

EXECUTIVE SUMMARY

Geotechnical and Environmental Consultants, Inc. (GEC) has been retained by CH2M Hill Inc., on behalf of the Orlando-Orange County Expressway Authority and District Five of the Florida Department of Transportation, to provide a Contamination Screening Evaluation Report (CSER) for the Wekiva Parkway (SR 429)/SR 46 Realignment Project Development & Environment (PD&E) Study.

The project consists of:

- ◆ The Wekiva Parkway, a four-lane divided (expandable to six-lane divided) limited access toll facility, which would begin in Orange County at the planned terminus of the John Land Apopka Expressway at US 441 just west of CR 437 and extend to the north/northeast into Lake County, turning east and crossing the Wekiva River into Seminole County and terminating at I-4.
- ◆ SR 46 Reconstruction and Realignment which would begin at the SR 46/US 441 interchange in Lake County and extend along the existing SR 46 corridor to the east, then turning southeast on a new alignment and entering Orange County with a systems interchange connection at the Wekiva Parkway.
- ◆ CR 46A Realignment, a two-lane rural (expandable to four-lane rural) roadway, which would begin on existing CR 46A in east Lake County and extend to the south on a new alignment and tie into existing SR 46 with an access connection to the Wekiva Parkway.
- ◆ Wekiva Parkway Access Improvements would be required between the realignment of CR 46A in Lake County and Orange Boulevard in Seminole County to allow access to the private property along existing SR 46.

The purpose of this CSER is to identify the presence of contaminated environmental media (soil, groundwater, surface water, and sediment) within existing or proposed right-of-way. Potential contamination sites may have a significant negative impact on the cost and schedule of a roadway improvement project. Therefore, the early identification of potential contamination sites, which could impact this project, will provide valuable input for the alternatives evaluation, design, right-of-way acquisition, permitting, and construction of this project.

For this study, GEC reviewed relevant information from the Florida Department of Environmental Protection (FDEP), the United States Environmental Protection Agency (USEPA) and various local agencies in Orange, Seminole and Lake Counties to identify known or potential contamination sites within the study area, which is defined as a corridor that extends approximately 300 feet from the proposed alignment alternatives and pond sites. We also reviewed historical aerial photographs, city directories, Sanborn fire insurance maps, and other published information. GEC also performed a site reconnaissance of the properties within the study limits to provide additional information regarding known or potential contamination sites and their potential impacts on this project.

The contamination risk potential sites have been ranked in relation to the Preferred Alternative for the Wekiva Parkway (SR 429)/ SR 46 Realignment PD&E Study. The previous viable alternatives have not been considered in these rankings.

The contamination risk potential sites are summarized as follows:

- ◆ Site No. 1 - Mt. Dora Water Treatment Plant, SR 46 and SR 441, Mt. Dora, Lake County West (Low).
- ◆ Site No. 2 - Grantham Pit C&D Facility, SR 46, Mt. Dora, Lake County West (Low).
- ◆ Site No. 3 - Superior Asphalt Company of Central Florida, 444 South Rossiter Street, Mt. Dora, Lake County West (Medium).
- ◆ Site No. 4 - Florida Natural Stone, Inc., 3102 SR 46, Mt. Dora, Lake County West (Low).
- ◆ Site No. 5 - Mt. Dora Disposal and Fill (formerly RIP and Coddling Landfill), 3300 SR 46, Mt. Dora, Lake County West (Medium).
- ◆ Site No. 6 - Helena Chemical Company, 21244 SR 46, Mt. Dora, Lake County West (Medium).
- ◆ Site No. 7 - Komatsu Equipment Company, SR 46, Mt. Dora, Lake County West (Low).
- ◆ Site No. 8 - Peeler Truck Service, 21628 SR 46, Mt. Dora, Lake County West (Medium).
- ◆ Site No. 9 - Protech Auto Repair, 30940 Suneagle Drive, Mt. Dora, Lake County West (Low).

- ◆ Site No. 10 - Smitty's Auto Repair, 30940 Suneagle Drive, Mt. Dora, Lake County West (Low).
- ◆ Site No. 11 - Theophilus, 31747 Round Lake Road, Mt. Dora, Lake County West (High).
- ◆ Site No. 12 - Arirang, 6614 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 13 - Premium Plants, 6707 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 14 - Ponderosa Nursery, 6441-6447 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 15 - King's Plants, 6431 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 16- World Wide Orchids, Inc., 6500 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 17 - Peckett's, Inc., 6448 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 18 - Possible Borrow Pit, Apopka, Orange County (Medium).
- ◆ Site No. 19 - Dover's Foliage, 3317 Ondich Road, Apopka, Orange County (Medium).
- ◆ Site No. 20 - Tropical Cutting's Plant Ranch, 6014 Ondich Road, Apopka, Orange County (Medium).
- ◆ Site No. 21 - Plant Marketing, 3119 West Kelly Park Road, Apopka, Orange County (Low).
- ◆ Site No. 22 - CMC Nursery, 3239 West Kelly Park Road, Apopka, Orange County (Medium).
- ◆ Site No. 23 - Chapman's Orchards and Exotic Plants, 3321 West Kelly Park Road, Apopka, Orange County (Medium).
- ◆ Site No. 24 - JDC Plants, Inc./Green Mansion Foliage, 3366 West Kelly Park Road, Apopka, Orange County (Medium).

- ◆ Site No. 25 - William L. Calhoun, 3509 West Kelly Park Road, Apopka, Orange County (Low).
- ◆ Site No. 26 - Apopka Nursery, 4068 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 27 - H&D Foliage, 4046 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 28 - Plant Connection, Inc., 3960 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 29 - Dream House Nursery, 3746 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 30 - Select Foliage and Flowers, Inc., 3600 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 31 - S&L Nursery, 3229 West Ponkan Road, Apopka, Orange County (Medium).
- ◆ Site No. 32 - Orange County Excavation Pit, Apopka, Orange County (High).
- ◆ Site No. 33 - Fields Robinson/ACME Recycling, Apopka, Orange County (High).
- ◆ Site No. 34 - Plymouth Landfill, Apopka, Orange County (High).
- ◆ Site No. 35 - BLB Foliage and Cactus, 3092 Yothers Road, Apopka, Orange County (Medium).
- ◆ Site No. 36 - Blooming Fields/ US Lawns, 1808 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 37 - Korus Orchids, 1650 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 38 - Father and Son Nursery, 1568 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 39 - Stephen H. Griffith, 1362 Plymouth Sorrento Road, Apopka, Orange County (Medium).

- ◆ Site No. 40 - Earl Wilson's, 3162 and 3076 Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 41 - HW Miller, 952 Plymouth Sorrento Road, Apopka, Orange County (Low).
- ◆ Site No. 42 - Paul Koptick, Plymouth Sorrento Road, Apopka, Orange County (Medium).
- ◆ Site No. 43 - Kim Vegetables, 2403 Boch Road, Apopka, Orange County (Low).
- ◆ Site No. 44 - Top Nursery, 2402 Boch Road, Apopka, Orange County (Medium).
- ◆ Site No. 45 - Unnamed Nursery, 2089 Haas Road, Apopka, Orange County (Low).
- ◆ Site No. 46 - Penang Nursery, Inc., 1909 Haas Road, Apopka, Orange County (Medium).
- ◆ Site No. 47 - Tropical Outdoors of Central Florida, 6510 Mt. Plymouth Road, Apopka, Orange County (No).
- ◆ Site No. 48 - Black Bear Nursery, 29240 SR 46, Sorrento, Lake County East (Medium).
- ◆ Site No. 49 - Garden Rebel Nursery/Sims Landscape, SR 46, Sorrento, Lake County East (Medium).
- ◆ Site No. 50 - Paola Tree Farm, SR 46, Sanford, Seminole County (Medium).
- ◆ Site No. 51 - Florida Fancy Nursery, 6850 SR 46, Sanford, Seminole County (Medium).
- ◆ Site No 52 - Vaughan's Nursery, 6700 SR 46, Sanford, Seminole County (Medium).
- ◆ Site No. 53 - Twelve Oaks RV Resort, 6300 SR 46, Sanford, Seminole County (Low).
- ◆ Site No. 54 - Designing Woman Landscaping and Nursery, 6275 SR 46, Sanford, Seminole County (Medium).
- ◆ Site No. 55 - Fair Field Farms Landscaping and Design, 5650 Orange Blvd, Sanford, Seminole County (Medium).

- ◆ Site No. 56 - Citgo/Handy Way Food Store, 5690 SR 46, Sanford, Seminole County (Low).
- ◆ Site No. 57 - Exxon/ Mobil, 5689 SR 46, Sanford, Seminole County (Low).
- ◆ Site No. 58 - 7-Eleven Food Store #33347, 4900 SR 46, Sanford, Seminole County (Low).
- ◆ Site No. 59 - BP/Amoco, 4800 SR 46, Sanford, Seminole County (High).
- ◆ Site No. 60 - Bill Heard Chevrolet, 127-135 North Oregon Street, Sanford, Seminole County (Low).
- ◆ Site No. 61 - Seminole County Fire Station #34, 4905 Wayside Drive, Sanford, Seminole County (Low).
- ◆ Site No. 62 - Courtesy Ford, 4911 Wayside Drive, Sanford, Seminole County (Low).
- ◆ Site No. 63 - Spill, 80 Dunbar Avenue, Sanford, Seminole County (No).
- ◆ Site No. 64 - AB Graphics, 686 Hickman Circle, Sanford, Seminole County (No).
- ◆ Site No. 65 - Omega Medical Imaging, Inc., formerly C&S X-Ray Systems, 671 Hickman Circle, Sanford, Seminole County (No).
- ◆ Site No. 66 - Initial Marine Corps, 650 Hickman Circle, Sanford, Seminole County (Low).
- ◆ Site No. 67 - Harley Davidson, 620 Hickman Circle, Sanford, Seminole County (Low).
- ◆ Site No. 68 - Sunoco, 4730 SR 46, Sanford, Seminole County (High).
- ◆ Site No. 69 - Days Inn, 4650 SR 46, Sanford, Seminole County (Medium).
- ◆ Site No. 70 - Chevron, 4700 SR 46, Sanford, Seminole County (High).
- ◆ Site No. 71 - Former Cathy's Fruit Stand, I-4 and SR 46, Sanford, Seminole County (High).
- ◆ Site No. 72 - Mobil Lube Express/Car Wash, 101/125 South Oregon Street, Sanford, Seminole County (High).

- ◆ Site No. 73 - David Maus Toyota, 1160 Rinehart Road, Sanford, Seminole County (Low).
- ◆ Site No. 74 - CarMax, 901 Towne Center Blvd, Sanford, Seminole County (Low).
- ◆ Site No. 75 - Courtesy Honda, 1000 Reinhart Road, Sanford, Seminole County (Low).
- ◆ Site No. 76 - Auto Repair Facility/American Concrete Services, Wilson Road, Sanford, Seminole County (High).
- ◆ Site No. 77 - Lake Mary Post Office, 800 Reinhart Road, Lake Mary, Seminole County (High).
- ◆ Site No. 78 - Barn, LLP Property, 6577 Mt. Plymouth Road, Apopka, Orange and Lake County East (High).
- ◆ Site No. 79 - Potential Borrow Pit, I-4 and SR 417, Sanford, Seminole County (Medium).
- ◆ Site No. 80 - Detached Residential Garage, 2640 SR 46, Mt. Dora, Lake County West (Medium).
- ◆ Site No. 81 - Horne Property, 4966 Plymouth Sorrento Road, Apopka, Lake County West (Medium).
- ◆ Site No. 82 - Project Orlando LLC Property, 2928 West Kelly Park Road, Apopka, Orange County (Medium).
- ◆ Site No. 83 - Former Automotive Repair Facility, 3037 Southfork Drive, Apopka, Orange County (Medium).
- ◆ Site No. 84 - Jones Property, 3075 Southfork Drive, Apopka, Orange County (Medium).
- ◆ Site No. 85 - Former UCF Agricultural Facility, 28930 SR 46, Sorrento, Lake County East (Medium).
- ◆ Site No. 86 - Suspected Former Cattle Operations, 31515 Wekiva River Road, Sorrento, Lake County East (Medium).

- ◆ Site No. 87 - Former Horse Barn, Paseo Place, Sanford, Seminole County (Medium).
- ◆ Site No. 88 - Cravey Property, 3464 Hideaway Road, Apopka, Orange County (Medium).

In summary, a total of 4 **No** ranked sites, 32 **Low** ranked sites, 40 **Medium** ranked sites, and 12 **High** ranked sites were identified within the project corridor. Additional potential project implications associated with previous and current agricultural land use and railroad corridors were also identified as a result of this study. All sites that have been ranked **Medium** or **High** and all agricultural and railroad properties that intersect the Preferred Alternative are recommended for further investigation.

The following report describes our investigative procedures, exhibits the data obtained, and presents our site rankings for potential hazardous materials and petroleum impact sites identified within the project study area. The conclusions and recommendations of this report should be disregarded if the nature, design, or locations of the facilities are changed.