CONTAMINATION SCREENING EVALUATION REPORT

FEASIBILITY / PROJECT DEVELOPMENT AND ENVIRONMENT STUDY

Lake / Orange County Connector (US 27 to SR 429)

Lake and Orange Counties, Florida

CFX Project Number: 599-225

Prepared for





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MAY 2019

EXECUTIVE SUMMARY

The Central Florida Expressway Authority is conducting a Project Development and Environment (PD&E) Study of the Lake/Orange County Connector, a strategic transportation investment aimed at supporting existing and future growth in south Lake and west Orange counties. The purpose of the Lake/Orange County Connector PD&E Study is to develop a proposed alternative that is technically sound, environmentally sensitive, and publicly acceptable.

As part of the PD&E study, this Level I Contamination Screening Evaluation Report (CSER) has been prepared in accordance with the FDOT's *PD&E Manual*, *Part 2*, *Chapter 20* (*Contamination Impacts*), updated January 14, 2019, which incorporates the requirements of the National Environmental Policy Act, and related federal and state laws. This report identifies and evaluates known or potential contamination issues, presents recommendations concerning these issues, and discusses possible impacts to the proposed project in relation to the proposed project alternatives.

Information was obtained for this CSER from Florida Department of Environmental Protection and US Environmental Protection Agency databases as well as field investigations and reviews of historic and aerial photographs. A total of nine sites were identified with potential contamination concerns. After evaluation, one of those sites was assigned a risk rating of None, five sites were assigned a risk rating of Medium, and three sites were assigned a risk rating of High. All Medium- and High-Risk sites are recommended for additional assessment, including soil and groundwater testing, if right-of-way acquisition or subsurface work (including construction of any structures or stormwater ponds) is proposed on or adjacent to them. Anticipated permits could include South Florida Water Management District and St. Johns River Water Management District Environmental Resource and Dewatering Permits or a Florida Department of Environmental Protection Environmental Resource Permit. A United States Army Corps of Engineers General Permit is also anticipated for unavoidable impacts to wetlands.

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List of Acronyms

BEBR Bureau of Economic and Business Research

CERCLA Comprehensive Environmental Response, Compensation,

and Liability Act

CFX Central Florida Expressway Authority

CR County Road

CSER Contamination Screening Evaluation Report FDEP Florida Department of Environmental Protection

FLUC Future Land Use Categories

FLUCCS Florida Land Use and Cover Classification System

GIS Geographic Information System

ID Generator ID

HWSPA Horizon West Special Planning Area LRTP Long Range Transportation Plan MPO Metropolitan Planning Organization

NAD North American Datum

NEPA National Environmental Policy Act

NOAA National Oceanic and Atmospheric Administration

NPL National Priorities List

NRCS Natural Resources Conservation Service

NRE Natural Resources Evaluation

OD Origin and Destination

OOCEA Orlando-Orange County Expressway Authority

PD&E Project Development and Environment
RCRA Resource Conservation and Recovery Act

ROW Right-of-Way

SFWMD South Florida Water Management District

SIS Strategic Intermodal System

SJRWMD St. Johns River Water Management District

SR State Road

STCM Storage Tank Contamination Monitoring USEPA U.S. Environmental Protection Agency

WOSL West Orange/South Lake

WOSLTED West Orange South Lake Transportation and Economic

Development Task Force

WWAP Wellness Way Area Plan



1.0 INTRODUCTION

PROJECT DESCRIPTION

The proposed Lake/Orange County Connector is a strategic transportation investment aimed at supporting existing and future growth in south Lake and west Orange counties. It has been identified as a system expansion project need in the last four consecutive Central Florida Expressway Authority (CFX) master plans, the most current being the 2040 CFX Master Plan. The Orlando-Orange County Expressway Authority (OOCEA), now CFX, completed the 2007 SR 429 to US 27 Connector Concept Development and Evaluation Study which developed various viable corridors/alternatives and identified an unmet need for an east-west connection between US 27 and SR 429. This study will confirm the feasibility of the connector and will conduct a Project Development and Environment (PD&E) Study on defined alignments. **Figure 1-1** illustrates the location of the project.

As part of the PD&E study, this Level I Contamination Screening Evaluation Report (CSER) has been prepared in accordance with the FDOT's *PD&E Manual, Part 2, Chapter 20 (Contamination Impacts)*, updated January 14, 2019, which incorporates the requirements of the National Environmental Policy Act (NEPA), and related federal and state laws. This report identifies and evaluates known or potential contamination issues, presents recommendations concerning these issues, and discusses possible impacts to the proposed project in relation to the proposed project alternatives.

PROJECT OBJECTIVE

Objective

The primary objectives of this transportation improvement project are to: expand regional system linkage and connectivity in Lake and Orange counties; enhance mobility between US 27 and SR 429; and accommodate the expected increase in traffic due to population and employment growth within the study area, while being consistent with accepted local and regional plans. As such, the proposed improvements include



the construction of a limited-access facility that provides a new east-west connection from US 27 in south Lake County to SR 429 in west Orange County.

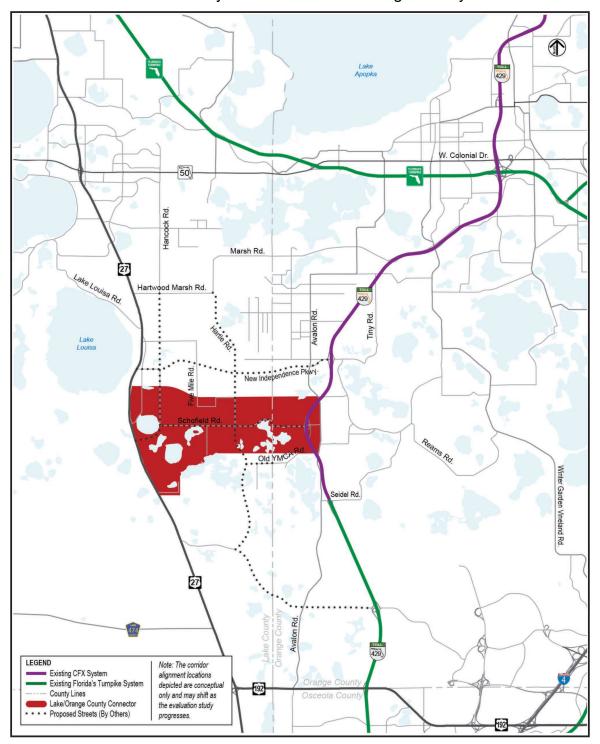


Figure 1-1 Project Location



Project Background

The vision of this critical east-west corridor has been documented in prior concept studies. In 2002, the OOCEA first investigated the potential to extend SR 408 (East-West Expressway) to the west to address the transportation needs of west Orange and east Lake counties. A report titled "Western Extension Concept Development and Feasibility Study" was prepared which investigated the feasibility of a limited-access toll road. Four primary corridors were identified (see Figure 1-2): a "Northern Corridor", a "SR 50 Corridor", a "Hartwood-Marsh Corridor" and a "Southern Corridor". The study concluded that only the "Southern Corridor" connecting SR 429 with US 27 in the general area of Schofield Road offered any long-term opportunity for Expressway Authority participation.

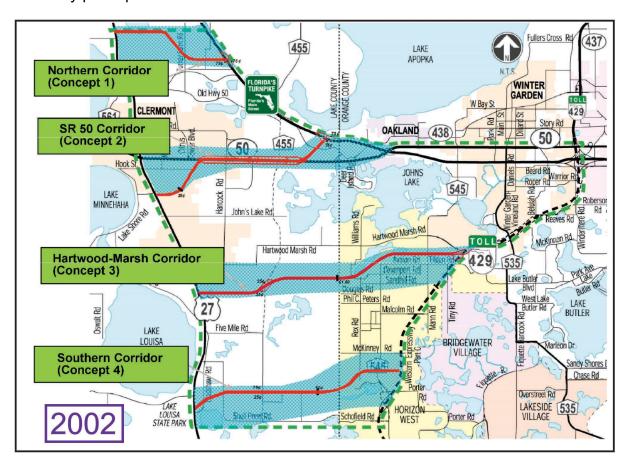


Figure 1-2 Western Extension Study Corridors



In 2007, a Concept Development and Evaluation Study for a potential SR 429 to US 27 Connector was prepared by the OOCEA. The purpose of the study was to determine the feasibility and viability of a potential SR 429 to US 27 expressway connection within an area south of Hartwood Marsh Road and north of US 192. Four distinct corridors were investigated (see **Figure 1-3**). The study found that Corridor B was not viable due to significant wetland and surface water impacts and relatively low traffic attraction. Corridor A (the southernmost option) had the largest traffic attraction but extended through an environmentally sensitive area while Corridor D (the northernmost option) had the lowest traffic attraction. Corridor C, which generally traversed the area adjacent to Schofield Road within the central portion of the study area, offered a potential balance between traffic attraction and minimization of environmental impacts.

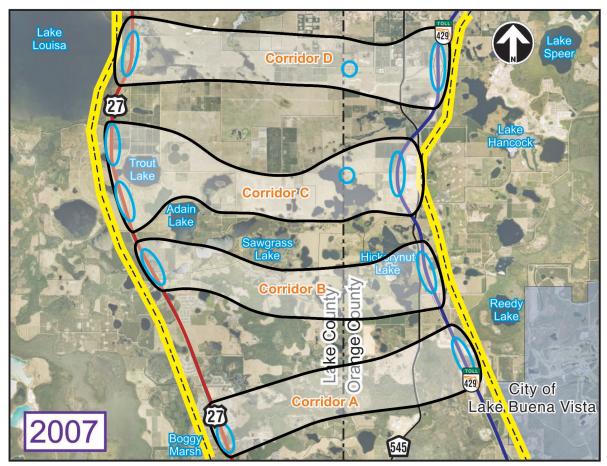


Figure 1-3 SR 429 to US 27 Connector Study Corridors



2.0 PURPOSE AND NEED

PURPOSE

The purpose of the Lake/Orange County Connector PD&E Study is to develop a proposed improvement strategy that is technically sound, environmentally sensitive and publicly acceptable. As with every PD&E Study, emphasis has been placed on the development, evaluation and documentation of detailed engineering and environmental studies including data collection, conceptual design, environmental analyses, project documentation and the preparation of a Preliminary Engineering Report (PER).

NEED

There are six project needs that serve as justification for the proposed improvements. These needs are: 1) Provide improved system connectivity/linkage; 2) Accommodate anticipated transportation demand; 3) Provide consistency with local and regional plans; 4) Support economic viability and job creation; 5) Support intermodal opportunities; and 6) Enhance evacuation and emergency service. The following sections describe the needs in more detail.

System Connectivity/Linkage

System linkage is defined as linking two or more existing transportation facilities or types of modal facilities between geographic areas or regional traffic generators.

Figure 12-1 illustrates the existing roadway network within the vicinity of the proposed project. There are two major north-south facilities serving the project area, SR 429, a four-lane limited-access rural toll road at the eastern project terminus and US 27, a four-lane divided rural arterial at the western project terminus. In the east-west direction, SR 50, a six-lane urban arterial facility located approximately 7 miles to the north, and US 192, a six-lane urban divided arterial located approximately 7 miles south, connect Lake County to the Orlando urban core. These existing east-west facilities not only serve



through traffic but also provide significant local access, thus limiting their ability to provide effective overall mobility.

At the present time, the east-west connectivity within the study area is deficient with Schofield Road, an unpaved 20-foot wide rural facility, providing the only connection between US 27 on the west and SR 429 on the east. A new limited-access, direct connection expressway facility would not only provide the much-needed connectivity in the area but would also significantly improve regional mobility and travel time.

A PER was completed in 2016 for Wellness Way, a new four-lane divided arterial extending from US 27 and connecting to New Independence Parkway in the vicinity of SR 429. It should be noted that the 2007 SR 429 to US 27 Connector Concept Development and Evaluation Study prepared by the OOCEA stated that a network of east-west six-lane roadway arterials could also meet the capacity need of the study area. The proposed Wellness Way facility alone will not be sufficient to provide the necessary east-west linkage to meet the anticipated growth of the area when compared to a new limited-access, direct connection expressway facility.

Interchanges are proposed at US 27 in Lake County, SR 429 in Orange County, and the future extension of CR 455 in Lake County. Lake County's Visionary Map shows a southerly extension of CR 455 from its current terminus to the future extension of Sawgrass Bay Boulevard.

Anticipated Transportation Demand

According to the Central Florida Expressway Authority's 2040 Master Plan, Lake County's population is projected to increase by 56% (to 493,000 residents) and employment is projected to increase by 60% (to 212,700) by 2040. During the same time period, the population and employment growth within Orange County are expected to each increase by more than 50%. Two of the main areas of development generating additional population are the Wellness Way Area Plan (WWAP) in south Lake County



and the Horizon West Special Planning Area (HWSPA) in southwestern Orange County. The WWAP includes more than 16,000 acres. Horizon West is a growing community of several villages occupying more than 20,000 acres and projected to house over 60,000 residents when completed. Horizon West also features the future site of a Valencia College satellite campus.

The January 2018 Bureau of Economic and Business Research (BEBR) population projections show from 2017 to 2045 a 54% growth in population is anticipated for both Lake and Orange counties.

The study area traverses all five of the WWAP Future Land Use Categories (FLUC); Town Center and Wellness Way 1, 2, 3 and 4. The planning horizon for the WWAP is projected to be 2040 with a build-out of 16,500 dwelling units and a projected employment of 36,000. CEMEX, a multinational building materials supply company, submitted an updated permit for the proposed Four Corners Sand Mine in August 2017. They propose to operate on 1,200 acres within the WWAP, on property divided by Schofield Road. The permit allows mining approximately 525 acres over a 22-year period.

The study area also falls within the Town Center and Village H (Hickory Nut) of Horizon West. The Town Center will be a regional employment center with a projected employment force of over 27,000 and home to a host of new developments including a satellite campus of Valencia College and Orlando Health hospital. Overall, Horizon West has an anticipated build-out of 40,000 dwelling units and a projected commercial area of 9.5 million square feet.

An origin and destination (OD) study conducted by CDM Smith in 2017 for CFX revealed that much of the potential traffic for a new toll road would come from planned developments. In the year 2045, there is a potential for 34,000 daily trips traveling between US 27 and SR 429 in the vicinity of Schofield Road. With the proposed project



as a tolled expressway, approximately 19,000 daily trips would be diverted from local roadways.

The proposed connector is anticipated to help accommodate the expected increase in traffic due to population and employment growth within the study area by expanding the limited-access expressway system.

Consistency with Local and Regional Plans

Planning consistency of the proposed project is documented in various local comprehensive plans (see **Table 2-1**). A brief explanation of each follows.

CFX 2040 Master Plan and Five-Year Work Plan: The subject project is a major component of the Authority's plan to provide additional capacity to address the area's increasing projected population and employment growth. The Lake/Orange County Connector would support the economic vitality of the WWAP and the HWSPA developments and is widely supported among local landowners and community leaders. The project is listed in the five-year work plan(2019-2023) and funded for PD&E in years 2018/2019 and for potential design in years 2021/2022 and 2022/2023.

<u>Lake-Sumter Metropolitan Planning Organization (MPO) – 2040 Long Range Transportation Plan (LRTP)</u>: The Lake-Sumter MPO provides a forum for cooperative decision making concerning transportation issues throughout the urbanized area of Lake and Sumter counties. The latest draft list of priority projects (May 2018) shows that a "New Road Alternative Corridor Evaluation" between US 27 and SR 429 is listed as priority #20 under the Preliminary Engineering projects. In addition, the portion of the Lake/Orange Parkway project extending from US 27 to the Lake/Orange County line is included in the Lake-Sumter 2040 LRTP as a cost feasible element and as an Emerging Regional Significant Corridor.

West Orange South Lake Transportation and Economic Development Task Force (WOSLTED): This task force was initiated in 2000 with the goal of promoting



transportation in the West Orange/South Lake (WOSL) region. In 2008, the task force started a planning process to ensure coordinated transportation and housing development which eventually resulted in a proposed system of new roadways and roadway improvements which included the provision of a proposed east-west connector from US 27 to SR 429. This connector has always been a main focus of this organization.

<u>MetroPlan Orlando:</u> MetroPlan Orlando is the metropolitan planning organization for the greater Orlando area. It coordinates and leads transportation planning efforts in Orange, Osceola and Seminole Counties. The subject project is listed on the 2040 LRTP Plan Development Cost Feasible projects (updated June 2017) as a funded project for both PD&E and design.

Table 2-1 Local Planning Consistency

Agency	Remarks
Central Florida Expressway Authority (CFX)	Included in the 2040 Master Plan and the Five-Year Work Plan (2019-2023)
Lake-Sumter MPO	Identified the proposed project in the 2040 LRTP Needs Plan
West Orange/South Lake Transportation and Economic Development Task Force	Identified a connection between US 27 to Orange County in its Transportation Plan
MetroPlan Orlando	Identified in its Technical Report 3: "Plan Development and Cost Feasible Projects"

Economic Viability and Job Creation

The proposed facility is needed to further support the economic viability of the WWAP. This 16,000-acre service area has been recognized for many years as having significant potential for economic development in southeast Lake County. It is projected to be an economic engine for job creation in the region and is envisioned to strengthen its connectivity with other regional economic hubs. With an anticipated buildout of over 16,000 residential units, this important planned development is expected to generate over 26,800 jobs in the future.



The proposed connector will also directly benefit the economic and job creation potential of the Horizon West development by expediting the efficient delivery of goods and services in this developing area of west Orange County.

Support Intermodal Opportunities

The Horizon West Town Center is proposed as an intermodal and freight staging facility potentially providing access to trucks, rails, airports and/or ports. Its presence enhances the integration and connectivity of the multimodal transportation system. The proposed connector would link this freight staging facility with two major Strategic Intermodal System (SIS) highways (US 27 and SR 429) and thus connect Lake County to a network of limited-access facilities that provide access to the Orlando International Airport and Port Canaveral. In addition, the MetroPlan Orlando's "Regional Freight and Goods Movement Facilities Profile" noted that there is "limited existing east-west highway and rail connectivity within the region – which provides logistical challenges for some shippers". The proposed project will add a valuable east-west mobility link to the area's transportation network.

Evacuation and Emergency Services

The East Central Florida Region has been identified by the National Oceanic and Atmospheric Administration (NOAA) as a high hurricane-vulnerable area within the United States and thus requires sufficient and efficient evacuation routes. There are no existing designated east-west evacuation routes within the immediate project area. Only SR 50, approximately 7 miles to the north, and US 192 (SR 530), approximately 7 miles to the south, provide effective east-west evacuation connection to important north-south SIS routes in the area (US 27 and SR 429). The provision of an additional high-speed, limited-access east-west facility will afford desirable redundancy of the highway network to accommodate diverted local and regional traffic during times of natural or man-made emergencies.



Another critical issue deals with potential delays of fire and emergency services. There are two fire stations just north and south of the study area along US 27 but their linkage to the east is ineffective due to the lack of a paved or limited-access facility connecting to SR 429, potentially resulting in additional delays. The proposed connector would facilitate prompt fire and emergency response.

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3.0 PROJECT AREA DESCRIPTION

The project spans Lake and Orange Counties, southwest of the City of Orlando. The project area is mostly undeveloped and consists mainly of agricultural land uses. Lake Louisa State Park is adjacent to SR 27 at the western project terminus. Large scale development, including a community college and extensive residential and commercial areas are anticipated along Schofield Road in the vicinity of US 27. The CEMEX Four Corners Sand Mine is planned for 600 acres that include part of the project area.

In this document, the term "project corridor" describes the footprint of the preferred alternative. The term "project area" describes a larger expanse that encompasses the project corridor and includes all land within 500 feet of the project corridor centerline. There are four recommended stormwater ponds that are located outside the project corridor. They are ponds 1A6, 2A, 3A3, and 4A3. Land use in the project corridor is shown on **Figure 3-1.** Additional details on the alternatives considered in this PD&E study are provided in Section 4.0.

LAND USE

Land use cover descriptions provided for both uplands and wetlands are classified using the *Florida Land Use Cover and Forms Classifications System* (FLUCCS) designation. Existing land use in the project area was initially determined utilizing United States Geological Survey (USGS) maps, historical images, aerial photographs, and land use mapping from the SJRWMD (2012). Land use categories reported by SFWMD and SJRWMD were verified in the field. Field reviews generally confirmed the land use mapping, with minor updates.

Land use categories mapped by SJRWMD are shown in **Figure 3-1** and land use categories in the project corridor are described below. Descriptions of FLUCCS codes are taken primarily from FDOT (1999) and SFWMD (2009). Land uses in the project area include large areas of Improved Pastures (FLUCCS 2110) and Citrus Groves (FLUCCS 2210) with Lakes (FLUCCS 5200), Freshwater Marshes (FLUCCS 6410), and

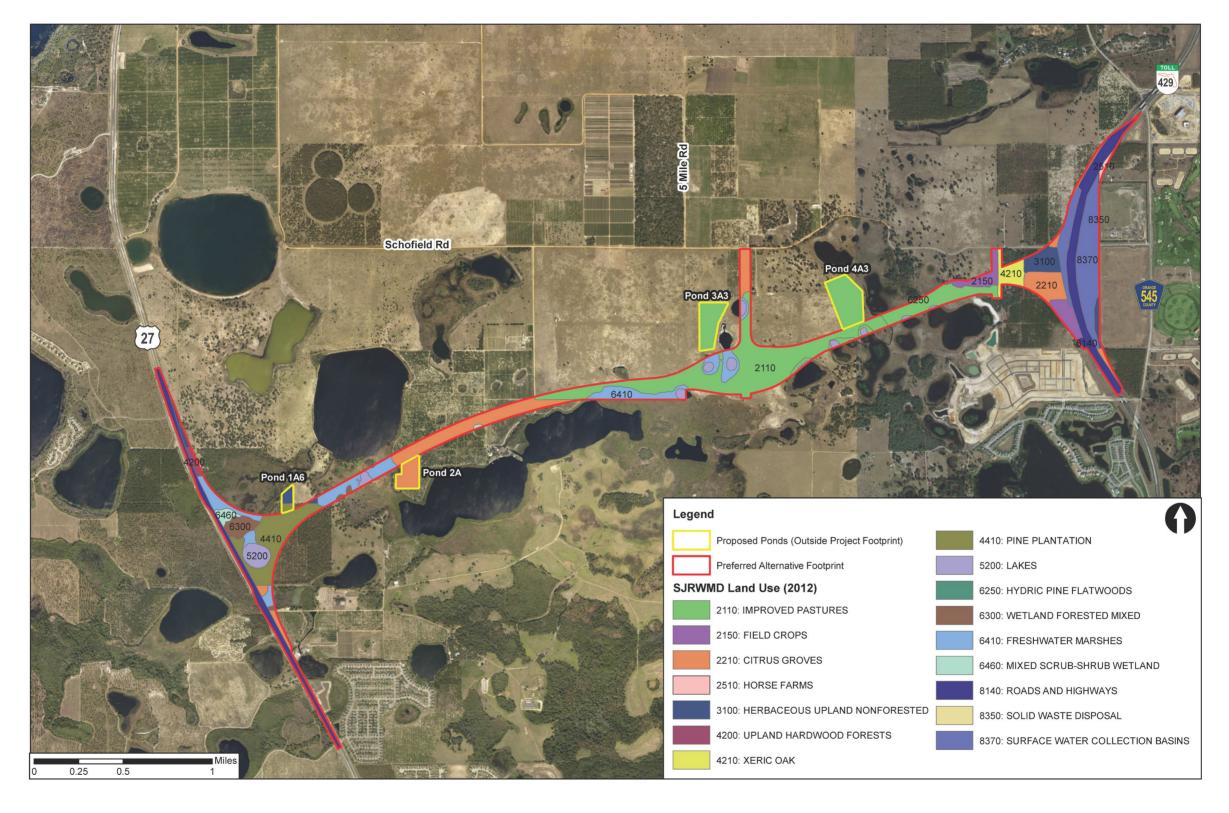


Figure 3-1 Land Use



Wetlands (FLUCCS 6300 and 6460) scattered throughout. The western side of the project area has a large area of Pine Plantation (FLUCCS 4410), while the eastern side includes areas of Xeric Oak (FLUCCS 4210), Herbaceous Upland Nonforested (FLUCCS 3100), and Surface Water Collection Basins (FLUCCS 8370).

Improved Pastures (FLUCCS 2110)

Improved pastures are the most intensively managed of the pastureland classes. They are usually cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. In most cases, they show some direct evidence of cattle, such as watering ponds, feed bunkers, fencing, corrals, barns, or cow trails. Large improved pastures cover the majority of the project corridor between Cook Road and the intersection of Meadow Bend Circle with Schofield Road. Areas that are mapped as Improved Pasture north of Lake Needham, in the eastern portion of the project area, appear to actually be wet prairie. This area maps as flood zone AE and recent historic images show the lakes periodically expand and cover much larger areas than during drier periods, which are expressed on **Figure 3-1**.

Field Crops (FLUCCS 2150)

Wheat, oats, hay and grasses are the primary types identified as field crops. Field Crops are mapped in two areas at the eastern end of the project corridor, however, the western area mapped as field crops was determined to be Improved Pastures during field investigations.

Citrus Groves (FLUCCS 2210)

This class is for active tree cropping operations that produce fruit, nuts, or other resources not including wood products. It is mapped in patches throughout the project corridor, with large areas just west of Cook Road and at the northern end of the proposed central intersection with Schofield road. There is also a small area mapped just east of SR 429 that was determined to be Pine Plantation during field investigations.



Horse Farms (FLUCCS 2510)

This category defines farms which stable, breed and train horses for a variety of uses such as hunting, exhibition, racing, riding and harness racing. One small area of Horse Farms is mapped at the northern end just east of SR 429.

Herbaceous Upland Nonforested (FLUCCS 3100)

This is one of three land cover classes used for upland nonagricultural, non-forested lands which contain no evidence of cattle grazing. FLUCCS 3100 is used for areas that have over 67% herbaceous cover, not counting any forested inclusions, which may be up to 25% of the area. This land use type is found in small areas on both ends of the project corridor.

Upland Hardwood Forests (FLUCCS 4200)

The Uplands hardwoods class may include forest communities such as oak-pine-hickory, Brazilian pepper, live oak, wax myrtle-willow (not hydric), mixed temperate or tropical hardwoods, and beech-magnolia. The canopy closure must be 25 percent or more, with at least a 66 percent dominance by hardwood tree species and trees must average over 20 feet tall. There is one area of Upland Hardwood Forests on the north end of the western edge of the project corridor, just east of US 27.

Xeric Oak (FLUCCS 4210)

This class is for forest communities dominated by xeric oaks. The canopy closure must be 25 percent or more, with at least a 66 percent dominance by xeric oak species, which include bluejack oak, turkey oak and sand post oak. The trees must average over 20 feet in height. Xeric Oak is found on the eastern side of the project corridor, just south of the intersection of Meadow Bend Circle with Schofield Road.

Pine Plantation (FLUCCS 4410)

Pine plantations are artificially generated by planting seedling stock or seeds. The stands are characterized by high numbers of trees per acre and uniform appearance.



Row patterns are almost always apparent. A large area of Pine Plantation is mapped on the western end of the project corridor where it intersects with US 27.

Lakes (FLUCCS 5200)

This class includes freshwater and saltwater bodies of water greater than 1/2 acre in size, that are predominantly natural in origin. It does not include water bodies that are man-made or extensively modified. Lakes are found throughout the project corridor, primarily in the western and central portions.

Hydric Pine Flatwoods (FLUCCS 6250)

This class is for wetland forests with a canopy dominated by Slash pine. It may be naturally generated, or the result of pine plantations that are planted in rows through flatwoods depressions. The understory is grasses, wiregrass, forbs, and sometimes sparse saw palmetto. There is one small area of Hydric Pine Flatwoods on the eastern side of the corridor between the proposed central intersection with Schofield Road and SR 429.

Wetland Forested Mixed (FLUCCS 6300)

This classification is designated by forested systems composed of hardwood and coniferous tree mixtures. Species adapted to wet environments such as water oak, cabbage palm, red maple, bay trees, and conifers grow well in these habitats. Wetland Forested Mixed areas exist in a variety of moist soil conditions, from permanently wet to seasonally or infrequently wet. This land use type is located in patches at the western end of the project corridor.

Freshwater Marshes (FLUCCS 6410)

This classification is used for wetland communities having a representative suite of plant species such as sawgrass, cattail, arrowhead, maidencane, buttonbush, cordgrass, switchgrass, needlerush, common reed, arrowroot, and bulrush. Freshwater marshes tend to be open expanses of grasses, sedges, rushes and other types of herbaceous plants. Periods of inundation are intermediate between deep marshes (emergent



aquatic FLUCCS 6440) and wet prairies (FLUCCS 6430) and these sites are usually covered with water at least two months of the year, undergoing prolonged periods of soil saturation. Freshwater Marsh is mapped in patches throughout the project corridor.

Mixed Scrub-Shrub Wetland (FLUCCS 6460)

This class is used for wetlands that are dominated by woody vegetation less than 20 feet in height. It is most common in disturbed communities on drier sites. There is one area of Mixed Scrub-Shrub Wetland at the western edge of the project corridor along US 27.

Roads and Highways (FLUCCS 8140)

This category includes roads and highways that exceed 100 feet in width over long segments and have four or more lanes and median strips. There are two major areas of Roads and Highways, one at each end of the project corridor, SR 429 to the east and US 27 to the west.

Solid Waste Disposal (FLUCCS 8350)

This class includes sanitary landfills, dumps and other waste disposal areas. The sites may be publicly or privately operated and may or may not be permitted. It includes dumps and landfills that are found at private operations, such as farms, institutions, industrial and commercial sites, if they meet size criteria. One area of Solid Waste Disposal is mapped on the very eastern edge of the project corridor.

Surface Water Collection Basins (FLUCCS 8370)

This code was created by the SJRWMD to classify excavated open spaces, situated within residential sub-divisions or communities and along freeway corridors, for temporary collection and holding of surface water runoff. It is not used for treatment ponds and other "reservoirs" that generally function as permanent water bodies. Surface Water Collection Basins are found on both sides of SR 429 at the eastern end of the project corridor.



ELEVATION AND HYDROLOGIC FEATURES

Figure 3-2 shows an elevation map created with data collected using LIDAR in North American Datum 1983 (NAD 83). The project area has a ground elevation ranging between approximately 90 and 190 feet, with areas of lower elevation where water is found. Areas of low elevation are found throughout the project corridor while the highest elevations are found on the eastern end of the corridor.

Hydrologic features and wetland areas mapped by the USFWS National Wetlands Inventory are shown in **Figure 3-3**. The nearest major water body is Lake Louisa, however, the nearest flowable water feature is the Kissimmee River, with headwaters starting approximately 18 miles southeast of the project corridor.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (updated December 4, 2012), a large portion of the project corridor is located within Flood Zone X, which is a flood zone that has a 0.2% annual flood chance. Small portions of the project area are located within flood zones A and AE, which are flood zones that are inundated by the 100-year flood (**Figure 3-4**).

SOILS

The Natural Resources Conservation Service (NRCS) (2017) indicates that 11 soil types occur in the project area (**Table 3-1**, and **Figure 3-5**). Three hydric soil types, including Oklawaha Muck, Organic Soil, and Placid Sand, are mapped in the project area.

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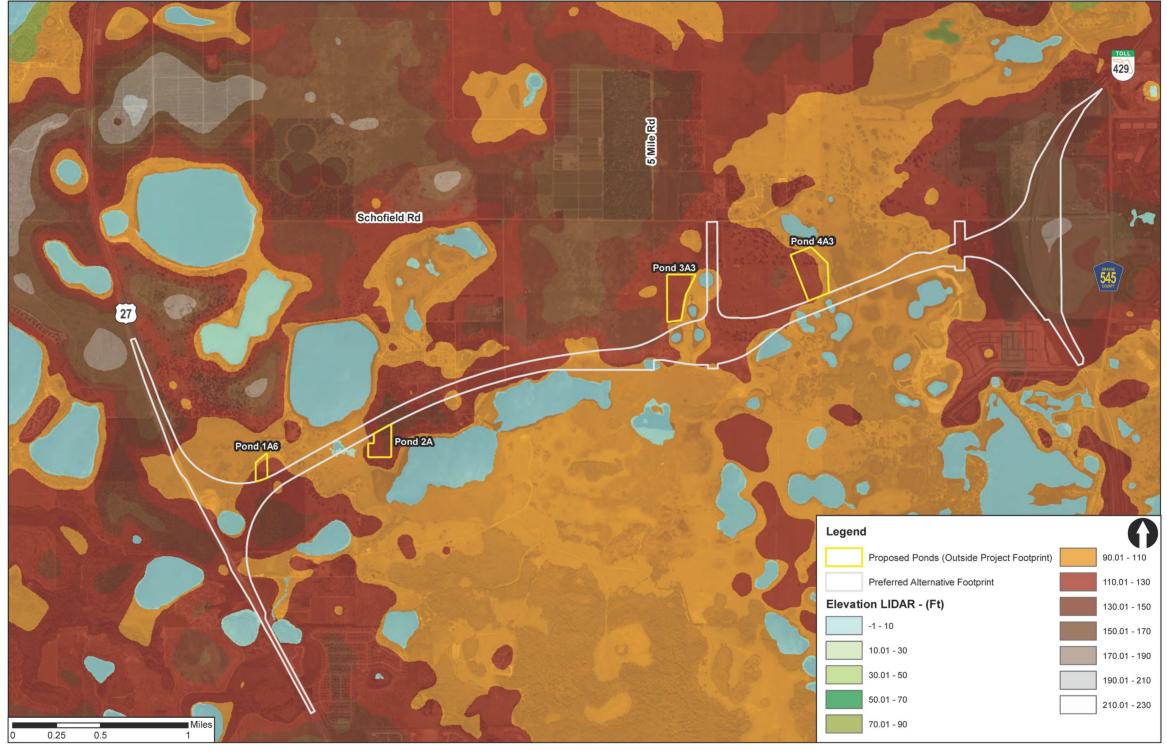


Figure 3-2 Elevation Map

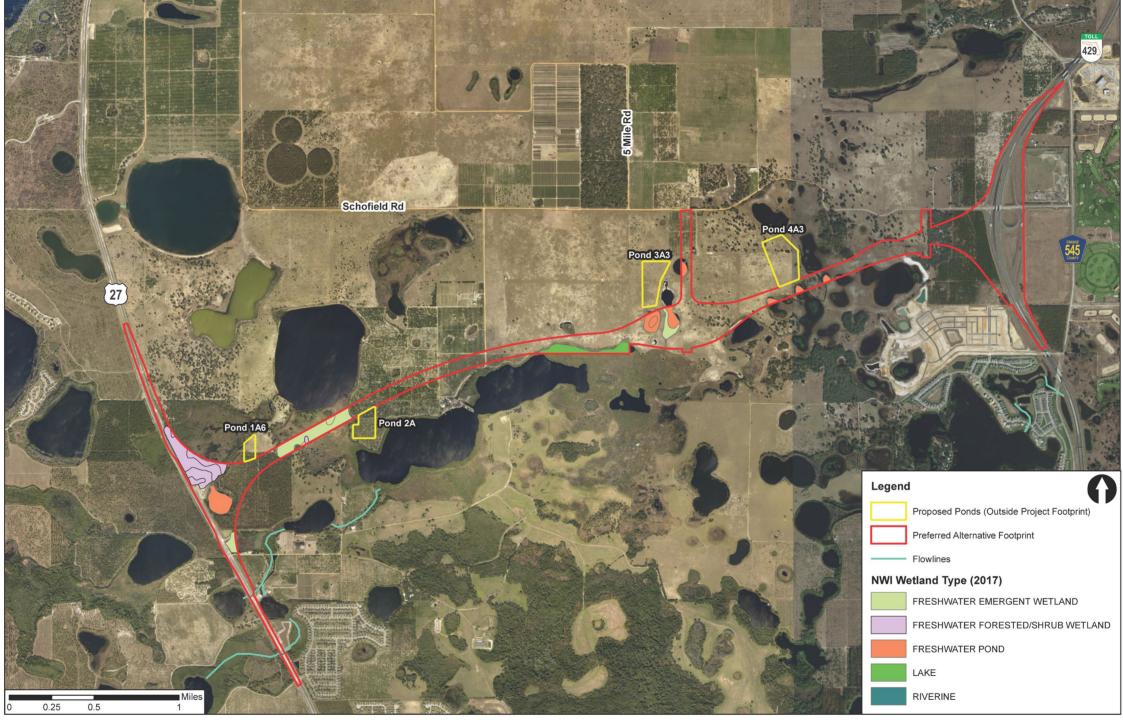


Figure 3-3 Hydrological Features and NWI Wetland Areas

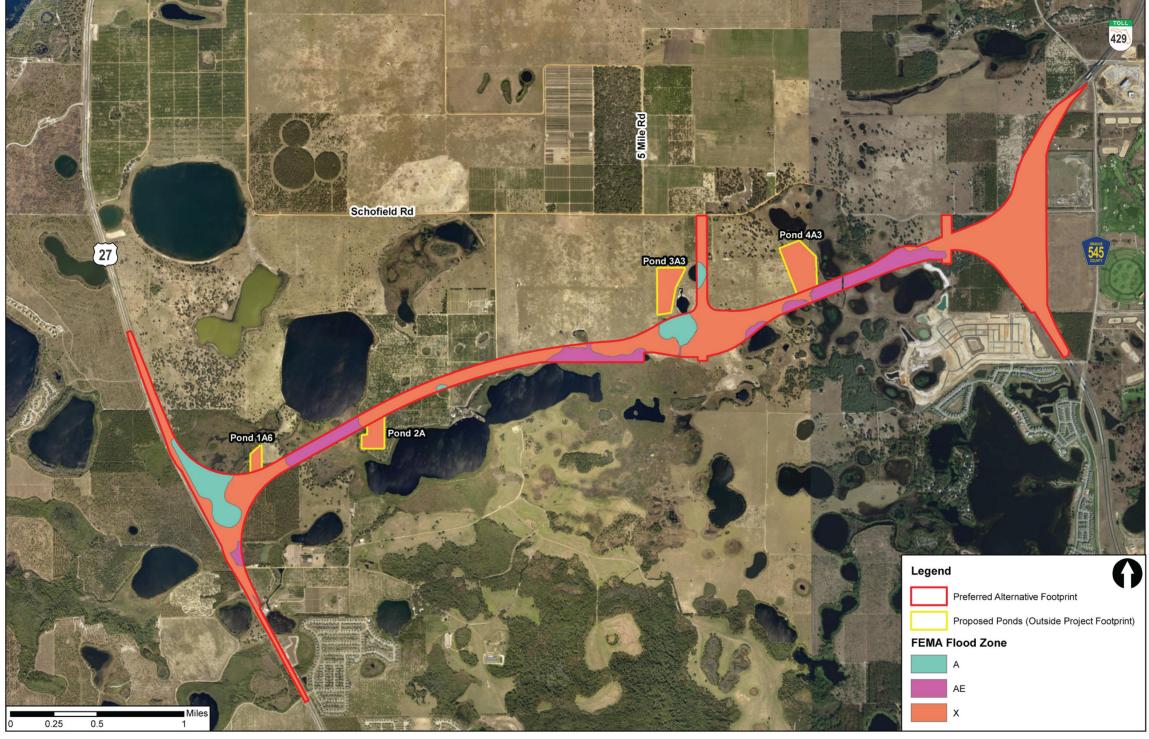


Figure 3-4 Flood Zones



Table 3-1 Soils

Soil Type	Slope	Characteristics
Apopka Sand	5 to 12 Percent	This soil type consists of very deep, well drained, moderately slowly permeable soils on upland ridges, side slopes and knolls. They formed in thick beds of sandy and loamy marine or eolian deposits. This is not a hydric soil.
Arents	-	Soils that have been deeply mixed by plowing, spading, or other methods of moving by humans. These soils are used mostly as cropland, urban land, or pasture.
Basigner fine sand	0 to 2 Percent	This type consists of very deep, very poorly and poorly drained, rapidly permeable soil in low flats, sloughs, depressions and poorly defined drainage ways. They formed in sandy marine sediments. Permeability is rapid. This is not a hydric soil.
Candler Sand	12 to 40 Percent	This soil type consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. They formed in think beds of eolian or sandy marine deposits. This is not a hydric soil.
Immokalee fine sand	0 to 5 Percent	This soil type consists of very deep, very poorly and poorly drained soils on flatwoods and in depressions primarily in the southern Florida flatwoods, but also occurs in the south-central Florida ridge, Florida Everglades and associated areas and the southern Florida lowlands of peninsular Florida. They formed in sandy marine sediments. Permeability is very rapid to moderate. This is not a hydric soil.
Myakka Sands	0 to 2 Percent	This soil type consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. This is not a hydric soil.
Oklawaha Muck	0 to 2 Percent	This soil type consists of deep, very poorly drained soils that formed in herbaceous organic material and loamy and clayey mineral material. These soils are on floodplain, freshwater marshes, and depressions. This is a hydric soil.
Ona fine sand	0 to 2 Percent	This type consists of poorly drained, moderately permeable soils that formed in thick sandy marine sediments. They are in the flatwood areas of central and southern Florida. Permeability is moderate. This is not a hydric soil.
Organic Soil	-	Soils rich in nutrients and minerals, often found in wet, swampy areas. This is a hydric soil.
Placid Sand	0 to 2 Percent	This soil type consists of very deep, very poorly drained, rapidly permeable soils on low flats, depressions, poorly defined drainageways on uplands, and flood plains on the Lower Coastal Plain. They formed in sandy marine sediments. This is a hydric soil.
Tavares Sand	0 to 5 Percent	This soil type consists of very deep, moderately well drained soils that formed in sandy marine or eolian deposits. Tavares soils are on hills, ridges and knolls of the lower Coastal Plain. This is not a hydric soil.

^{*}Source NRCS 2017

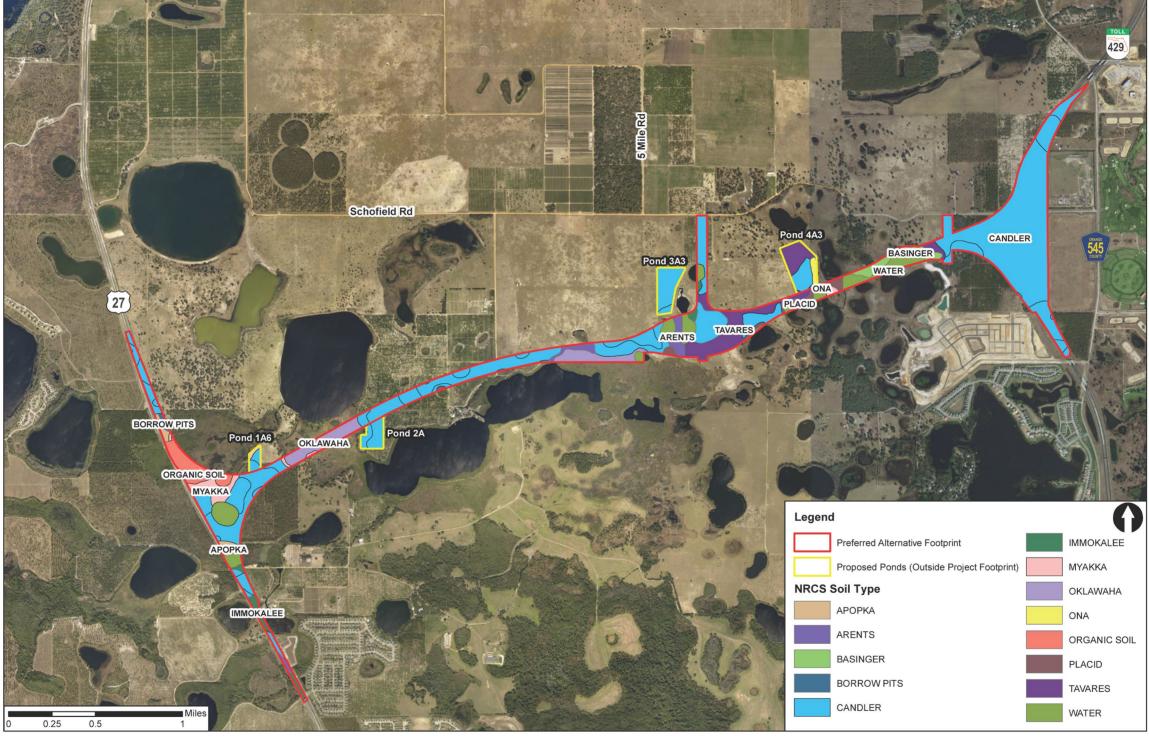


Figure 3-5 Soil Types



4.0 ALTERNATIVES

A multiphase alternative development evaluation and selection process was employed to properly assess all alternatives considered for the proposed Lake / Orange County Connector. The "No Build" alternative assumes the retainment of existing conditions. It is mostly used as a benchmark condition in order to compare the costs and benefits of implementing the proposed improvements to those incurred by continuing to use the existing facilities. In this case, the only existing east-west transportation facility (Schofield Road) within the project confines is inadequate not only in terms of future projected capacity needs but, more importantly, it would not provide the desirable redundancy in evacuation and emergency response potential nor the required additional freeway regional connectivity to between US-27 and SR 429 on the east. It is evident that, because of the reasons previously discussed in this document, adoption of this alternative would not solve many of the existing needs associated with the goals of this project. However, the "No Build" alternative will be maintained as a viable option providing an effective baseline condition by which other project alternatives will be compared throughout the project alternative selection process.

PROJECT SEGMENTATION

Initially, the study area was divided into three segments that reflect predominant land uses, natural resources, etc. to facilitate the analysis. The segmental breakdown approach ensures that the generated corridor alternatives are more responsive to the needs of each segment rather than only to the generalized project needs.

Figure 4-1 illustrates the study segments and provides a description of each. Each segment has unique characteristics as well as differences in environmental, engineering and socio-economic features.



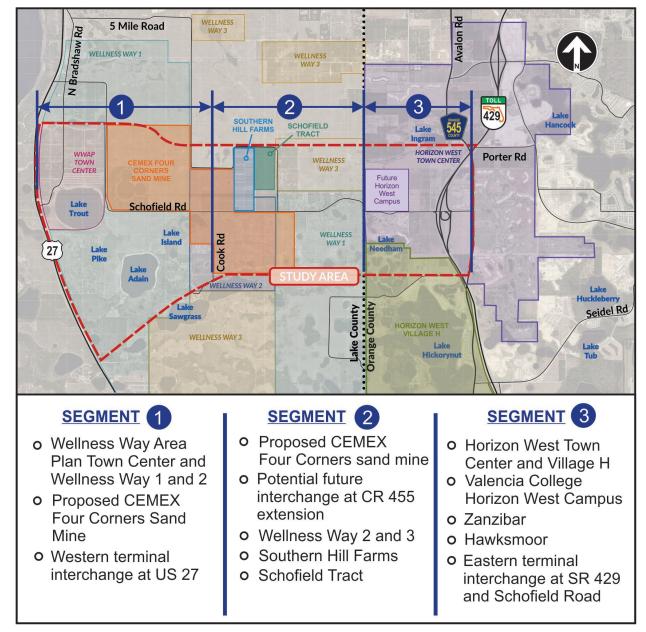


Figure 4-1 Segmental Breakdown

<u>Segment 1</u> comprises the project's western two miles and generally extends from US 27, a rural six-lane north-south facility, to Cook Road, a minor unpaved north-south rural road just east of Lake Island. Some of the main features within this first segment include



various lakes (e.g., Trout, Pike, Adain, Island), the Wellness Way Area Plan (WWAP) Town Center, Wellness Way 1, the proposed CEMEX Four Corners Sand Mine and portions of Wellness Way 2.

<u>Segment 2</u> comprises the central portion of the study area and extends from Cook Road to the Lake/Orange county line for a total length of approximately 1.8 miles. Some of the main features within this segment include portions of Wellness Way 2 and 3, the Schofield Tract, CEMEX Four Corners Sand Mine, and the Southern Hill Farms north of Schofield Road, a rural two-lane east-west facility projected to be widened to 4 lanes in the future.

<u>Segment 3</u> extends for approximately one mile from the Lake/Orange county line to the study's eastern terminus at the SR 429 and with Schofield Road interchange, where Schofield Road heads west and connects to US 27. Some of the principal features within Segment 3 include the Horizon West Town Center, the proposed Valencia College Horizon West Campus, Zanzibar, Hawksmoor, Horizon West Village H and Lake Needham.

DESCRIPTION OF THE PREFERRED ALTERNATIVE

In general, all alternatives were the result of combinations of the three project segments as well as various interchange configurations at each access point. After a comprehensive evaluation process, one alternative was selected as being the most effective option. This alternative is illustrated on **Figure 4-2**. The typical section for the preferred alternative is depicted on **Figure 4-3**.

A brief description of the preferred alternative follows:

<u>Segment 1 (from US 27 (Begin Project) to Cook Road):</u> Within Segment 1, the preferred alternative features a four-lane rural expressway typical section, with 330 feet of right-of-way, 12-foot travel lanes, 12-foot outside shoulders, an 88-foot divided median and a

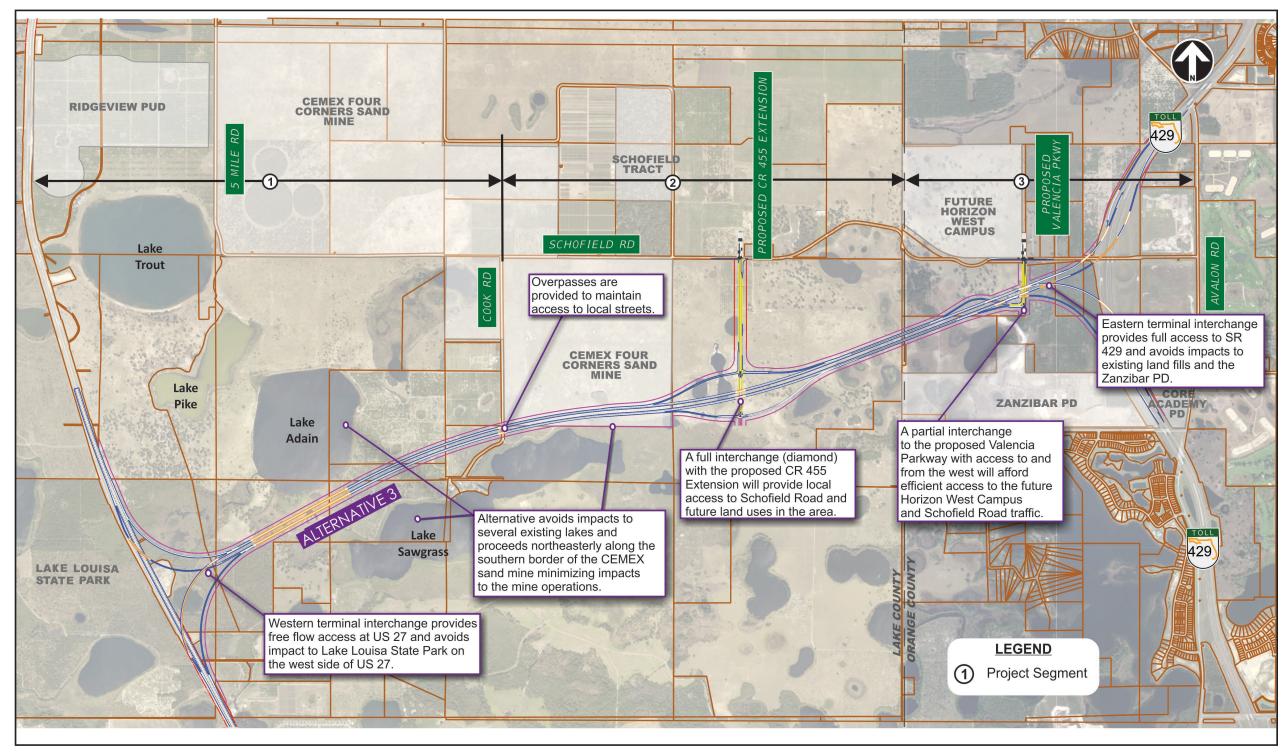


Figure 4-2 Preferred Alternative



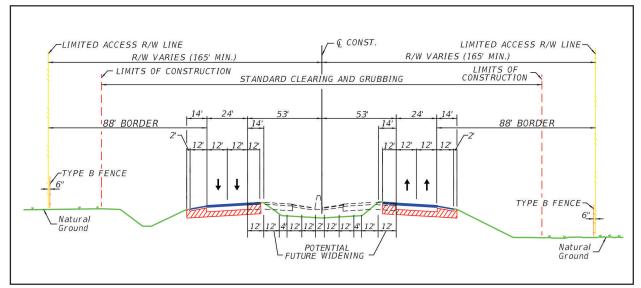


Figure 4-3 Preferred Alternative Typical Section

94-foot border width. The section will feature grade separations in order to provide access to local facilities. The western interchange at US 27 provides direct connect ramps with free flow access to/from US 27. In order to avoid impacts to the abutting Lake Louisa State Park, a portion of US 27 will be slightly shifted to the east. Within this segment, the preferred alternative generally follows a northeast direction, thus avoiding impacts to Lakes Adain and Sawgrass.

<u>Segment 2 (from Cook Road to the Lake/Orange County Line)</u>: Within this segment, the preferred alternative continues with the same typical section previously described under Segment 1. The alignment generally shifts slightly southward just east of Cook Road in order to minimize impacts to the CEMEX Four Corners Sand Mine property. A full diamond interchange will be provided at the proposed CR 455 Extension facility to provide local access.

<u>Segment 3 (from the Lake/Orange County Line to the SR 429 and Schofield Road interchange [End Project])</u>: Within Segment 3, the preferred alternative continues the same typical section described under Segment 1. A partial interchange at the proposed Valencia Parkway will provide access to and from the west. At the SR 429 with



Schofield Road interchange, direct connect ramps will provide access to/from both Northbound and Southbound SR 429.

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5.0 METHODOLOGY

In accordance with the FDOT's *PD&E Manual, Part 2, Chapter 20 (Contamination Impacts)*, updated January 14, 2019, this Contamination Screening Evaluation (Level 1) has been conducted for the project to determine potential contamination concerns associated with proposed alternatives developed during the PD&E Study. In addition to sites initially identified and assessed in the field, this report identifies and evaluates known landfills, Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund) sites, and National Priorities List (NPL) sites within one-half mile of the project corridor. Known sites of petroleum contamination, drycleaners, and non-petroleum contamination within 500 feet of the project corridor or stormwater ponds were identified and investigated, as were non-landfill solid waste sites within 1,000 feet of the project corridor or stormwater ponds. This evaluation includes the following:

- Review of contamination layers in FDEP Map Direct Tool
- Review of United States Environmental Protection Agency (USEPA)
 EnviroMapper database
- Review of the FDEP OCULUS database
- Field review of project area
- Ownership and site history for each potential contamination site
- Historic aerial image review
- Interviews with business owners and local residents

Recommendations regarding contamination concerns are based on reasonably ascertainable information obtained from the data collection activities identified above. No comments regarding contamination concerns for the proposed project were provided by regulatory agencies.



Government Databases Search and Regulatory File Review

Information regarding potentially contaminated sites was obtained from the FDEP OCULUS database as well as through the FDEP Map Direct tool. The FDEP Map Direct tool includes information on brownfields, petroleum, CERCLA (Superfund), dry cleaning, responsible party (open waste cleanup), state funded cleanup, state lands cleanup, hazardous waste cleanup, storage tanks, and solid waste facilities. The USEPA EnviroMapper tool was used to identify USEPA Resource Conservation and Recovery Act (RCRA) sites. In addition to these information resources, the Florida Geographic Data Library database was used to locate Geographic Information System (GIS) files based on the above research to generate maps and identify facility identification numbers. The Lake County and Orange County Property Appraiser websites were used to collect property ownership information.

Field Reviews

Field reviews of the project area were conducted on February 5, 6, and 7, 2019. The actual location, occupancy, and operation of known potentially contaminated sites were verified during the field reviews. Interviews with residents were conducted both in person and by telephone. Photographs were taken of each potentially contaminated site and photographs of any sites rated as "Medium" or "High" risk are provided in **Appendix A**.

Historical Aerial Photograph Review

Aerial photographs from 1990 to today's date were reviewed using the Google Earth historical imagery function. The aerial images were reviewed for potential contamination concerns, including but not limited to mounds, depressions, storage areas, or drastic changes in landscaping or geographic features. A brief discussion of historic aerial photographs is provided below.

1990 – The project area is almost completely agricultural or undeveloped. No
official entrance booth or cabins are present at the site Lake Louisa State Park.
Large scale earth moving is apparent immediately west of Avalon Road, south of
Schofield Road, and north of Phil Riston Way.



- 1994 The outline of Mickey Mouse ears is apparent in the 90-degree bend in Schofield Road.
- 1999 Entrance drive into Lake Louisa State Park is present in its current configuration, but no ticket booth or cabins are present. Earth moving is apparent immediately west of Avalon Road and north of Schofield Road. Substantial development of the golf course east of the project is underway.
- 2004 Cabins and ticket booth into Lake Louisa State Park are present.
 Residential area along Harvest Boulevard is under construction. Construction of SR 429 is apparent north of Schofield Road.
- 2014 Clearing for residential development south of Old YMCA Road is visible.

Risk Ratings

Based on the compilation of data collection activities described above, and the distance and direction of potential contamination sites with respect to the project corridor, each site was assigned a risk rating based on the methods in Chapter 20 of the PD&E Manual. The rating system expresses the degree of concern for a potential contamination impact to the project via cost and schedule. Each site was assigned a contamination risk rating of **None**, **Low**, **Medium** or **High** based on the following criteria:

- 1. None: 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 (FDEP 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.
- 2. **Low:** 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: 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 CFX must do if the property were to be acquired. Additionally, sites with a history of agricultural use are considered "Medium" risk due to the potential use of fertilizers or chemicals, such as arsenic used in cattle dipping vats, at these locations. 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.
- 4. High: 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 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.

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6.0 PROJECT IMPACTS

The "No Build" Alternative is not anticipated to result in contamination impacts. The preferred alternative would acquire right-of-way from six potentially contaminated sites (**Table 6-1**). Stormwater ponds 1A6, 2A, 3A3, and 4A3 occur on agricultural sites that are also considered potentially contaminated.

Database record searches and field inspections revealed a total of nine sites with potential contamination concerns for the proposed project (**Table 6-2**, **Figure 6-1**). After evaluation, one of those sites was assigned a risk rating of None, five sites were assigned a risk rating of High.

The High-risk sites proposed for right-of-way acquisition are located east of SR 429 and include two former landfills and an area where farm chemicals were illegally abandoned and likely spilled. Medium risk sites include four sites with known contamination concerns (**Figure 6-1**) as well as any agricultural lands because of the potential presence of fertilizers, pesticides, fuels and other farm chemicals.

Table 6-1 Risk Rating Summary

Risk Rating	# Sites Proposed for ROW Acquisition for Preferred Alternative	# Sites Proposed for ROW Acquisition for Stormwater Ponds 1A6, 2A, 3A3, and 4A3			
High	3				
Medium	3	4			
Low	-				

Potentially contaminated sites are presented in **Table 6-2** along with property information and risk ratings. **Figure 6-1** show the location of each site. Photographs are provided in **Appendix A** and database information and documents related to specific potentially contaminated sites that were rated as High- or Medium-risk are provided in **Appendix B**.

Table 6-2 Site Information

Site #	Facility Name	Address	Facility ID (FDEP/RCRA)	Databases	Concern	Owner	Contaminated Parcel Location Relative to Project Corridor	Risk Rating
1	Lake Louisa State Park	7305 US 27	FLR000148049	RCRA	Hazardous Waste (small quantity generator)	State of Florida	Adjacent	None
2	Arnold Groves Storage Tank	15625 Frank Jerrell Road	9100695	STCM	Petroleum	JJJR Properties LLC	560 feet south	Medium
3	Sun Ridge Four MGMT Inc.	6535 Cook Road	9803085	STCM	Petroleum	Catherine E Ross Groves Inc	1,200 feet north	Medium
4	Island Lake Storage Tank- Lake County Grove	Cook Road	9700467	STCM	Petroleum	Lake Louisa LLC	Co-located	Medium
5	Lake County Grove Storage Tank	732 Schofield Road	9201649	STCM	Petroleum	Davidson Harvest LLC et al	Co-located	Medium
6	Schofield Corporation of Orlando/545 Landfill	8050 Avalon Road	25291 / 9801128 / FLD984216531	FDEP Solid Waste / STCM / RCRA	Landfill	Schofield Corporation of Orlando Inc	Co-located	High
7	West Orange Environmental Resources C&D	7706 Avalon Road	85524 / 25291	FDEP Solid Waste	Landfill	Oce West Orange LLC	Co-located	High
8	Braun Properties	8815 Avalon Road	FLD984216531	RCRA	Farm Chemicals	Undetermined	Co-located	High
9	Former Agricultural Areas	Throughout Project Area	None	None	Farm Chemicals	Multiple	Co-located	Medium

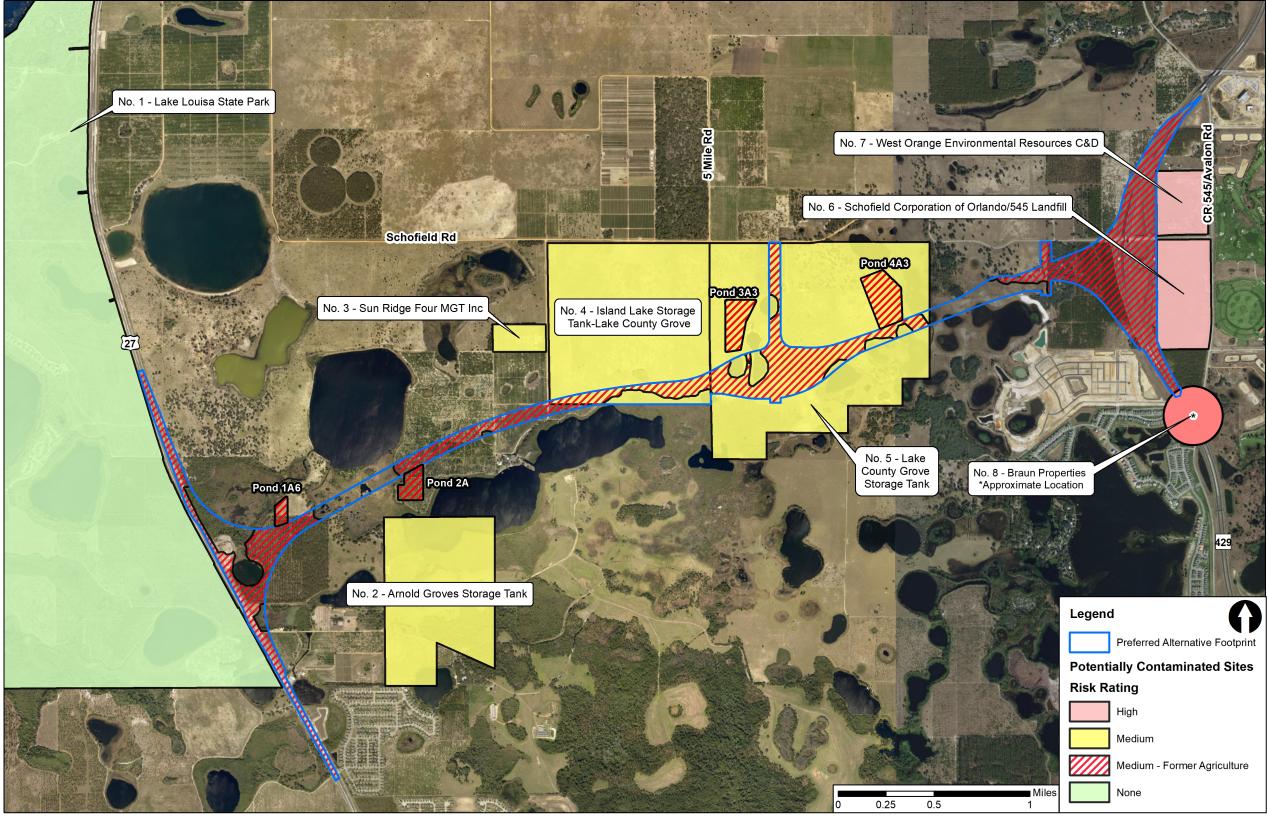


Figure 6-1 Potentially Contaminated Sites



7.0 REGULATORY STATUS OF SITES

There are no Superfund sites, NPL sites, or brownfields within one-half mile of the project. At its eastern terminus, the project encroaches onto two High-Risk sites that were used as landfills (West Orange Environmental Resource C&D and Schofield Corporation of Orlando). No comments related to contamination issues were received through the Advance Notification Process. During the Environmental Advisory Group meeting on May 2, 2019, the SFWMD indicated that any wells in the project corridor would need to be properly capped and sealed.

Site 1 – Lake Louisa State Park 7305 US 27

Database Number: FLR000148049

Rating - None

Lake Louisa State Park is located west of US 27, adjacent to the west terminus of the proposed project. The Lake Louisa State Park property extends from just south of North Bradshaw Road (on the west side of US 27) to just north of the south end of Lake Louisa. The entrance to Lake Louisa State Park is approximately 1.5 miles north of the preferred alternative, on US 27. This site was included because it is listed as a small quantity hazardous waste generator in the USEPA RCRA database and because of the presence of Above-Ground Storage Tanks. The only documentation available in the OCULUS database is an email from FDEP regarding an inspection that was conducted on June 11, 2008 to determine compliance with state and federal environmental regulations in the areas of potable water, domestic wastewater, industrial wastewater, and hazardous waste. The detailed inspection report was not available on the database. Because there would be no direct impacts to Lake Louisa State Park and there is no history of release of contaminants from this site, it is assigned a risk rating of **None**.



Site 2 – Arnold Groves Storage Tank

15625 Frank Jerrell Road

Database Number: 9100695

Rating – Medium

Arnold Groves is located along Frank Jarrell Road and operates as a farm where the public can pick fruit. FDEP Map Direct marks a storage tank as located on Frank Jarrell Road, approximately 950 feet east of the existing US 27. Two fuel tanks forming a fuel station as well as a storage tank on a trailer were found on this site approximately 1,700 feet south of the project corridor (1,550 feet south of stormwater pond 2A), adjacent to a ranch house. Another storage tank was observed near buildings on Frank Jerrell Road, approximately 2,900 feet east of the project terminus at US 27.

The earliest document on file is a Storage Tank Notification Form dated November 23, 1990 that reports one 550-gallon storage tank but does not provide coordinates or a location beyond Section-22 Township-24 and Range-26. The only other document on file is an FDEP Pollutant Storage Tank System Inspection Report Form. It notes two tanks on the property, a 550-gallon underground diesel storage tank and a 1,000-gallon aboveground diesel storage tank. That document includes a rough map showing the location of the second tank. This appears to coincide with the location of the fuel station. Under the preferred alternative, there would be no direct impacts or acquisition of right-of-way on or adjacent to this site. Because of the presence of storage tanks and a fuel station, and because this is an active agricultural site that likely uses fertilizers and pesticides, this site is assigned a risk rating of **Medium**.

Site 3 – Sun Ridge Four MGMT Inc.

6535 Cook Road

Database Number: 9803085

Rating – Medium

Sun Ridge Four MGMT Inc. is located approximately 1,200 feet north of the project area, immediately west of Cook Road. The site is used for agriculture and includes sheds, barns, shade structures, mechanical equipment, and agricultural chemicals like



fertilizers and herbicides. On August 1, 2000, two 1,000-gallon aboveground storage tanks (one for unleaded gas and one for vehicular diesel) were installed on site. A closure inspection report completed in 2004 from the Bureau of Petroleum Storage Systems revealed that both storage tanks were emptied, and pumps were removed. The inspection also noted that there were no open violations or discharge information found. Under the preferred alternative, there would be no direct impacts or acquisition of right-of-way on or adjacent to this site. Because of the presence of storage tanks and agricultural chemicals, this site is assigned a risk rating of **Medium**.

Site 4 – Island Lake Storage Tank-Lake County Grove Cook Road

Database Number: 9700467

Rating – Medium

Island Lake Storage is a square shaped pasture immediately south of Schofield Road and east of Cook Road that includes part of the project corridor. This site is used for agriculture and contained cattle during field surveys. According to a Storage Tank Registration Form available on OCULUS and dated March 24, 1994, one aboveground 1,000-gallon storage tank was installed on site. A closure inspection by Wren Engineering on July 3, 1997 stated that the tank on site will be removed and properly disposed of by ERC General Contracting and the sludge at the bottom of the tank will be disposed of properly by Walt Disney World. No confirmation of removal of the tanks was found. Field surveys revealed a collapsed barn or metal building on this parcel, approximately 600 feet east of Cook Road. Adjacent to the collapsed building was an old pump house and watering station. This pump house is likely associated with a well that should be properly capped and sealed prior to project construction. Because of the past confirmed presence of a storage tank with no documentation of removal, and because this site is used for agriculture and may have previously or currently contained fertilizers or pesticides, this site is assigned a risk rating of **Medium**.



Site 5 – Lake County Grove Storage Tank

732 Schofield Road

Database Number: 9201649

Rating – Medium

The Lake County Grove Storage Tank site is approximately 525 acres, bordered to the north by Schofield Road and to the east by the Lake-Orange County line. The project corridor passes through this site just northeast of Sawgrass Lake and this site contains stormwater ponds 3A3 and 4A3. This property is used primarily for agriculture and cattle were present at the time of the field review. A Storage Tank Registration Form dated March 13, 1995 records one 1,000-gallon aboveground storage tank for vehicular diesel fuel. During an October 14, 1999 compliance inspection, the site had two recorded violations, one for "fill boxes color-coded by 12/31/1998," and one for "written release detection response level for system." In the compliance report there was also a note to repair the drain pipe with metal piping and a valve. An October 23, 2003 inspection revealed no violations or discharges. The most recent document available, from October 24, 2003, stated that the 1,000-gallon tank was abandoned and replaced with a 550- gallon tank, the piping was disconnected, and the tank was emptied out. Because this site contains an aboveground storage tank, and because this site is used for agriculture and may have previously or currently contained fertilizers or pesticides, this site is assigned a risk rating of **Medium**.

Site 6 – Schofield Corporation of Orlando/545 Landfill

8050 Avalon Road

Database Number: 25291 / 9801128

Rating – High

Schofield Corporation of Orlando is an approximately 75-acre site at the east terminus of the project that was used as a landfill. It is located in the southwest quadrant of the Avalon Road and Schofield Road intersection. The project corridor overlaps the southeast corner of this site. Historic imagery shows the Schofield Corporation of Orlando site in active operation in January 1990, with significant earth moving apparent. By August 2006, the historic imagery shows this site to be mostly graded with few signs



of active operation or recent earth moving. The site appears to be mostly revegetated with grasses by December 2008.

A Storage Tank Facility Closure Site Inspection Report available from FDEP and dated April 12, 2007 documents the removal of a 2,000-gallon aboveground storage tank that contained diesel fuel. The fuel and vapors were extracted prior to the tank removal. The site contains approximately 17 monitoring wells. Orange County Environmental Protection Division observed the last two rounds of sampling at the site (July 2006 and February 2007) and report that there are three wells (4-shallow, 4a-intermediate, and 4b-deep) in relatively close proximity to the former tank location. All wells were below cleanup target levels in applicable constituents tested.

A Quarterly Progress Report on the operation of a Landfill Gas Control System dated September 2009 noted that groundwater quality was affected by landfill gas resulting in concentrations of benzene and vinyl chloride in excess of FDEP drinking water standards. That report states that groundwater flow enters the site along the south portion of the western property line. Lateral groundwater flow is subsequently to the east and south (away from the proposed project), and towards the east and northeast. The most recent file available from FDEP is a letter titled "Annual Report of Remaining Operational Life," addressed to Jim from the Solid Waste Section on November 12, 2007. According to the letter, the site is closed, no airspace remains, and no operational life exists. Because of the previous use as a landfill, this site is assigned a risk rating of **High**.

Site 7 – West Orange Environmental Resources C&D

7706 Avalon Road

Database Number: 85524

Rating – High

This site is was a landfill located at the east terminus of the project corridor, in the northwest quadrant of the Avalon Road and Schofield Road intersection. Historic imagery shows significant earth moving across the entire parcel as early as November



1999. By 2004, ponded water is apparent in the northeast corner of the parcel and evidence of recent earth moving is widespread. The pond was filled by February 2006. Dozens of shipping containers are apparent on the property from 2011 onwards.

A Landfill Permit Application to the FDEP Solid Waste Program dated April 19, 1999 is the first record related to this site. This application requested the ability to construct, operate, and close a construction and demolition debris landfill, and to perform recycling of soil, wood, concrete, asphalt, metal, and PVC at the site. Right-of-way for the preferred alternative would expand about 40 feet into the northwest corner of this parcel. Because of a previous use as a landfill, this site is assigned a risk rating of **High**.

Site 8 – Braun Properties 8815 Avalon Road

USEPA Database Number: FLD984216531 FDEP Database Number: FLD984216531

Rating - High

The location of the Braun Properties site (FLD984216531) is listed by FDEP as 8815 Avalon Road; however, the exact parcel is uncertain and may no longer exist. That address maps to the southeast end of the project corridor, east of SR 429 and just south of Old YMCA Road. The Braun Properties site predates the construction of SR 429. The address listed in regulatory databases (8815 Avalon Road) is not recognized by the Orange County Property Appraisers Office. It is likely that this parcel was impacted by the construction of SR 429, so the Braun Properties site potentially extends to both sides of SR 429 and the precise limits of the historic parcel are not known. A search was conducted of all adjacent parcels to potentially identify a previous owner named Braun and further clarify the location, but no such previous owner was identified. Portions of the Braun Properties site might be part of the existing SR 429 right-of-way.

The earliest document on file is a Complaint/Investigation Request and Report Form dated May 17, 1990. It reports the presence of numerous drums and five-gallon pails of old farm chemicals (oil, pesticides, and unknown substances). Following an inspection by Orange County, a letter was sent by certified mail notifying the property owner of



their responsibility for proper disposal. It also noted that soil contamination was likely due to odors and the lack of secondary containment or lids on containers. On May 9, 1991, a certified letter was sent from Orange County noting the contamination. It also noted that the property was unsecured and that in addition to dumping chemicals, people used the area for shooting guns and fishing. For those reasons, the county declared the site to be an imminent hazard to the public health, safety, and welfare and to the environment. A Hazardous Waste Inspection Report completed on February 7, 2011 by FDEP for Braun Properties states that it is a closed facility with no potential violations or areas of concern. Because of the prior unsecured nature of the property, presence of unsecured chemicals, and likely soil contamination, this site is assigned a risk rating of **High**.

Site 9 –Agricultural Areas Throughout Project Area

FDEP Database Number: None

Rating - Medium

Citrus orchards and cattle pastures occur throughout the project area. Such agricultural uses of land in Florida are widespread and commonly involve fertilizers, pesticides, fuels and other "farm chemicals". Citrus producers may use herbicides and chemicals to controls weeds, insects, and disease, and cattle producers historically used "dipping tanks" to treat livestock for parasites. Such potentially contaminated agricultural areas encompass all undeveloped uplands in the project area. Portions of the project corridor cross these agricultural areas, and stormwater ponds 1A6, 2A, 3A3, and 4A3 occur on agricultural lands. Because of the potential presence of farm chemicals, these agricultural areas are considered **Medium** risk.



8.0 CONCLUSIONS

Information was obtained for this report through observations during on-site visits and database information from FDEP and USEPA, as well as online sources. A total of nine sites were identified with potential contamination concerns. After evaluation, one of those sites was assigned a risk rating of None, five sites were assigned a risk rating of Medium, and three sites were assigned a risk rating of High. All Medium- and High-Risk sites are recommended for additional assessment, including soil and groundwater testing, if right-of-way acquisition or subsurface work (including construction of any structures or stormwater ponds) is proposed on or adjacent to them. Anticipated permits could include SFWMD and SJRWMD Environmental Resource and Dewatering Permits or an FDEP Environmental Resource Permit. A United States Army Corps of Engineers General Permit is also anticipated for unavoidable impacts to wetlands.

APPENDIX A: SITE PHOTOGRAPHS (MEDIUM- AND HIGH-RISK SITES)

Site 2- Arnold Groves Storage Tank

15625 Frank Jerrell Road Facility ID: 9100695 Risk Rating: Medium

This site is not in the project area but provides an example of storage tanks and chemicals typical of agricultural operations in this region.



Photo 1: Aerial view of the site



Fuel tanks near house, facing north

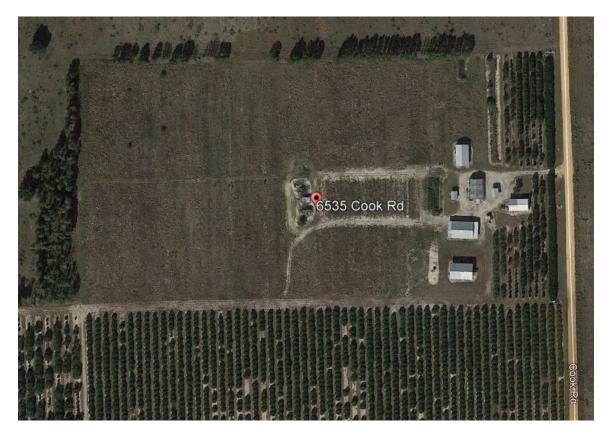


Trailer-Mounted Storage Tanks, facing east

Site 3 - Sun Ridge Four MGMT Inc.

6535 Cook Road Facility ID: 9803085 Risk Rating: Medium

This site is not in the project area but provides an example of storage tanks and chemicals typical of agricultural operations in this region.



Aerial view of the site



Entrance Drive, facing west



Fuel Tanks in Secondary Containment, facing north



Fuel Tanks, facing east



Trailer-Mounted Storage Tank, facing west



Tanks and Drums of Agricultural Chemicals

Site 4 - Island Lake Storage Tank- Lake County Grove

Facility ID: 9700467 Risk Rating: Medium



Pasture in Site 4, facing northeast



Old Metal Building, facing west



Oil staining on floor of old metal building, outside project area



Water Fill Station, facing west

Site 5 - Lake County Grove Storage Tank

Facility ID: 9201649 Risk Rating: Medium



Above Ground Storage Tank, facing south



Above Ground Storage Tank, facing southwest



Old barn with drums, storage tanks, facing northeast

Site 6 - Schofield Corporation of Orlando/545 Landfill/ Braun Properties

8050 Avalon Road/8815 Avalon Road Facility ID: 25291 / 9801128 / FLD984216531 Risk Rating: High

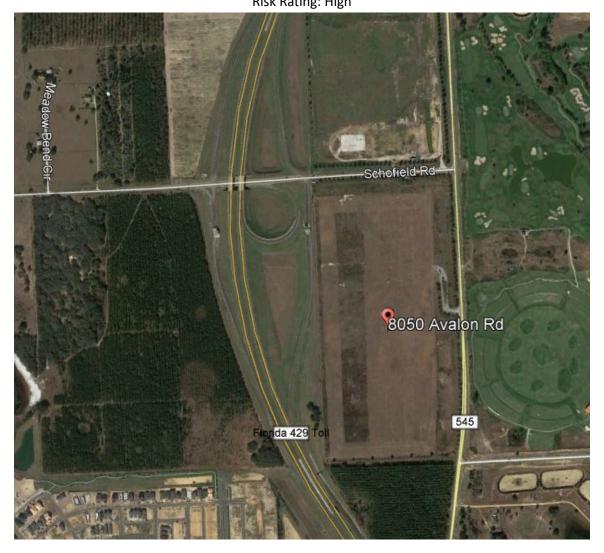


Photo 1: Aerial view of the site



View from northwest corner, facing southeast



View Facing South

Site 7 - West Orange Environmental Resources C&D

7706 Avalon Road Facility ID: 85524 Risk Rating: High



Aerial view of the site



View from Schofield Road, facing north



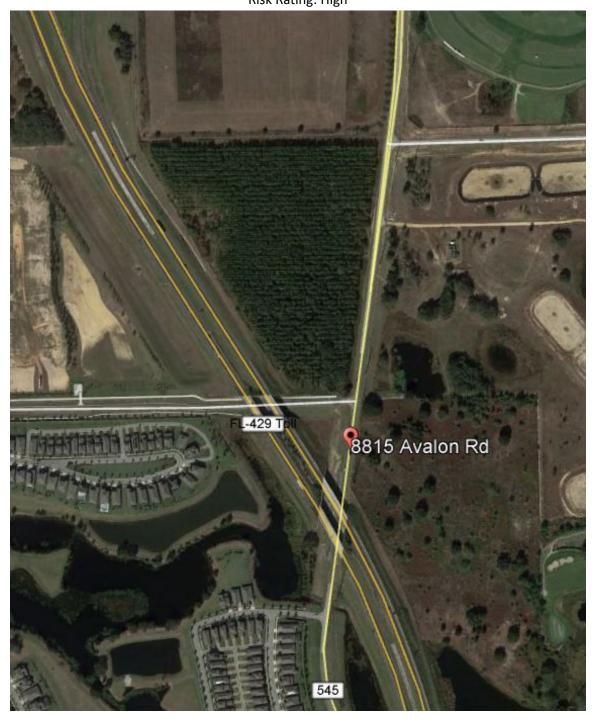
View from Northeast Corner, facing south



View from Northeast Corner, facing west

Site 8 - Braun Properties

8815 Avalon Road (Approximate Location)
Facility ID: FLD984216531
Risk Rating: High



Aerial View

APPENDIX B: SUPPORTING DOCUMENTATION

Appendix B - Site Documents (Medium & High Risk Sites)

Site 2- Arnold Groves Storage Tank

General Information

Owner Name:	JJJR PROPERTIES LLC	Alternate Key:	1594707		
Mailing Address:	15625 FRANK JERRELL RD	Parcel Number: 0	03-24-26-0001-000- 00700		
	CLERMONT, FL 34714 Millage Gro		0005 (UNINCORPORATED)		
	<u>Update Mailing</u> <u>Address</u>	Total Certified Millage Rate:	14.4238		
	Addicas	Trash/Recycling/Water/Info:	My Public Services Map		
Property Location:	15625 FRANK JARRELL RD	Property Name:	 Submit Property Name		
	CLERMONT FL 34714 Update Property Location	School Information:	School Locator & Bus Stop Map © School Boundary Maps		
Property Description:	S 1/2 OF NE 1/4, SE 1/4LESS BEG AT SE COR OF SEC RUN N 0-0-0 E 400 FT, N 65-36-29 W 1542.28 FT, S 0-0-0 E 1044.64				

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Туре	Class Value	Land Value
1	ORANGE GROVE (6601)	0	0	CITRUS	46.7	AC	\$56,040.00	\$420,300.00
2	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	51.86	AC	\$18,151.00	\$466,740.00
3	WETLAND (9600)	0	0		116.15	AC	\$5,227.00	\$5,227.00
4	AGRICULTURAL HOMESITE (5000)	0	0		2	AC	\$44,000.00	\$44,000.00
Click here for Zoning Info Map								

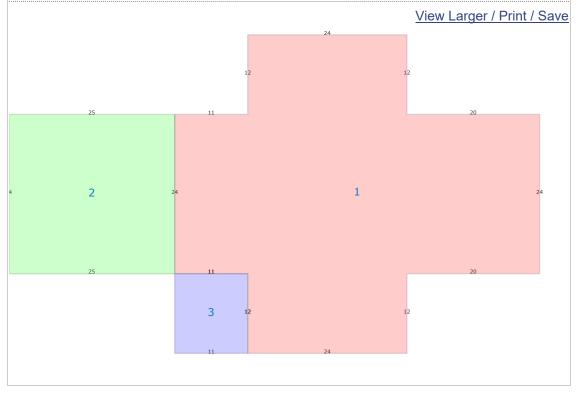
Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value:	Building Value: \$72,790.00		
Summary					
Year Built: 2007	Total Living Area: 1896 •	Central A/C: Yes	Attached Garage: Yes		
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0		

Incorrect Bedroom, Bath, or other information? •

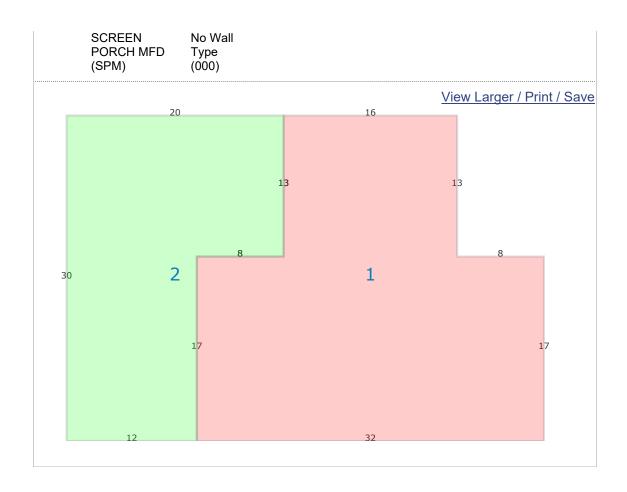
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	1896	N	0%	0%	
2	GARAGE FINISHED MFD (GFM)	No Wall Type (000)	1	600	N	0%	0%	
3	OPEN PORCH MFD (OPM)	No Wall Type (000)	1	132	N	0%	0%	



Building 002

Residential	Manufactured Home	Building Value:	Building Value: \$24,107.00		
Summary					
Year Built: 2005	Total Living Area: 752 1	Central A/C: Yes	Attached Garage: No		
Bedrooms: 2 Full Bathrooms: 1 Half Bathrooms: 1 Fireplaces: 0					

Section(s) Floor Finished Ext. Wall No. Section Basement Finished **Basement** Map **Section Type** Stories Area Attic Color No. Type **FINISHED** Wood 1 LIVING AREA 1 752 Ν 0% 0% (001)(FLA) 2 0% 1 464 Ν 0%



Miscellaneous Improvements

No. Type	No. Units	Unit Type	Year Depreciated Value
0003 BARN (BRN)	2400	SF	1966 \$4,680.00
0004 CARPORT/POLE SHED - UNFINISHED (UCP)	6960	SF	2007 \$32,350.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>5073 / 970</u>	2/10/2018	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
5065 / 134	1/18/2018	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
1660 / 1339	9/30/1998	Warranty Deed	Multi-Parcel	Improved	\$1.00
1660 / 1343	9/30/1998	Warranty Deed	Unqualified	Improved	\$0.00
1027 / 929	8/1/1989	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
<u>783 / 1192</u>	6/1/1983	Warranty Deed	Unqualified	Improved	\$1.00
Click here to	search fo	r mortgages, lien	s, and other legal docu	ıments. 🕡	

Values and Estimated Ad Valorem Taxes •

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority Millage

	Market Value	Assessed Value	Taxable Value		Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,070,194	\$257,345	\$257,345	5.11800	\$1,317.09
LAKE COUNTY MSTU AMBULANCE	\$1,070,194	\$257,345	\$257,345	0.46290	\$119.13
LAKE COUNTY MSTU FIRE	\$1,070,194	\$257,345	\$257,345	0.47040	\$121.06
SCHOOL BOARD STATE	\$1,070,194	\$257,345	\$257,345	4.10700	\$1,056.92
SCHOOL BOARD LOCAL	\$1,070,194	\$257,345	\$257,345	2.24800	\$578.51
LAKE COUNTY MSTU STORMWATER	\$1,070,194	\$257,345	\$257,345	0.49570	\$127.57
ST JOHNS RIVER FL WATER MGMT DIST	\$1,070,194	\$257,345	\$257,345	0.25620	\$65.93
LAKE COUNTY VOTED DEBT SERVICE	\$1,070,194	\$257,345	\$257,345	0.13240	\$34.07
LAKE COUNTY WATER AUTHORITY	\$1,070,194	\$257,345	\$257,345	0.49000	\$126.10
SOUTH LAKE HOSPITAL DIST	\$1,070,194	\$257,345	\$257,345	0.64320	\$165.52
				Total: 14.4238	Total: \$3,711.90

Exemptions Information

This property is benefitting from the following exemptions with a checkmark \checkmark

Homestead Exemption (first exemption up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Additional Homestead Exemption (up to an additional \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) •	<u>Learn</u> More	<u>View the</u> <u>Law</u>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Widow / Widower Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Blind Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Disability Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Disability Exemption (\$5000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Combat Related Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Deployed Servicemember Exemption (amount varies)	<u>Learn</u> <u>More</u>	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn</u> <u>More</u>	View the Law
Conservation Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Tangible Personal Property Exemption (up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Economic Development Exemption	<u>Learn</u> <u>More</u>	View the Law
Government Exemption (amount varies)	<u>Learn</u> <u>More</u>	View the Law

Exemption Savings

The exemptions marked with a $\sqrt{\ }$ above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark \checkmark

Save Our Homes Assessment Limitation (3% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Save Our Homes Assessment Transfer (Portability)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Non-Homestead Assessment Limitation (10% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Conservation Classification Assessment Limitation	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
✓ Agricultural Classification	<u>Learn</u> More	<u>View the</u> Law

Assessment Reduction Savings 0

The assessment reductions marked with a $\sqrt{\ }$ above are providing a tax dollar savings of: \$11,724.37

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, it use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Site 3 - Sun Ridge Four MGMT Inc.

PROPERTY RECORD CARD

General Information

Owner Name:	CATHERINE E ROSS GROVES INC	Alternate Key:	3374011
Mailing Address:	PO BOX 398 WINDERMERE,	Parcel Number: 0	35-23-26-0002-000- 00600
	FL 34786-0398 <u>Update Mailing</u>	Millage Group and City:	0003 (UNINCORPORATED)
	<u>Address</u>	Total Certified Millage Rate:	14.4238
	Trash/Recycling/V		My Public Services Map
Property Location:	6535 COOK RD CLERMONT FL 34714	Property Name:	 Submit Property Name
	Update Property Location ■	School Information:	School Locator & Bus Stop Map © School Boundary Maps
Property	N 660 FT OF S 1	922.45 FT OF W 1/4 OF N 3/4	LESS E 33 FT

Description: ORB 1746 PG 148 |

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Land Data

Line	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0	20	AC	\$0.00	\$172,800.00
Click here for Zoning Info Map				<u>FEMA</u>	Floo	<u>1</u>	

Miscellaneous Improvements

No.	Туре	No. Units	Unit Type	Year Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	900	SF	1992 \$1,112.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	1992 \$165.00
0003	GARAGE DETACHED (DGF)	2106	SF	2000 \$20,672.00
0004	GARAGE DETACHED (DGF)	900	SF	2000 \$8,834.00
0005	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	2000 \$206.00
0006	CARPORT/POLE SHED - UNFINISHED (UCP)	440	SF	2000 \$1,549.00
0007	CARPORT/POLE SHED - UNFINISHED (UCP)	1500	SF	2010 \$3,335.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>1746 / 148</u>	8/11/1999	Warranty Deed	Qualified	Vacant	\$207,000.00
<u>1403 /</u> <u>1280</u>	11/1/1995	Warranty Deed	Qualified	Vacant	\$50,400.00
1180 / 923	7/1/1992	Quit Claim Deed	Unqualified	Vacant	\$7,800.00
<u>1159 /</u> <u>1304</u>	4/1/1992	Warranty Deed	Qualified	Vacant	\$92,000.00
Click here to	o search fo	or mortgages, lie	ns, and other legal do	cuments. 🕕	

Values and Estimated Ad Valorem Taxes o

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$208,673	\$208,673	\$208,673	5.11800	\$1,067.99
LAKE COUNTY MSTU AMBULANCE	\$208,673	\$208,673	\$208,673	0.46290	\$96.59
LAKE COUNTY MSTU FIRE	\$208,673	\$208,673	\$208,673	0.47040	\$98.16
SCHOOL BOARD STATE	\$208,673	\$208,673	\$208,673	4.10700	\$857.02
SCHOOL BOARD LOCAL	\$208,673	\$208,673	\$208,673	2.24800	\$469.10
LAKE COUNTY MSTU STORMWATER	\$208,673	\$208,673	\$208,673	0.49570	\$103.44
ST JOHNS RIVER FL WATER MGMT DIST	\$208,673	\$208,673	\$208,673	0.25620	\$53.46
LAKE COUNTY VOTED DEBT SERVICE	\$208,673	\$208,673	\$208,673	0.13240	\$27.63
LAKE COUNTY WATER AUTHORITY	\$208,673	\$208,673	\$208,673	0.49000	\$102.25
SOUTH LAKE HOSPITAL DIST	\$208,673	\$208,673	\$208,673	0.64320	\$134.22
				Total: 14.4238	Total: \$3,009.86

Exemptions Information

This property is benefitting from the following exemptions with a checkmark \checkmark

Homestead Exemption (first exemption up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Additional Homestead Exemption (up to an additional \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<u>Learn</u> <u>More</u>	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 1	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Widow / Widower Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Blind Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Disability Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Disability Exemption (\$5000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Combat Related Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Deployed Servicemember Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
First Responder Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Conservation Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Tangible Personal Property Exemption (up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Economic Development Exemption	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Government Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Exemption Savings

The exemptions marked with a \checkmark above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark \checkmark

Save Our Homes Assessment Limitation (3% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Save Our Homes Assessment Transfer (Portability)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Non-Homestead Assessment Limitation (10% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Conservation Classification Assessment Limitation	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Agricultural Classification	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Assessment Reduction Savings •

The assessment reductions marked with a $\sqrt{\ }$ above are providing a tax dollar savings of: \$0.00

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Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 24, 2019.
Site Notice





Florida Department of Environmental Protection **Bureau of Petroleum Storage Systems Facility Inspection Cover Page Facility Information**

District: CD

County: Lake

Facility ID#: 9803085

Name: Sun Ridge Four Mgmt Inc

6535 Cook Rd

Clermont, FL 34711

Contact: Stan Smith

Phone: 407-466-2956

FAX

407-876-0712

Account Owner Information

Po Box 398

Attn: Stan Smith

Windermere, FL 34786

Phone: 407-466-2956

Type: Agricultural

Status: Open

Latitude: 28:26:31.9831

Longitude: 81:41:13.6687

LL Method: DPHO

LL Status: REVIEWED

Status Date: 10//30/2003

Name: Sun Ridge Four Mgmt Inc

Effective Date: 08/23/2000

Placard#/Date: 204359 - 10/31/2003

* CLOSYCE INSP.

Tank Owner Information

Name: Sun Ridge Four Mgmt Inc

Po Box 398

Attn: Stan Smith

Windermere, FL 34786

Phone: 407-466-2956

Effective Date: 08/23/2000

Tank #	Size	Content	Installed	Placement	Status	Const	Pipe	Monitor
1	1000	Unleaded Gas	08/01/2000	ABOVE	U	C M	A	Q
2	1000	Vehicular Diesel	08/01/2000	ABOVE	U	C M	A	Q

***Note: Construction, Piping, and Monitoring Info not shown

for CLOSED tanks (Status of A or B).

Most Recent Insurance Document

	FR Type	Effective Date	Expiration Date	Company Name	
Insurance		04/14/2003	05/27/2004	Commerce & Industry	

Compliance Activity Information

Activity Code	Date Done	Results	Inspector	AST/UST Count	Project Description
TCI Completion		Significant Out-Of-Compliance	Bowers/Cox	2/0	Compliance Assuran
TCR Completion		In-Compliance thly Visual Documentation Being I	Bowers/Cox Performed.	2/0	Compliance Assuran
TCI Completion		Significant Out-Of-Compliance One On Site For Insp. Gate Locked	Bowers . Missing All F	2/0 Records.	Compliance Assuran
TCR Completio		In-Compliance Required Records Provided.	Bowers	2/0	Compliance Assuran

No OPEN violations found!

No Discharge Information Found!

End of Data for Facility #: 9803085



Florida Department of Environmental Frotection

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management

Bureau of Petroleum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 9803085	County [LAKE 35	Inspe	ection Date	11 18/	05
Facility Name Sun RIDGE	Facil	ity Type	m			
Latitude 78° 26 '31 "	L/L	Method) P HO			
Check box to identify type of inspection performed. Upor Provide Lat/Long Determination Method. ("Map", "AC Provide the count of USTs - ASTs - Mineral Acid tank	GPS" (Magellan), "GC	GPS" (Trimble).	• •	# ATSs Inspected 2	# Mineral Acid Tks Inspected	
COMPLIANCE ASSURANCE INSPECTIONS Compliance Inspection (Annual)	ТСІ	Discharge Project	Short Form Evaluation	on (TCI not reg'd)	TDI	·
Compliance Inspection (DRF received)	TCDI			(1011101101	121	
Compliance Inspection (Complaint received)	TCPI		TERMINAL I	ACILITY	1	
	TIN	Discharge Proventie	n & Response Inspec		DPRI	
Installation Inspection						NIO
Closure Inspection	TXI	Discharge Preventio	n & Response Certifi		YES	NO
Compliance Re-Inspection	TCR		DPKC Cen	ificate Number: #		
Rule Cite Inspector's C	Comments / Violati	ion Description			Violatio	n Code
11/18/04 - OPERATO	ar no con	Jakk using	ASTS. P	DOTH HAV	118	
BEEN E	MPTIRD	AN WILL	REMAIN	J PLACE U	MATICA	-
		N 500- 40				
		12 pumps				
		•				
12/3/04 + Pams	HAVE B	SRKN RKM	noved frui	M BOTH		·
	_	LLBE UPI	•		60	
IN PLACE	£	•		PATE	部国川	
				D Co	الال	
Financial Responsibility - Verify owner's co	verage. Select cov	verage type; provide	Carrier or Mechanis	m info, as approp	riate.	
None In	surance _	Other co	overage meets federal	financial responsib	oility requi	rements
Insurance Carrier:	E	Effective Date:	Expiration D	ate:	(if appli	cable)
Other Mechanism:		Effective Date:				
Based upon the inspection results and inforn			<u> </u>		_ ` ^^	
Florida Administrative Code 62-761. A re-inspection will be scheduled on or after	Yes	O No y correction of the non	O CWOE - Cor	npliance without l		
LAKE 35		3-2-3	343-3776	x 25-8		
Storage Tank Program Office		Storage Tank I	Program Office Phone Nu	ımber	***************************************	
Bowers		<u> </u>	Jo (LP).	·		
Inspector Name – Please Print	#1001	Facility Repres	sentative Name – P l ease F	rint		
-vvi Vm - Ve	- Heat	<u> </u>	:	0.75		
Inspector Signature & Date	· ·	- Facility Re	presentative Signatu	ire & Date		
•				Раде	of	



Pensacota, FL 32501 850-595-8360

Florida Depa : rent of Environmental Protec normal rowers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400 Florida Depa

Storage Tank Facility Registration Form

Submit a completed form for the facility when registration of storage tanks or compression vessels is required by Chapter 376.303, Florida Statutes

Please review Registration Instructions before completing the form

DEP Form # <u>17-761.900(2)</u>
Form Title Storage Tank Registration Form Effective Date July 13, 1998
DEP Application No.
(Filled in by

561-681-6600

Fort Myers, FL 33901 941-332-6975

Marathon, FL 33050 305-289-2310

Please che	ck all tha	t apply] New Regis	tration		New Ow				Tanks	
] Facility Info	o Update/Corre	ection []	Owner In	fo Update/Corre	ction	[x] Tanl	k Info Updat	e/Correction
A. FACILIT	Y INFO	RMATION	County: L	ake			DEP Fa	cility ID:	35/98030	085	
Facility Nan	ne: <u>Sun</u> l	Ridge Four	Mgmt						·	· .	·
Facility Add	ress: <u>65</u>	35 Cook Ro	j		City:	Clermon	<u></u>		Zip: <u>40</u>	7-466-2956	
		tan Smith			· · · · · · · · · · · · · · · · · · ·)	
Facility Typ	e(s):			NA	MCS Code:		Fina	ncial Resp	onsibility: _		•
			· · · · · · · · · · · · · · · · · · ·				*. 			.)	
							s) responsible fo				ing operations,
Vame:			······································				Facility - Res	ponsible Pe	erson Rela	tion Type:	Effective Dat
Mail addres	S :					1	/ √] Facilit	y Account	Owner (p	ays fees)	1
City, ST, Zip):					~),	Facility Accou	ınt Owner i	nformation	n must be pr	ovided when the
Contact:	•			-/-		71)	facility contain	ns active (ir	n-use) stor	age tanks o	n site.
elephone:						ソー ノ	STCM Accou	nt Numbe	r (if know	n)	<u> </u>
dentify othe	r approp	riate facility	relationships f	or this party:	[] Facility (Ownerløp	erator / 1 P	roperty Ow	ner []	Storage Ta	ank Owner
											,
lame:				_			Other owner,	· · · · - ·	••••		Effective Dat
Mail address							[] Facility		erator		
ity, ST, Zip	:	·					[] Propert				
Contact:							[] Storage	Tank Owr	ner		
elephone:							[] Other:				
. TANK/VE	SSEL IN	IFORMATIC	N - Complet	e one row for	each storage	tank or	compression v	essel syst	em locate	d at this fac	cility.
ank ID	T/V	A/U	Capacity	Installed	Content		s/Effective Date	Consti	ruction	Piping	Monitorin
	T	Α	1,000	8/1/00		Α	12/3/04				
	II.	A	1,000	8/1/00		A	12/3/04			-}	
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	<u></u>	<u></u>		<u> </u>	1	1	L		•		<u></u>
ertified Cor	tractor (p	performing to	ank installation	or removal): _				DBP	R License	No.:	
egistration	Certific	ation: To	the best of n	ny knowledge	and belief, al	l informa	tìon submitted	on this fo	rm is true,	, accurate,	and complete
MIKE	Bow	318 K	NV Prop	isup	m-					12/6	104
rinted Nam				Sig	nature					Date	c - 7
EP 62-761.900(2)										
Northwest Distr 160 Governmer			st District ymeadows Way, 00	Central District 3319 Maguire E Suite 232		st District conut Palm I	Southeast D Drive 400 North Co	istrict ongress Ave.,	South Distr 2295 Victor Suite 364		Marathon Branch 2796 Overseas H Suite 221
Pensacola, FL	32501		ville, FL 32256	Orlando, FL 32	2803 Tampa, I	FL 33619	W Palm Bea	ch, FL 33416	Fort Myers,	FL 33901	Marathon, FL 3

Tampa, FL 33619 813-744-6100

Orlando, FL 32803 407-894-7555

FID # 35/9803085 – Sun Ridge Four Closure in place of 2 – 1000 gal. ASTs.

Pumps have been removed from both.





Florida Department of Environmental Protection **Bureau of Petroleum Storage Systems Facility Inspection Cover Page Facility Information**

District: CD

County: Lake

Facility ID#: 9803085

Name: Sun Ridge Four Mgmt Inc

6535 Cook Rd

Clermont, FL 34711

Contact: Stan Smith

Phone: 407-466-2956

Type: Agricultural

Status: Open

Latitude: 28:26:32.0000

Longitude: 81:41:14.0000

LL Method: AGPS

LL Status: NOT REVIEWED

Status Date:

Account Owner Information

Name: Sun Ridge Four Mgmt Inc

Po Box 398

Attn: Stan Smith

Windermere, FL 34786

Phone: 407-466-2956

Effective Date: 08/23/2000

Placard#/Date: 171157 - 06/24/2002

Tank Owner Information

Name: Sun Ridge Four Mgmt Inc

Po Box 398

Attn: Stan Smith

Windermere, FL 34786

Phone: 407-466-2956

Effective Date: 08/23/2000

Tank #	Size	Content	Installed	Placement	Status	Const	Pipe	Monit
1	1000	Unleaded Gas	08/01/2000	ABOVE	U	C M	A	Q
2	1000	Vehicular Diesel	08/01/2000	ABOVE	U	C M	A	Q

***Note: Construction, Piping, and Monitoring Info not shown for CLOSED tanks (Status of A or B).

Most Recent Insurance Document

Effective **Expiration** FR Type **Company Name** Date Date

Insurance

04/14/2003

04/14/2002

Commerce & Industry

Compliance Activity Information

Activity Code	Date Done	Results	Inspector	AST/UST Count	Project Description
TCI Completio		In-Compliance ual Compliance	Cox/Bowers	2/0	Compliance Assuran
TCI Completio		Significant Out-Of-Compliance ual Compliance	Bowers/Cox	2/0	Compliance Assuran-
TCR Completio		In-Compliance thly Visual Documentation Being	Bowers/Cox Performed.	2/0	Compliance Assuran

No OPEN violations found!

No Discharge Information Found!

End of Data for Facility #: 9803085



Division of Waste Management Bureau of Petrolcum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 9803085	Cou	unty [-ALE 35		Insp	ection D	ate 🔲	16/0	54
Facility Name SUNRIPGE	4				Faci	ility Type		m	
Latitude 28°26 '32."	Lor	ngitude	क्षा [ः] ।।,।	١٩".	L/I	Method	AC	R	
Check box to identify type of inspection performed. Up Provide Lat/Long Determination Method. ("Map", "A Provide the count of USTs - ASTs - Mineral Acid tank	GPS" (Mage	ellan), "GG	PS" (Trimble).	# USTs Inspected		# ATSs Inspected	2	# Mineral Acid Tks Inspected	
COMPLIANCE ASSURANCE INSPECTIONS									
Compliance Inspection (Annual)	TCI		Discharge Project	. – Short For	m Evaluati	on (TCI not	req'd)	TDI .	
Compliance Inspection (DRF received)	TCDI								
Compliance Inspection (Complaint received)	TCPI					FACILITY		,	
Installation Inspection	TIN		Discharge Preven					DPRI	
Closure Inspection	TXI		Discharge Preven	······				YES	NO
Compliance Re-Inspection	TCR				DPRC Ce	rtificate Nu	nber: #		
Rule Cite Inspector's C	Comments	/ Violati	on Description					Violatio	n Code
02 04		0 1 4 0	7 8	1	11. 11.	6 A (A	BV	Ī	
03-04	PCA	CHAD	, TNS,	1/WIA	Cy VI	Sugus	<u>Up.</u>		
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Financial Responsibility - Verify owner's co	overage. S	Select cov	erage type; provid	de Carrier o	r Mechani	<i>sm</i> info. as	appropi	iate.	
None I	nsurance	. —	Other	coverage me	eets federa	l financial r	esponsib	ility requi	rements
Insurance Carrier: C+T		E.	ffective Date	গেইয়েই	\mathbb{M}_{-}	Date: <u></u> 5 /	27/24		achla)
misurance Carrier.		I	nective Date	m - '	Appraction .	Date. Of	eyo j	_ (if appli	cable)
Other Mechanism:		E	Effective Date:		Expiration	Date:		_ (if appl	icable)

Based upon the inspection results and infor Florida Administrative Code 62-761. A re-inspection will be scheduled on or after	•	Yes	/ the owner/opera O No / correction of the r	O C1	VOE – Co	mpliance v			
1006 35			2(-)	- 343-	2771	~ 2 CS			
Storage Tank Program Office		<u></u>		nk Program Off					
Inspector Name – Please Print			Facility Rep	oresentative Na	me – Please	Print			
. 11		.ل، حـــ	1	10 0	60				
Ingractor Signature & Data		'/6	Facilies T	Representati	To Siana	hura & Dat			:
Inspector Signature & Date			racinty F	cepresentati	we Signal	ure & Dat		····	
			•	•		P	age	of	· .



F. ida Department of Environmental Et

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management Bureau of Petroleum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 98030	35	Cou	inty 🗒	CAKE 35		Inspection Date 1	1/20/6	3
Facility Name Sun 2	1Dah	FOUR	Mar	чT.		Facility Type	n	
Latitude Z6°Z6 ,	32."	Lon	gitude	81 ° 41	14 "	L/L Method A	iPS	
Check box to identify type of inspection per Provide Lat/Long Determination Method. (Provide the count of USTs - ASTs - Miner	"Map", "AG	PS" (Mage	llan), "GO	GPS" (Trimble).	# USTs Inspected	# ATSs Inspected 2	# Minera Acid Tk Inspecte	s
COMPLIANCE ASSURANCE INSPEC	TIONS		,					•
Compliance Inspection (Annual)		TCI		Discharge Pro	ject - Short F	orm Evaluation (TCI not req'd)	TDI	1
Compliance Inspection (DRF receive	d)	TCDI			·			
Compliance Inspection (Complaint received) TCPI TERMINAL FACILITY								
Installation Inspection		TIN		Discharge Pre	vention & Res	sponse Inspection	DPRI	
Closure Inspection		TXI		Discharge Pre	vention & Res	sponse Certificate Issued	YES	NO
Compliance Re-Inspection		TCR				DPRC Certificate Number: #		
Rule Cite Insp	oector's Co	omments	/ Violati	on Description			Violati	on Code
.400(1-2) + No	PROOF	: OF	200	3-2004	DLACA	RO.		(
	•				•	WL SYSTEM.		3
\	•					rion,		170
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FAC.	LITY	GATL	LOCK	ED, UNI	4BLR 10	PENFORM ANNUAL	_	
Com	OLIAL	ICK IA	S0# 0	rion. C	DOSWATOR	CONTRACT HAS REE	الم	
						T BOTH TIMES.		-
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·								
						רואליליביביבליביות		
Financial Responsibility - Verify of	wner's cov	erage. S	elect cov	erage type; pr	ovide <i>Carrier</i>	or Mechanism into, as appropr	riate.	
None	· · · · · · · · · · · · · · · · · · ·			0	th an annuana	THE (MS)U)	:1:4	:
None	ms	surance			mer coverage	meets federal financial responsib	miy requ	irements
Insurance Carrier:			E	ffective Date: _		Expiration Date:	_ (if appl	icable)
Other Mechanism:		•	E	Effective Date: _		Expiration Date:	(if app	licable)
Based upon the inspection results a Florida Administrative Code 62-76 A re-inspection will be scheduled on	1, ,	. ∕ o	Yes	● No	0 (cility appears to meet the requ CWOE – Compliance without I ance items noted.		
LAKE 35		/		30	2-242-	3776 ×258		
Storage Tank Program Office						Office Phone Number	- .	
Bowrus				χ				
Inspector Name - Please Print				Facility	Representative 1	Name - Please Print		
Mely			11/20	/ #3 ¥	1/2 5	060.		
Inspector Signature & Date		•	''/~'t	Facili	ty Represent:	ative Signature & Date	-	
•					, P - 3-2-2-1	Dogo	1	



Lake County

DEPARTMENT OF ENVIRONMENTAL SERVICES

13130 County Landfill Road • P.O. Box 7800 • Tavares, Florida 32778-7800 www.lakegovernment.com

November 24, 2003

Sun Ridge Four Mgmt Inc PO Box 398 Windermere, FL 34786 Attn: Stan Smith

Re: Chapter 62-761, F.A.C., Notice of Violation for Petroleum Storage Tank System(s)

Dear Sir or Madam:

As required by Florida Administrative Code (F.A.C.), Chapter 62-761, an inspection of the reference facility was performed by the Division on November 20, 2003. This inspection is designed to determine the compliance status of the facility with regard to F.A.C., Chapter 62-761, which regulates storage tank systems. During this inspection, non-compliance items were noted and recorded on the compliance inspection form.

This facility is currently not operating in compliance with Chapter 62-761, F.A.C. standards. Any non-compliance items should be corrected within the allotted time frame as specified in the enclosed "Suggested Corrective Actions". Failure to do so may result in a Notice of Hearing and an appearance before the Lake County Code Enforcement Board.

If you have any questions about this letter, please contact me at (352) 343-9738 ext. 3, or at the letterhead address.

Sincerely,

Mike Bowers

Mike Bowers Environmental Specialist Storage Tank Compliance Coordinator

MB/lm

"Earning Community Confidence Through Excellence in Service"

Suggested Corrective Actions

Sun Ridge Four Management FAC ID # 359803085

- 1. .400(1-2) No proof of required 2003 / 2004 Registration Placard.
- 2. .710(1) No proof of monthly visual inspection documentation.
- 3. .400(3) No proof of Financial Responsibility (insurance) for tank system.

Note: Two (2) attempts were made to reach the facility contact by telephone to no avail. A second appointment has been scheduled for 30 days from date of original inspection to complete an annual compliance inspection at this site. Provide above listed documentation prior to or at time of inspection.



Lake County

DEPARTMENT OF GROWTH MANAGEMENT

"Earning Community Confidence Through Excellence in Service"

March 13, 2001

Stan Smith PO Box 398 635 Oakdale Str Windermere, FL 34786

Re: Chapter 62-761, F.A.C., Possible Non-Compliance for Petroleum Storage Tank System(s)

Dear Sir or Madam:

An inspection of the reference facility was performed by the Division on March 13, 2001. This inspection was conducted under the authority of Chapter 376, Section 303, Florida Statutes, and is designed to determine the compliance status of the facility with regard to Chapter 62-761, Florida Administrative Code (F.A.C.), which regulates storage tank systems. During this inspection, possible non-compliance items were noted and recorded on the compliance inspection form.

Therefore, this facility may currently not be operating in compliance with Chapter 62-761, F.A.C., standards. Any non-compliance items should be corrected. Failure to take corrective actions as specified in the enclosed "Suggested Corrective Actions" may result in enforcement action and the assessment of penalties.

Please notify this office, in writing, within 14 calendar days of the receipt of this letter, as to proposed corrective actions. Please include a proposed timeframe for corrective actions to be completed.

If you have any questions about this letter, please contact me at (352) 343-9738, or at the letterhead address.

Sincerely,

Mike Bowers

Mike Bowers Environmental Specialist II Storage Tank Compliance

MB/lm

315 West Main Street • P.O. Box 7800 • Tavares, Florida 32778-7800 www.lakegovernment.com

Suggested Corrective Actions

Sun Ridge Four Management FAC ID # 359803085

- 1. .450(1)a(1) No 30 day notice prior to install of tanks.
- 2. .400(2)a(6) Placard not on site. Post copy of placard at facility and provide County with copy.
- 3. .400(3) No proof of insurance for tank systems. Provide copy of insurance to County.

Note: Please provide required documents to County within 15 working days.

Site 4 - Island Lake Storage Tank- Lake County Grove

PROPERTY RECORD CARD

General Information

Owner Name:	LAKE LOUISA LLC	Alternate Key:	1070988
Mailing Address:	200 W FORSYTH ST	Parcel Number: 0	35-23-26-0001-000- 00100
	7TH FL JACKSONVILLE, FL 32202 <u>Update Mailing</u> <u>Address</u>	Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	COOK RD CLERMONT FL 34714	Property Name:	Submit Property Name
	Update Property Location ■	School Information:	School Locator & Bus Stop Map © School Boundary Maps
Property Description:	N 3/4 OF E 3/4L	ESS W 33 FT & LESS N 33 F	T FOR RD R/WS

Description: ORB 4164 PG 1422 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Туре	Class Value	Land Value	
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	319.84	AC	\$111,944.00	\$2,878,560.00	
3	ORANGE GROVE (6600)	0	0	CITRUS	23.16	AC	\$23,160.00	\$208,440.00	
4	WETLAND (9600)	0	0		11.03	AC	\$496.00	\$496.00	
Click here for Zoning Info Map				FEMA Flood					

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	l Vacant/Improved	Sale Price
<u>4164 /</u> <u>1422</u>	5/16/2012		Qualified	Vacant	\$3,274,600.00
2462 / 906	11/26/2003	Warranty Deed	Unqualified	Vacant	\$421,800.00
2462 / 930	11/26/2003		Unqualified	Vacant	\$444,000.00

		Warranty Deed			
<u>2462 /</u> <u>1126</u>	11/26/2003	Warranty Deed	Unqualified	Vacant	\$697,000.00
<u>2173 /</u> <u>1343</u>	9/12/2002	Warranty Deed	Qualified	Vacant	\$3,539,000.00
999 / 2490	2/1/1989	Warranty Deed	Qualified	Vacant	\$1,497,000.00
1000 / 2421	2/1/1989	Trustees Deed	Unqualified	Vacant	\$0.00
1000 / 2424	2/1/1989	Warranty Deed	Qualified	Vacant	\$2,500,000.00
901 / 1986	12/1/1986	Quit Claim Deed	Unqualified	Vacant	\$1.00
903 / 118	12/1/1986	Trustees Deed	Unqualified	Vacant	\$1.00
Click here t	o search for	r mortgages, I	iens, and other legal d	locuments.	

Values and Estimated Ad Valorem Taxes •

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$3,087,496	\$135,600	\$135,600	5.11800	\$694.00
LAKE COUNTY MSTU AMBULANCE	\$3,087,496	\$135,600	\$135,600	0.46290	\$62.77
LAKE COUNTY MSTU FIRE	\$3,087,496	\$135,600	\$135,600	0.47040	\$63.79
SCHOOL BOARD STATE	\$3,087,496	\$135,600	\$135,600	4.10700	\$556.91
SCHOOL BOARD LOCAL	\$3,087,496	\$135,600	\$135,600	2.24800	\$304.83
LAKE COUNTY MSTU STORMWATER	\$3,087,496	\$135,600	\$135,600	0.49570	\$67.22
ST JOHNS RIVER FL WATER MGMT DIST	\$3,087,496	\$135,600	\$135,600	0.25620	\$34.74
LAKE COUNTY VOTED DEBT SERVICE	\$3,087,496	\$135,600	\$135,600	0.13240	\$17.95
LAKE COUNTY WATER AUTHORITY	\$3,087,496	\$135,600	\$135,600	0.49000	\$66.44
SOUTH LAKE HOSPITAL DIST	\$3,087,496	\$135,600	\$135,600	0.64320	\$87.22
				Total: 14.4238	Total: \$1,955.87

Exemptions Information

This property is benefitting from the following exemptions with a checkmark \checkmark

Homestead Exemption (first exemption up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Additional Homestead Exemption (up to an additional \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Limited Income Senior Exemption (applied to city millage - up to \$25,000) •	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Widow / Widower Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Blind Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Disability Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Disability Exemption (\$5000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Combat Related Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Deployed Servicemember Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
First Responder Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Conservation Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Tangible Personal Property Exemption (up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Economic Development Exemption	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Government Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Exemption Savings •

The exemptions marked with a \checkmark above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark \checkmark

Save Our Homes Assessment Limitation (3% assessed value cap)	<u>Learn</u> <u>More</u>	View the Law
Save Our Homes Assessment Transfer (Portability)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Non-Homestead Assessment Limitation (10% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Conservation Classification Assessment Limitation	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
✓ Agricultural Classification	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Assessment Reduction Savings

The assessment reductions marked with a $\sqrt{\ }$ above are providing a tax dollar savings of: \$42,577.56

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted <u>Site Notice</u>.

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Property data last updated on March 24, 2019.

Site Notice

STATE OF FLORIDA DEPART TENT OF ENVIRONMENTAL PROTECTION PL_LUTANT STORAGE TANK SYSTEM INSPECTION REPORT FORM - COVER PAGE

PAGE: 1 OF 2 PRINTED: 05/29/97

FACILITY ID #: 359700467

COUNTY: LAKE

FACILITY NAME: ISLAND LAKE STORAGE TANK-LAKE CNTY GRO

FACILITY LOCATION: COOK RD, CLERMONT

FACILITY CONTACT: MELISSA FENN

PHONE: (407) 827-2753

OWNER: REEDY CREEK IMPROVEMENT DIST

PHONE: (407) 828-2250

OWNER ADDRESS: 1900 HOTEL PLAZA BLVD, LAKE BUENA VISTA, FL, 32830-1000

OWNER CONTACT: KATE KOLBO

OWNER CHANGE DATE: 00/00/00

LATITUDE: 28-50-24 LONGITUDE: 81-41-20 LAST UST COMPLIANCE DATE: 00/00/00

FAC TYPE: NON-RETAIL BUSINESS

LAST AST COMPLIANCE DATE:00/00/00

CONTAMINATION DATA AVAILABLE: NONE

INSTALL UNDER OR

INTEGRAL MONITORING TANK

CONTENT DATE ABOVE TANK # SIZE

TYPE

TANK

SYSTEM

PIPING



•	•		
INSPECTION TYPE (A	ILL THAT APPLY)	SITE INFORMATION (A	L THAT APPLY)
ROUTINE	DISCHARGE	NEAR PUB WELL	REPAIRED
INSTALL	CLOSURE	CONTAMINATED	UPGRADED
ABANDONED	REINSPECT	COMPLAINT	UST & AST
	***************************************	ACID TANKS	HAZARD MAT
		^	
DEP DISTRICT OR LO	CAL PROGRAM: LAKE	County 352-343-9	738
		7	
INSPECTOR NAME (PF	(INT) John KRUSE	CONTACT NAME (PR/N	NANE C WED
_1 \ ($\boldsymbol{\mathcal{V}}$		
Julia	L_ 6597	Alsa C	
(INSPECTOR'S	SIGNATURE & DATE	CONTACT S SIGNATUR	E & DATE

STATE OF FLORIDA DEPAR ENT OF ENVIRONMENTAL PROTITION FULLUTANT STORAGE TANK SYSTEM INSPECTION REPORT FORM - COVER PAGE

PAGE: 2 OF 2 PRINTED: 05/29/97

FACILITY ID #: 359700467

COUNTY: LAKE

FACILITY NAME: ISLAND LAKE STORAGE TANK-LAKE CNTY GRO

FACILITY LOCATION: COOK RD, CLERMONT

FACILITY CONTACT: MELISSA PENN

PHONE: (407) 827-2753

COMMENTS: NO STORAGE TANKS ON FILE FOR THIS FACILITY

	NSPECTION	
μ)	0	4
The state of the s	-	DSURE ASSESSMENT ACTIVITIES
ERC GENERAL CONTRACT	ing Services, I	nc: doing TANK REMOVAL TA
APPEARS TO bE IN GOOD.	-> FAIR CONDITION.	TANK Thickness \$ 14 (3/16
SURFACE RUST : MINOR POTTI	NO ON OUTSIDE	So.L Screenings had reclear
• •	•	WAS NOT ENCOUNTERED W/IN
	•	·
	· :	by FRC. WALL DISNEY WOR
WILL DISPOSE OF TANK	bottom sludge pr	opeely
	\$	
Shell Pows R	`	
1008	T	
· ·		
	· · · · · · · · · · · · · · · · · · ·	
		PRIOR GROVE ARCA
	C	PRIOR GROVE AREA
	C S F	
	C S R	PRIOR GROVE ARCA
	Cor Es	TANK #1
	Con the second s	
	Control Contro	TANK #1
	C S R S C	TANK #1
	C S R S S S S S S S S S S S S S S S S S	TANK #1



Tslavo Name	LAKE	STURRAGE	TANK
		70046	
Date	,	.5.97	

ABOVEGROUND STORAGE TANK COMPLIANCE INSPECTION FORM

٠.	TF OF I		Yes	No	Unk	·N/A
<u>l.</u>	REGIS	TRATION/NOTIFICATION: Comments:	•			
		1. Facility has registered all applicable tanks on site; 17-762.400	\checkmark	1 V. 1		2 50
		2. Current registration placard is properly displayed; 17-762.410(4) 2.				/
	Proper	notification has been made for the following; 17-762.450:	///////	Y//////	(///////	
\$ 30 00		3. Abandonment and closure (30 days prior); (1) (a)		la esta esta		
		4. Change of ownership (30 days after); (1) (b) 4.				
		5. Retrofitting, replacement or upgrading; (10 days prior); (1) (c)	A 550	3 A 3		~
		6. Change of tank status (in service/out-of-service); (1) (d) 6.				/
	eth kalendar Tarihin	7. Change of facility status (e.g. substances stored); (1) (e)	4. %	3 3 3	2.0	/
		8. Change of method of financial responsibility (within 30 days); (2) 8.			('	~
	ung Pan Labaratan	9. The facility owner/operator notified D.E.R. of internal tank inspection 24 hrs prior to the \$2.50.00.		1 8 m	. J. 30	~
		test; (3)	///////	<i>\\\\\\</i>	X///////	\ //////
		10. Loss of greater than 100 gallons on an impervious surface or 500 gallons inside secondary 10.				V
		containment within one working day; .450(4)	///////	Y//////	X//////	\ /////

II. RECORD KEEPING: Comments:		
All records were maintained for two (2) years and were available for inspection within five		
(5) working days; 17-762 710	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	(7/////////////////////////////////////
12. Some but not all records were maintained for two (2) years and were available for inspection 12.		
within five (5) working days; 17-762.710	<i>{////////////////////////////////////</i>	<i>{//////N//////////////////////////////</i>

III. REPORTIN	G/DISCHARGE RESPONSE/REPAIRS: Comments:				
Proper repo	orting requirements met for the following: 17-762.460	///////	<i>\\\\\\</i>	(///////	X/////
13.	Integral piping tightness test failure within 10 days; (1)		Sign Charles		\$ 45 V
14.					П
15.	Positive response of a release detection device within one working day; (3)	Mary X		Se redrice.	100
The owner	or the operator of the system which has discharged has:	//////	///////	///////	<i>[[]]</i>
16.	Taken it out-of-service, 17-762,700 (1), had it repaired or replaced; 700, or properly closed	Y) (24.7)	4572	5 441	
	it 800	///////	///////	///////	1777777
: 17.	Removed any regulated substances from the system; 17-762.820 (1) 17.				I
18.	Tightness tested all repaired components before placing them back in service, 17-762.700 (5).	, A			4
Transfer to the second	& (6)	///////	///////	///////	//////
19.	Begun initial corrective actions for a release; 17-762.820 (2)				
	ENTERED				

-				JUE 3 0 19	97			•
<u>IV.</u>	INVENTORY REQUIREMENTS FOR TANKS IN CONTACT WITH SOIL:	Comments						
				LK. CO. ENV M	GMT A			
	20. All inventory requirements maintained in accordance with	17-762.720	1.)	SHURAGE YAN	KS 20.		4.69	
	21. Some, but not all inventory requirements maintained in acc	ordance with	17-76	62.720 (1) ⁻	21.			

DER Form 762-01-91 (2 Pages) Page 1 of 2



工式 Name:	CUA	LAKE	51024ge	TANK
Facility	/ I.D.#:	3597	00467	· .
Date:	•	6.5		

ABOVEGROUND STORAGE TANK COMPLIANCE INSPECTION FORM

		Yes	No '	Unk	N/A
<u>V.</u>	PERFORMANCE STANDARDS/CATHODIC PROTECTION: Comments:				
	Storage tank criteria; 62-762.500				
	22. Meets construction upgrading schedule; .510 and .520 22.				
	 23. Meets applicable storage tank standards; (1), (2) & (3) 23. Tank has secondary containment system; .500 (6) 24. 24. 24. 24. 24. 24. 24. 24. 24. 24.				
	24. Tank has secondary contaminent system, 200 (b) 25. Tank equipped with overfill protection; (3) (f) 1-4, (g) 25.	\vdash			+
	Piping criteria				
	26. Meets new piping standards with secondary containment; 500 (4) & .600 (4) 26.				
ł	27. Meets construction upgrading schedule; 62-762.510 (3), & .520 (2) 27. Repairs to storage tank systems; 62-762.700				
	28. Failed storage tank system component properly required; (1)-(4) 28.				
	29. Tightness testing of the required component prior to being brought back into service; (5) 29.	,,,,,,,,	mm	,,,,,,,	
	Cathodic Protection; 62-762.730 30. Cathodic protection system for tank and piping provides continuous protection; (1)-(4) 30.				
	Secondary containment; 62-762.500				<i>iiiiii</i>
	31. Does containment are have sufficient volume; .500 (6) (a) (2) 31.				
	32. Is the containment area made out of impervious material in accordance with Chapter 62-762,	<i>,,,,,,,</i>	,,,,,,,,		
	F.A.C., requirements; (6) (a) (1) 33. Is the containment area equipped with drainage system or protected from accumulation of rain; 33.	<i>(((((((((((((((((((((((((((((((((((((</i>			
	(6) (a) (3)				
ļ.	34. Hydrant pits equipped with spill prevention equipment; (5)		ļ		√
<u> </u>					
<u>VI.</u>	RELEASE DETECTION/MONITOR WELLS: Comments:				
	35. Facility has an approved released-detection system; 62-762.600 & 62-762.860 35.				
	36. Monitoring wells properly designed, constructed and installed; 62-762.640 or 62-762.600 (6) 36.				
	37. Interstitial monitoring adequate to detect a release from integral piping; 62-762.600 (4) & (5)				
			-		
VIII	OUT OF SERVICE STATUS. Comments				
<u>VII.</u>	OUT-OF SERVICE STATUS: Comments:				
	38. Are the corrosive protection devices properly maintained; 62-762.800 (1) (a) 38.				
	39. Is the vent line and other ancillary equipment properly secured and maintained; (1) (b) 39.				
	40. Test performed to insure the integrity of out-of-service system prior to being returned to 40.	<i>,,,,,,,</i>	<i>,,,,,,</i> ,,	mm	
	service; (1) (c)				
VIII.	VARIANCE: Comments:				
<u> VIII.</u>	VARIANCE. Comments.				-
	41. Has the facility for an Alternate Procedure; 62-762:850 (1)				
IX.	OTHERS: Comments:				
	42. Any other violation noted during inspection (Explain in comments)			I	\mathcal{A}
	State of the state			1	V
D===	762-01-91 (2 Pages) Revised 6/2/95 LK. CO. ENV. MGMT. STORAGE TAMES		_		
DEP Form	762-01-91 (2 Pages) Revised 6/2/95 STORAGE TANAS		ŀ	Page 2 of	2



HBOVE GROUND UNDERGROUND STORAGE TANK CLOSURE INSPECTION FORM

Name:	ISLAND LAKE	
Facility	I.D.#: 359700467	
Date:	6/5/97	

Ye OF FLORUM	s No	Unk	N/A
I. REGISTRATION AND NOTIFICATION 17-761.400 & 450 FAC: Comments:			
			≠
1. All of the facility's tanks properly registered; .400	~ }; ;	14	
2. Proper notification made 30 days prior to tank(s) closure; .450 (1) (a)			
3. Proper notice given 24 hours prior to storage tank(s) closure; 450 (4)			7 1

II. CLOSURE	PROCEDURES/STATUS: 17.761.800 Comments: CANNOT VERIFY IF ASSESSME	<u> </u>	Accr	<u> PUP</u>	نالك			
UNTIL	REPORT RECEIVED & REVIEWED.		٠.	•				
4.	Certified contractor performed the tank removal(s); .740 (2) 4.		1		/			
5.	Storage tank(s) properly closed and removed from the site, (2) (d) 5.		,					
6:	Storage tank(s) properly closed and filled in place, (2) (d)	\$3\$ 455	***.		مستسد			
7.	Storage tank(s) properly closed within 90 days of discovery, (2) (a) 7.							
8.	All liquid & sludge removed from the tank(s); (2) (d) 8.		等 等	100	* 100			
_. 9.	Storage tanks properly purged or inerted prior to transport; (2) (d) 9.							
10.	All piping capped and/or removed;	1. 1	3. 3	À 4	1			
11.	11. All monitoring wells left in place for contamination assessment purposes; (2) (f)							
12.	All monitoring wells have been properly abandoned; 800 (2) (f) 12.		1 .					
13.	A closure assessment was properly performed; .800 (3),			0				

<u> III.</u>	DISCHARGE REPORTING 17-761.460, F.A.C.:	Comments:				· ·							
			•										
	14. Evidence of contamination or a disc	charge reported (Explain in	comments)			 		14.		///////	4	
	460 (1), (2) and (3)		* * -,		<u> </u>		 	4.4	. 7	///////		(//////	//////
	15. Discharge Reporting Form (DRF) su	ıbmitted; 460 (2))						15.				

IV. D	ISCHARGE RESPONSE:	Comments:		-				-	
			·		,				
	16. Free product pr	esent, (Explain in	n-comments)	and the second s	a annual	16,	<i>\$1111111</i>	i sakan di	
	17. Free product be	eing removed; 17	-761.800 (3) (d) & 17-76	1 820 (2)		17.			

FORM FOR DATA ENTEN, O)





State of Florida Department of Environmental Regulation

Pollutant Storage Tank System Inspection Report Form

Facility: ID. #: Facility: Name: TSLAND LAKE - LAKE COUNTY GROVE Facility Location: COOK ROAD Clermont FL Facility Contact: MELISSA PENN Phone: 407.827.2753 Owner: Reedy Creek Improvement District Phone: 407.828.2250 Owner Address: 1900 Hotel Plaza Bivo. Lake Buena Vista, FL Owner Contact: Kate Kolbo Owner Change Date: Latitude: 60: 40: 41 Longitude: 91:41:02 Fac. Type: M										
Tank #	Size	Contents	Date	Under or	Tank	Integral		Tank		
			Installed	A b ove	Туре	Piping	System	Status		
	1000	D	XX/XX	A		B	X	F		
	. ,							<u>- · · · · · · · · · · · · · · · · · · ·</u>		
Commer	its: BE	NATED	Unresis	reers Ro	UTIME I	-NSPECTION				
Famo	(C.A.C.)	7	1- 5.	101/54114	Down	- (580)	E. Appenes	TRINK		
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						•	y PENN.			
· • • • • • • • • • • • • • • • • • • •			ľ	• .			Discuss S	SITUATION.		
TANK 3	* l wiL	L BE	PEMOVED	IN The	NEAR	FUTURE	· · · · · · · · · · · · · · · · · · ·	•.•		
Inspect	ion Type:	(Choose	One)	Sit	e Inform	ation: (A	ll that appl	y)		
Routi	•		narge (DRF		i ,		Repaired			
Insta		Close	•		Contamin		Upgraded	•		
Aban	,		spection		Complaint	ر الم	BothUST			
					Acid Tank		W. Hazar Cou			
					ACIG Tank	s storagi	TANKS azareou	s materials		
DER Dis	strict o	Local P	rogram	LAKE	Coursty	352.	343 9738	<u> </u>		
1	ohn Kr	USE	.,,		MIKE	NorRon	٠٠٠			
		ame (Pri	nt): 💮 😗			t Name				
tot	<u> </u>	hi	3.18	.97		::· <u>·</u>				
Insp	ector's 🗸	ignature	& Date		Contact	's Signat	ure & Date			
DER Form 76	1-01-91				.*	•		• • • • • • • • • • • • • • • • • • • •		



Name IsLaul) LAKE
Facility ID #	
Date3	.18.97

ABOVEGROUND STORAGE TANK COMPLIANCE INSPECTION FORM

	Yes	No	Unk	N/A
I. REGISTRATION/NOTIFICATION: Comments:				
1. Facility has registered all applicable tanks on site; 17-762.400		V	. K. K.	84. 35%
2. Current registration placard is properly displayed; 17-762.410(4) 2.		/		
Proper notification has been made for the following; 17-762.450:	///////	7/////	7//////	//////
3. Abandonment and closure (30 days prior); (1) (a)		-8.	i i	
4. Change of ownership (30 days after); (1) (b) 4.				
5. Retrofitting, replacement or upgrading; (10 days prior); (1) (c)				
6. Change of tank status (in service/out-of-service); (1) (d) 6.		•		1
7. Change of facility status (e.g. substances stored); (1) (e)			1/2	
Change of method of financial responsibility, (within 30 days); (2) 8.				
9. The facility owner/operator notified D.E.R. of internal tank inspection 24 hrs prior to the			n Karamatan Lakuran	
	/////Y	//////	//////	
10. Loss of greater than 100 gallons on an impervious surface or 500 gallons inside secondary				✓
containment within one working day; .450(4)	<u>/////////////////////////////////////</u>	<u>/////X</u>	<u> </u>	//////
			·	

II. RECORD KEEPING: Comments:			
11. All records were maintained for two (2) years and were available for inspection within five		4 1 2	
(5) working days; 17-762.710	//////////////////////////////////////	///////////////////////////////////////	///////
12. Some but not all records were maintained for two (2) years and were available for inspection 12.			
within five (5) working days; 17-762.710	///////////////////////////////////////	77/(///////////////////////////////////	//////

III. REPORTING/DISCHARGE RESPONSE/REPAIRS: Comments:				
Proper reporting requirements met for the following: 17-762.460	//////	////////		//////
13. Integral piping tightness test failure within 10 days; (1)		14 5		24 12
14. Pollutant discharge exceeding 25 gallons on a pervious surface; (2)				
15. Positive response of a release detection device within one working day; (3)	30 m	128	62.0%	
The owner or the operator of the system which has discharged has:	<i>777777</i> 1	///////		//////
16. Taken it out-of-service; 17-762 700 (1), had it repaired or replaced; 700, or properly closed	11 M	y y (4)		
it; 800	//////Y	7//////	////////	///////
17. Removed any regulated substances from the system; 17-762.820 (1)				1
18. Tightness tested all repaired components before placing them back in service; 17-762.700 (5).				3
& (6)	//////Y	7777777		
19. Begun initial corrective actions for a release; 17-762.820 (2)				V

	•	1 +					
IV. INVENTORY REQUIREMENTS FOR TANKS IN CONTACT WITH SOIL:	Comments:	1 1		i			
	1	18.	TO THE VIEW TO A SECOND	0			
20. All inventory requirements maintained in accordance with 1	7-762:720 (1)		2 10 10 10 20): (c	A780-40	3-4	71
21. Some, but not all inventory requirements maintained in acco	rdance with 17	7-762.720 (1)	2	1.			



Name: ISLA	UD LAKE	<u> </u>	
Facility I.D.#:			
Date:	3.18.97	<u> </u>	

ABOVEGROUND STORAGE TANK COMPLIANCE INSPECTION FORM

		Yes	No	Unk	N/	Α.
<u>V.</u>	PERFORMANCE STANDARDS/CATHODIC PROTECTION: Comments:					
2222202222222	Storage tank criteria; 62-762.500					
	 22. Meets construction upgrading schedule; .510 and .520 22. Meets applicable storage tank standards; (1), (2) & (3) 23. Meets applicable storage tank standards; (1), (2) & (3) 				1	
	 23. Meets applicable storage tank standards; (1), (2) & (3) 24. Tank has secondary containment system; .500 (6) 24. 					
	25. Tank equipped with overfill protection; (3) (f) 1-4, (g) 25.	,,,,,,,,	,,,,,,,	,,,,,,,,	<i></i>	777
	Piping criteria 26. Meets new piping standards with secondary containment; .500 (4) & .600 (4) 26.				/////	
	27. Meets construction upgrading schedule; 62-762.510 (3), & .520 (2) 27.					
	Repairs to storage tank systems; 62-762.700 28. Failed storage tank system component properly required; (1)-(4) 28.					
	29. Tightness testing of the required component prior to being brought back into service; (5) 29.					
	Cathodic Protection; 62-762.730					
	30. Cathodic protection system for tank and piping provides continuous protection; (1)-(4) 30. Secondary containment; 62-762.500					///
	31. Does containment are have sufficient volume; .500 (6) (a) (2) 31.					
	32. Is the containment area made out of impervious material in accordance with Chapter 62-762, F.A.C., requirements; (6) (a) (1)					///
	33. Is the containment area equipped with drainage system or protected from accumulation of rain; 33.					#
	(6) (a) (3)					
	34. Hydrant pits equipped with spill prevention equipment; (5)	1			1	لِـــا
VI.	RELEASE DETECTION/MONITOR WELLS: Comments:					
_					1	
	35. Facility has an approved released-detection system; 62-762.600 & 62-762.860 35. 36. Monitoring wells properly designed, constructed and installed; 62-762.640 or 62-762.600 (6) 36.					
	37. Interstitial monitoring adequate to detect a release from integral piping; 62-762.600 (4) & (5)					
					•	
<u>VII.</u>	OUT-OF SERVICE STATUS: Comments:			-		4
	38. Are the corrosive protection devices properly maintained; 62-762.800 (1) (a) 38.					
	39. Is the vent line and other ancillary equipment properly secured and maintained; (1) (b) 39.					
	40. Test performed to insure the integrity of out-of-service system prior to being returned to service; (1) (c) 40.		<i>,,,,,,</i> ,	,,,,,,,		<i></i>
	Scific, (1) (c)					<u>""</u>
<u>VIII.</u>	VARIANCE: Comments:					
	41. Has the facility for an Alternate Procedure; 62-762.850 (1)					
	41. Has the facility for an externate procedure, 02-702-050 (1)	<u> </u>				
IX.	OTHERS: Comments: DOMAINTAINED TANK SYSTEM.					一
					1	
	42. Any other violation noted during inspection (Explain in comments) 42.					
			·			-
		†				
		.1				
DEP Form	TA. CO. ENV. MGAT. 762-01-91 (2 Pages) Revised 6/2/95 STORAGE TANKS	7	1	Page 2 o	f2	
	Programme and the second of th					



Florida Department of Environmental Protection
Twin Towers Office Bldg. • 2600 Blsir Stone Road • Tallahassee, Florida 32399-2400

NEW LOUR 4 TI-10FXWVTT									
Form Title Storage Tank Registration Form									
Effective Date December 10, 1990	<u> </u>								
DER Application No.									
	is by DER)								

Storage Tank Registration Form

Please Print or Type - Review Instructions Before Completing Form

				•				.4			
- 1.	DER F	acility ID Numi	ber:	·				2. Facility T	уре:	C	
3.	New Registration New Owner Data Facility Revision Tank Revision									ion 🗌	
4.	County	and Code of	tank(s) loca	tion: <u>Lak</u>	e Count	y - 35		. • · · · · · · · · · · · · · · · · · ·			·
5.	Facility	Facility Name: Island Lake Storage Tank - Lake County Grove									
	Tank(s)	Address:	Cook Ro	oad :					<u> </u>		
	City/Sta	te/Zip:	Clermor	nt, FL 3	4711				<u> </u>	:	
	On Site	Manager/Cor	ntact:Me	elissa P	enn		On Site	Telephone:	(407)82	7-2753	
6.	Financia	al Responsibil	ity Type:_	<u> </u>						<u> </u>	
				· •							
7a.		Owner: Rec			,		Accoun	Owner Num	ber	18007	<u> </u>
		Mailing Addres						. :			
٠.	<u> </u>	te/Zip:				<u>FL 328</u>	30		407	. 020 2	250
	Contact	Person:	Kat	e Kolbo	<u> </u>			Telept	iona: AU/) 828-2	250
7b.	New Ov	mer Signature	/Change D	ate:							/
		(optional) Latitu	,			tude: o_	1 11	Section	Town	ashipR	lange
, ,	·.:			b Line For E	•			: See - Send			, , .
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<u> 30.</u> .			•		,		DPR#				· · · · · · · · · · · · · · · · · · ·
	• ., •	Certifi	ed Contracto	ita .	•		De	partment of Pr	ofessional Re	gulation Lice	nse Number
•	For new	tank installati	ion or tank	removal					1 3 · · · · ·		
o th	e best o	i my knowledg	ge and belie	ef all informati	ion submitted	d on this form	is true, acc	urate and cor	mplete.	<u>.</u>	, ,
	Ready	Creek Imp	いついちゅうちょう	t Dietwin	+	11	' .	. ;			
		s M. Moses				-thm	rashul	re-		2/24/	94
int		title of owner			*************************************	Sign	ature	,		Dat	e /
٠.										\$	

Northwest District 160 Governmental Center nsacola, Florida 32501-5794 904-463-8300 Northeast District 1825 Baymmadows Way, Suite 8200 Jacksonville, Florida 32258-7577 904-448-4300 Central District 3319 Maguire Blvd. Suite 232 Orlando, Florida 32803-3767 407-894-7555

Southwest District 3804.Cocong Path Dr. Tamps, Florida 33519 813-744-6100 South District 2295 Victoria Ave., Buite 364 Fort Myors, Florida 33901 813-332-8975 Southeast District 1900 S. Congress Ave. Suite A. West Palm Beach, Florida 33416 407-433-2650



Form Title <u>Storage Tank</u>	Recistration Form
Effective Date <u>December</u>	r 10. 1990
DER Application No	
• • •	(Fitted in by DER)

Storage Tank Registration Form

Please Print or Type - Review Instructions Before Completing Form

					•					· .	
⁻ 1.		acility ID Numl		<u></u>				2 Facility Ty		<u> </u>	
3.	New Registration ☑ New Owner Data ☐ Facility Revision ☐ Tank Revision ☐ County and Code of tank(s) location:										
4.	County	and Code of	tank(s) loca	ition: <u>Lak</u>	e Count	y - 35	`	· .	1		
5.	Facility	Name:	Island	<u>Lake St</u>	orage T	ank - L	ake Cou	nty Grov	е		
	Tank(s)	Address:	Cook Ro	oad				: 4			
	City/Sta	ate/Zip:	Clermon	nt, FL 3	4711		`		. :		·
	On Site	Manager/Cor	ntact: <u>M</u> e	elissa P	enn		On Site	Telephone: _	407)82	7-2753	
6	Financi	al Responsibil	lity Type:_	С				· ;			
	T+-1/(4)	Owner: Rec	ndy Cyaa	L Improve	mont Dic	t wist				18007	
/ a.			•				Accoun	Contret trains	<u>:</u>	10007	
	•	Mailing Addres		• •		•	30				· · · · · · · · · · · · · · · · · · ·
	-	:Person:			·			Teleph	407	\ 828-2	250
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		Certific	ed Contracto	r* .			De	partment of Pro	ofessional Re	egulation Lice	nse Number*
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·. : ·.	Reedy	Creek Imp	rovemen	t Distric	t.	11	,	· V		1	
		s M. Moses				thm	rasher	uper!	•	3/24/	94
rint	name &	title of owner	or authorize	ed person		Sign	ature		· · · · ·	Da	e /
•	Northwest E	District	Northeast Di	strict ·	Central Distri	ar S	outhwest District	South	District	Southe	est District

Northwest District 160 Governmental Center ensagola, Florida 32501-5794 904-463-8300

Northeast District 7825 Baymeadows Way, Suite 8200 Jacksonville, Florida 32256-7577 904-448-4300

Central District 3319 Maguire Blvd. Suite 232 Orlando, Florida 32803-3767 407-894-7555

Southwest District 3604 Coconut Palm Dr. Tampa, Florida 33619 813-744-6100 South District 2295 Victoria Avs., Suite 364 Fort Myers, Florida 33901 613-332-9975 Southeast District 1900 S. Congress Ave. Suite A. West Palm Beach, Florida 33416 407-433-2650



US 27

SITE

COOK PO

Site 5 - Lake County Grove Storage Tank

General Information

Owner Name:	DAVIDSON HARVEST LLC ET AL	Alternate Key:	1594651
Mailing Address:	C/O KARL CORPORATION 500	Parcel Number: 0	36-23-26-0002-000- 00100
	AUSTRALIAN AVE S # 710 WEST PALM	Millage Group and City:	0003 (UNINCORPORATED)
	BEACH, FL 33401	Total Certified Millage Rate:	14.4238
	Update Mailing Address	Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	17320 SCHOFIELD RD CLERMONT FL	Property Name:	Submit Property Name
	34711 <u>Update Property</u> <u>Location</u>	School Information:	School Locator & Bus Stop Map 1 School Boundary Maps
Property Description:	NW 1/4 OF SW 1 OF NE 1/4, N 1/2 1/4	LESS N 33 FT FOR RD R/W /4 OF SE 1/4, N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4, SW 1/4 347 ORB 2462 PGS 909, 924, 9	FOF SW 1/4, E 1/2 FOF NE 1/4 OF SE

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	e Land Use	Frontage	Depth	Notes	No. Units	Туре	Class Value	Land Value
1	PASTURE IMPROVED GOOD (6200)	0	0	CATTLE	462	AC	\$173,250.00	\$4,158,000.00
2	ORANGE GROVE (6603)	0	0	CITRUS	20	AC	\$24,000.00	\$180,000.00
3	AGRICULTURAL HOMESITE (5000)	0	0		5	AC	\$55,000.00	\$55,000.00
4	WETLAND (9600)	0	0		50	AC	\$2,250.00	\$2,250.00
	Click here for Zoning Info Map FEMA Flood							

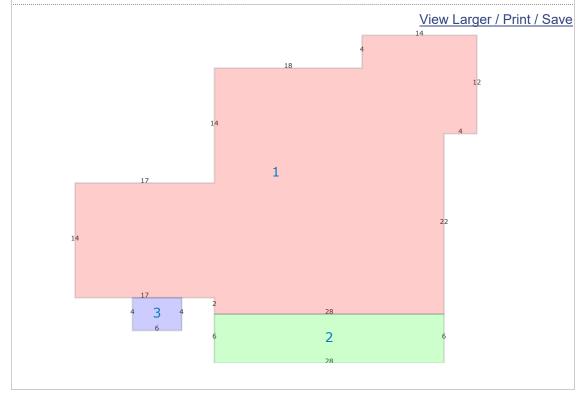
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$20,211.00		
Summary				

Section(s)						
Incorrect Bedroom, Bath, or other information?						
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0			
Year Built: 1925	Total Living Area:	Central A/C: No	Attached Garage: No			

	Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color	
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	1166	N	0%	0%		
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	168	N	0%	0%		
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	24	N	0%	0%		



Miscellaneous Improvements

No. Type	No. Units	Unit Type	Year Depreciated Value
0001 CARPORT/POLE SHED - UNFINISHED (UCP)	3000	SF	1949 \$3,420.00
0002 UTILITY BUILDING - UNFINISHED (UBU)	98	SF	1925 \$121.00
0003 UTILITY BUILDING - FINISHED (UBF)	480	SF	2003 \$1,780.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2462 / 909	11/26/2003	Warranty Deed	Unqualified	Improved	\$654,400.00
2462 / 924	11/26/2003	Warranty Deed	Unqualified	Improved	\$1,081,400.00
2462 / 933	11/26/2003	Warranty Deed	Unqualified	Improved	\$688,900.00
<u>2173 /</u> <u>1347</u>	9/12/2002	Warranty Deed	Qualified	Improved	\$5,480,500.00
1007 / 133	4/1/1989	Warranty Deed	Unqualified	Improved	\$0.00
1007 / 137	4/1/1989	Warranty Deed	Unqualified	Improved	\$3,500,000.00
<u>881 / 1605</u>	6/1/1986	Warranty Deed	Unqualified	Vacant	\$1.00
Click here to	o search for	mortgages, l	iens, and other legal d	ocuments. 🕡	

Values and Estimated Ad Valorem Taxes o

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$4,420,782	\$280,032	\$280,032	5.11800	\$1,433.20
LAKE COUNTY MSTU AMBULANCE	\$4,420,782	\$280,032	\$280,032	0.46290	\$129.63
LAKE COUNTY MSTU FIRE	\$4,420,782	\$280,032	\$280,032	0.47040	\$131.73
SCHOOL BOARD STATE	\$4,420,782	\$280,032	\$280,032	4.10700	\$1,150.09
SCHOOL BOARD LOCAL	\$4,420,782	\$280,032	\$280,032	2.24800	\$629.51
LAKE COUNTY MSTU STORMWATER	\$4,420,782	\$280,032	\$280,032	0.49570	\$138.81
ST JOHNS RIVER FL WATER MGMT DIST	\$4,420,782	\$280,032	\$280,032	0.25620	\$71.74
LAKE COUNTY VOTED DEBT SERVICE	\$4,420,782	\$280,032	\$280,032	0.13240	\$37.08
LAKE COUNTY WATER AUTHORITY	\$4,420,782	\$280,032	\$280,032	0.49000	\$137.22
SOUTH LAKE HOSPITAL DIST	\$4,420,782	\$280,032	\$280,032	0.64320	\$180.12
				Total: 14.4238	Total: \$4,039.13

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<u>Learn</u> <u>More</u>	View the Law	
Additional Homestead Exemption (up to an additional \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>	
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>	

Limited Income Senior Exemption (applied to city millage - up to \$25,000) •	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Widow / Widower Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Blind Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Disability Exemption (up to \$500)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Disability Exemption (\$5000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Veteran's Combat Related Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Deployed Servicemember Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
First Responder Total and Permanent Disability Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Conservation Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Tangible Personal Property Exemption (up to \$25,000)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Economic Development Exemption	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Government Exemption (amount varies)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Exemption Savings •

The exemptions marked with a \checkmark above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark \checkmark

Save Our Homes Assessment Limitation (3% assessed value cap)	<u>Learn</u> <u>More</u>	View the Law
Save Our Homes Assessment Transfer (Portability)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
Non-Homestead Assessment Limitation (10% assessed value cap)	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Conservation Classification Assessment Limitation	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>
✓ Agricultural Classification	<u>Learn</u> <u>More</u>	<u>View the</u> <u>Law</u>

Assessment Reduction Savings o

The assessment reductions marked with a $\sqrt{\ }$ above are providing a tax dollar savings of: \$59,725.35

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted <u>Site Notice</u>.

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Property data last updated on March 24, 2019.

Site Notice

9/24

Florida Department of Environmental Protection Bureau of Petroleum Storage Systems Facility Inspection Cover Page Facility Information

P.M.

Facility ID#: 9201649

Name: Lake Cnty Grove

732 Shell Pond Rd

Clermont, FL 34711

Contact: James Wheeler Esq.(New Owners La

Phone: 561-483-7000

District: CD

County: Lake

Type: Agricultural

Status: Open

Latitude: 28:26:44.0000

Longitude: 81:39:52.0000

LL Method: AGPS

Account Owner Information

Name: Reedy Creek Improvement Dist

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-824-4184

Tank Owner Information

Name: Reedy Creek Improvement Dist-

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-824-4184

BROAD + CASSELL / ATTN: JAMES WHERLER ESQ'. 7777 RLADES RD. /

SUITE 300

BOCA RATION, FL 33431

33434 /

Tank #	Size	Content	Installed	Placement	Status	Const	Pipe	Monit
99	1000	Vehicular Diesel	06/01/1992	ABOVE	U	C	C	Z

***Note: Construction, Piping, and Monitoring Info not shown for CLOSED tanks (Status of A or B).

Most Recent Insurance Document

FR Type Effective Expiration Date Company Name

Guarantee 06/30/1999 03/08/2003

Other Financial Responsibility Mechanisms on File

FR Type	Effective Date	Expiration Date
Self-Insurance - Letter From Chief Financial Officer	03-03-2003	04-30-2004

Compliance Activity Information

Activity Code	•		Inspector	AST/UST Count	Project Description
TCI Completion	09/21/2001 Notes: Annual (•	Bowers	1/0	Compliance Assurance
TCI Completion	09/17/2002 Notes: Annual (1/0 ove Tank.	Compliance Assurance		

No OPEN violations found!

No Discharge Information Found!

End of Data for Facility #: 9201649



F. ida Department of Environmental instection
Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400 Division of Waste Management

Bureau of Petroleum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 9201649 County LAKE 35				Inspection Da	ite 🖊	0/23/	03
Facility Name LAKE Count	ry GROVE			Facility Type	N	И	
Latitude 28°26'44"	Longitude	81 ° 39 'S	J."	L/L Method	AG	113	
Check box to identify type of inspection performed. Up Provide Lat/Long Determination Method. ("Map", "AG Provide the count of USTs - ASTs - Mineral Acid tank	GPS" (Magellan), "GC	GPS" (Trimble).	# USTs Inspected	# ATSs Inspected	1	# Minera Acid Tks Inspected	s
COMPLIANCE ASSURANCE INSPECTIONS		Y			· .		
Compliance Inspection (Annual)	TCI	Discharge Project	t – Short Form	Evaluation (TCI not	req'd)	TDI	ļ
Compliance Inspection (DRF received)	TCDI			DAME OF CALL TON			<u> </u>
Compliance Inspection (Complaint received)	TCPI	Z. i 5		RMINAL FACILITY		LDDDI	M
Installation Inspection	TIN	Discharge Preven				DPRI	120
Closure Inspection	TXI	Discharge Preven	·····	nse Certificate Issued	4	YES	NO
Compliance Re-Inspection	TCR			PRC Certificate Num	iber: #		
Rule Cite Inspector's C	omments / Violati	ion Description				Violati	on Code
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Financial Responsibility - Verify owner's co	verage. Select cov	verage type; provid	de <i>Carrier</i> or	echanism infolds	pprop	riate.	
None In	surance _	Other	coverage me	ets federal financial re	sponsib	oility requ	irements
Insurance Carrier:	E	Effective Date:	Ex	piration Date:		_ (if appl	icable)
Other Mechanism:	F	Effective Date:	E	xpiration Date:		(if app	licable)
Based upon the inspection results and information Florida Administrative Code 62-761. A re-inspection will be scheduled on or after	_ / ○ Yes	y the owner/operat No No y correction of the r	O CW	OE - Compliance wi		dependent in the control of the cont	1.00
LAKE 35	l	352-3	45-377	4 ,258			
Storage Tank Program Office Sowky Cox				ce Phone Number			
Inspector Name – Please Print		Facility Rep	presentative Nam	ne – Please Print			
Mil	olzslo	3 X	Tolle	Eschur At	*		
Inspector Signature & Date	7-7-	Facility F	Representativ	e Signature & Date			
		:	-	Pa	age	l of	

FLORIDA

F. ida Department of Environmental s. stection

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management Bureau of Petroleum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 920649	County [LAKE 35	Inspection Date	7/24/03	
Facility Name CAKE Couns	y anout		Facility Type	1	_
Latitude 28°26 '14 "	Longitude	81°39'52"	L/L Method	GAS	_
Check hox to identify type of inspection performed. Upd Provide Lat/Long Determination Method. ("Map", "AG Provide the count of USTs - ASTs - Mineral Acid tanks	PS" (Magellan), "Go	GPS" (Trimble). Inspected	# ATSs Inspected	# Mineral Acid Tks Inspected	_
COMPLIANCE ASSURANCE INSPECTIONS			•		
Compliance Inspection (Annual)	TCI	Discharge Project - Short F	orm Evaluation (TCI not req'd)	TDI	٦
Compliance Inspection (DRF received)	TCDI	Discussion Brain Succession	(1.51.1.51.1.5)		ㅓ
Compliance Inspection (Complaint received)	TCPI		TERMINAL FACILITY		
Installation Inspection	TIN	Discharge Prevention & Res	ponse Inspection	DPRI	-
Closure Inspection	TXI	Discharge Prevention & Res		YES NO	ᅥ
Compliance Re-Inspection	TCR		DPRC Certificate Number: #		ㅓ
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Financial Responsibility - Verify owner's cov	verage. Select co	verage type; provide <i>Carrier</i>	or Mechanism info, as approp	riate.	
None Ins	surance	Other coverage	meets federal financial responsit	pility requirements	
Insurance Carrier:	E	Effective Date:	Expiration Date:	_ (if applicable)	
Other Mechanism:	· · · · · · · · · · · · · · · · · · ·	Effective Date:	Expiration Date:	(if applicable)	
Based upon the inspection results and inform Florida Administrative Code 62-761. A re-inspection will be scheduled on or after	ation provided b OYes days to verif		cility appears to meet the requ WOE – Compliance without l ance items noted		
LAKE 35		352-343	-9738 x3		
Storage Tank Program Office		Storage Tank Program (1
Boward		<u> </u>	•		
Inspector Name – Please Print	-	Facility Representative	Name - Please Print		٦
		/		•	
My	9/24/	0}	•		_
Inspector Signature & Date					
inspector signature & Date	7 4	Facility Representa	ntive Signature & Date		



Lake County

DEPARTMENT OF ENVIRONMENTAL SERVICES

13130 County Landfill Road ● P.O. Box 7800 ● Tavares, Florida 32778-7800 www.lakegovernment.com

September 30, 2003

Broad & Cassel 7777 Glades Rd, Suite 300 Baca Raton, FL 33434 Attn: Mr. James Wheeler, ESQ

Re: Chapter 62-761, F.A.C., Notice of Violation for Petroleum Storage Tank System(s)

Dear Sir or Madam:

As required by Florida Administrative Code (F.A.C.), Chapter 62-761, an inspection of the reference facility was performed by the Division on Sept. 24, 2003. This inspection is designed to determine the compliance status of the facility with regard to F.A.C., Chapter 62-761, which regulates storage tank systems. During this inspection, non-compliance items were noted and recorded on the compliance inspection form.

This facility is currently not operating in compliance with Chapter 62-761, F.A.C. standards. Any non-compliance items should be corrected within the allotted time frame as specified in the enclosed "Suggested Corrective Actions". Failure to do so may result in a Notice of Hearing and an appearance before the Lake County Code Enforcement Board.

If you have any questions about this letter, please contact me at (352) 343-9738 ext. 3, or at the letterhead address.

Sincerely,

Mike Bowers

Mike Bowers
Environmental Specialist
Storage Tank Compliance Coordinator

MB/lm

"Earning Community Confidence Through Excellence in Service"

Suggested Corrective Actions

Lake County Grove FAC ID # 359601649

- 1. .400(3) No proof of Financial Responibility (insurance) for tank system on site at time of inspection.
- 2. .710(1) No proof of monthly visual inspection documentation at time of inspection.
- 3. .400(2)a6 No proof of required 2003 2004 Registration Placard at time of inspection.
- 4. .500(4)c2 Facility must install an anti-siphon valve on supply line as close to the tank as possiable to prevent discharge in case of piping failure.
- 5. .700(3)e Recoat secondary containment with approved coating impervious to petroleum product.

Note: Please address item(s) #1 within 15 days of original inspection. A re-inspection of the facility has been scheduled for 30 days from date of original inspection to verify compliance with item(s) 4 & 5. Provide item(s) 2 & 3 within this 30 day timeframe as well.



Florida Department of Environmental Protection Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

DEP Form # 62-761.900(2)
Form Title Storage Tank Registration Form
Effective Date: July 13, 1998
DEP Application No.
(Filled in by DEP)

Storage Tank Facility Registration Form

Submit a completed form for the facility when registration of storage tanks or compression vessels is required by Chapter 376.303, Florida Statutes

			Pleas	e review Reg	istration Instr	uctions	before compl	eting the form.		
Please check	all that	apply [] New Registr	ation	[] N	lew Own	er		New Tanks	
[] Facility Info Update/Correction [] Owner Info Update/Correction [] Tank Info Update/Correction									te/Correction	
A. FACILITY	/ INFORI	MATION	County:	AKE			DEP Fa	cility ID: 92	201649	<i>z</i> .
Facility Name	e LA	KE G	nove:							
				00 RO.	City:	ورر	KRMON	-	Zip: 350	\/ ·
Facility Conta								ness Phone: ()	
Facility Type		M		NA	ICS Code:		 Fina	ncial Responsibili	ity:	
24 Hour Eme	ergency	Contact:					Emerge	ncy Phone: (_		
								or storage tank ma schment if neces		ling operations, and
Name:	Ŋu. I						Facility - Res	ponsible Person I	Relation Type:	Effective Date
Mail address:				1	1		[√] Facilit	y Account Owne	r (pays fees)	
City, ST, Zip:			1	1(40)			Facility Acco	unt Owner informa	ation must be p	rovided when the
Contact:			_//	11/1			facility o	ontains active (in-	use) storage ta	nks on site.
Telephone:		*		-)	······································		STCM Accou	int Number (if kr	nown)	i History
Identify other	appropri	ate facility	relationships to	r this party:	[] Facility O	wner/Op	erator []	Property Owner	[] Storage	Fank Owner
					3					
Name:				- \ \ 3\\				relationship type(·	Effective Date
Mail address:				111 1	,		[] Facility	Owner/Operator		
City, ST, Zip:							[] Proper	y Owner		TANKS TV
Contact:							[] Storage	Tank Owner		
Telephone:							[] Other:			
C. TANK/VES	SEL INF	ORMATIC	ON - Complete	one row for e	each storage t	ank or c	compression v	essel system loc	ated at this fa	cility.
Tank ID	T/V	A/U	Capacity	Installed	Content	Status	/Effective Date	Construction	n Piping	Monitoring
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Printed Name		- ۷	VV . 3p .	Sigi	nature				Date	
DEP 62-761.900(2)			٠.						

850-595-8360

Northwest District 160 Governmental Center Blvd.

Pensacola, FL 32501

Northeast District 7825 Baymeadows Way, Suite B200 Jacksonville, FL 32256 904-448-4300

Central District 3319 Maguire Blvd., Suite 232 Orlando, FL 32803 407-894-7555

Southwest District 3804 Coconut Palm Drive Tampa, FL 33619 813-744-6100

Southeast District 400 North Congress Ave., W Palm Beach, FL 33416

561-681-6600

South District 2295 Victoria Ave., Suite 364 Fort Myers, FL 33901 941-332-6975

Marathon Branch Office 2796 Overseas Hwy., Suite 221 Marethon, FL 33050 305-289-2310



RECEIVED

OCT 0 7 2003

October 3, 2003

CERTIFIED MAIL # 7000 0520 0016 1563 9300 Return Receipt Requested

Ms. Blanche Girardin
Senior Director
Lake County
Department of Environmental Services
13130 County Landfill Road
P.O. Box 7800
Tavares, Florida 32778-7800

Re: FDEP Facility ID# 9201649 and September 25, 2003 Notice of Violation

Dear Ms. Girardin:

This letter is to inform you that the September 25, 2003, Notice of Violation (see attached copy) pertaining to a storage tank registered with FDEP as Facility ID# 9201649, was erroneously sent to the Reedy Creek Improvement District (RCID) when it should have been sent to the new owner of the subject tank. Mr. Mike Bowers of your department was informed during last year's September 17, 2002, tank inspection that RCID sold the property (address listed as 732 Shell Pond Rd., Clermont, FL 34711) where the subject tank resides and RCID was no longer an owner, operator, or in any way responsible for the tank after the September 12, 2002, closing date of the property sale.

The property where the subject tank resides was sold to:

Ames Holdings, LLC, et al. 1555 Palm Beach Lakes Blvd., Suite 1208 West Palm Beach, Florida 33401

The storage tank was in compliance with Chapter 62-761, F.A.C. prior to the September 12, 2002, sale of the property and at the time of Mr. Bowers' September 17, 2002, inspection. It is my understanding that RCID has no further responsibilities regarding the subject tank or the September 25, 2003, Notice of Violation.

If you have a different understanding of this matter or would like additional information, please contact me at (407) 824-4184, or the letterhead address.

Sincerely,

Bob Kindle

Regulatory Compliance Administrator

Reedy Creek Energy Services

BK/bk

Attachment:

CC: Ray Maxwell, RCID

Lynda McKinney, FDEP Tallahassee office Karl A. Kahlert, Ames Holdings, LLC, et al.

Mike Bowers, Lake County Department of Environmental Services



Lake County

DEPARTMENT OF ENVIRONMENTAL SERVICES

13130 County Landfill Road ● P.O. Box 7800 ● Tavares, Florida 32778-7800 www.lakegovernment.com

September 25, 2003

Reedy Creek Improvement Dist 1900 Hotel Plaza Blvd Lake Buena Vista, FL 32830-1000 Attn: Bob Kindle

Re: Chapter 62-761, F.A.C., Notice of Violation for Petroleum Storage Tank System(s)

Dear Sir or Madam:

As required by Florida Administrative Code (F.A.C.), Chapter 62-761, an inspection of the reference facility was performed by the Division on Sept. 24, 2003. This inspection is designed to determine the compliance status of the facility with regard to F.A.C., Chapter 62-761, which regulates storage tank systems. During this inspection, non-compliance items were noted and recorded on the compliance inspection form.

This facility is currently not operating in compliance with Chapter 62-761, F.A.C. standards. Any non-compliance items should be corrected within the allotted time frame as specified in the enclosed "Suggested Corrective Actions". Failure to do so may result in a Notice of Hearing and an appearance before the Lake County Code Enforcement Board.

If you have any questions about this letter, please contact me at (352) 343-9738 ext. 3, or at the letterhead address.

Sincerely,

Mike Bowers

Mike Bowers Environmental Specialist Storage Tank Compliance Coordinator

MB/lm

"Earning Community Confidence Through Excellence in Service"

Suggested Corrective Actions

Lake County Grove FAC ID # 359601649

- 1. .400(3) No proof of Financial Responibility (insurance) for tank system on site at time of inspection.
- 2. .710(1) No proof of monthly visual inspection documentation at time of inspection.
- 3. .400(2)a6 No proof of required 2003 2004 Registration Placard at time of inspection.
- 4. .500(4)c2 Facility must install an anti-siphon valve on supply line as close to the tank as possiable to prevent discharge in case of piping failure.
- 5. .700(3)e Recoat secondary containment with approved coating impervious to petroleum product.

Note: Please address item(s) #1 within 15 days of original inspection. A re-inspection of the facility has been scheduled for 30 days from date of original inspection to verify compliance with item(s) 4 & 5. Provide item(s) 2 & 3 within this 30 day timeframe as well.



Lake County

DEPARTMENT OF ENVIRONMENTAL SERVICES

13130 County Landfill Road • P.O. Box 7800 • Tavares, Florida 32778-7800 <u>www.lakegovernment.com</u>

October 9, 2003

Ames Holding, LLC, et al. 1555 Palm Beach Lakes Blvd., Suite 1208 West Palm Beach, Fl, 33401

Re: **SECOND** Letter of Non-Compliance for Chapter 62-761 F.A.C violation(s).

Dear Sir or Madam:

As per the Notice of Violation dated 9/30/03 for the reference facility, the violation(s) on the Suggested Corrective Actions page have not been addressed. The timeframe for submittal of required documentation has passed and Lake County Storage Tank Section has not received any response.

This is the last notice that will be sent. Failure to reply / correct violation(s) within 15 days of receipt of this notice will result in a Notice of Hearing to appear before the Lake County Code Enforcement Board. Thank you for your prompt attention to this matter. If you have any questions about this letter, please contact me at (352) 343-3776 ex.258, or at the letterhead address.

Sincerely,

Mike Bowers

Environmental Specialist

Storage Tank Compliance Coordinator

MB/mb



Lake County

DEPARTMENT OF ENVIRONMENTAL SERVICES

13130 County Landfill Road • P.O. Box 7800 • Tavares, Florida 32778-7800 www.lakegovernment.com

October 9, 2003

Broad & Cassell Attn: James Wheeler, Esq. 7777 Glades Rd. Suite 300 Boca Raton, FL 33434

Re: **SECOND** Letter of Non-Compliance for Chapter 62-761 F.A.C violation(s).

Dear Sir or Madam:

As per the Notice of Violation dated 9/30/03 for the reference facility, the violation(s) on the Suggested Corrective Actions page have not been addressed. The timeframe for submittal of required documentation has passed and Lake County Storage Tank Section has not received any response.

This is the last notice that will be sent. Failure to reply / correct violation(s) within 15 days of receipt of this notice will result in a Notice of Hearing to appear before the Lake County Code Enforcement Board. Thank you for your prompt attention to this matter. If you have any questions about this letter, please contact me at (352) 343-3776 ex.258, or at the letterhead address.

Sincerely,

Mike Bowers

Environmental Specialist

Storage Tank Compliance Coordinator

MB/mb

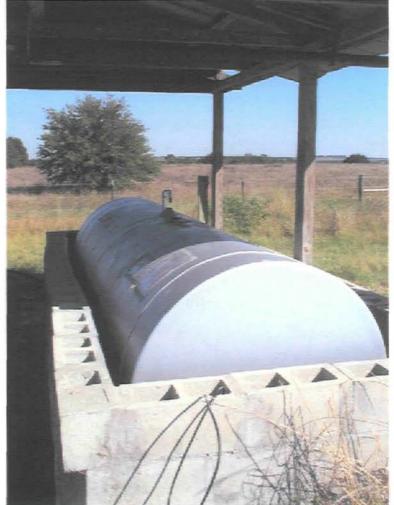


FID #9201649, Lake County Grove, 10/24/03

Abandoning in place the 1000 gallon diesel tank and will instead be using a 550 gallon tank

Piping was disconnected and tank was emptied out.





Florida Department of Environmental Protection **Bureau of Petroleum Storage Systems Facility Inspection Cover Page Facility Information**

Facility ID#: 9201649

Name: Lake Cnty Grove

732 Shell Pond Rd

Clermont, FL 34711

Contact: Melissa PENW- Kama-

Phone: 407-939-4550

407 - 828 - 3846

District: CD

County: Lake Type: Agricultural

Status: Open

Latitude: 28:26:44.0000

JEFF KOSIK

Longitude: 81:39:52.0000

LL Method: AGPS

Account Owner Information

Name: Reedy Creek Improvement Dist

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-560-7081

824-4184

Tank Owner Information

Name: Reedy Creek Improvement Dist

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-560-7081

407-828-5773

NEW OWNERS

LAWYER # JAMES WHEELER ESQ

08/27/2002

561-463-7000

Tank #	Size	Content	Installed	Placement	Status	Const	Pipe	Monit
99	1000	Vehicular Diesel	06/01/1992	ABOVE	U	C	C	Z

***Note: Construction, Piping, and Monitoring Info not shown for CLOSED tanks (Status of A or B).

Most Recent Insurance Document

FR Type	Effective Date	Expiration Date	Company Name
Guarantee	06/30/1999	01/31/2002	

Compliance Activity Information

Activity Date **AST/UST Project**

Code	Done	Results	Inspector	Count	Description
TCI Completion	09/25/2000 Notes: Annual C	In-Compliance ompliance	Bowers	1/0	Compliance Assurance
TCI Completion	09/21/2001 Notes: Annual C	In-Compliance ompliance	Bowers	1/0	Compliance Assurance

Open Violations

Insp Date	Viol#	Sig Level	Violation Text
10/14/1999			Fill Boxes Color-Coded By 12/31/1998
10/14/1999	84	N	Written Release Detection Response Level For System

No Discharge Information Found!

End of Data for Facility #: 9201649



Fiorida Department of Environmental stection

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management

Bureau of Petroleum Storage Systems

Storage Tank Facility Compliance Inspection Report

Facility ID 9201649	County [CAKE 35		Inspection Date [9/11/	02
Facility Name LAKE Coun	ing Cano	vk		Facility Type	m	
Latitude 28 ° 26 '44 "	Longitude	81°39 '5	٣."	L/L Method	443	
Check box to identify type of inspection performed. Upon			# USTs	# ATSs	# Minera	1
Provide Lat/Long Determination Method. ("Map", "AG Provide the count of USTs - ASTs - Mineral Acid tanks			Inspected	Inspected	Acid Tks Inspected	1
				•		
Compliance Inspection (Appual)	TCI	Discharge Project -	Short Form	n Evaluation (TCI not req'd) TDI	
Compliance Inspection (Annual) Compliance Inspection (DRF received)	TCDI	Discharge Project -	- Short Fori	il Livardacion (Tel not req d	1111	
Compliance Inspection (Complaint received)	TCPI		TI	ERMINAL FACILITY		<u> </u>
Installation Inspection	TIN	Discharge Preventi			DPRI	T
Closure Inspection	TXI			onse Certificate Issued	YES	NO
Compliance Re-Inspection	TCR			DPRC Certificate Number.	******	1
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Financial Responsibility - Verify owner's co	verage. Select cov	verage type; provide	e <i>Carrier</i> or	Mechanism info, as appro	opriate.	
None Ins	surance _	Other o	coverage me	ets federal financial respon	sibility requi	rements
Insurance Carrier:	TO TO	2004: D-4	Τ.	xpiration Date: 3/8/03		
				• //	(11 app1)	icable)
Other Mechanism: LATTEN of GUA	MANTER I	Effective Date:	F	Expiration Date:	(if appl	licable)
Based upon the inspection results and inform		y the owner/operato				
Florida Administrative Code 62-761.	◆ Yes	O No		VOE – Compliance withou	t Enforcem	ent
A re-inspection will be scheduled on or after	days to verify	y correction of the no	n-complian	ce items noted.		
1 1118 25		2 -2	2112	~ 20 \		
CARR 33			343-			
Storage Tank Program Office		Storage Lank	Program On	ice Phone Number		
Inspector Name – Please Print		Facility Repre	esentative No	me – Please Print		
Impresent value Lieuw Lillit		A actific Repre		1).	· ,	.]
10-	4/11/4	ا ۱۱/۱ بر د). The	Kindle al	12/22	2
Inspector Signature & Date	7/11/0	Facility De	enresentati	ve Signature & Date	1 / / -	
inspector digitature & Date	· i	1 actility IX	oproseniati	TO DIGNATURE & DATE		
				Page	of	



FID #9201649, Lake County Grove, Shell Pond Rd., Clermont, 9/17/02

×

This data is current as of: 21-AUG-2001

9/21 9:00 mussy

Bureau of Petroleum Storage Systems Facility Inspection Cover Page

Facility Information

ID#: 9201649 District: CD
Name: LAKE CNTY GROVE County: Lake

732 Shell Pond Rd Type: Agricultural

Clermont, FL 34711 Status: Open

Contact: Melissa Pan Latitude: 28:26:44.0000

Phone: 407-939-4550 Longitude: 81:39:52.0000

828-3846 LL AGPS Method:

Account Owner Information

Name: Reedy Creek Improvement Dist

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-560-7081

Tank Owner Information

Name: Reedy Creek Improvement Dist

1900 Hotel Plaza Blvd

Attn: Bob Kindle

Lake Buena Vista, FL 32830-1000

Phone: 407-560-7081

Tank # Size Content Installed Placement Status Const Pipe Monitor

99 1000 Vehicular Diesel 06/01/1992 ABOVE U C &A ZQ

***Note: Construction, Piping, and Monitoring Info not shown for CLOSED tanks (Status of A, B, or D).

Open Violations

 $\begin{array}{ccc} \textbf{Insp Date} & \begin{matrix} \textbf{Viol} & \textbf{Sig} \\ \textbf{Numb Level} \end{matrix} & \begin{matrix} \textbf{Violation Text} \end{matrix}$

10/14/1999 67 N Fill Boxes Color-Coded By 12/31/1998

10/14/1999 84 N Written Release Detection Response Level For System

Most Recent Insurance Document



Site 6 - Schofield Corporation of Orlando/545 Landfill/ Braun Properties
--



\$0

\$0

Property Record - 32-23-27-0000-00-003

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

Dump Site

Names

Schofield Corporation Of Orlando Inc

Municipality

ORG - Un-Incorporated

Property Use

1000 - Vacant Commercial

Mailing Address

Po Box 29246 Phoenix, AZ 85038-9246

Physical Address

8050 Avalon Rd Winter Garden, FL 34787



QR Code For Mobile Phone



272332000000003 05/02/2006





272332000000003 05/02/2006

Value and Taxes

2017

Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)	Fe	eature(s)	Market Value	Assessed Value
2018 W MKT	\$166,112	+	\$0	+	\$0 = \$1	66,112 (147%)	\$73,955 (10%)
2017 MKT	\$67,232	+	\$0	+	\$0 = \$6	67,232 (-66%)	\$67,232 (-66%)
2016 MKT	\$65,492	+	\$128,649	+	\$1,720 = \$1	95,861 (1.5%)	\$195,861 (5.1%)
2015 MKT	\$65,492	+	\$125,856	+	\$1,720 = \$1	93,068 (4.7%)	\$186,348 (10%)
2014 MKT	\$65,492	+	\$117,122	+	\$1,720 = \$1	84,334	\$169,407

2016

2018 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$166,112	\$0	\$166,112	4.0510 (-4.05%)	\$672.92	36 %
Public Schools: By Local Board	\$166,112	\$0	\$166,112	3.2480 (0.00%)	\$539.53	29 %
Orange County (General)	\$73,955	\$0	\$73,955	4.4347 (0.00%)	\$327.97	17 %
Unincorporated County Fire	\$73,955	\$0	\$73,955	2.2437 (0.00%)	\$165.93	9 %
Unincorporated Taxing District	\$73,955	\$0	\$73,955	1.8043 (0.00%)	\$133.44	7 %
Library - Operating Budget	\$73,955	\$0	\$73,955	0.3748 (0.00%)	\$27.72	1 %
South Florida Water Management District	\$73,955	\$0	\$73,955	0.1209 (-5.18%)	\$8.94	0 %
South Florida Wmd Okeechobee Basin	\$73,955	\$0	\$73,955	0.1310 (-5.35%)	\$9.69	1 %
South Florida Wmd Everglades Const	\$73,955	\$0	\$73,955	0.0417 (-5.44%) 16.4501	\$3.08 \$1.889.22	0 %

2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem A	Assessments			

Property Features Property Description

THPT W1/2 OF NW1/4 OF SEC 32-23-27 LYING W OF AVALON RD (LESS N 50 FT OF E 35 FT OF W 901.54 FT & LESS N 20 FT OF W 50 FT)

Total Land Area

3,437,986 sqft (+/-) 78.93 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Vacant Commercial	A-1	4 ACRE(S)	\$39,655.00	\$158,620	\$0.00	\$158,620
9600 - Waste Land	A-1	74.92 ACRE(S)	\$100.00	\$7,492	\$0.00	\$7,492

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value	
There are no extra featu	res associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/06/1991	\$10,000	19913760983	04278 / 4307	Quitclaim Deed			I mproved
02/26/1991	\$100	19913737054	04269 / 4266	Warranty Multiple			Vacant
01/30/1991	\$10,000	19913706471	04258 / 2374	Warranty Deed			Vacant
01/22/1991	\$100	19913699069	04255 / 3978	Quitclaim Multiple			I mproved

SCS ENGINEERS















Schofield Corporation of Orlando 545
Landfill (Site)
Landfill LFG Control System for
Groundwater Remediation
Quarterly Progress Report No. 2
September 2009

Presented to:

Republic Services, Inc.

Republic Services, Inc. 2500 State Road 60 West Bartow, Florida 33891

Presented by

SCS ENGINEERS

4041 Park Oaks Blvd., Suite 100 Tampa, Florida 33610 (813) 621-0080 (813) 623-6757

> October 20, 2009 File No. 09207052.00

Offices Nationwide www.scsengineers.com

Schofield Corporation of Orlando 545 Landfill (Site) Landfill LFG Control System for Groundwater Remediation Second Quarterly Progress Report

Presented to:

Republic Services, Inc. 2500 State Road 60 West Bartow, Florida 33891

Presented by

SCS ENGINEERS

4041 Park Oaks Blvd., Suite 100 Tampa, Florida 33610 (813) 621-0080 (813) 623-6757

> Robert L. Westly, P.G., CPG Professional Geologist No. 117

October 20, 2009 File No. 09207052.00

Table of Contents

Sec	tion	Page
1	Background and Site Configuration	1-1
2	Previous and Current Observations	2-1
	Recovery Wells	2-1
	Groundwater Monitoring Wells	2-1
	Monitoring Probe GP-01	
	Temperature Measurements in PZ-2	2-2
	Recovery Well Torch Operation Observations	2-2
	Pore Volume Exchange Estimate	
	Groundwater Monitoring Implications	2-3
3	Conclusions	3-1
4	Work Plan Going Forward	4-1

Appendices

Attachment A Drawing E-1

Attachment B Tables

Attachment C Vadose Zone Temperatures

Attachment D Tiki Torch Shroud Temperature Graphs

1 BACKGROUND AND SITE CONFIGURATION

The "Landfill Gas Control System for Groundwater Remediation Work Plan," (Work Plan) for the Schofield Corporation of Orlando 545 Landfill (Site), dated August 27, 2008, indicates quarterly progress reports will be prepared and submitted to the Orange County Environmental Protection Division (OCEPD) and the Florida Department of Environmental Protection (FDEP). These reports are to address the effectiveness of the passive/active landfill gas (LFG) control system to improve groundwater quality at the Site. This report provides SCS Engineers' (SCS's) second quarterly report for the performance of the landfill gas (LFG) control system at the Site. This report includes SCS's observations and data collected through September 15, 2009, with a focus on the most recent quarter of data collection: July – September, 2009.

Previous investigations concluded that groundwater quality in the surficial and intermediate aquifers is affected by LFG resulting in concentrations of benzene and vinyl chloride in excess of FDEP primary drinking water standards, as listed in Chapter 62-550, Florida Administrative Code (FAC). Previous investigations also indicated that groundwater flow in the surficial aquifer enters the Site along the south portion of the western property line. Lateral groundwater flow is subsequently toward the east and south, and toward the east and northeast. Recent potentiometric maps of the Site continue to support these findings. Also, potentiometric conditions are present to potentially allow a portion of the groundwater in the surficial aquifer to flow downward into the underlying intermediate aquifer.

Because groundwater flow enters the site along the southwestern boundary, the initial phase of the LFG control system was planned for construction in this area (see Drawing E-1, Attachment A) and originally included the installation of 14 LFG recovery wells in the southwestern portion of the Site, including the area around MW-2 and MW-3. As of the June 30, 2009 First Quarterly Progress Report, 10 LFG recovery wells and 1 gas monitoring probe have been installed as the initial phase of work to focus primarily in the area of MW-2 where groundwater flow is entering the Site (see Drawing E-1). The 10 LFG recovery wells were installed 25 to 41 feet below grade with perforated sections extending to within approximately 5 feet of land surface. The wells include 9 locations within the waste body (EW-1 through EW-9, except EW-3, and EW 2-3). LFG recovery well EW-3 is located on the western edge of waste between the waste and MW-2. EW-3 is the only LFG recovery well that is not set in waste and is recovering LFG present in soils adjacent to the Site. The gas monitoring probe (GP-01) was installed adjacent to MW-2 to provide access to the vadose zone immediately above the surficial aquifer for monitoring the presence of LFG. Also, PZ-2, an intermediate aquifer groundwater piezometer adjacent to MW-2 is included in the data collection monitoring to provide access for down-hole temperature effects due to the presence of LFG. Each of these monitoring locations is shown on Drawing E-1.

The 10 LFG recovery wells have been equipped with Solar Spark LFG vent flares ("tiki torches"). Four of the wells (EW-1, EW-3, EW-4, and EW-8) also have been equipped with data loggers attached to thermo-couplings for the purpose of monitoring and recording when the tiki torches are burning. For further details regarding the wells, torches, and data loggers, refer to SCS' June 30, 2009 First Quarterly Progress Report.

2 PREVIOUS AND CURRENT OBSERVATIONS

As discussed in the June 30, 2009, First Quarterly Progress Report, 10 LFG recovery wells are being operated and monitored in the southwest portion of the Site where groundwater enters the site. The 10 LFG recovery wells include EW-1 though EW-9 and EW 2-3. In addition, LFG is being monitored near the top of the surficial aquifer at gas monitoring probe GP-01 and temperature is being monitored across the vadose zone in PZ-02. When wells are accessible, the head space of select groundwater monitoring wells at the Site also is monitored for the presence of LFG.

Results of monitoring to date are summarized below and include the initial data collected during March through June 2009, associated with installation and initiation of the gas recovery system, and quarterly monitoring events performed in July, August, and September 2009.

Recovery Wells

On March 30, 2009, SCS fitted the recovery well riser casings with one-quarter inch diameter LFG sampling ports and caps approximately 2.5 feet above grade to provide well-head access for measurements. Gas measurements were collected from the recovery wells from March 30 through September 15, 2009 ("period of record"). These data are listed in Table D-1, Appendix D, and include the following measurements:

- Methane, percent by volume
- Carbon dioxide, percent by volume
- Oxygen, percent by volume
- Balance gas, percent by volume
- Temperature, degrees Fahrenheit
- Static gas pressure, inches of water
- Barometric (atmospheric) pressure, inches of mercury

The data in Table D-1 indicate that, for the period of record, gas is present throughout the southeast portion of the Site with methane concentrations varying from non-detectable levels to as high as 74.7 percent (EW 2-3). Balance gas (nearly all of which is assumed to be atmospheric nitrogen) varies from .09 to 80.9 percent. Static pressure data indicate the gas is under relative low pressure and at times negative pressure, indicating the potential for atmospheric air flow into the wells.

Comparing the typical methane and carbon dioxide percentages in Table D-1 from well to well indicates the Site is underlain by gas at concentrations sufficient to ignite the flares of tiki torches when flow rate is sufficient. That is, when flow exceeds about two standard cubic feet per minute (2 SFCM), the torches potentially will ignite (see the following discussion under "Recovery Well Torch Operation Observations").

Groundwater Monitoring Wells

According to the work plan, groundwater monitoring wells MW-2, MW-3 and MW-5 were scheduled for monthly collection of down-hole gas measurements. However, access to the wells was not available during the previous quarter and no down-hole gas measurements were performed. The wells will be accessible for subsequent quarters' monitoring and gas measurements will be reported for each well (next quarterly report to be submitted January 2010).

Monitoring Probe GP-01

LFG probe GP-1, set near the top of the water table and immediately adjacent to MW-2, was measured on several occasions between March 30 and September 15, 2009. For the purposes of this second quarterly report, GP-1 was sampled on July 28th, August 25th, and September 15th, 2009. The data collected are listed in Table D-1, Attachment B. Results indicate that methane near the top of the surficial aquifer varied from 1.6 percent in August 2009 to 12.4 percent in July 2009 and 3.8 percent in September 2009. During this second quarter of sampling, methane and carbon dioxide percentages were noticeably lower than nearly all measurements of the previous two months (June and May). This reduction may be a result of the operation of the recovery wells and will continue to be monitored to assess this possibility.

Temperature Measurements in PZ-2

Temperature measurements across the vadose zone are obtained at PZ-2 by lowering the temperature sensor of a calibrated YSI 550A instrument inside the PZ-2 casing to the depths indicated on Figure E-1, Attachment E. The sensor is allowed to equilibrate at each indicated depth for five minutes, after which the temperature reading is recorded. Changes in temperatures across the vadose zone may prove to be useful in assessing the effectiveness of the recovery wells to remove gas from the subsurface.

Down-hole temperature data were collected on July 28th, August 25th, and September 15th, 2009 at PZ-2 and plotted on Figure E-1, Attachment E. The temperatures shown at the zero depth line for each measurement indicated a range of approximately 85 to 90 degrees Fahrenheit. These temperatures are related to temperatures in PZ-2 above land surface associated with ambient air temperature. As measurements are made down the casing at 5-foot intervals, temperatures changes are influenced by the presence of gas. Overall, the down-casing change in temperature in PZ-2 moderates between 5 to 25 feet below land surface, depending on the monitoring date. Comparing the three temperature curves in this range of depth indicates rising temperatures across the monitoring dates. This temperature rise may be related to the effects of the gas recovery wells pulling gas into this interval, causing temperatures to rise.

Recovery Well Torch Operation Observations

The tiki torches at gas recovery wells EW-1, EW-3, EW-4 and EW-8 have been fitted with thermocouple recorders to continuously log temperature fluctuations in torch shroud temperature and ambient temperature. The temperature data collected from these wells is used to estimate how long the wells discharged gas, which in turn is used to estimate the amount of gas discharged.

EW-1, EW-3, EW-4 and EW-8 tiki torch temperature data were collected July 28th, August 25th, and September 15th, 2009. Appendix D includes the graphs of these data relative to the dates and time of the measurements. The raw data are not included in the appendix because of the amount of data collected at 10-minute intervals for three months. The graphs indicate with the red vertical bars when the torches were burning and the maximum temperature at the time. The long spikes in the bars indicating temperatures of 2,500 degrees Fahrenheit are invalid data caused by intermittent poor electrical connections. The negative temperatures also indicate errors in the data loggers. Ignoring these excursions in the graphs, they indicate typical torch shroud temperatures during the times the

wells are discharging gas on the order of 500 to 700 degrees F. This range is typical of temperatures observed at passive flares in landfills. Once graphed, the time data of tiki torch operation, and total operation times were calculated. The data indicate that EW-8 and EW-3 operated 36.72 and 20.4percent of the time, respectively. EW-1 and EW-4 flare operation time was not calculated based on limited data resulting from the intermittent connection and negative temperature readings recorded by the data logger. During the October 2009 sampling event, these data loggers will be serviced and properly calibrated for monitoring for the Third Quarterly Report.

Compared to previous flare operation time, recovery wells EW-8 and EW-3 appear to be consistent with the first quarterly report. Average flare operation time during the first quarterly report was 31percent. The second quarterly data suggest a slight decrease in tiki torch operation (average of 28.5 percent. Based on review of the gas concentration data, methane and carbon dioxide concentrations appear consistent with previous gas readings from recovery wells EW-1, EW-3, EW-4 and EW-8.

Pore Volume Exchange Estimate

According to the pore-volume calculation for the 10-well recovery system constructed to date, one pore volume is approximately 2.1 x 10⁶ cubic feet (ft³) (SCS' First Quarterly Report dated, June 30, 2009). Consequently, approximately 6.3 x 10⁶ ft³ of gas would need to be removed as part of evaluation of the effectiveness of the system. As indicated above, specifications for the tiki torches installed on the recovery wells indicate they operate at a minimum flow rate of approximately 2 SCFM. That is, when the torches are burning the wells are discharging at least 2 SCFM but may be discharging considerably more gas. If all 10 existing recovery wells discharge an average of 2 SCFM each (total of 20 SCFM) for 100 percent of the time, three pore volumes will be exchanged in approximately seven months. With the wells discharging at least 2 SCFM for 28 percent of the time (average estimated rate for second quarter of data collection), it will require 24.6 months to remove three pore volumes.

Groundwater Monitoring Implications

Routine groundwater quality sampling performed in July 2009 and January 2010 now includes indicator parameters as discussed in the work plan (August 27, 2008). These include:

- chloride
- sodium
- total dissolved solids (TDS)
- calcium
- magnesium
- sulfate
- alkalinity
- bicarbonate
- specific conductance
- pH
- oxygen reduction potential (ORP)/EH

Initially, dissolved carbon dioxide (CO_2) also will be analyzed at MW-2, -5, -3, -4, and -6 to confirm the calculated CO_2 values based on pH and alkalinity. Subsequent CO_2 sampling will be performed if confirmation of calculated values is needed later in the LFG recovery process.

Initial sampling for the above parameters was performed in July 2009. Results of this sampling event will be included in the third annual quarterly report in January 2010. The fourth quarterly report will compare groundwater quality data potentially affected by the gas recovery system from the July 2009 event and January 2010 sampling event.

3 CONCLUSIONS

Key conclusions to date include:

- 1. LFG (gas) is present in all the recovery wells installed to date on the southeast portion of the Site, including at the outside edge of waste.
- 2. Passive gas flow from the recovery wells varies such that the tiki torches operate periodically and flow from the wells may vary around 2 SCFM.
- 3. The variability of gas flow from the recovery wells indicates barometric pumping is occurring.
- 4. Tiki torch flares operated approximately 28 percent of the time during the second quarterly period.
- 5. Tiki torch flare operation appears to be limited by flow (i.e., relative pressure driving the gas from the wells), not the percentage of methane in the gas.
- 6. No gas odors have been notice during visits to the Site.
- 7. Gas is present near the surficial aquifer water table.
- 8. The time required for discharge of three pore volumes of gas from the 10-well recovery system is estimated to be up to 24.6 months.
- 9. Groundwater quality data, including the additional parameters to measure gas effects, will be included in the next quarterly report.

4 WORK PLAN GOING FORWARD

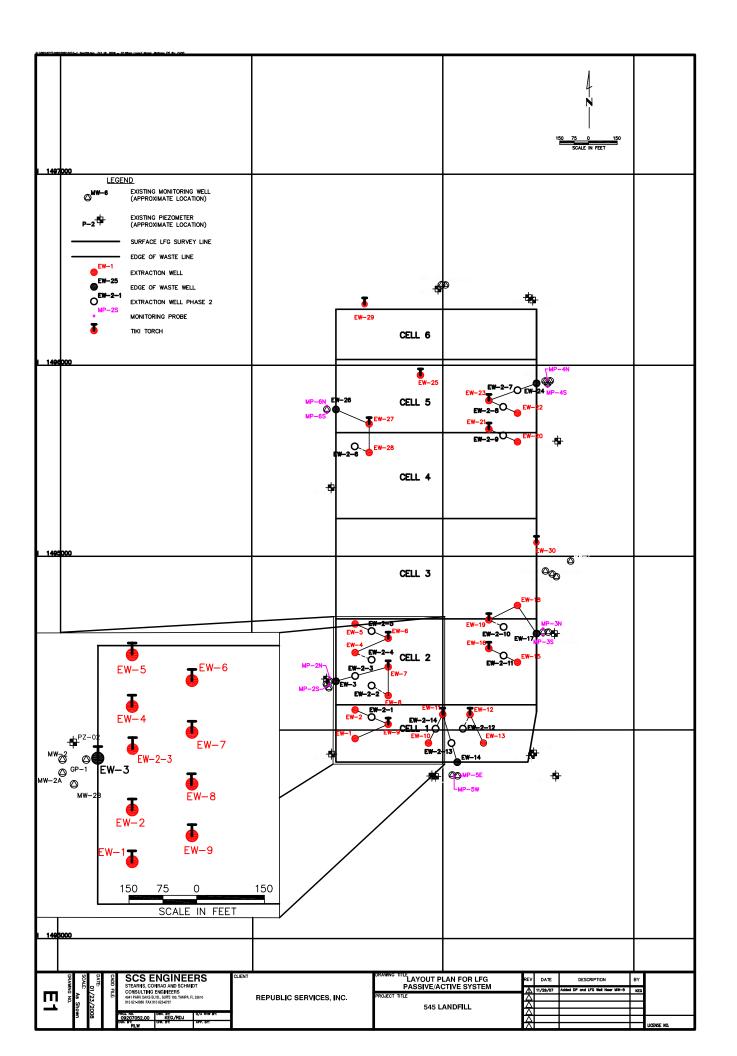
Based on the observations and performance of the initial 10 gas recovery wells in the southeast portion of the Site, no modification to the approved work plan currently is needed.

Semiannual groundwater sampling will be reported by SCS beginning with the third quarterly report to include an assessment of gas effects on groundwater quality. Should groundwater quality results indicate gas effects on in the area of MW-2, additional groundwater monitoring well locations may be included in future groundwater sampling events to further assess gas effects within close proximity to MW-2.

In accordance with the Work Plan, quarterly progress reports will continue to be submitted to the FDEP and OCEPD. If significant modifications to the approved Work Plan are needed, these will be proposed in the quarterly progress report for mutual agreement with FDEP and OCEPD prior to implementation.

ATTACHMENT A

DRAWING E-1



ATTACHMENT B TABLES

Table D-1. Gas Concentrations at 545 Landfill March 30- September 15 2009

	_	1	rcn 30- 56	Carbon		l		Static	Barometric
Well ID	Date	Time	Methane	Dioxide	Oxygen	Balance Gas	Temperature	Pressure	Pressure
							Degrees		
	mm/dd/yyyy	hh:mm	%	%	%	%	Fahrenheit	in. H ₂ 0	in. Hg
EW 1	3/30/09	-	34.3	29.8	0	35.9	-	U	29.95
	4/20/09	-	51.8	41.2	0	7	-	- -	- 29.9
	4/22/09 4/23/09	_	30.9 36.9	25.2 30.7	4.7 2.8	39.2 29.6	64	_	-
	4/28/09	_	43.1	36	0	20.9	_	-	-
	5/7/09	-	42	32	0.6	25	-	-	-
	5/14/09	11:13 AM	34.1	32.0	2.2	31.7	95	0	29.97
	5/21/09	10:16 AM 1:50 PM	0.0 52.7	0.0 37.5	20.4	79.6 9.59	80 80	-0.2 0.1	29.78 29.77
	5/27/09 6/4/09	1.50 PM 10:53 AM	41.3	37.5 32.4	0.2 0.4	9.59 25.9	88	0.1	29.77
	7/28/09	5:34 PM	48.3	39.3	ő	12.4	88	0	29.77
	8/25/09	12:22 PM	7.9	30.9	0	61.19	88	0	29.8
	9/15/09	3:43 PM	42	34.6	0	23.4	94	0.1	29.67
EW 2	3/30/09	-	57.9	39 41.2	0	3.09	-	0	29.95
	4/20/09 4/22/09		58.6 47	41.3 32	3.3	0.1 17.7	- - 78		- 29.89
	4/23/09	-	58	39.7	0	2.29	-	-	
	4/28/09	•	58.9	39.7	0	1.39	-	-	
	5/7/09	-	59	38	0.2	3.1	100	-	
	5/14/09 5/21/09	11:21 AM 11:01 AM	57.3 62.8	39.5 34.2	0.0 0.8	3.2 2.2	100 82	0 -0.1	29.97 29.78
	5/21/09 5/27/09	2:02 PM	61.1	34.2 35.5	0.8	3.2	80	-0.1 0.1	29.78
	6/4/09	10:49 AM	48.1	34.9	0.9	16.1	82	0.1	29.76
	7/28/09	5:20 PM	51.9	39	0	9.09	88	0	29.77
	8/25/09	12:24 PM	47.1 45	26.7	0	26.2	90 94	0.1 0.2	29.8 29.66
514/2/2	9/15/09 3/30/09	2:50 PM	58.5	32.7 31.9	0.2	22.3 9.7	- 94	0.2	29.86
EW 2-3	4/20/09		63.7	36.2	0.2	0.09	_	-	- 23.33
	4/22/09	-	62.1	31.4	ő	6.5	68	-	29.88
	4/23/09	-	64.3	33.4	0	2.29	-	-	-
	4/28/09 5/7/00		62.4	33.6	0	4	-	-	-
l	5/7/09 5/21/09	11:05 AM	63 74.7	34 25.0	0 0.1	3.4 0.2	85	- -0.1	- 29.78
	5/14/09	11:05 AM	53.5	34.1	0.0	12.4	100	0	29.97
	5/27/09	3:01 PM	68.9	30.9	0.1	0.09	85	0.3	29.77
	6/4/09	10:47 AM	48.9	35.2	0.2	15.69	88 90	0	29.76
	7/28/09 8/25/09	4:25 PM 12:50 PM	43.3 64.7	35.5 35.2	0	21.2 0.1	90 94	0 0.1	29.81 29.8
	9/15/09	2:50 PM	45	32.7	Ö	22.3	94	0.1	29.66
EW 3	3/30/09		36.2	31.8	0.1	31.9	-	0	29.95
_35 5	4/20/09		49	36.6	0	14.4	- :	- ;	-
ŀ	4/22/09	-	40.2	31.8	0	28	70	-	29.88
	4/23/09 4/28/09	- -	38.6 41.1	32.3 34.6	0	29.1 24.3	<u>-</u>	-	_
	4/28/09 5/7/09		41.1	34.6	0.5	24.3 26	_	_	-
	5/14/09	12:52 PM	37.5	32.5	0.3	29.7	98	0	29.92
	5/21/09	11:03 AM	45.8	36.0	0.2	18.0	80	0	29.78
	5/27/09 6/4/00	1:33 PM	51.1	36	0.7	12.2	80	0	29.69
	6/4/09 7/28/09	11:11 AM 4:25 PM	38.4 43.3	32 35.5	0.4 0	29.2 21.2	88 90	0	29.73 29.81
ľ	8/25/09	12:45 PM	39.6	22.8	Ö	37.59	90	ő	29.8
	9/15/09	2:48 PM	33.9	29.3	0	36.8	91	0	29.68
EW 4	3/30/09	-	32	27.1	2.2	38.7	•	0.1	29.95
	4/20/09	-	52.7	40.2	0	7.09 30.4	70	-	20.00
	4/22/09 4/23/09		38.3 33.5	30.6 29.1	0.7 2.7	30.4 34.7	70 -		29.89
l	4/28/09	-	44.5	33.6	0	21.9	-	-	-
	5/7/09	-	46	36	0.2	17		-	
l	5/14/09	11:28 AM	28.6	31.4	0.0	40.0	102	0	29.97
	5/21/09 5/27/00	11:08 AM	59.0	31.4	1.1	8.5	82	-0.1	29.78
	5/27/09 6/4/09	2:43 PM 10:39 AM	46.2 41	35.3 33.7	0.1 0.1	18.4 25.2	88 90	0.2 0	29.77 29.76
	7/28/09	4:06 PM	49.1	39	0.1	11.9	92	0.1	29.81
	8/25/09	1:22 PM	53.7	33.3	0	12.99	. 92	0.1	29.79
	9/15/09	2:13 PM	49.2	33.8	0	17	94	0.1	29.7

Table D-1 Continued, Gas Concentrations at 545 Landfill March 30- June 6 2009

	I	<u> </u>	 	Carban		1	i ·	CACAL	Davage -tu!
Well ID	Date/Time	Time	Methane	Carbon	Oxygen	Balance Gas	Temperature	Static	Barometric
	[1.		Dioxide			-	Pressure	Pressure
	,,,,	1.1.	i	ļ _,					l
	mm/dd/yyyy	hh:mm	%	%	%	%	Fahrenheit	in. H ₂ 0	in. Hg
EW 5	3/30/09	-	42.3	30.5	1.2	26	-	0.1	29.95
	4/20/09 4/22/09		51.8	39.6	. 0	8.6	-	-	20.0
	4/22/09 4/23/09	_	29.5 36.9	21 27.8	6.5 4.3	43 31	70	-	29.9
	4/28/09		41.8	33	1.4	23.8	<u>-</u>		-
	5/7/09		44	32	2.2	23.8	_	_	_
	5/14/09	11:33 AM	31.8	29.4	1.9	36.9	104	o	29.92
	5/21/09	11:10 AM	40.1	15.2	7.6	37.1	80	-0.1	29.78
	5/27/09	2:40 PM	49.2	33.5	0.1	17.19	85	0.2	29.77
	6/4/09	10:35 AM	46.5	33.6	0.2	19.7	85	0	29.77
	7/28/09	4:01 PM	53.5	39.1	0	7.4	94	0.1	29.81
	8/25/09	1:37 PM	59.1	40.8	0	0.1	89	0.1	29.78
	9/15/09	2:09 PM	42.4	34.3	0.4	22.9	94	0.2	29.7
EW 6	3/30/09	-	35.7	30.9	1.3	32.1	-	0.1	29.95
	4/20/09		45.8	37.6	0	16.6	-	-	
	4/22/09	-	0.1	1.3	18.3	80.3	. 68	-	29.9
	4/23/09	-	0.3	3.9	17.6	78.2	-	-	-
	4/28/09	-	40	36.9	0	23.1	-	-	-
	5/7/09	-	35	34	0.2	31	-		-
	5/14/09	11:03 AM	0.0	0.1	20.6	79.3	85	0	30.02
	5/14/09	11:38 AM	8.0	7.2	5.5	79.3	104	0	29.92
	5/14/09	12:01 PM	10.9	20.0	2.4	66.7	-	0	29.92
	5/14/09	1:59 PM	33.1	32.6	0.5	33.8	106	0	29.92
	5/21/09	9:54 AM	0.0	0.0	20.5	79.5	78	-0.2	29.78
	5/27/09	2:34 PM	49.7	36.6	0	13.7	85	0	29.77
	6/4/09	10:33 AM	41.9	35.7	0.1	22.29	88	0	29.77
	7/28/09 8/25/09	6:03 PM 12:05 PM	55.3 29.7	39.6	0	5.1	88 92	0	29.75
	9/15/09	4:06 PM	49.8	26.9 35.7	2 0	41.4 14.5	92 88	0 0.1	29.86 29.64
	3/30/09	4.00 FIVI							
EW 7	3/30/09 4/20/09	-	48.2	29.2	0.9	21.7	-	0	29.95
	4/22/09	-	49.8 0	38.2	0 18.7	12 81	- 68	-	- 29.9
	4/23/09	_	0	0.3 0.5	20.1	79.4			29.9
	4/28/09	_	43.3	34.2	0.1	22.4		_ [-
	5/7/09	_	40	33	0.3	27			_
	5/14/09	11:05 AM	0.0	0.1	20.7	79.2	85	0	30.02
	5/14/09	11:42 AM	52.3	12.9	3.0	31.8	98	ő	29.92
	5/14/09	12:00 PM	24.4	23.7	1.9	50.0	-	ő	29.92
	5/14/09	2:01 PM	40.4	31.6	0.4	27.6	98	ő	29.92
1	5/21/09	10:03 AM	0.0	0.0	20.4	79.6	80	-0.2	29.78
l	5/27/09	2:31 PM	50.7	37.3	0.1	11.9	88	0	29.77
	6/4/09	10:32 AM	45.7	35.6	0.2	18.5	90	o l	29.77
	7/28/09	6:02 PM	55.8	39.9	0	4.29	90	Ö	29.77
l	8/25/09	12:07 PM	29.7	27	1.5	41.8	92	0	29.86
	9/15/09	4:03 PM	48.8	35.1	0	16.1	88	0.1	29.65
EW 8	3/30/09	-	58.7	35.7	0	5.59	-	0.1	29.95
	4/20/09	-	54	36.5	0	9.5	-	-	-
	4/22/09	-	0	0.1	19	80.9	70	-	29.92
	4/23/09	-	0	0.4	20.1	79.5	-		
	4/28/09	-	47.7	33.6	0	18.7		-	-
i	5/7/09	-	39	28	0.5	32	-	-	
ı	5/14/09	11:07 AM	0.0	0.1	20.5	79.4	88	0	30.02
ı	5/14/09	11:44 AM	56.0	10.5	5.6	27.9	95	0	29.92
i	5/14/09	11:59 AM	16.5	17.2	3.9	62.4	<u>-</u> [0	29.92
ı	5/14/09	2:05 PM	41.5	28.8	0.5	29.2	94	0	29.9
ŀ	5/21/09	10:08 AM	0.0	0.0	20.5	79.5	80	-0.3	29.78
	5/22/09	1:18 PM	43.4	34.4	0.6	21.6	78	0.3	29.73
	5/27/09	12:19 PM	20.6	21.3	2	56.1	94	0.1	29.72
ı	5/27/09	2:07 PM	41.7	31.8	0.1	26.4	88	0.1	29.77
	6/4/09 7/28/09	10:18 AM 5:47 PM	43.6	33.5	0	22.9	88	0.1	29.77
ľ	8/25/09	12:12 PM	59.9 15.8	39.2 23.2	0 2.3	0.89 58.69	92 90	0.2	29.77 29.86
	9/15/09	4:01 PM	51.7	34.4	0	13.89	90	0	29.86
	3, 13,03	4.01 LIM	91.1	J-7,44	U	13.03	30	J	23.03

Table D-1 Continued, Gas Concentrations at 545 Landfill March 30- June 6 2009

144-1115	D-1-/T'			Carbon				Static	Barometric
Well ID	Date/Time	Time	Methane	Dioxide	Oxygen	Balance Gas	Temperature	Pressure	Pressure
							Degrees		
	mm/dd/yyyy	hh:mm	%	%	%	%	Fahrenheit	in. H ₂ 0	in. Hg
EW 9	3/30/09	· -	54.4	35	0	10.6		0.1	29.95
i I	4/20/09	- '	47.6	37.3	0	15.5	-	-	-
	4/22/09	-	0	0.1	19	80.9	68	_	29.93
	4/23/09	_	0	0.4	20.2	79.6	-	_	_
	4/28/09	-	44.9	35.4	0	19.7	-	-	-
	5/7/09	-	36	30	1.2	33	-	-	-
•	5/14/09	11:10 AM	0.0	0.0	20.6	79.4	90	0	29.97
	5/14/09	11:11 AM	7.2	7.9	15.3	69.6	90	0	29.97
	5/14/09	11:56 AM	23.6	22.9	2.3	51.2	95	0	29.92
ŀ	5/21/09	10:10 AM	0.0	0.0	20.4	79.6	80	-0.2	29.78
	5/27/09	12:10 PM	21.7	21.9	4.1	52.3	85	0.1	29.77
	5/27/09	2:04 PM	39.6	32.8	0.6	27	86	0	29.77
	6/4/09	10:15 AM	44.2	37.6	0	18.2	88	0.1	29.83
	7/28/09	5:40 PM	54	43.9	0	2.09	92	0.2	29.77
1	8/25/09	12:17 PM	37.3	32.3	0.6	29.79	88	0	29.86
	9/15/09	3:56 PM	50.2	39.7	0	10.09	88	0	29.65
GP1	3/30/09	-	6.9	5.4	17.3	70.4	, -	0.1	29.95
	5/7/09	-	36	32	0	32	-	-	-
	5/14/09	1:42 PM	11.9	9.7	14.2	64.2	96	0	29.92
	5/22/09	12:36 PM	18.6	29.7	1.4	50.3	-	0	29.72
	5/27/0 9	1:30 PM	15.8	13.2	11	60	-	0	29.69
	6/4/09	11:02 AM	23.2	21.9	6.7	48.2	-	0	29.73
	7/28/09	4:40 PM	12.4	13	11.6	63	0	0	29.81
	8/25/09	12:46 PM	1.6	3.6	17.2	77.6	0	0	29.8
	9/15/09	3:38 PM	3.8	4.3	16.7	75.19	0	0.1	29.66
MW2	5/14/09	1:51 PM	17.0	20.8	4.9	57.3	-	-0.1	29.92
	5/22/09	2:50 PM	23.8	28.7	0.9	46.6	-	0	29.78
	5/27/09	1:28 PM	21.7	26.7	2	49.6	-	0	29.69
	6/4/09	11:07 AM	18.8	23.3	3.4	54.49	-	0	29.73
MW3	5/14/09	12:16 PM	1.5	21.9	0.6	76.0	-	0	29.92
	5/22/09	3:09 PM	2.3	22.8	0.4	74.5	-	0	29.78
	6/4/09	9:53 AM	4.7	23.8	0	71.5	-	0	29.83
MW5	5/14/09	12:44 PM	4.6	22.7	1.1	71.6	-	0	29.92
J	5/22/09	3:02 PM	6.3	25.1	0.9	67.7		0	29.78
ı	6/4/09	10:05 AM	8.1	26.2	0	65.69	= .	0	29.83

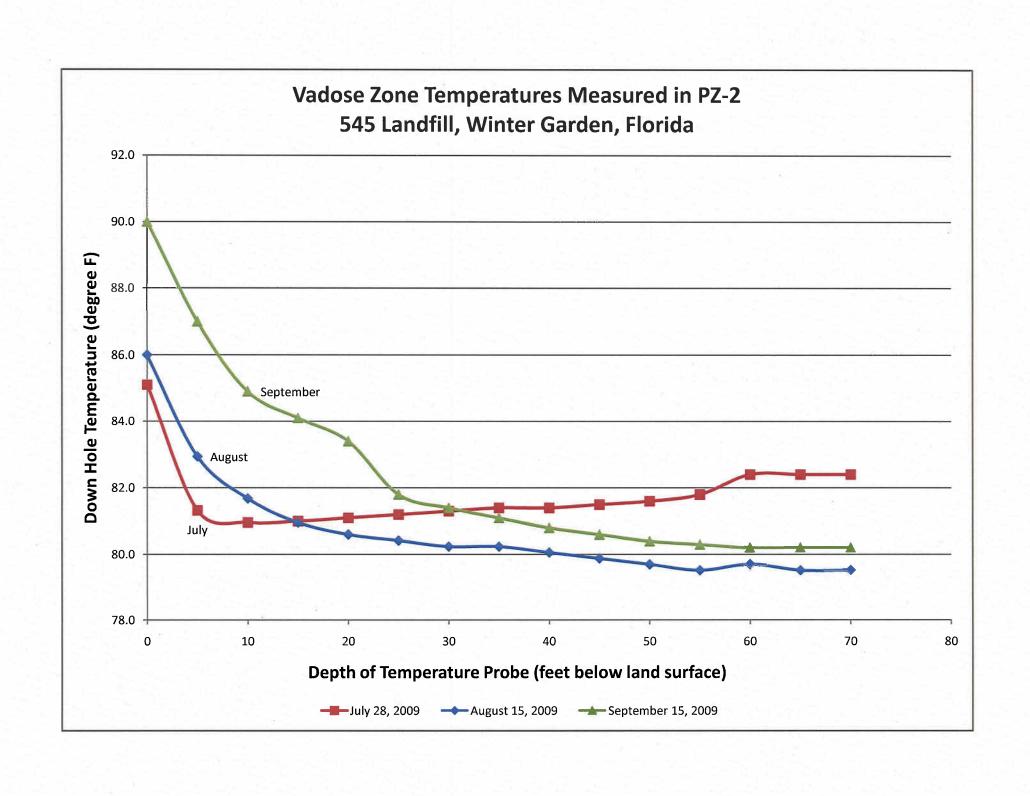
Notes: :nts collected using calibrated GEM 2000.

^{2.} Well locations shown on Drawing E-1.

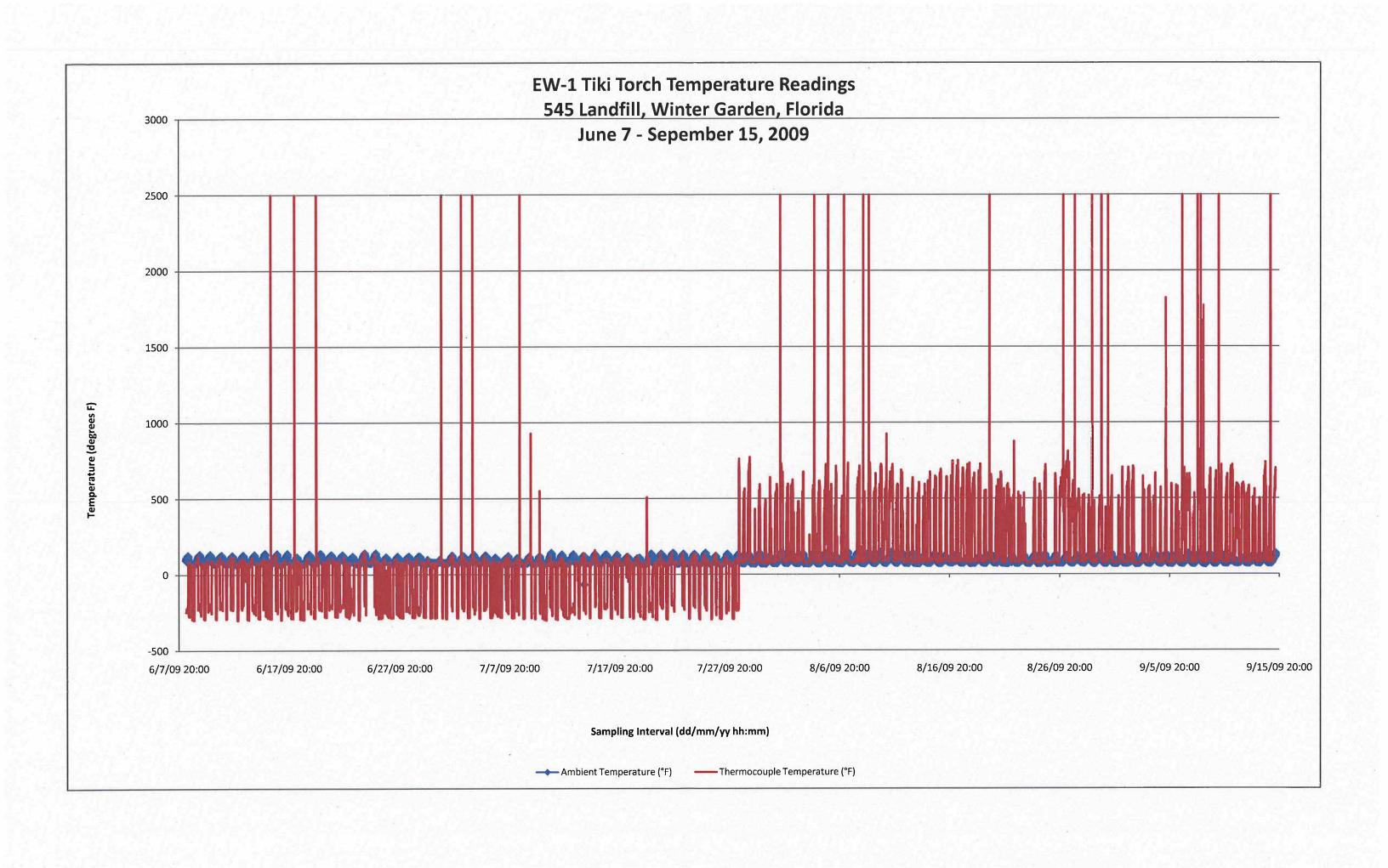
d gases, most of which is expected to be hydrogen sulfide or nitrogen.

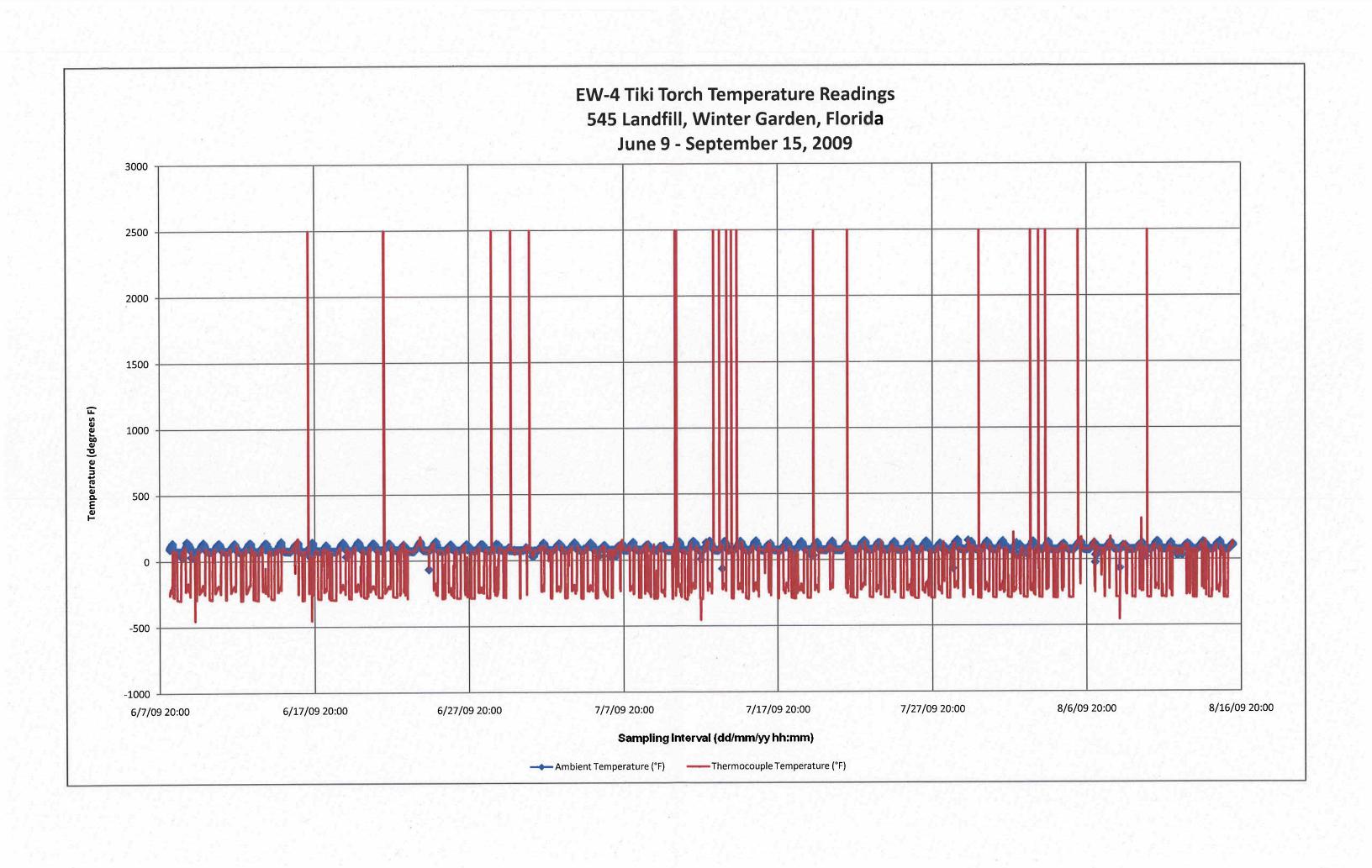
^{4. - =} Data not available

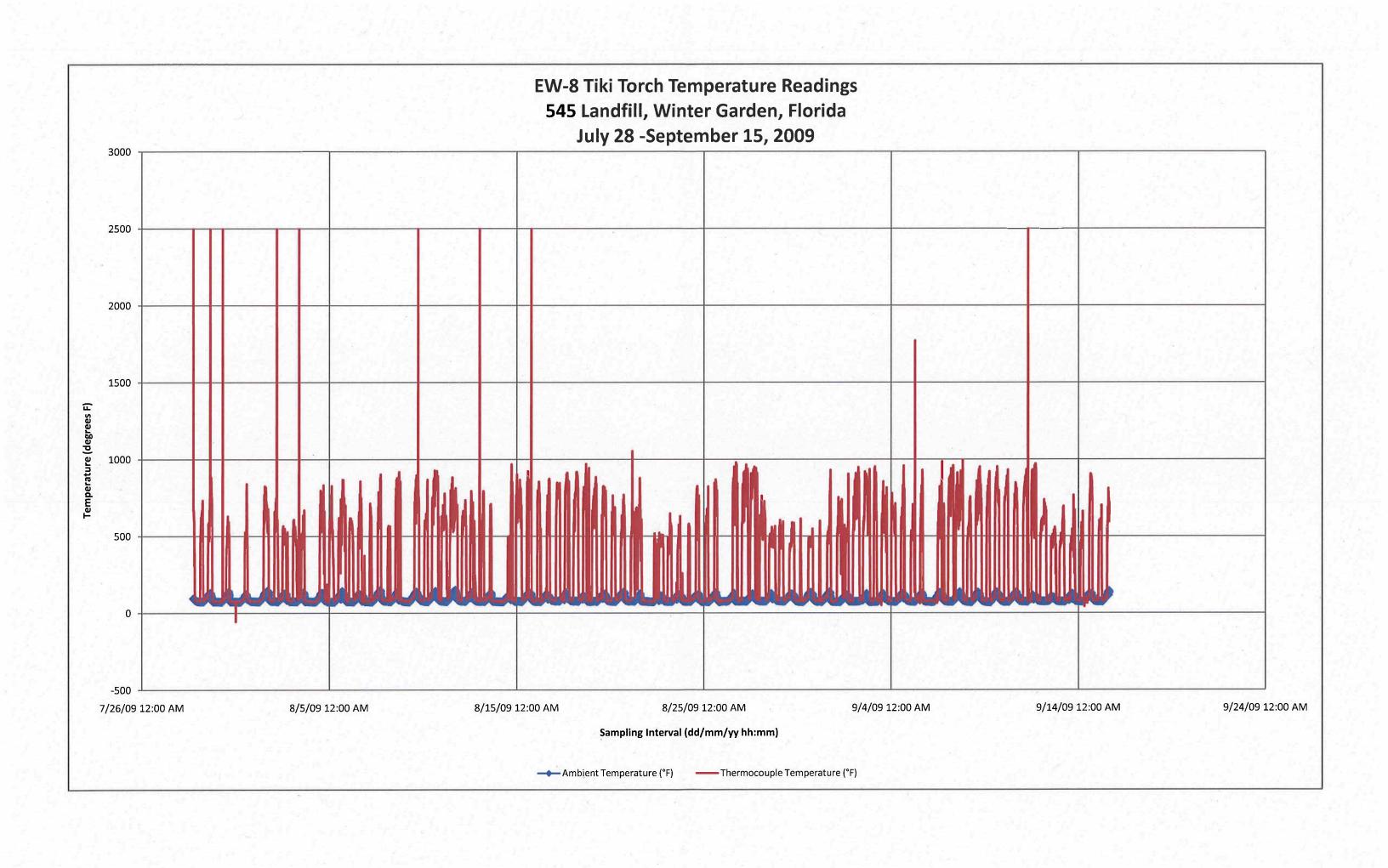
ATTACHMENT C VADOSE ZONE TEMPERATURES

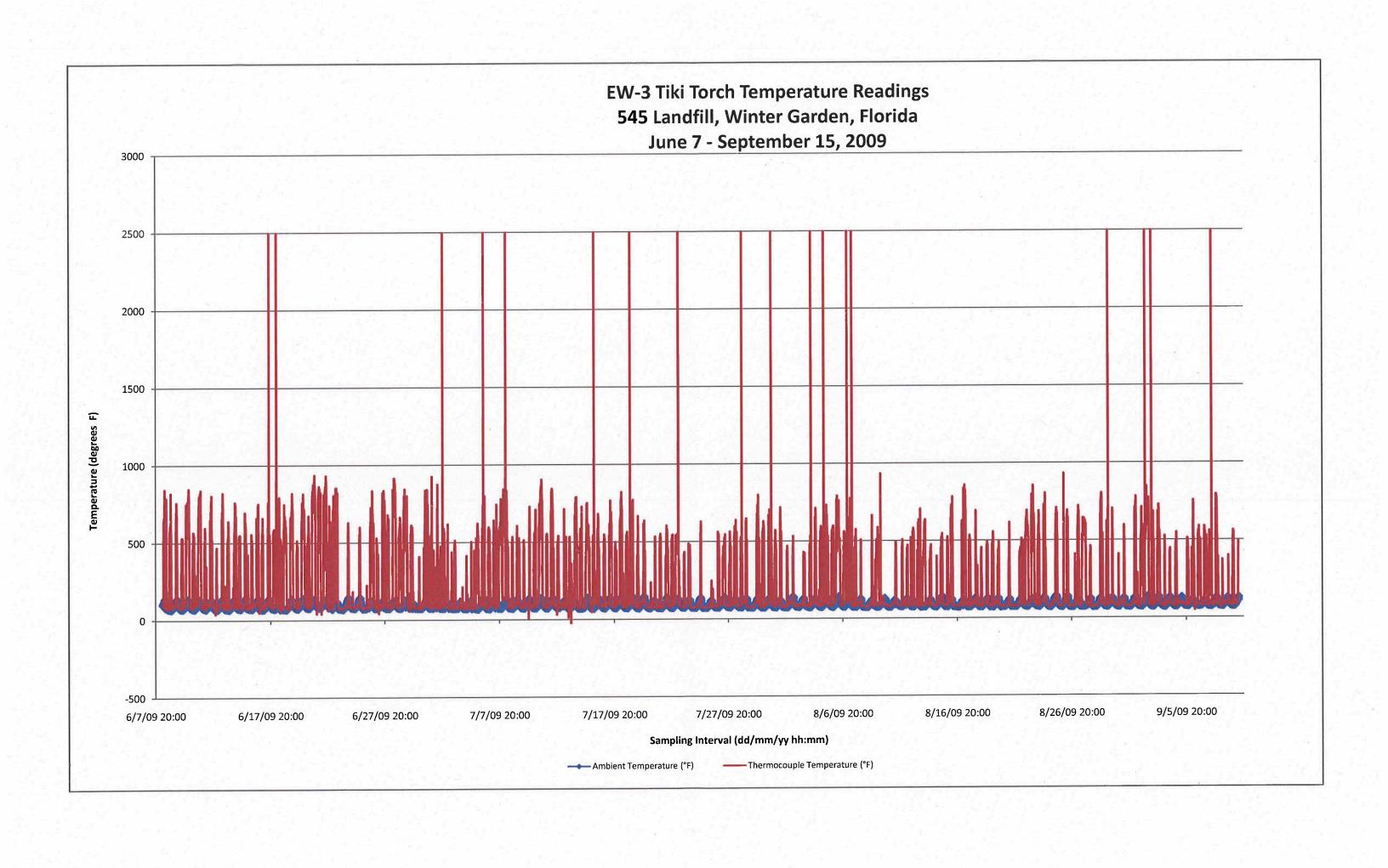


ATTACHMENT D TIKI TORCH SHROUD TEMPERATURE GRAPHS











Florida Department of

Environmental Protection

Hazardous Waste Inspection Report

FACILITY INFORMATION:

Facility Name: Braun Properties

On-Site Inspection Start Date: 02/07/2011 On-Site Inspection End Date: 02/07/2011

ME ID#: 57967 **EPA ID#**: FLD984216531

Facility Street Address: 8815 Avalon Rd, Winter Garden, Florida 34787

Contact Mailing Address: 8815 Avalon Rd, Winter Garden, Florida 34787-0000

County Name: Orange Contact Phone:

NOTIFIED AS:

SQG (100-1000 kg/month)

INSPECTION TYPE:

Site Visit Inspection for Closed facility

INSPECTION PARTICIPANTS:

Principal Inspector: Danielle M. Bentzen, Environmental Specialist

Other Participants: NA

LATITUDE / LONGITUDE: Lat 28° 26' 29.6467" / Long 81° 38' 11.0421"

SIC CODE:

TYPE OF OWNERSHIP: Private

Introduction:

Facility is closed.

Summary of Potential Violations and Areas of Concern:

Potential Violations

No Violations

Areas of Concern

No Areas of Concern

Inspection Date: 02/07/2011

Signed:

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62-740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C. The above noted potential items of non-compliance were identified by the inspector(s).

This is not a formal enforcement action and may not be a complete listing of all items of non-compliance discovered during the inspection.

Danielle M. Bentzen	Environmental Specialist	
PRINCIPAL INSPECTOR NAME	PRINCIPAL INSPECTOR TITLE	
NO SIGNATURE	FDEP	
PRINCIPAL INSPECTOR SIGNATURE	ORGANIZATION	
NA		
REPRESENTATIVE NAME		
NO SIGNATURE		
REPRESENTATIVE SIGNATURE		

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.



VIA FEDEX

November 12, 2007

Mr. Tom Lubozynski, PE Solid Waste Section Florida Department of Environmental Protection 3319 Maguire Blvd, Suite 232 Orlando, FL 33803-3767

RE: Annual Report of Remaining Operational Life 545 Landfill Permit # SO48-0138152-002

Dear Jim:

Specific Condition 35 of the permit referenced above requires the facility to provide an Annual Report of Remaining Operation Life. As you know the site is now closed and no airspace remains and therefore no operational life exists at the site. Please feel free to contact me if you have any questions or need additional information at 904-732-3207.

RECEIVED

DEP Central Dist.

Sincerely,

Mark Behel Area Engineer

enclosure

Site 7 - West Orange Environmental Resources C&D



Property Record - 29-23-27-0000-00-008

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

7902 Avalon Rd

Names

Oce West Orange LLC

Municipality

ORG - Un-Incorporated

Property Use

9900 - Non-Ag Acreage

Mailing Address

Po Box 1298

Winter Park, FL 32790-1298

Physical Address

7902 Avalon Rd

Winter Garden, FL 34787



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Buildin	g(s)	Feat	ure(s) Market Value	Assessed Value
2018 W MKT	\$1,745,613	+	\$0	+	\$500 = \$1,746,113 (10%)	\$1,746,113 (10%)
2017 MKT	\$1,586,921	+	\$0	+	\$500 = \$1,587,421 (3.0%)	\$1,587,421 (3.0%)
2016 MKT	\$1,540,700	+	\$0	+	\$500 = \$1,541,200 (0%)	\$1,541,200 (0%)
2015 MKT	\$1,540,700	+	\$0	+	\$500 = \$1,541,200 (8.2%)	\$1,541,200 (8.2%)
2014 MKT	\$1,423,500	+	\$0	+	\$500 = \$1,424,000	\$1,424,000

2018 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,746,113	\$0	\$1,746,113	4.0510 (-4.05%)	\$7,073.50	25 %
Public Schools: By Local Board	\$1,746,113	\$0	\$1,746,113	3.2480 (0.00%)	\$5,671.38	20 %
Orange County (General)	\$1,746,113	\$0	\$1,746,113	4.4347 (0.00%)	\$7,743.49	27 %
Unincorporated County Fire	\$1,746,113	\$0	\$1,746,113	2.2437 (0.00%)	\$3,917.75	14 %
Unincorporated Taxing District	\$1,746,113	\$0	\$1,746,113	1.8043 (0.00%)	\$3,150.51	11 %
Library - Operating Budget	\$1,746,113	\$0	\$1,746,113	0.3748 (0.00%)	\$654.44	2 %
South Florida Water Management District	\$1,746,113	\$0	\$1,746,113	0.1209 (-5.18%)	\$211.11	1 %
South Florida Wmd Okeechobee Basin	\$1,746,113	\$0	\$1,746,113	0.1310 (-5.35%)	\$228.74	1 %
South Florida Wmd Everglades Const	\$1,746,113	\$0	\$1,746,113	0.0417 (-5.44%) 16.4501	\$72.81 \$28.723.73	0 %

2018 Non-Ad Valorem Assessments

Property Record Card for 27232900000008

There are no Non-Ad Valorem Assessments



Property Features

Property Description

S 5/8 OF W1/2 OF SW1/4 SEC 29-23-27 & (LESS COMMAT THE SW CORNER OF THE SW 1/4 SEC 29-23-27 TH N00-08-21W 60 FT TO THE POB TH CONT N00-08-21W 30 FT TH N86-29-36E 265.63 FT TO A POC OF A TANGENT CURVE CONCAVE SELY HAVING A RADIUS 7692 FT DELTA 03-07-55 AN ARC LENGTH 420.45 FT TH N89-37-31E 534.23 FT TH N44-35-49E 35.34 FT TH N00-25-52W 1513.61 FT TH N89-42-11E 54 FT TH S00-25-52E 1594.53 FT TH S89-37-31W 1298.89 FT TO THE POB SEE 10872/0775)

Total Land Area

1,917,529 sqft (+/-) 44.02 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	A-1	44.02 ACRE(S)	\$39,655,00	\$1,745,613	\$0.00	\$1,745,613

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SHED - Shed	02/17/1994	1 Unit(s)	\$500.00	\$500

Sales

Sales History

Sale Date	Sale Amount	Instrument #Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
01/17/2015	5\$0	20150056668 10869 / 9397	'Quitclaim Deed	Orange County Environmental LLC	Oce West Orange LLC	Improved
08/27/2008	3\$2,500,000	020080508850 09749 / 6781	Warranty Deed	West Orange Environmental Resources LLC	Orange County Environmental LLC	Vacant
12/15/2003	3\$2,500,000) 20030727206 07236 / 3803	Warranty Deed	Cantero Carlos Cantero Carmen R	West Orange Environmental Resources LLC	Vacant
11/29/1995	\$490,000	1995544754104984 / 4226	Warranty Deed	Hester R J III 15% Lindblom Grace 15% Klotz S D Tr 35% & Moeller K 35%	Cantero Carlos Cantero Carmen R	Vacant
05/01/1984	\$100	19852248764 03594 / 0526	Special Warranty			I mproved
10/01/1976	\$100	1984213451403512/2703	Warranty Deed			I mproved
06/01/1976	\$11,900	1976103800202734 / 0011	Warranty Deed			I mproved



ENVIRONMENTAL PROTECTION DIVISION

Lori Cunniff, CEP, CHMM, Deputy Director

Community, Environmental and Development Services Department

800 Mercy Drive, Suite 4 Orlando, Florida 32808-7806 (407) 836-1400 • FAX (407) 836-1499 www.ocfl.net

December 19, 2014

Via Email and USPS: KCraig@republicservices.com

Kyle Craig, Environmental Technician Republic Services, Inc. 3820 Maine Avenue Lakeland, FL 33801

RE: 545 Landfill (closed)

8050 Avalon Road (@ Schofield)Permit: SW-322327-LFCD-91/0701
Compliance Inspection Report

Dear Mr. Craig,

On November 20, 2014 a representative of the Orange County Environmental Protection Division (EPD) conducted an inspection of the above referenced facility. This inspection was performed to evaluate compliance with the Orange County Code Chapter 32, Article V, Solid Waste Management Ordinance, and those criteria in rules 62-701 through 62-722 Florida Administrative Code that have been adopted by reference. A copy of the inspection report is attached for your review.

No issues requiring a follow-up response were noted on the inspection report.

If you have any questions, please contact me by phone at 407-836-1410 or by email at Arnaldo.Mercado@ocfl.net.

Sincerely,

Arnaldo Mercado

Environmental Programs Administrator

PAM, 213

RAM/DB/AM: sgt

Enc: Compliance Inspection Report

EC: Solid Waste Inspection File

MBehel@republicservices.com, Mark Behel, Republic Services gloria.depradine@dep.state.fl.us, Gloria-Jean DePradine, Central District, Florida DEP

SOLID WASTE COMPLIANCE INSPECTION REPORT **CLOSED DISPOSAL FACILITY**

Facility: 545 Landfill (closed)

Environmental Protection Division 800 Mercy Drive, Orlando, FL 32808 Ph 407.836.1400 • Fax 407.836.1499 www.OrangeCountyFL.net

Date: **Nov 20, 2014** Time 10:20 – 11:40

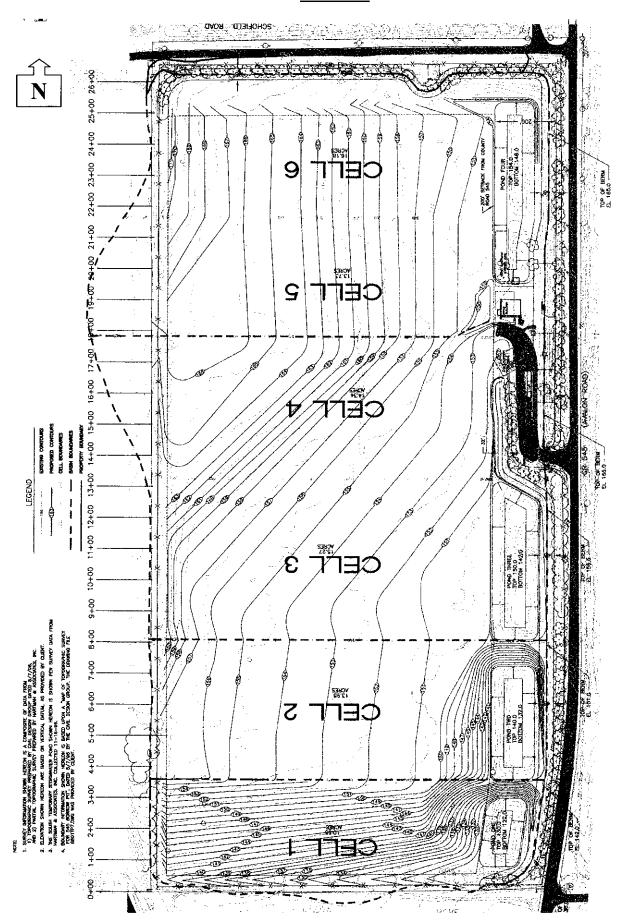
_____Date: _///20/14



Locati	ion: 8050 Avalon Road (@ Schofield)	Type:	☐ Field/Preliminary	/ 🔀 Final
	t #: SW-322327-LFCD-91/0701		Monthly 🗌 Follo	ow-up 🗌 Other
Site Re	ep.: Kyle Craig	Inspector R	Ricardo A. Moore	
01				
	vations and Notes: ors detected on or off site. Site appeared satisfactory		No. of the second	
IVO OGO	is detected on or our site. Site appeared satisfactory	•		
	,			
	Description of issue(s) requiring follow-up by th	e facility.		
Issue	such as providing additional information or cor	rective action.		Due by date
1			A	
2				
3				
3				
	F	Aulore		11/2011
	Inspector Signature:	Andore	Date	: 11/20/1

The requirements listed below provide an opportunity for the Division's inspector to indicate the conditions found at the time of the inspection. A "Not Ok" response to a requirement indicates either a potential violation of the corresponding rule or an area of concern that requires more attention. Both potential violations and areas of concern are discussed further at the beginning of this inspection report.

Item	Requirements	Ok	Not Ok	Unk	N/A	
1	Facility permitted [32-214 (a)(1)] Expiration date: <u>December 3, 2017</u>					
		\square				
2	Emergency contact sign readily visible?				님	
3	Is site access controlled to prevent any unauthorized dumping (6 ft chain-link w/ locking gate)? [32-216(a)13); 62-701.600(3)]		Ш	Ш		
4	Are any unauthorized wastes stored or disposed at the site? [62-701.600(3)]	\boxtimes				
5	Stormwater systems constructed and retaining 100-yr runoff (see plans) [32-216(a)(32), 62-701.600(3)(h)]	\boxtimes		Ш	Ш	
6	Stormwater ponds and other controls maintained clear of vegetation/debris ?[32-216(a)(32), 62-701.600(3)(h)]	\boxtimes				
7	Are there any signs of erosion of the final cover? [62-701.620(1)]	\boxtimes				
8	Is there any evidence of damage to the barrier layer of the final cover? [62-701.620(1)]	\boxtimes				
9	Are areas of differential settlement being properly filled? [62-701.600(3)(f)4]	\boxtimes				
10	Are there any areas of ponding water on the final cover? [62-701.600(3)(f)3]	\boxtimes				
11	Is the leachate collection and removal system maintained and operated as required? [62-701.500(2)(j), 62-701.500(8)(b) and (h)]	\boxtimes				
12	Is leachate disposed of or treated as required? [62-701.500(8)(b), (c) and (d)]	\boxtimes				
13	Are there any signs of leachate seeps at the closed landfill? [62-701.500(8)(b), 62-701.620(1)]					
14	Groundwater wells intact and properly maintained? [62-701.620(1)] See site sketch.	\mathbb{A}	님	님	님	
15	Are the wells for gas monitoring and detection intact and operable? [62-701.620(5)]	H	님	님	H	
16 17	Is the gas collection system (active or passive) operating and maintained? [62-701.620(5)] Is there any evidence that gas pressure is interfering with or causing failure of the final	H	님	님	H	
17	cover? [62-701.530(1)(a)4]			5000		
18	Incide noting to read and other on site reads maintained to allow aggests manitaring		П			
10	Inside perimeter road and other on-site roads maintained to allow access to monitoring devices and stormwater controls, for landfill inspections and fire fighting.		ш	Ш	Ш	
19	Setbacks clear unless authorized (see plans)? [32-216(a)(11)]	\boxtimes				
20	Landscaping planted and maintained (see plans) [32-216(a)(11)]					
	(e.g. grass; canopy trees 40 ft centers along street; 60 ft elsewhere; 10 ft tall; 2.5" dia.)					
21	Berms and other visual buffers established and maintained (see plans) [32-216(a)(11)]	\boxtimes				
22	Legible "No Trespassing" signs (3 sq ft, 5-inch letters, 500 ft centers, and corners)? [32-216(a)(13)]					
23	Objectionable odors controlled from leaving site? [62-701.730(7)(e)]	M				
24	Adequate dust control? [62-701.300(15)]	$\overline{\boxtimes}$				
25	Adequate vector control? [32-216(a)(23)]					
				74		
26	Is there a potential hazard to public health and the environment resulting from the post- closure utilization of the solid waste disposal facilities or surrounding land-use changes? [62- 701.610(1)]					
		1		1 1		



Page 3 of 4



Photo 1: One of the six bare spots located near northwest corner of the landfill.



Photo 2: Bare spot located on the berm of storm water retention pond #3.

Rob Myers

From: Lubozynski, Tom

Sent: Thursday, March 3, 2016 1:54 PM

To: Levin, Laxsamee; tjackson@coregolfacademy.com; sriviere@coregolfacademy.com;

dcrema@cremaoffice.com; Mark Novokowsky, P.G.; David Bromfield (David.Bromfield@OCFL.net)

Cc: Lubozynski, Tom

Subject: Development of closed 545 C&D Facility No. 25291 - Question about 2,4-dichlorophenol

TO: Mark Novokosky

During yesterday's meeting you mentioned the last groundwater monitoring event at the closed 545 C&D disposal facility had an elevated level of 2,4-dichlorophenol (0.7 ug/l). You asked if the Department had noted that exceedance. I knew my office had not commented about the 2,4-dichlorophenol measurement.

After looking at some other information, I can better answer your question.

- a. 2,4-dichlorophenol does not have a groundwater quality standard.
- b. 2,4-dichlorophenol is listed in Table 1 of Chapter 62-777, F.A.C. The groundwater cleanup target level (GCTL) is 0.3 ug/l based on organoleptic impacts. The GCTL is an enforceable limit if the facility is doing a cleanup in accordance with Chapter 62-780, F.A.C. The 545 C&D disposal facility was never required to do corrective actions (Rule 62-701.510(6), F.A.C.) Therefore, the GCTLs can only be used as guidance.
- c. 2,4-dichlorophenol had not been identified as an issue before. Also, similar chemicals were not present in the groundwater. If other contaminants had also been measured, we would question whether this was the start of a contaminant plume.

In summary, the elevated level of 2,4-dichlorophenol was not required to be investigated further because a groundwater quality standard was not exceeded and the measurement was not done as a cleanup action governed by Chapter 62-780, F.A.C.

Tom Lubozynski

F. Thomas Lubozynski, P.E. Environmental Administrator Permitting and WCU Waste, Air, & Stormwater Permitting 407-897-4300

From: Levin, Laxsamee

Sent: Thursday, March 03, 2016 12:54 PM

To: tjackson@coregolfacademy.com; sriviere@coregolfacademy.com; dcrema@cremaoffice.com; Mark Novokowsky, P.G. <mark@NovaHydroGeologic.com>; David Bromfield (David.Bromfield@OCFL.net) <David.Bromfield@OCFL.net>

Cc: Lubozynski, Tom <Tom.Lubozynski@dep.state.fl.us> **Subject:** Development of closed 545 C&D Facility No. 25291

Gentlemen:

Attached is a copy of meeting attendance sheet.

Laxame Oa



Laxsamee Levin
Engineering Specialist
Solid Waste Permitting
Florida Department of Environmental Protection
Central District – Orlando
laxsamee.levin@dep.state.fl.us

Office: 407-897-4313



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CENTRAL DISTRICT 3319 MAGUIRE BOULEVARD, SUITE 232 ORLANDO, FLORIDA 32803-3767 RICK SCOTT GOVERNOR

JENNIFER CARROLL LT. GOVERNOR

HERSCHEL T. VINYARD JR. SECRETARY

November 15, 2012

Electronic Mail KCraig@republicservices.com

Mr. Kyle Craig Republic Services, Inc. 3820 Maine Avenue Lakeland, FL 33801 OCD-SW-12-499

Orange County – SW WACS 25291 545 C&D Landfill 5-Year Long-Term Care

Dear Mr. Craig:

The 5-year long-term care period for 545 C&D Landfill ended on October 7, 2012. The Department is concerned that even though the contaminant concentrations that exceed water quality standards or criteria are decreasing, the length of time for monitoring may not have been long enough to provide reasonable assurance the contaminant concentrations will remain below water quality standards and criteria. (Orange County Environmental Protection Division sent a letter dated November 8, 2012 extending your long-term care period under their permit for another two years because of their concerns about groundwater quality.)

On September 25, 2012, you notified us that fourth quarter 2012 assessment monitoring at MW-3 and MW-8 would occur on October 13, 2012. When you submit the assessment report, also provide us your opinion whether long-term care should be extended.

The Department offers the following idea. Disable the gas recovery system. If the water quality remains stable or shows a downward trend in the next 12 months, the Department would consider this reasonable assurance the contaminant concentrations will remain below water quality standards and criteria. (You do need to check with OCEPD before implementing this idea.)

During the next 12 months, the monitoring parameters required by the Department may be reduced to only field parameters, ammonia, arsenic, chlorides, nitrate, sulfate and those parameters listed in EPA Method 602. Under the current water quality monitoring plan implementation schedule, all eighteen (18) wells should be monitored in January and July of 2013. You may discontinue the quarterly evaluation monitoring required by the Department.

Mr. Kyle Craig Page 2 of 2 November 15, 2012

Please contact Laxsamee Levin at <u>Laxsamee.Levin@dep.state.fl.us</u> or (407) 897-4313 or if you have further questions or need additional information.

Sincerely,

F. Thomas Lubozynski, P.E., Waste Program Administrator

TL/ll/jh

cc:

 $Scott\ McCallister, \underline{SMcCallister@republicservices.com}$

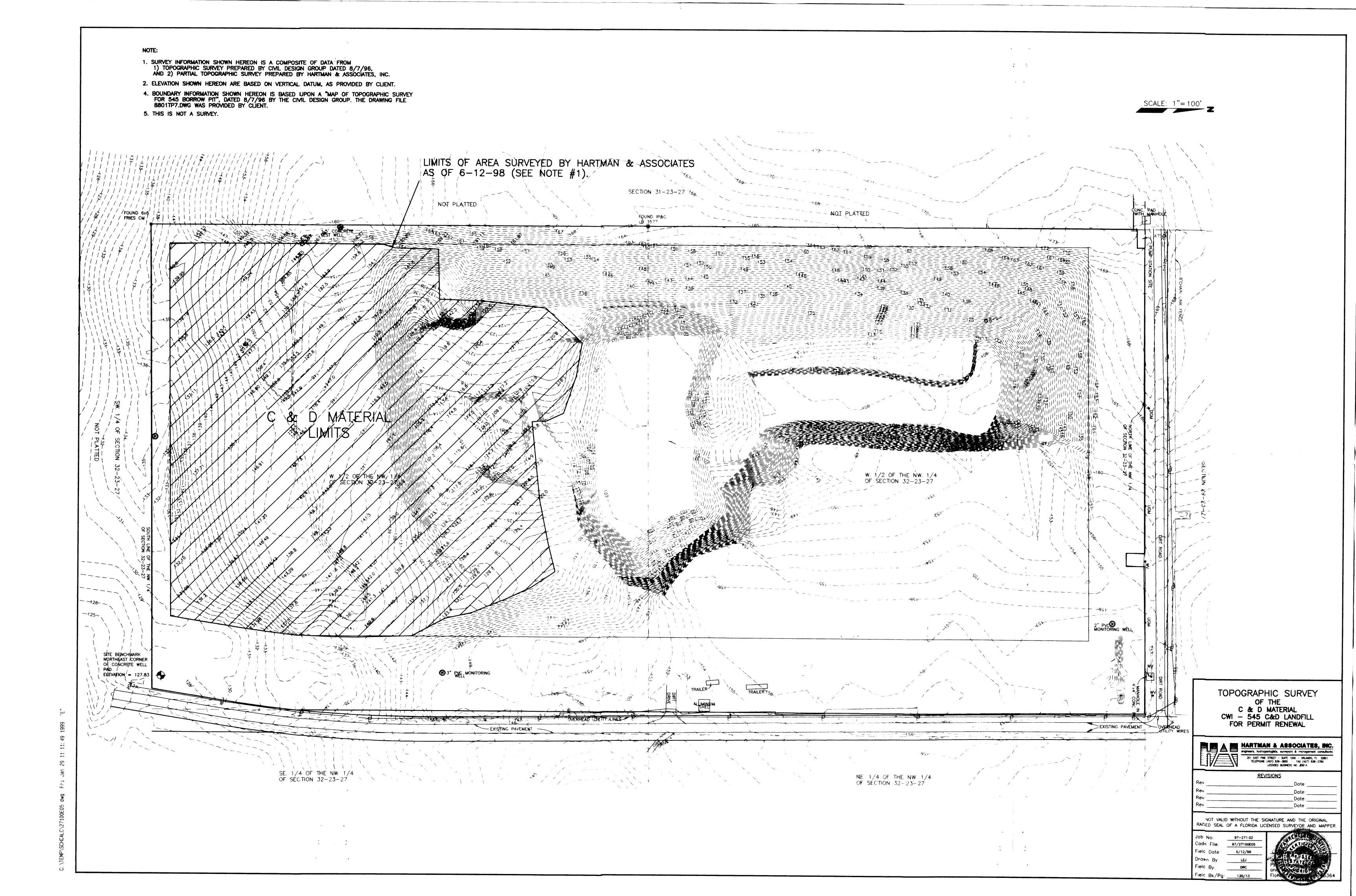
Mark Behel, mbehel@republicservices.com

David Bromfield, OCEPD, david.bromfield@ocfl.net

Arnaldo Mercado, OCEPD, arnaldo.mercado@ocfl.net

Marjorie Heidorn, P.G., Marjorie. Heidorn@dep.state.fl.us

FDEP Solid Waste Financial Coordinator, solid.waste.financial.coordinator@dep.state.fl.us



Site 8 - Braun Properties







Florida Department of Environmental Regulation

Central District •

Lawton Chiles, Governor

3319 Maguire Boulevard, Suite 23:

Bram Properties an

8815 AUALON RO

ORANGE CA

May 9, 1991

CERTIFIED P-399 918 906

Braun Properties Partnership, et al Post Office Box 54607 Orlando, Florida 32854 OCD-HW-91-0127

Attention: Mr. Ed Braun

Orange County - HW 8815 Avaion Road

Imminent Hazard Caused by Hazardous Substances

Dear Mr. Braun:

On May 8, 1991, a site inspection was conducted at 8815 Avalon Road, Orange County, Florida. The inspection was conducted under the authority of Section 403.091 Florida Statutes and was designed to ascertain the compliance status of your facility with Section 403.726 Florida Statutes.

During the inspection it was noted a wide variety of waste farm (grove) chemicals are improperly stored in an unsecured location. Open bags of chemicals and failed containers were observed in what is left of a storage shed directly adjacent to a small body of water. Due to the heavy odor of pesticides in the air, a close examination of the wastes could not be conducted. Evidence was found indicating the area is used for shooting shotguns and fishing.

Due to the failure to prevent the unknown entry and to minimize the possibility for the unauthorized entry of persons onto the area where wastes are improperly stored, an imminent hazard to the public health, safety and welfare and to the environment has been created.

You were informed of the above situation by the Orange County Environmental Protection Department in a December 12, 1990, letter addressed to Braun Properties Partnership (P-095 640 122). You responded to this letter in a January 31, 1991, letter, addressed to Wayne Finley, in which you indicated you would arrange for proper disposal.

Based on the above findings and under the authority of Section 403.726 Florida Statutes, you are required to implement the following minimum actions to abate or substantially reduce the imminent hazard at your facility.

 A six foot high chain link fence must immediately be installed around the former storage shed to secure the site from unknowing or unauthorized ##15 Avalon Road Way 9, 1991 Page Two

entry of persons onto the site. "Danger - Unauthorized Personnel Keep Out" signs must be posted at the entrances to the site.

- 2. You must immediately secure the services of a qualified hazardous waste contractor to assist in the proper identification, packaging, removal and disposal of all wastes on the site. This immediate response action should be completed as soon as possible. All hazardous waste must be properly manifested and disposed of in accordance with the requirements of 40 CFR Parts 260 through 268. The Department must be notified of the hazardous waste contractor selected and of procedures that will be followed prior to beginning this immediate response action.
- 3. You must contact Robert Snyder or John White of this office at (407)894-7555 within five calendar days of receipt of this notice to schedule a meeting to discuss this matter.

In addition to the above, be advised that, if you do not take timely and appropriate action to properly secure the site and remove the wastes, the Department reserves the right to initiate its own emergency response action and then seek cost recovery for incurred expenditures from the emergency action.

Please direct any questions to Robert Snyder or John White, Hazardous Waste Section, at the above address or at (407)894-7555.

Sincerely

A. Alexander, P.E.

Deputy Assistant Secretary

AA/wmb/rts/jw

attachments:

cc: Don Trussell - Tallahassee

Wayne Finley - OCEPD

Orange County Environmental Protection Department

COMPLAINT/INVESTIGATION REQUEST and REPORT FORM

Type of Complaint	Number 90-324
☐ Dredge/Fill	☐ Water Quality (Fish kill, Turbidity etc.)
□Air	☐ Fuel Spill/Leak: Oil Dumping
☐ Domestic Waste	☐ Solid Waste
☐ Industrial Waste	☑ Hazardous Waste
Other: Explain	
Date 5-17 (5-24, 1990 Tir	me <u>8130</u>
Reporter Karen Holder	
Address OCFinance	Zip Code
Phone Number	
Violator Bickend 5 warn of at 135 W. Centra	1 Bludy Swite HOO Ont. 32800
Address/Location of Violation 8815 Avalon Road	32-23-27 #8
	5-24-27
Remarks of Complainant Numerous drums and	5 gallon pails of old farm
chemicals - Oil, pesticides, unkn	•
OTHER COMPLAINTS RECEIVED ON THIS PREVIOUSLY	☐ YES ☑ NO
If YES, list other complaints:	
Complainant Number	Date
	· , ·
Request taken by Request 45-29 (7/87)	st Assigned toE

	INVEST	IGATOR'S F	REPORT &		٠,
Date of Investigator's Receipt of Co.	mplair 5-17-90	Date Inves	stigated 5-	12-90 TI	me <u>3:00 ·</u>
Weather Condition: Cloud Cover	Wind Dir.	v	Vind Speed	Amb	ent Temp
Investigator's Observations and Rem	arks Numerous	drums + 5	-gal puils	of what	appears to be
old famm/grove			- •	y .	
structure at 8					
owned by a Mr.					
Drums are in e	· ·				
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Persons in Attendance					
	; .	V			
Materials/Photos Obtained					.
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Special Analysis Requested					· ~
Samples Obtained: STAT	TION/LOCATION	СНЕМ	ВІО	MICRO	v.o.c.

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<u> </u>			<u> </u>	1	
		• ·			_
Further Action Anticipated:	₽ YES		□ NO		
Type of Action:				. :	
Reinspection	Date		Time ———		,
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☐ Enforcement					
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Date of Completion 30 Am		<i>U</i>			
Investigated by	. —	c.c. Re	aport to	- Allen 1	sichols
			,	DE. P	
	·	•			

Environmental Protection Department J. M. Bateman, P.E., Manager 2002 East Michigan Street Orlando, Florida 32806-4999 Telephone (407) 836-7400

December 12, 1990

CERTIFIED MAIL: P 095 640 122

Property Manager Braun Properties Partnership, et al P.O. Box 3827 Orlando, Florida 32802

Subject: Abandoned Drums COMPLAINT NO 90-324

Dear Sir or Madam:

Representatives of the Department recently investigated a complaint regarding drums at 8815 Avalon Road in the southwestern part of Orange County.

Upon investigation, it was discovered that numerous drums and 5 gallon pails of farm chemicals have apparently been abandoned at the location. Orange County Tax Collector records indicate the property is owned by Braun Properties. Therefore, it is the responsibility of Braun Properties to identify the contents of the drums, and to assure proper management, and if required, disposal.

Also, the drums are presently resting on open ground. Due to the strong chemical odor emanating from the room where the drums are stored, it is probable that leakage has occurred, and there may be soil contamination to remediate.

Your prompt response to this matter is requested. Please provide written correspondence within ten (10) days upon receipt of this notice, addressing this matter. If you require any assistance or have questions please contact Wayne Finley with this Department.

Sincerely,

John M. Bateman, P.E. Manager Environmental Protection Officer

An Ma Batum

MWF/NS:sh



Florida Department of

Environmental Protection

Hazardous Waste Inspection Report

FACILITY INFORMATION:

Facility Name: Braun Properties

On-Site Inspection Start Date: 02/07/2011 On-Site Inspection End Date: 02/07/2011

ME ID#: 57967 **EPA ID#**: FLD984216531

Facility Street Address: 8815 Avalon Rd, Winter Garden, Florida 34787

Contact Mailing Address: 8815 Avalon Rd, Winter Garden, Florida 34787-0000

County Name: Orange Contact Phone:

NOTIFIED AS:

SQG (100-1000 kg/month)

INSPECTION TYPE:

Site Visit Inspection for Closed facility

INSPECTION PARTICIPANTS:

Principal Inspector: Danielle M. Bentzen, Environmental Specialist

Other Participants: NA

LATITUDE / LONGITUDE: Lat 28° 26' 29.6467" / Long 81° 38' 11.0421"

SIC CODE:

TYPE OF OWNERSHIP: Private

Introduction:

Facility is closed.

Summary of Potential Violations and Areas of Concern:

Potential Violations

No Violations

Areas of Concern

No Areas of Concern

Inspection Date: 02/07/2011

Signed:

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62-740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C. The above noted potential items of non-compliance were identified by the inspector(s).

This is not a formal enforcement action and may not be a complete listing of all items of non-compliance discovered during the inspection.

Danielle M. Bentzen	Environmental Specialist			
PRINCIPAL INSPECTOR NAME	PRINCIPAL INSPECTOR TITLE			
NO SIGNATURE	FDEP			
PRINCIPAL INSPECTOR SIGNATURE	ORGANIZATION			
NA				
REPRESENTATIVE NAME				
NO SIGNATURE				
REPRESENTATIVE SIGNATURE				

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.

ENVIRONMENTAL SERVICES AGREEMENT

THIS AGREEMENT, effective this Z day of Low, 199/
by and between EARTH RESOURCES CONSULTANTS, INC. and any and all
divisions, affiliates or subsidiaries, including EARTH RESOURCES
CORPORATION and ERC GROUNDWATER SERVICES, INC., duly organized
and existing by virtue of the laws of the State of Florida
(herein referred to as "ERC") and Cyant Propulse (exact legal name) a () Corporation () Partnership or ()
Proprietorship (check one) incorporated/registered in the State
of Charles and located at 42 () Toke (our flow)
(physical address) and any and all subsidiaries, divisions, or
affiliates of Krant Propulse Clarity while (herein referred to as
the "CLIENT").

WHEREAS, ERC is engaged in the business of providing environmental services according to the precise nature of the work requirements represented to ERC by the CLIENT. ERC represents that it is capable of providing environmental services which include, without limitation, analysis and remediation of wastes, treatment, surface and subsurface investigations, environmental engineering, environmental consulting and design, and emergency services reasonably required to mitigate hazardous substances released into the environment; and,

WHEREAS, the CLIENT desires to engage ERC to perform environmental services as specified in this Agreement, and to perform other environmental services as the CLIENT may require. ERC represents that it is capable of performing those services as contemplated under this Agreement and as directed by the CLIENT in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, for valuable consideration, the parties agree as follows:

Article I. SCOPE OF WORK.

- The scope of the work to be performed by ERC under this Agreement (herein referred to as the "WORK") will be identified, except for WORK performed on an emergency basis, by ERC Proposal Number on CLIENT's Purchase Order, as specified in Article II (ADMINISTRATION). Such proposal shall be incorporated by reference in its entirety herein.
- 1.1.1 The WORK to be performed by ERC on an emergency basis will be identified as those services initially re-

signed by both parties. Additional or different terms or any attempt by the CLIENT, through a Purchase Order, or other document, to vary in any degree any of the terms of this Agreement shall be deemed material and shall be rejected, unless this provision is expressly waived by ERC.

TEL NU: 407 282 2210

- The Agreement Documents The Agreement documents consist of: 1) this Agreement and Attachment A hereto, 2) CLIENT accepted ERC Proposals; and 3) Amendments or Modifications approved by the parties after the execution of the Agreement. The Agreement documents do not include any other documents unless specifically enumerated in this Agreement or through an amendment hereto.
- Term of Agreement This Agreement, effective as of the date of execution shall be for one (1) year, beginning ; and ending ; and from year to year thereafter, subject to the right of either party to terminate, at anytime, upon thirty (30) days prior written notice.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year as set forth below.

Brau	n Properties Postusychip	
By:	Edeld Burn	
Title:	General Partner	
Date:	6/4/9/	
EARTH	RESOURCES CONSULTANTS, INC.	
By:		
Title		
Datá		