT: ELLIG STAT DT: APPL RCVD: LOI: ELIG LTR SNT: REDETERM:
DEDUCT AMT: DEDUCT PD TO DT: COPAY AMT: COPAY TO DT: CAP AMT:

SITE ASSESSMENT

CLNP RESP: -
FUND ELLIG: -
ACTUAL COMPLETION DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: -
FUND ELLIG: -
ORDER APPRV DATE:
ACTUAL COMPL DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: -
FUND ELLIG: -
ACTUAL COST:
YEARS TO COMPL:

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: -
SUBMIT DATE:
REVIEW DATE:
ISSUE DATE:
COMPL STATUS: -
COMPL STATUS DT:
COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: -
FUND ELLIG: -
ACTUAL COMPLETION DATE:
FREE PRODUCT REMOVAL?(Y/N):
SOIL REMOVAL? (Y/N):
SOIL TONNAGE REMOVED:
SOIL TREATMENT?(Y/N):
OTHER TREATMENT?:
ALT PROC STATUS:
ALT PROC STATUS DT:
ALT PROC COMMENT:



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

8520370
 CEMEX-WEST FORT PIERCE READY-MIX & BLOCK
 6100 W MIDWAY RD
 FORT PIERCE, FL 34981

OWNERSHIP INFORMATION:

CEMEX CONSTRUCTION MATERIA
 3820 NORTHDALDA BLVD #100B ATTN:
 TAMPA, FL 33624
CONTACT TEL #: (813) 968-3274
CONTACT: DENISE CORRALES
FACILITY TEL #: (772) 461-6700

MAP ID NUMBER:

Dist (Miles):
Direction:

2

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COUNTY ID: 56 **FAC TYPE:** Fuel user/Non-retail **FAC STATUS:** OPEN

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	10000	01-Jul-1984	Vehicular Diesel	UNDERGROUND	REMOVED 24-Apr-2001
** CONSTR TYPE: EMO PIPING TYPE: LEAK MONIT TYPE: N					
2	2000	01-Jul-1984	Unleaded Gas	UNDERGROUND	REMOVED 24-Apr-2001
** CONSTR TYPE: EMO PIPING TYPE: LEAK MONIT TYPE: N					
3	275	01-Jul-1984	New/Lube Oil	UNDERGROUND	REMOVED 24-Apr-2001
** CONSTR TYPE: C PIPING TYPE: LEAK MONIT TYPE: N					
4	275	01-Jul-1984	New/Lube Oil	UNDERGROUND	REMOVED 24-Apr-2001
** CONSTR TYPE: C PIPING TYPE: LEAK MONIT TYPE: B					
5	200	01-Jul-1984	Waste Oil	ABOVEGROUND	IN SERVICE
** CONSTR TYPE: D PIPING TYPE: LEAK MONIT TYPE: Y					
6	10000	01-Nov-2000	Vehicular Diesel	ABOVEGROUND	REMOVED 01-Mar-2013
** CONSTR TYPE: CIP PIPING TYPE: AI LEAK MONIT TYPE: Q					
7	4000	01-Apr-2004	Vehicular Diesel	ABOVEGROUND	REMOVED 01-Apr-2005
** CONSTR TYPE: CIMP PIPING TYPE: LEAK MONIT TYPE: 4Q					
8	20000	01-Apr-2005	Vehicular Diesel	ABOVEGROUND	IN SERVICE 01-Apr-2005
** CONSTR TYPE: CIMP PIPING TYPE: ABI LEAK MONIT TYPE: 4Q					

See "Agency List Descriptions" Ssection for Code Definitions



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 2

FACILITY ID NUMBER, NAME AND LOCATION:

8837720
 FECP CAST CRETE
 5600 W MIDWAY RD
 FORT PIERCE, FL 34981

OWNERSHIP INFORMATION:

LAND & SEA PETROLEUM INC
 6710 NW 15TH WAY
 FORT LAUDERDALE, FL 33309
CONTACT TEL #: (954) 978-3835
CONTACT: JAMES ANGELONE
FACILITY TEL #: (772) 467-1914

MAP ID NUMBER:

Dist (Miles):
Direction:

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COUNTY ID: 56 **FAC TYPE:** Fuel user/Non-retail **FAC STATUS:** CLOSED

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	2000	01-Nov-1987	Vehicular Diesel	ABOVEGROUND	REMOVED 30-Apr-1988
** CONSTR TYPE: E PIPING TYPE: LEAK MONIT TYPE: I					
2	550		Leaded Gas	ABOVEGROUND	REMOVED 30-Jun-1990
** CONSTR TYPE: D PIPING TYPE: LEAK MONIT TYPE: I					
3	2000	01-Jan-1993	Vehicular Diesel	ABOVEGROUND	REMOVED 01-Jun-2000
** CONSTR TYPE: C PIPING TYPE: LEAK MONIT TYPE: I					
4	550	01-Apr-1988	Vehicular Diesel	ABOVEGROUND	REMOVED 30-Jun-1990
** CONSTR TYPE: D PIPING TYPE: LEAK MONIT TYPE: I					
5	10000		Vehicular Diesel	ABOVEGROUND	DELETED 01-Jan-1993
** CONSTR TYPE: C PIPING TYPE: LEAK MONIT TYPE: I					
6	1000	01-Mar-2004	Vehicular Diesel	ABOVEGROUND	REMOVED 01-May-2012
** CONSTR TYPE: CK PIPING TYPE: AZ LEAK MONIT TYPE: Q					

See "Agency List Descriptions" Ssection for Code Definitions



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 2 of 2

FACILITY ID NUMBER, NAME AND LOCATION:

9701113 --HISTORICAL ENTRY--
 PRESTIGE GUNITE
 5600 MIDWAY RD
 FORT PIERCE, FL 34981-

OWNERSHIP INFORMATION:

PRESTIGE GUNITE
 7228-C WESTPORT PL
 WEST PALM BEACH, FL 33413-
CONTACT TEL #: 5614789980
CONTACT: YVONNE TUCKER
FACILITY TEL #: 5614615586

MAP ID NUMBER:

Dist (Miles):
Direction:

3

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COUNTY ID: 56 **FAC TYPE:** CONTAM SITE/PRIOR TK LOCATION **FAC STATUS:** DELETED

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	55		MISC PETROL-BASED PRODUCT	ABOVEGROUND	DELETED 25-Sep-2000
** CONSTR TYPE:		PIPING TYPE:	LEAK MONIT TYPE:		

See "Agency List Descriptions" Section for Code Definitions



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

9808972
ST LUCIE CNTY HEALTH DEPT
5150 NW MILNER DR
PORT SAINT LUCIE, FL 34983

OWNERSHIP INFORMATION:

ST LUCIE CNTY BOCC
2300 VIRGINIA AVE ATTN: CENTRA
FORT PIERCE, FL 34982
CONTACT TEL #: (772) 462-1546
CONTACT: RON SIGMON/ DOUGLAS ANDER
FACILITY TEL #: (772) 462-1432

MAP ID NUMBER:

Dist (Miles):
Direction:

4

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COUNTY ID: 56 **FAC TYPE:** County Government

FAC STATUS: OPEN

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	950	01-May-2007	Emerg Generator Diesel	ABOVEGROUND	IN SERVICE 01-May-2007

** **CONSTR TYPE:** CIP **PIPING TYPE:** P **LEAK MONIT TYPE:** F

See "Agency List Descriptions" Section for Code Definitions



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

9046228 --HISTORICAL ENTRY--
US POSTAL SERVICE
5000 W MIDWAY RD
FORT PIERCE, FL 34981

OWNERSHIP INFORMATION:

CONTACT TEL #:
CONTACT:
FACILITY TEL #:

MAP ID NUMBER:

Dist (Miles):
Direction:

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COUNTY ID: 56 FAC TYPE: Federal Government FAC STATUS: CLOSED

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	12000	01-Mar-1990	Unleaded Gas	UNDERGROUND	REMOVED 01-Aug-1996

** CONSTR TYPE: AEI PIPING TYPE: AF LEAK MONIT TYPE: EGH

See "Agency List Descriptions" Section for Code Definitions



FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 10/15/2015

LUST Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION

9600068
ST LUCIE CNTY SHERIFFS DEPT
4700 W MIDWAY RD
FORT PIERCE, FL 34981-

OWNERSHIP INFORMATION

ACCOUNT OWNER
ST LUCIE CNTY SHERIFFS OFFICE
4700 W MIDWAY RD ATTN: A ANTINO-FINANCE DEPT
FORT PIERCE, FL 34981-
(772)462-3319
CLAY RIGDON

MAP ID NUMBER:

Dist (Miles):

Direction:

6

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COUNTY CODE: 56
FACILITY STATUS: OPEN
FACILITY TYPE: I - County Government

FAC OPERATOR: VINCE DRISCOLL
FAC TEL #: (772)462-3632

SCORE SCORE EFF DT: RANK: SCORE WHEN RANKED: FAC CLNUP STATUS:

DISCHARGE INFORMATION

DISCHARGE DATE: 4/7/2000

Mapid: 6

INSPECTION DATE:

CLEANUP REQUIRED R - CLEANUP REQUIRED

CLEANUP COMBINED:

CLEANUP WORK STATUS: COMPLETED

INFO SOURCE: D - DISCHARGE NOTIFICATION

DISCH CLNUP STATUS: 06/05/2001 NFA - NFA COMPLETE

CONTAMINATED MEDIA?: SOIL: SUR WATER: GR WATER: MON WELL: # DW WELLS CONTAMINATED:

POLLUTANT : UNLEADED GAS GALLONS OTHER

CLEANUP INFORMATION

Mapid: 6

CLNUP PROG:

CLNUP OFF: -

ELIG STAT:

ELIG STAT DT:

APPL RCVD:

LOI:

ELIG LTR SNT:

REDETERM:

DEDUCT AMT:

DEDUCT PD TO DT:

COPAY AMT:

COPAY TO DT:

CAP AMT:

SITE ASSESSMENT

CLNP RESP: -

FUND ELLIG: -

ACTUAL COMPLETION DATE:

PAYMENT DATE:

ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: -

FUND ELLIG: -

ORDER APPRV DATE:

ACTUAL COMPL DATE:

PAYMENT DATE:

ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: -

FUND ELLIG: -

ACTUAL COST:

YEARS TO COMPL: 0

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: NFA - NO FURTHER ACTION

SUBMIT DATE: 06-25-2000

REVIEW DATE: 06-05-2001

ISSUE DATE: 06-05-2001

COMPL STATUS: A - APPROVED

COMPL STATUS DT: 06-05-2001

COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: -

FUND ELLIG: -

ACTUAL COMPLETION DATE:

FREE PRODUCT REMOVAL?(Y/N):

SOIL REMOVAL?(Y/N):

SOIL TONNAGE REMOVED:

SOIL TREATMENT?(Y/N):

OTHER TREATMENT?:

ALT PROC STATUS:

ALT PROC STATUS DT:

ALT PROC COMMENT:



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

9600068
 ST LUCIE CNTY SHERIFFS DEPT
 4700 W MIDWAY RD
 FORT PIERCE, FL 34981

OWNERSHIP INFORMATION:

ST LUCIE CNTY SHERIFFS OFF
 4700 W MIDWAY RD ATTN: A ANTINO
 FORT PIERCE, FL 34981
CONTACT TEL #: (772) 462-3319
CONTACT: CLAY RIGDON
FACILITY TEL #: (772) 462-3632

MAP ID NUMBER:

Dist (Miles):
Direction:

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COUNTY ID: 56 **FAC TYPE:** County Government **FAC STATUS:** OPEN

<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>
1	9000	01-Jun-1995	Unleaded Gas	ABOVEGROUND	IN SERVICE 01-Jun-1995
** <u>CONSTR TYPE:</u> CIL <u>PIPING TYPE:</u> CFJK <u>LEAK MONIT TYPE:</u> KLQ					
2	4000	01-Jun-1995	Emerg Generator Diesel	ABOVEGROUND	IN SERVICE 01-Jun-1995
** <u>CONSTR TYPE:</u> CI <u>PIPING TYPE:</u> A <u>LEAK MONIT TYPE:</u> KLQ					
3	10000	01-Sep-1997	Unleaded Gas	ABOVEGROUND	IN SERVICE 01-Sep-1997
** <u>CONSTR TYPE:</u> CI <u>PIPING TYPE:</u> CFJK <u>LEAK MONIT TYPE:</u> FQ					
4	3000	01-Sep-1997	Vehicular Diesel	ABOVEGROUND	IN SERVICE 01-Sep-1997
** <u>CONSTR TYPE:</u> CIL <u>PIPING TYPE:</u> CFJK <u>LEAK MONIT TYPE:</u> KLQ					

See "Agency List Descriptions" Ssection for Code Definitions



FDEP STORAGE TANKS REPORT

(TANKS)

Report Date: 10/15/2015

TANKS Page 1 of 1

FACILITY ID NUMBER, NAME AND LOCATION:

9801525
 SUNSHINE FOOD MART #343
 4090 W MIDWAY RD
 FORT PIERCE, FL 34981

OWNERSHIP INFORMATION:

M & R UNITED INC
 402 HIGH POINT DR #101 ATTN: JO
 COCOA, FL 32926
CONTACT TEL #: (321) 631-0245
CONTACT: JOE FIELDS
FACILITY TEL #: (321) 631-0245

MAP ID NUMBER:

Dist (Miles):
Direction:

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COUNTY ID: 56 **FAC TYPE:** Retail Station **FAC STATUS:** OPEN

TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	12000	01-Mar-1999	Vehicular Diesel	UNDERGROUND	IN SERVICE 01-Mar-1999
** CONSTR TYPE: AEIMNOP PIPING TYPE: CFJK LEAK MONIT TYPE: 34FHK					
2	12000	01-Mar-1999	Unleaded Gas	UNDERGROUND	IN SERVICE 01-Mar-1999
** CONSTR TYPE: AEIMNOP PIPING TYPE: CFJK LEAK MONIT TYPE: 34FHK					
3	12000	01-Mar-1999	Unleaded Gas	UNDERGROUND	IN SERVICE 01-Mar-1999
** CONSTR TYPE: AEIMNOP PIPING TYPE: CFJK LEAK MONIT TYPE: 34FHK					

See "Agency List Descriptions" Ssection for Code Definitions



PROXIMAL RECORDS TABLE

Report Date: 10/15/2015

The Proximal Records Table includes mapped facilities that appear outside of the study area, but in the proximity of the research boundary. They are provided in a summary fashion to allow one to determine potential interest.

Generally, these sites may be of potential interest for three reasons:

- 1.) The location occurs so close to the research boundary that it merits inclusion in the evaluation.
- 2.) The site may be expansive with regard to the property boundary. The physical address of a landfill for example may occur outside of the research boundary, but the landfill boundary may extend into the research area. Large industrial complexes may also fall into this category.
- 3.) The U.S. Census Bureau data, from which our maps are created, is not always precise with regard to address information. A facility may therefore appear on the map outside of the research area, but actually fall within the research area. These inaccuracies are typically less than 500 feet. If you observe any such inaccuracies, we ask that you please notify us of the more precise location and we will use this information to improve our product.

If more specific information relative to one or more locations included in the Proximal Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

ENVIRONMENTAL DATA MANAGEMENT

Basic 1/8 Mile Research

PROXIMAL RECORDS TABLE

Report Date: 10/15/2015

Page 1 of 1

REGULATORY LISTS

	N P L	C E R C L I S	N F R A P	E R N S	C O R R A C T S	T S D	N O N T S D	T R I B U T A N K S	T R I B U T E S	U S B R W F L D S	U S I N S T E N G	S T N P L	S T C E W R C	S L D W T	L U S T	T A N K S	B R O W N F L D S	V O L U N T E E R S	I N T E R N A T I O N A L S	D R Y
MAPID# FAC ID, NAME AND LOCATION 1A) 9808368 ST LUCIE CNTY FIRE DIST ADMIN-MAINT 5160 NW MILNER DR PORT SAINT LUCIE, FL.															X					



NONMAPPED RECORDS TABLE

Report Date: 10/15/2015

The Non-Mapped Records Table is a listing of database records that lack sufficient address information to be placed within our mapping system, but may exist within your study area. These records have been manually screened to determine whether they could likely fall within the study area or can be conclusively identified as existing outside of the study area. Those records that could be located within the study area, but cannot be plotted within our GIS, are displayed in the Non-Mapped Records Table within this report.

If more specific information relative to one or more locations included in the Non-Mapped Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

NONMAPPED RECORDS



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ENVIRONMENTAL DATA MANAGEMENT

Basic 1/8 Mile Research

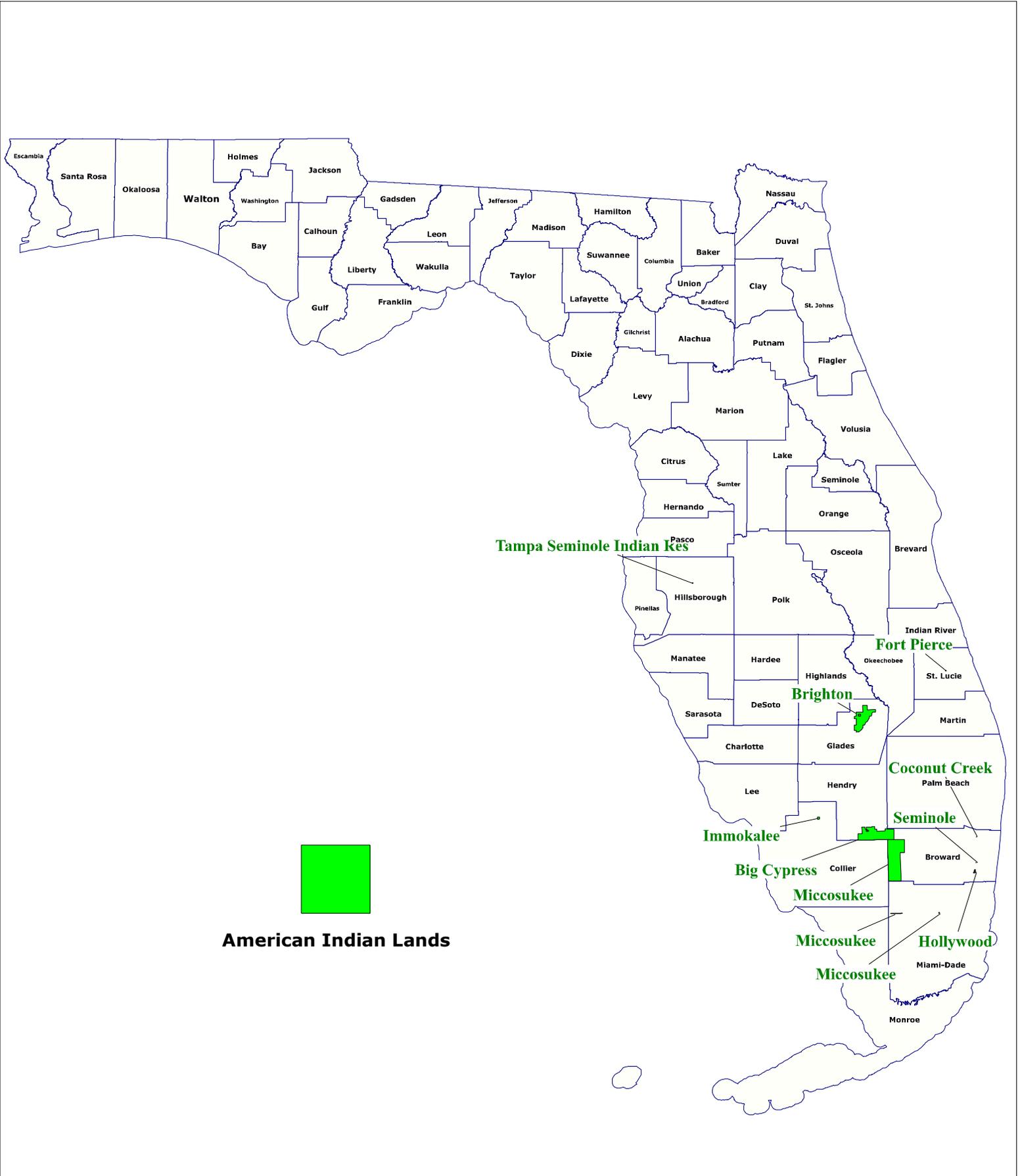
NON-MAPPED RECORDS TABLE

Report Date: 10/15/2015

Page 1 of 1

MAPID# FAC ID, NAME AND LOCATION	REGULATORY LISTS																			
	N P L	C E R C L I S	N E R R A P	E R N S	C O R R A C T S	T O R D	N O N T S D	T R I B U T A N K S	T R I B U T E S	U S B R W F L D S	U S I N S T E N G	S T N P L	S T C E W R C	S L D W T	L U S T	T A N K S	B R W N F L D S	V O L C L N G	I N S T E N G	D R Y
114899 GLASGOW GLADES RD AND MIDWAY CITGO STATION FORT PIERCE, FL.				X																
8626175. FL MAID DRAINAGE & IRRIGATION DIST NEAR FLORIDA TNP (GROVE B-11) FT PIERCE, FL. 33448																X				
9701088 JOE MIGLINO POOL SERVICE PO BOX 9128 FORT PIERCE, FL. 34954																X				





American Indian Lands in Florida

Name	Entity	County	General Location Information	Approx. Area (Acres)
Tampa Reservation	Seminole Tribe of Florida	Hillsborough	I-4 & Hillsborough Avenue	42
Fort Pierce Reservation	Seminole Tribe of Florida	Saint Lucie	Okeechobee Rd & Eleven Mile Rd	54
Brighton Reservation	Seminole Tribe of Florida	Glades	N of CR 721 & SR 78	36,630
Immokalee Reservation	Seminole Tribe of Florida	Collier	N of CR 846 & Stockade Rd	660
Big Cypress Reservation	Seminole Tribe of Florida	Hendry/Broward	CR 833 & BIA Hwy 182	52,750
Miccosukee Reservation	Miccosukee Tribe of Florida	Broward	I-75 & Government Rd	81,440
Miccosukee Reservation	Miccosukee Tribe of Florida	Dade	SW 8 th St & Loop Rd	750
Miccosukee Reservation	Miccosukee Tribe of Florida	Dade	SW 177 th Ave & SW 8 th St	56
Holly (Dania) Reservation	Seminole Tribe of Florida	Broward	Stirling Rd & Florida's turnpike	560
Coconut Creek Reservation	Seminole Tribe of Florida	Broward	US 441 & NW 40 th St	6
Seminole Trust Land	Seminole Tribe of Florida	Broward	US 441 & Davie Blvd	1

Florida Tribal Contacts

Entity	Contact	Tel/Fac	Source
Miccosukee Tribe of Florida	Billy Cypress Tribal Chairman Miccosukee Tribe of Indians of Florida iPost Office Box 440021 Miami, Florida 33144 County: Dade	Phone: (305) 223-8380 Facsimile: (305) 223-1011	EPA Reg IV Tribal Contacts
Miccosukee Tribe of Florida	Steve Terry Land Resources Manager Miccosukee Tribe of Indians of Florida Post Office Box 440021 Miami, Florida 33144 E-Mail: esoterry@shadow.net	Phone:(305) 223-8380 Facsimile: (305) 223-1011	EPA Reg IV Tribal Contacts
Miccosukee Tribe of Florida	Billy Cypress Chairman Miccosukee Indian Tribe Tamiami Station PO Box 440021 Miami, Florida 33144	Phone: (305) 223-8380 Facsimile: (305) 223-1011	US DOI - BIA Tribal Leaders Directory
Seminole Tribe of Florida	Mitchell Cypress Tribal Chairman Seminole Tribe of Florida 6300 Stirling Road Hollywood, Florida 33024 County: Broward	Phone: (954) 967-3900 Facsimile: (954) 967-3486	EPA Reg IV Tribal Contacts
Seminole Tribe of Florida	Craig T. Tepper , Director Water Resource Management Department Seminole Tribe of Florida 6300 Stirling Road Hollywood, Florida 33024 County: Broward E-Mail: water@gate.net	Phone: (954) 966-6300, extension 1120 Facsimile: (954) 967-3489	EPA Reg IV Tribal Contacts
Seminole Tribe of Florida	Susie Kippenberger , Director Utilities Department Seminole Tribe of Florida 6300 Stirling Road Hollywood, Florida 33024 County: Broward E- Mail: susiek@semtribe.com	Phone: (954) 966-3475 Facsimile: (954) 967-3475	EPA Reg IV Tribal Contacts
Seminole Tribe of Florida	Mitchell Cypress Chairman Seminole Indian Tribe 6300 Stirling Road Hollywood, Florida 33024 http://www.seminoletribe.com/	Phone: (954) 966-6300 Facsimile: (954) 967-3463	US DOI - BIA Tribal Leaders Directory
Seminole Tribe of Florida	Joe Frank, Acting Superintendent Seminole Agency Bureau of Indian Affairs 6100 Hollywood Blvd, Suite 206 Hollywood, FL 33024	Phone: (954) 983-1537 Facsimile: (954) 983-5018	US DOI - BIA Tribal Leaders Directory

Agency List Descriptions

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

United States Environmental Protection Agency (EPA)

Comprehensive Env Response, Compensation & Liability Information System 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 either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

Agency File Date: 11/12/2013 **Received by EDM:** 9/25/2015 **EDM Database Updated:** 9/25/2015

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: 6/9/2015 **Received by EDM:** 7/1/2015 **EDM Database Updated:** 7/2/2015

Emergency Response Notification System List(ERNS)

The Emergency Response Notification System (ERNS) database stores information on oil discharges and hazardous substance releases. The ERNS program is a cooperative data sharing effort among the EPA, DOT and the National Response Center (NRC), which currently provides access to this data.

Agency File Date: 5/17/2015 **Received by EDM:** 9/25/2015 **EDM Database Updated:** 9/28/2015

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.

Agency File Date: 10/25/2013 **Received by EDM:** 6/4/2015 **EDM Database Updated:** 6/4/2015

RCRA-LQG,SQG,CESQG and Transporters(NONTSD)

The EDM NONTSD list is a subset of the US EPA RCRAInfo System and identifies facilities that generate and transport hazardous wastes. These facilities may be Large Quantity Generators (LQG), Small Quantity Generators (SQG), Conditionally Exempt SQG's (CESQG) as well as "Non-Notifiers" and "Non-Handlers".

Agency File Date: 5/12/2015 **Received by EDM:** 5/22/2015 **EDM Database Updated:** 5/22/2015

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. In addition to sites that are currently on the EPA NPL, the EDM database contains sites that have been Proposed, Withdrawn and Deleted from the list.

Agency File Date: 6/25/2015 **Received by EDM:** 7/1/2015 **EDM Database Updated:** 7/2/2015

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

RCRA-Treatment, Storage and/or Disposal Sites(TSD)

The EDM TSD list is a subset of the US EPA RCRAInfo system and identifies facilities that Treat, Store and/or Dispose of hazardous waste.

Agency File Date: 5/12/2015 **Received by EDM:** 5/22/2015 **EDM Database Updated:** 5/22/2015

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: 8/19/2015 **Received by EDM:** 8/19/2015 **EDM Database Updated:** 9/8/2015

Institutional and/or Engineering Controls(USINSTENG)

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

Agency File Date: 6/9/2015 **Received by EDM:** 7/1/2015 **EDM Database Updated:** 7/2/2015

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 with signed rehabilitation agreements. 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: 6/22/2015

Received by EDM: 7/2/2015

EDM Database Updated: 7/2/2015

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: 9/10/2015

Received by EDM: 9/28/2015

EDM Database Updated: 9/28/2015

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: 8/1/2015

Received by EDM: 9/8/2015

EDM Database Updated: 9/8/2015

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: 5/8/2015

Received by EDM: 5/19/2015

EDM Database Updated: 5/19/2015

Solid Waste Facilities List(SLDWST)

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste handling activities including Landfills, Transfer Stations 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: 5/21/2015

Received by EDM: 5/21/2015

EDM Database Updated: 5/22/2015

State CERCLIS 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 or cleaned up as a result of suspected contamination from accidental or uncontrolled releases of hazardous substances.

Agency File Date: 7/20/2015

Received by EDM: 7/22/2015

EDM Database Updated: 7/23/2015

State NPL Equivalent(STNPL)

The FDEP SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

Agency File Date: 1/23/2015

Received by EDM: 6/22/2015

EDM Database Updated: 7/2/2015

Underground/Aboveground Storage Tanks(TANKS)

The FDEP TANKS list contains sites with registered aboveground and/or underground storage tanks containing regulated petroleum products. Please refer to the "Explanation of Florida Tank Codes" insert to interpret tank construction, monitoring and piping codes.

Agency File Date: 5/8/2015

Received by EDM: 6/4/2015

EDM Database Updated: 6/5/2015

Voluntary Cleanup List(VOLCLNUP)

The VOLCLNUP List is derived from the FDEP Brownfields Site Rehabilitation Agreement (BSRA) database and the FDEP Office of Waste Cleanup Responsible Party Sites database. This list identifies those 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: 6/22/2015

Received by EDM: 7/2/2015

EDM Database Updated: 7/2/2015

EXPLANATION OF FLORIDA TANK CODES

CONSTRUCTION TYPE CODES

A = BALL CHECK VALVE
B = INTERNAL LINING
C = STEEL
D = UNKNOWN
E = FIBERGLASS
F = FIBERGLASS-CLAD STEEL
G = CATHODIC PROTECTION-SACRIFICIAL ANODE
H = CATHODIC PROTECTION -IMPRESSED CURRENT
I = DBL WALL/SINGLE MATERIAL
J = SYNTHETIC LINER IN TANK EXCAVATION
K = AST CONTAINMENT: CONCRETE /SYNTHETIC MATERIAL AREA
L = COMPARTMENTED
M = SPILL CONTAINMENT BUCKET
N = FLOW SHUT OFF
O = TIGHT FILL
P = LEVEL GAUGES, HI LEVEL ALARMS
Q = OTHER DER APPROVED PROTECTION METHOD
R = DBL WALL/DUAL MATERIAL/ (TANK "JACKET")
S = OTHER DEP APPROVED SECONDARY CONTAINMENT SYSTEM
T = SMALL USE TANK
U = FIELD ERECTED TANK
V = PIPELESS UST W/SECONDARY CONTAINMENT
W = BUILT ON SUPPORTS
X = CONCRETE
Y = POLYETHYLENE
Z = OTHER DEP APPROVED TANK MATERIAL

PIPING TYPE CODES

A = ABOVE GROUND-NO CONTACT W/SOIL
B = STEEL OR GALVANIZED METAL
C = FIBERGLASS
D = EXTERNAL PROTECTIVE COATING
E = CATHODIC PROTECTION (SACRIFICIAL ANODE/IMPRESSED CURRENT)
F = DBLWALL/SINGLE MATERIAL
G = SYNTHETIC OR BOX/TRENCH LINER
H = AIRPORT/SEAPORT HYDRANT SYSTEM
I = SUCTION PIPING SYSTEM
J = PRESSURIZED PIPING SYSTEM
K = DISPENSER LINERS
L = BULK PRODUCT SYSTEM
M = DOUBLE WALL / DUAL MATERIAL (PIPE "JACKET")
N = APPROVED SYNTHETIC MATERIAL
O = SEVERE VIOLATION
P = INTERNAL PIPING WITHIN INTERNAL SUMP RISER
V = VIOLATION
X = NO PIPING ASSOCIATED WITH TANK
Y = UNKNOWN
Z = OTHER DEP APPROVED PIPING MATERIAL

LEAK MONITORING CODES

1 = CONTINUOUS ELECTRONIC SENSING EQUIPMENT
2 = VISUAL INSPECTIONS OF PIPING SUMPS
3 = ELECTRONIC MONITORING OF PIPING SUMPS
4 = VISUAL INSPECTIONS OF DISPENSING LINERS
5 = ELECTRONIC MONITORING OF DISPENSER LINERS
6 = EXTERNAL PIPING MONITORING
7 = AUTOMATICALLY SAMPLED WELLS
8 = MANUALLY SAMPLED WELLS
A = SITE SUITABILITY PLAN
B = SITE SUITABILITY PLAN EXEMPTION
C = GROUNDWATER MONITOR PLAN
D = SPCC PLAN
E = INTERSTITIAL MONITORING UST LINERS
F = INTERSTITIAL SPACE-DOUBLE WALL TANK
G = ELECTRONIC LINE LEAK DETECTOR W/FLOW SHUTOFF
H = MECHANICAL LINE LEAK DETECTOR
I = NOT REQUIRED-SEE RULE FOR EXEMPTIONS
J = INTERSTITIAL MONITORING-PIPING LINER
K = INTERSTITIAL MONITORING- DOUBLE WALL PIPING
L = AUTOMATIC TANK GAUGING SYSTEM (USTS)
M = MANUAL TANK GAUGING SYSTEM (USTS)
N = GROUNDWATER MONITORING SYSTEM
O = VAPOR MONITORING SYSTEM
P = VAPOR MONITORING W/DILUTION PROCEDURES
Q = VISUAL INSPECTION OF AST SYSTEMS
R = INTERSTITIAL MONITORING OF TANK BOTTOM
S = STATISTICAL INVENTORY RECONCILIATION (SIR/USTS)
T = ANNUAL TIGHTNESS TEST WITH INVENTORY (UST)
U = BULK PIPING PRESSURE TEST
V = SUCTION PUMP CHECK VALVE
W = FIBER-OPTIC TECHNOLOGIES
X = NONE
Y = UNKNOWN
Z = OTHER DEP APPROVED MONITORING METHOD

Appendix E
Supplemental Information



Gator Engineering & Aquifer Restoration, Inc.

1173 SPRING CENTRE SOUTH BLVD., SUITE C
ALTAMONTE SPRINGS, FL 32714-1976
ph: 407.682.2009 • fx: 407.682.3400

June 20, 2013

Mr. James M. Fillmore, III, P.E.
WRscompass Senior Engineer
Florida Department of Environmental Protection
Bureau of Petroleum Storage Systems – Team 5
Mail Station 4585
2600 Blair Stone Road
Tallahassee, FL 32399-2400

LSSI

✓ OK TO APPROVE
ENTERED RECEIVED
DEPARTMENT OF ENVIRONMENTAL PROTECTION

2013 JUN 28 A 10:42

BUREAU OF PETROLEUM STORAGE SYSTEMS
BUREAU CHIEF'S OFFICE

**REFERENCE: LOW SCORE SITE INITIATIVE
SITE ASSESSMENT REPORT**

Town Star #38
6600 West Midway Road,
Fort Pierce, St. Lucie County, Florida
FDEP Facility ID No. 56-8942900
Priority Score = 26
Discharge Date: ~~06/19/1989~~ 7/17/1989
Program Eligibility: PLRIP

RECEIVED
13 JUN 28 PM 12:54
BUREAU OF PETROLEUM STORAGE SYSTEMS

Dear Mr. Fillmore:

The property owner TimeSaver Food Stores, LLC (TimeSaver) has designated Gator Engineering & Aquifer Restoration, Inc. (GEAR) to complete the Site Assessment Report under the Preapproval Low Score Site Initiative (LSSI) Program procedures for the Town Star #38. This facility is located at 600 West Midway Road, Fort Pierce, St. Lucie County, Florida.

Enclosed please find one (1) copy of the sealed Site Assessment Report and one (1) CD with a PDF copy of the report for your review, as required for the final deliverable of the FDEP work order 2013-95-W4586A.

Should you have any questions, please feel free to contact us at (407) 682-2009.

Sincerely,
GATOR ENGINEERING & AQUIFER RESTORATION, INC.

[Signature]
A. James Kelly, P.E.
Professional Engineer

[Signature]
Nelson Wilson, P.G.
President

Cc: Mr. John Tiffany, TimeSaver Food Store Co., 2178 Reserve Park Trace, Fort Pierce, FL 34986.
File Copy Project: 12-0141-1



"Protecting Your Resources"

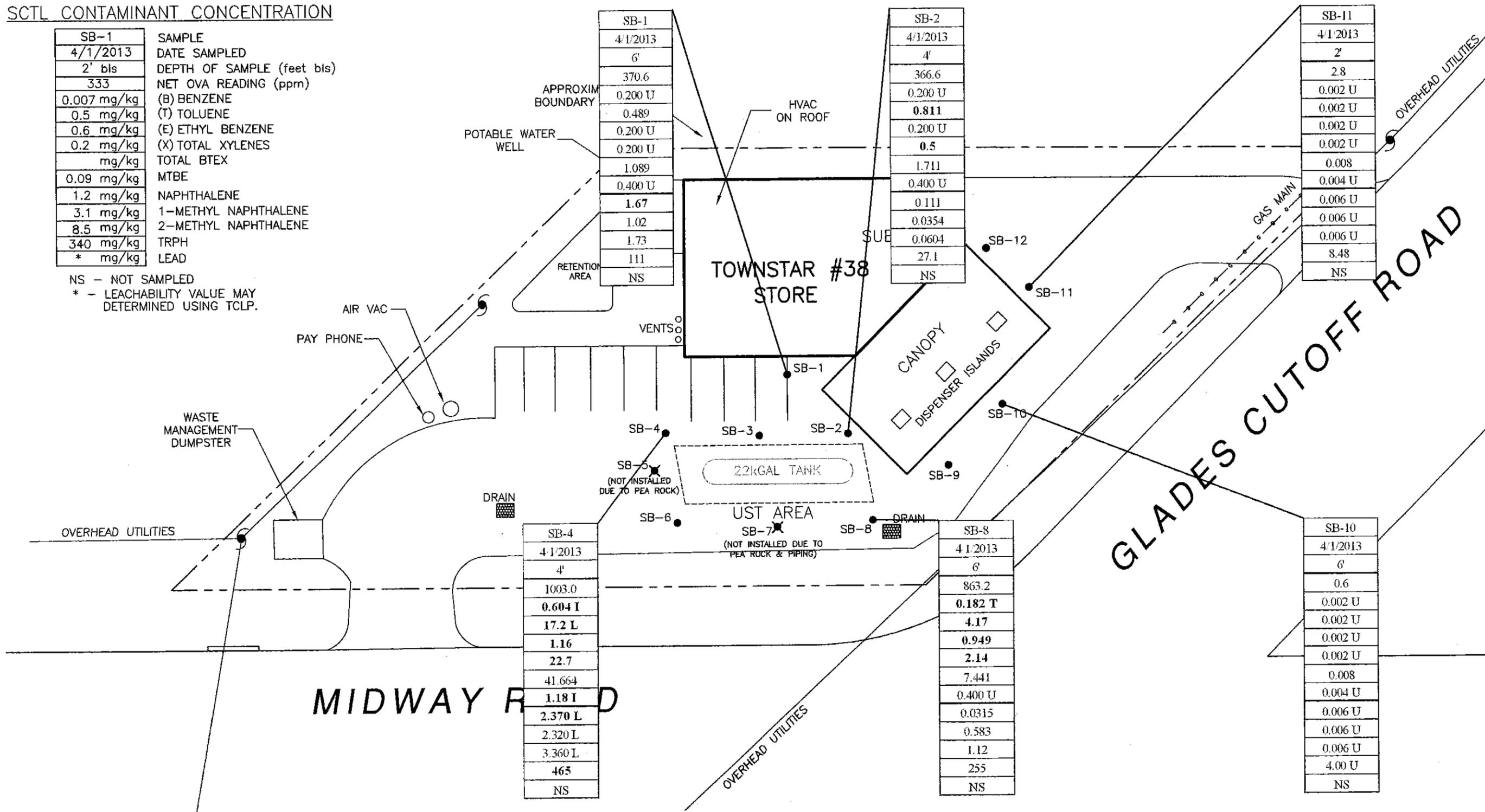
www.GEARengineer.com



SCTL CONTAMINANT CONCENTRATION

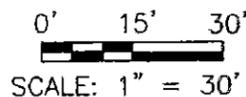
SB-1	SAMPLE
4/1/2013	DATE SAMPLED
2' bls	DEPTH OF SAMPLE (feet bls)
333	NET OVA READING (ppm)
0.007 mg/kg	(B) BENZENE
0.5 mg/kg	(T) TOLUENE
0.6 mg/kg	(E) ETHYL BENZENE
0.2 mg/kg	(X) TOTAL XYLENES
mg/kg	TOTAL BTEX
0.09 mg/kg	MTBE
1.2 mg/kg	NAPHTHALENE
3.1 mg/kg	1-METHYL NAPHTHALENE
8.5 mg/kg	2-METHYL NAPHTHALENE
340 mg/kg	TRPH
* mg/kg	LEAD

NS - NOT SAMPLED
 * - LEACHABILITY VALUE MAY DETERMINED USING TCLP.



LEGEND

● SOIL BORING LOCATION



SOIL ANALYTICAL RESULTS

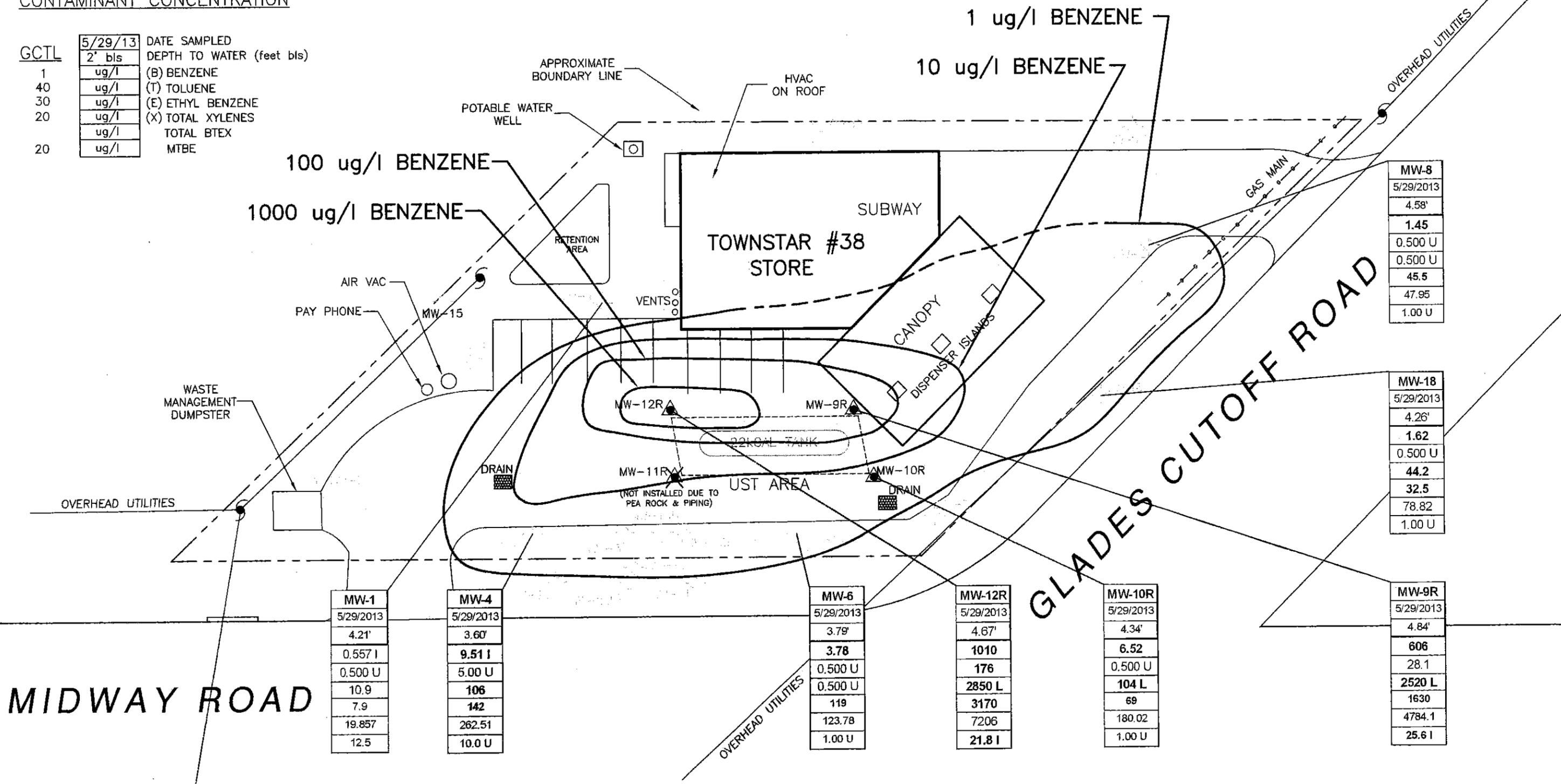
TOWNSTAR #38
 6600 WEST MIDWAY ROAD
 FORT PIERCE, FLORIDA
 ST. LUCIE COUNTY
 FDEP FACILITY ID NO. 568942900

Created By:	GG
Checked By:	
Date:	6/17/2013

FIGURE
 4

CONTAMINANT CONCENTRATION

GCTL	5/29/13	DATE SAMPLED
1	2' bls	DEPTH TO WATER (feet bls)
40	ug/l	(B) BENZENE
30	ug/l	(T) TOLUENE
20	ug/l	(E) ETHYL BENZENE
20	ug/l	(X) TOTAL XYLENES
	ug/l	TOTAL BTEX
	ug/l	MTBE



MW-1
5/29/2013
4.21'
0.557 I
0.500 U
10.9
7.9
19.857
12.5

MW-4
5/29/2013
3.60'
9.51 I
5.00 U
106
142
262.51
10.0 U

MW-6
5/29/2013
3.79'
3.78
0.500 U
0.500 U
119
123.78
1.00 U

MW-12R
5/29/2013
4.67'
1010
176
2850 L
3170
7206
21.8 I

MW-10R
5/29/2013
4.34'
6.52
0.500 U
104 L
69
180.02
1.00 U

MW-9R
5/29/2013
4.84'
606
28.1
2520 L
1630
4784.1
25.6 I

MW-8
5/29/2013
4.58'
1.45
0.500 U
0.500 U
45.5
47.95
1.00 U

MW-18
5/29/2013
4.26'
1.62
0.500 U
44.2
32.5
78.82
1.00 U

MIDWAY ROAD

GLADES CUTOFF ROAD



G.E.A.R.
Geotechnical Engineering & Aquifer Restoration, Inc.
1176 Parkway Drive, Suite 200, Ft. Pierce, FL 34947
Phone: 888-888-8888 Fax: 888-888-8888

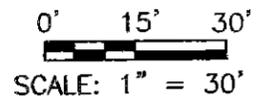
GROUNDWATER ANALYTICAL - BTEX MAP

TOWNSTAR #38
6600 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA
ST. LUCIE COUNTY
FDEP FACILITY ID NO. 568942900

Created By:	GG
Checked By:	
Date:	6/12/2013
FIGURE:	6

LEGEND

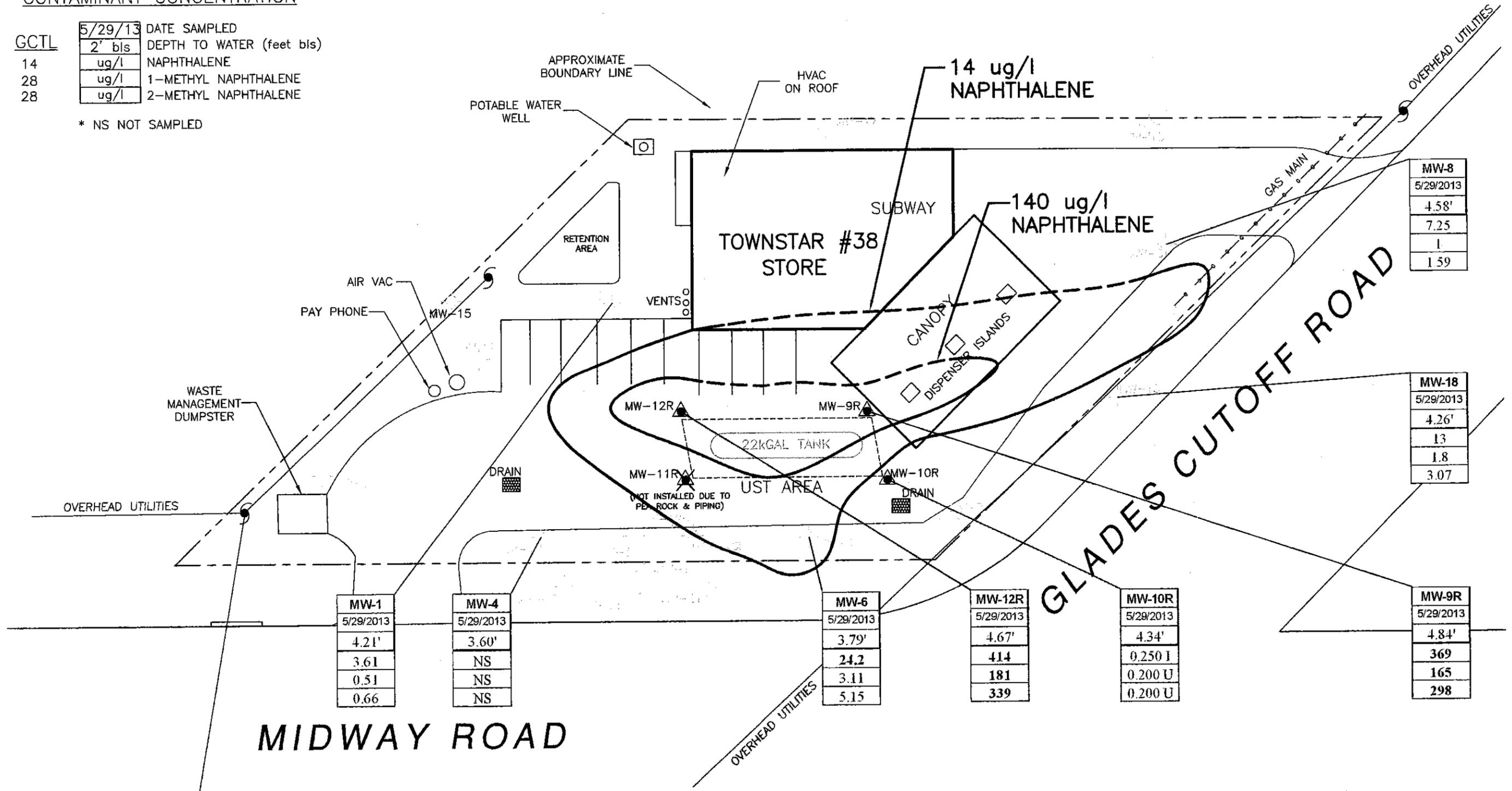
- EXISTING MONITOR WELL LOCATION
- ▲ NEW MONITOR WELL LOCATION



CONTAMINANT CONCENTRATION

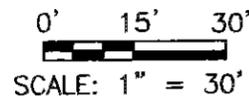
GCTL	5/29/13	DATE SAMPLED
	2' b/s	DEPTH TO WATER (feet b/s)
14	ug/l	NAPHTHALENE
28	ug/l	1-METHYL NAPHTHALENE
28	ug/l	2-METHYL NAPHTHALENE

* NS NOT SAMPLED



LEGEND

- EXISTING MONITOR WELL LOCATION
- ▲ NEW MONITOR WELL LOCATION



GROUNDWATER ANALYTICAL - NAPHTHALENE MAP								
 <p>G.E.A.R.</p> <p>Geotechnical Engineering & Remediation, Inc. 2000 S.W. 15th Avenue, Suite 100 Fort Pierce, Florida 34949 Phone: 888-238-2382 Fax: 888-238-2383</p>	<p>TOWNSTAR #38 6600 WEST MIDWAY ROAD FORT PIERCE, FLORIDA ST. LUCIE COUNTY FDEP FACILITY ID NO. 568942900</p>							
	<table border="1" style="width: 100%;"> <tr> <td>Created By:</td> <td>GG</td> </tr> <tr> <td>Checked By:</td> <td></td> </tr> <tr> <td>Date:</td> <td>6/12/2013</td> </tr> <tr> <td>FIGURE:</td> <td style="text-align: center; font-size: 2em;">7</td> </tr> </table>	Created By:	GG	Checked By:		Date:	6/12/2013	FIGURE:
Created By:	GG							
Checked By:								
Date:	6/12/2013							
FIGURE:	7							



Department of Environmental Protection

Lawton Chiles
Governor

Southeast District
P.O. Box 15425
West Palm Beach, Florida 33416

Virginia B. Wetherell
Secretary

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Robert Rose
USPS-Facilities Service Office
4000 Dekalb Technology Parkway
Building 300, Suite 300
Atlanta, GA 30340-2799

TK\USPS-Midway Road
St. Lucie County

Subject: Site Rehabilitation Completion Order
US Postal Service
5000 Midway Road
Fort Pierce, St. Lucie County
FDEP Facility ID# 569046228

Dear Mr. Rose:

CHECKLIST FOR FINAL ORDER

CASE NAME & NO. USPS #569046228

- ✓ ----- MEMO APPROVING NFA/MO ATTACHED
- ✓ ----- MEMO APPROVING SRCO ATTACHED
- REVIEWED BY PG/PE AS APPLICABLE
- OTHER: Discharge Site Permit

ENFORCEMENT TRACKING	
DRAFT _____	
Initial	Date
WA	9/22/98



Department of Environmental Protection

Lawton Chiles
Governor

Southeast District
P.O. Box 15425
West Palm Beach, Florida 33416

Virginia B. Wetherell
Secretary

OCT 2 1998

CERTIFIED MAIL P. 109458088
RETURN RECEIPT REQUESTED

Mr. Robert Rose
USPS-Facilities Service Office
4000 Dekalb Technology Parkway
Building 300, Suite 300
Atlanta, GA 30340-2799

TK\USPS-Midway Road
St. Lucie County

Subject: Site Rehabilitation Completion Order
US Postal Service
5000 Midway Road
Fort Pierce, St. Lucie County
FDEP Facility ID# 569046228

Dear Mr. Rose:

The Bureau of Petroleum Storage Systems has reviewed the First Quarter Monitoring Only Report (MOR) dated October 21, 1997 (received October 27, 1997), the Second Quarter MOR dated December 18, 1997 (received December 19, 1997), the Third Quarter MOR dated March 25, 1998 (received March 30, 1998), and the Fourth Quarter MOR and Site Rehabilitation Completion Report (SRCR) dated July 10, 1998 (received July 16, 1998), prepared and submitted by Ardaman & Associates, Inc. for the discharge discovered on August 21, 1996, at this site. Documentation submitted with the SRCR confirms that criteria set forth in Rule 62-770.680(1)-Florida Administrative Code (F.A.C.), have been met. The SRCR is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the site, except as set forth below.

1. In the event concentrations of petroleum products' chemicals of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the site, the Department may require site rehabilitation to reduce concentrations of petroleum products' chemicals of concern to the levels approved in the SRCR or otherwise allowed by Chapter 62-770, F.A.C.

2. Additionally, you are required to properly abandon all monitoring wells, except compliance wells required by Chapter 62-761, F.A.C., for release detection, within 60 days after receipt of this Order. The monitoring wells must be abandoned in accordance with the requirements of Rule 62-532.500(4), F.A.C.

56-8946228

"Protect, Conserve and Manage Florida's Environment and Natural Resources"

Persons affected by this Order have the following options:

If you choose to accept the above decision by the Department about this Order you do not have to do anything. This Order is final as of the date on the top of the first page of this Order.

If you disagree with the decision, you may do one of the following within 21 days after receipt of this Order:

1. File a petition for administrative hearing with the Office of the General Counsel of the Department within 21 days after receipt of this Order;

OR

2. File a request for an extension of time to file a petition for hearing with the Office of the General Counsel of the Department within 21 days after receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing.

Please be advised that mediation of this decision, pursuant to Section 120.573, Florida Statutes (F.S.), is not available.

How to Request an Extension of Time to File a Petition for Hearing

A request for an extension of time to file a petition for hearing must be filed (received) in the Office of the General Counsel of the Department at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, within 21 days after receipt of this Order. Pursuant to Rule 28-106.111(3), F.A.C., a request for extension of time shall contain a certificate that the moving party has consulted with all other parties, if any, concerning the extension and that the Department and any other parties agree to said extension. Petitioner, if different from the U.S. Postal Service, shall mail a copy of the petition to the U.S. Postal Service at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be filed until the request is acted upon.

How to File a Petition for Administrative Hearing

A person whose substantial interests are affected by this Order may petition for administrative hearing in accordance with Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Office of the General Counsel of the Department at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, within 21 days after receipt of this Order. Petitioner, if different from the U.S. Postal Service, shall mail a copy of the petition to the U.S. Postal Service at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Rules 62-103.155 and 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- a) The name, address, and telephone number of each petitioner, the name, address, and telephone number of the petitioner's representative, if any, the site owner's name and address, if different from the petitioner, the FDEP facility number, and the name and address of the facility;
- b) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action;
- d) A statement of the material facts disputed by the petitioner, if any;
- e) A statement of facts which petitioner contends warrant reversal or modification of the Department's action or proposed action;
- f) A statement of which rules or statutes petitioner contends requires reversal or modification of the Department's action or proposed action; and
- g) A statement of the relief petitioner seeks, stating precisely what petitioner wants the Department to do regarding the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a Final Order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of this Order pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, with the Department clerk in the Office of the General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000. Simultaneously with filing a Notice of Appeal with the Department, petitioner must file a copy of the Notice of Appeal with the applicable filing fees, with the appropriate District Court of Appeal. The Notice of Appeal must be received by the Department clerk within 30 days from the date this Order was signed by an agency clerk (see below).

The FDEP Facility Number for this site is 569046228. Please use this identification on all future correspondence with the Department.

Questions

Should you have any questions regarding the legal processes, please contact the Office of the General Counsel at (850) 488-9730. Any questions regarding the Department's review of your Site Rehabilitation Completion Report should be directed to William Barrett at (561) 681-6734. Technical questions should be

directed to Joan Ragland at (850) 922-9349. Contact with any of the above does not constitute a petition for administrative hearing.

Sincerely,



Carlos Rivero-deAguilar Date
Director of District Management
Southeast District

VK 
CRA\VK\62\wab\USPS-Mid.doc

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to
§120.52 Florida Statutes, with the
designated Department Clerk, receipt
of which is hereby acknowledged.



Clerk
(or Deputy Clerk)

10-2-98
Date

c: West Palm Beach DEP File
Storage Tank Archboard
St. Lucie County Public Health Unit
Joan Ragland, DEP-Tallahassee, BPSS, PCS-4
Marily Wong, USPS-Tampa
Paul C. Stemle, Ardaman & Associates, Inc.

CHECKLIST FOR FINAL ORDER

CASE NAME & NO. USPS # 569046228

- MEMO APPROVING NEA/MO ATTACHED
- MEMO APPROVING SRCO ATTACHED
- REVIEWED BY PG/PE AS APPLICABLE
- OTHER: Discharge Score Printout

ENFORCEMENT TRACKING	
DRAFT _____	
Initial	Date
WAS	9/27/98
(AD)	9/28/98
VA	9/28



Department of Environmental Protection

Jeb Bush
Governor

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

David B. Struhs
Secretary

June 5, 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Douglas Anderson
St. Lucie County Board of Commissioners
2300 Virginia Avenue
Fort Pierce, Florida 34981

Subject: Site Rehabilitation Completion Order
St. Lucie County Sheriff's Department
4300 West Midway Road
Fort Pierce, St. Lucie County
FDEP Facility ID# 569600068

Dear Mr. Anderson:

The Bureau of Petroleum Storage Systems has reviewed the Source Removal Report and No Further Action Proposal (NFAP) dated May 5, 2000 (received June 25, 2000), for the petroleum product discharge discovered on April 7, 2000 at this site. Documentation submitted with the NFAP confirms that criteria set forth in Rule 62-770.680(1), Florida Administrative Code (F.A.C.), have been met. The NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the site for petroleum product contamination associated with the discharge listed above, except as set forth below.

In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the site, the Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the NFAP or otherwise allowed by Chapter 62-770, F.A.C.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative proceeding (hearing) is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for a hearing are set forth below.

Persons affected by this Order have the following options:

If you choose to accept the above decision by the Department about the No Further Action Proposal you do not have to do anything. This Order is final and effective as of the date on the top of the first page of this Order.

If you disagree with the decision, you may do one of the following:

- (1) File a petition for administrative hearing with the Department's Office of General Counsel within 21 days of receipt of this Order; or
- (2) File a request for an extension of time to file a petition for hearing with the Department's Office of General Counsel within 21 days of receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for hearing. Such a request must be filed (received) in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from St. Lucie County Board of Commissioners, shall mail a copy of the request to St. Lucie County Board of Commissioners at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from St. Lucie County Board of Commissioners, shall mail a copy of the request to St. Lucie County Board of Commissioners at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Section 120.54(5)(b)4.a., F.S. (1998, Supp.), and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- (a) The name, address, and telephone number of each petitioner, the name, address, and telephone number of the petitioner's representative, if any, the site owner's name and address, if different from the petitioner, the FDEP facility number, and the name and address of the facility;
- (b) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- (c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- (d) A statement of the material facts disputed by the petitioner, or a statement that there are no disputed facts;
- (e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an order responding to supplemental information provided pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the clerk of the Department (see below).

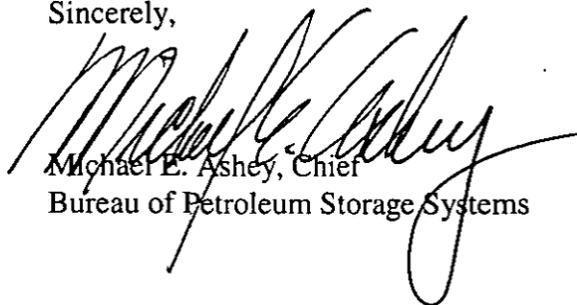
The FDEP Facility Number for this site is 569600068. Please use this identification on all future correspondence with the Department.

Questions

Any questions regarding the Department's review of your No Further Action Proposal should be directed to Susan Fields at (850) 921-0804. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 488-9314. Contact with any of

the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

Sincerely,



Michael E. Ashe, Chief
Bureau of Petroleum Storage Systems

MEA/sf

cc: Stephen E. Brown, FDEP Southeast District Office
Wayne Teegardin, St. Lucie County Risk Management Safety Office, 2300 Virginia Avenue, Fort Pierce, Florida 34981
Paul R. Loudenslager, REP Associates, Inc. 3932 RCA Boulevard, Suite 3204, Palm Beach Gardens, Florida 33410
Sam DiMaria, Magnum Environmental Services, Inc., 5690 West Midway Road, Fort Pierce, Florida 34981
File

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to
§120.52 Florida Statutes, with the
designated Department Clerk, receipt
of which is hereby acknowledged.

Joanie Distelhorst
Clerk
(or Deputy Clerk)

6-5-01
Date

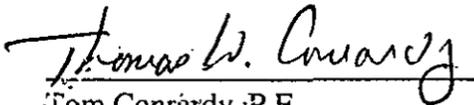
P.E. CERTIFICATION

No Further Action Proposal for St. Lucie County Sheriff's Department, located at 4300 West Midway Road, Fort Pierce, FDEP Facility ID# 569600068.

I hereby certify that in my professional judgment, the components of this No Further Action Proposal satisfy the requirements set forth in Chapter 62-770, Florida Administrative Code (F.A.C.).

I personally completed this review.

This review was conducted by Susan Fields working under my direct supervision.



Tom Conrardy, P.E.

PE Administrator

Petroleum Cleanup Section 3

6/5/01

Date



Department of Environmental Protection

Jeb Bush
Governor

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

David B. Struhs
Secretary

Memorandum

TO: Teresa Rahrig
Florida Department of Environmental Protection – Southeast District
P.O. Box 15425, West Palm Beach, Florida 33416-5425

THROUGH: ^{MS} Michael Bland, P.G.
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

FROM: ^{JN} John S. Vargo, C.P.G., P.G.
Bureau of Petroleum Storage Systems
WRS Petroleum Cleanup Section 5
Mail Station 4585

DATE: October 21, 2002

SUBJECT: Request to Rescind: Preliminary Review Comments dated May 17, 2002
Tank Closure Assessment Report (DRF April 9, 2001)
Rinker Materials Facility
6100 West Midway Road
Port St. Lucie, St. Lucie County, Florida
DEP Facility ID #56-8520370

The Southeast District and St. Lucie County Health Department (SLCHD) have requested that the above referenced Preliminary Review Comments dated May 17, 2002, be rescinded. The subject review comments were prepared based on review of the Tank Closure Assessment Report (TCAR) dated May 24, 2001, (prepared by Seyfried & Associates, Inc. as authorized by Rinker Materials Corporation) according to Rule 62-770, F.A.C. However, since the St. Lucie County Health Department (SLCHD) intends to issue a No Further Assessment letter pursuant to Rule 62-761, F.A.C., the Preliminary Review Comments dated May 17, 2002, are hereby rescinded.

If you have any questions please contact me by telephone at (850) 222-6446, ext. 248.

"More Protection, Less Process"
Visit Our Internet Site At: www.dep.state.fl.us/waste/categories/pcp/default.htm
Printed on recycled paper.

John Vargo

From: "Kuehle, Nicole" <Nicole.Kuehle@dep.state.fl.us>
To: "Rahrig, Teresa" <Teresa.Rahrig@dep.state.fl.us>
Sent: Thursday, October 17, 2002 9:04 AM
Subject: FW: TCAR review
Teresa, Please review and send to John Vargo at jvargo@wrsie.com

John,

You issued comments on a review of this TCAR for Rinker Materials (FDEP ID #568520370) on 5/17/02. I believe there was a misunderstanding and it was reviewed as a SAR. I have been in conversation with Rinker after these 5/17/02 comments were issued to them and they did not understand why a SAR was even required from the county because nothing was found above cleanup target levels in the TCAR. I informed them I would do more research into why a SAR was required by the county. I reviewed the report myself, contacted St. Lucie County for reasons a cleanup notification letter was issued, and then sent it to Guillermo Wibmer requesting his clarification (see below). It is now the SED/DEP belief that a SAR should never have been required for this site and therefore a no further assessment letter should be issued by the county.

However we need to discuss your comments that were issued and if you could rescind them. Once rescinded St. Lucie County could then issue a no further assessment letter for this site. Please contact me in regards to this facility if you have any questions. Thanks for your help.

Nicole Kuehle
Environmental Specialist II
SED/DEP - Tanks Program
Phone: (561) 681-6734, SC 226-6734

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

From: Wibmer, Guillermo
Sent: Tuesday, September 10, 2002 2:49 PM
To: Kuehle, Nicole
Subject: RE: TCAR review

Although confirmatory soil samples were not collected, since there was only a minor hit on the OVA and CTLs were not exceeded it is my opinion that the County should have issued a No Further Assessment letter instead of requesting a SAR. Somebody needs to explain the reviewer that contamination is present only if CTLs are exceeded. GJW

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

From: Kuehle, Nicole
Sent: Tuesday, September 10, 2002 11:27 AM
To: Wibmer, Guillermo
Subject: TCAR review

Guillermo,
Enclosed I have scanned a TCAR from Rinker Materials (FDEP ID #568520370). St. Lucie County reviewed this TCAR and stated cleanup was necessary (ie: they had to do a SAR). I sent a letter stating a SAR was overdue to the facility. They submitted two more groundwater samples. I sent the TCAR and the samples for technical review. Outcome was that a complete SAR had never been done so it could not be reviewed. I again told the facility that a SAR was due. They disagree and believe a SAR should never have been necessary because their levels were not above Table IV in the Closure Guidelines. I told them I would review the TCAR and check with St. Lucie County as to why they stated cleanup was necessary. St.

10/18/02

Lucie's response was that whenever a hit is discovered they automatically issue a letter, they then referenced the April 9th sample hit for FL PRO. The Total PRO in the TCAR is under 350 mg/kg. It has always been my understanding that if the hit is under the detection limits of the Table (IV) that a no further assessment letter should have been issued. Could you please clarify.

Nicole Kuehle

Environmental Specialist II

SED/DEP - Storage Tank Section

561-681-6734

<< File: FDEP 568520370-Rinker Materials.tif >>

10/18/02

John Vargo

From: "Rahrig, Teresa" <Teresa.Rahrig@dep.state.fl.us>
To: <jvargo@wrsie.com>
Sent: Thursday, October 17, 2002 9:46 AM
Attach: FW_ TCAR review.eml
Subject: Misrouted Closure Report

Sorry for the inconvenience, see attached:

Teresa Rahrig, Environmental Manager
Storage Tank Section, Southeast District DEP Office
Telephone Number: 561-681-6680
Teresa.Rahrig@dep.state.fl.us



Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road. Tallahassee, Florida 32399-

Division of Waste Management
Bureau of Petroleum Storage Systems

Storage Tank Facility Annual Compliance Site Inspection Report

Facility Information:

Facility ID: 8520370 County: ST. LUCIE Inspection Date: 03/26/2015
Facility Type: C -Fuel user/Non-retail
Facility Name: CEMEX-WEST FORT PIERCE READY-MIX & BLOCK # Of Inspected ASTs: 1
6100 W MIDWAY RD USTs: 0
FORT PIERCE, FL 34981 Mineral Acid Tanks: 0
Latitude: 27° 22' 29.376"
Longitude: 80° 23' 20.7084"
LL Method: DPHO

Inspection Result:

Result : In Compliance
Description: Facility is In Compliance.

Financial Responsibility

Financial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFICER
Effective Date: 04/14/2014 Expiration Date: 04/14/2015

Signatures:

TKPBEM - PALM BEACH CNTY ENVIRONMENTAL RESOURCES MGMT

Storage Tank Program Office

(561) 233-2400

Storage Tank Program Office Phone Number

Martha E Rutherford

INSPECTOR NAME

Bradford Austin

REPRESENTATIVE NAME

INSPECTOR SIGNATURE

REPRESENTATIVE SIGNATURE

Facility ID: 8520370

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 requires Operator Training at all facilities by August 8, 2012. For further information please visit: http://www.dep.state.fl.us/waste/categories/tanks/pages/op_train.htm

System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
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Completed Tests

Annual Operability Test	03/27/2015	Passed	03/30/2015	03/27/2016	Krueger leak gauge by Cemex Operator Bradford Austin.
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Reviewed Records

Record Category	Record Type	From Date	To Date	Reviewed Record Comment
Two Years	Monthly Maint. Visual Examinations and Results	03/26/2013	03/26/2015	
Life Time	Written Release Detection Response Level Info	03/26/2013	03/26/2015	
Two Years	Certificate of Financial Responsibility	04/14/2014	04/14/2015	

Inspection Comments

03/26/2015

Physical inspection performed on 3/26/15.

Site photo and map verified and attached to the Facility Information page in FIRST.

DEP registration placard observed and the registration, facility and owner info verified.

Inspection emailed.

RELEASE DETECTION, every 30 to 35 days, not to exceed 35 days, monitor and maintain reports:
Tank, piping and components: visual inspection including Krueger tank interstitial gauge.

PHYSICAL INSPECTION OBSERVATIONS:

TANK: (1) AST doublewall 10K gallon Tank #8 vehicular diesel, (1) tank vent, (1) emergency tank vent, (1) outerwall vent, color-coding/labeling per API requirements, ok, remove rust and repaint as needed.

PIPING: Aboveground singlewall no contact with soil, anti-siphon valve present, ok.

DISPENSING EQUIPMENT: No obvious integrity issues, spill containment ok, ensure all is clean and dry for accurate inspection.

TANK OUTERWALL: Krueger level gauge, Operator provided test 3/27/15, ok, documentation attached in FIRST.

OVERFILL PREVENTION: Morrison clock level gauge and high level alarm, appear operational, ok.

SURROUNDING AREA: No staining noted on pavement or dirt that would indicate release to environment.

EMERGENCY SHUT-OFF: Appears functional.

Inspection Photos

Facility ID: 8520370

Added Date 03/30/2015

2015_03_26 Tank #8 Fill and dispensing -looking south



Added Date 03/30/2015

2015_03_27 Krueger leak gauge test



Appendix F
Site Photographs



View to the east of Midway Road from project west limit



View to the northeast of Site No. 1 – Townstar # 38, located northwest section of project west limit



View to the southwest of Site No. 2 – CSX Railroad located on Midway Road



View to the northeast of entrance to Site No. 3 –CEMEX-West Ft. Pierce Ready-Mix & Block



View to the south of Site No. 4 – FECP Cast Crete/ Prestige Gunitite



View to the northwest of Site No. 5 – US Postal Service



View to the northwest of Site No. 6 – St Lucie County Sheriff's Department



View to the west of Site No. 7 – Sunshine Food Mart #343