

TECHNICAL MEMORANDUM

January 27, 2023

Revised August 10, 2023

From: Richard McCormick, P.G. and Daniel C. Stanfill, P.E.

To: Mr. Michael Garau, P.E.

Subject: Existing Contamination Conditions Technical Memorandum
SR 408 WB CAPACITY IMPROVEMENTS
FROM KIRKMAN ROAD TO CHURCH STREET PD&E STUDY
CFX 408-174
GEC Project No. 5202GE

Based on TWO 3 under Contract Number 001844 dated September 22, 2022, Geotechnical and Environmental Consultants, Inc. (GEC) is pleased to present this Existing Contamination Conditions Memorandum for the CFX SR 408 Capacity Improvements from Kirkman Road to Church Street PD&E study.

While this review of contamination status was performed using elements of Chapter 20 of the FDOT PD&E Manual, it does not represent a complete contamination screening evaluation in accordance with Chapter 20 of the FDOT PD&E Manual. Only the most recent public file documents were reviewed, and the limited scope of this evaluation did not allow for a more complete file review.

Contamination Screening

GEC conducted this evaluation using limited elements of the Chapter 20 of the FDOT PD&E Manual dated July 1, 2020. The study area is defined by the following distances from the right-of-way:

- **All sites within 500 feet**
- **Non-landfill solid waste sites within 1,000 feet**
- **Solid waste landfills, CERCLA, or National Priorities List (NPL) sites within ½ mile**

GEC reviewed relevant information from the following sources of information:

- USGS Quadrangle Map of Orlando, Florida (**Figure 1**),
- National Resource Conservation Service (NRCS) Soil Survey (**Figure 2**), and
- Limited Florida Department of Environmental Protection (FDEP) Map Direct and Nexus Information Portal file research was performed for the sites of concern identified within the study area.

Based on the results of the contamination screening activities, GEC assigned Contamination Risk Ratings (CRRs) to 75 potential contamination sites in the Study Area. The Contamination Risk Rating (CRR) system was developed by FDOT and incorporates four levels of risk: **No, Low, Medium and High**. For a description of the four risk levels please refer to **Appendix A**.

The project study area is shown on a 2021 aerial photograph with site locations shown in attached **Figures 2A – 2C**. Select portions of public record documents (Map Direct maps) are included as **Appendix B**.

Table 1 – Potential Contamination Site Summary, presents the results of our evaluation. The information obtained from each source of information listed above is summarized for the study area and potential contamination site, along with the corresponding CRRs.

Contamination Risk Sites Summary

Our contamination risk ratings for the potential contamination sites are summarized below.

Table 1
Potential Contamination Site Summary

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
1	All-Rite Fence	8629378	Assessment report was requested but not available.	Medium
2	Robert's Orthopaedics	74183	Non-generator of hazardous materials	Low
3	FL Fruit Shippers Association	N/A	Trucking yard with associated loading docks	Low
4	Former Walmart	FLR000075689	Former retail business	Low
5	Johnson Wrecker Service	9046940	Fuel tank and wrecking service	Medium
6	Jerry's Auto Air	9102596	Site Rehabilitation Completion Order, 2017	Low
7	Discount Auto Air	9201934	Site Rehabilitation Completion Order, 2019	Low

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
8	Brightview Landscape Svcs	9810929	Fueling tank and landscaping business	Medium
9	Empire Tire	95062	Waste tire processing facility	Medium
10	Contract Applications	FLD982121063	Hazardous waste/material generator	Low
11	Brightview Landscape Services	92021606	Fueling tank and landscaping business	Medium
12	Exclusive Auto Body Laster Paint & Body	128210, FLD982087694	Hazardous waste/material generator	Low
13	Terrick Construction	101061	Construction firm	Low
14	Booties	9102501	Tanks removed in 1998, assessment found no contamination	Low
15	House of Brick and Supply	ERIC_12865	Cleanup approved 2017	Low
16	Wareco #884	8513575	Tanks removed, remediation performed, clean-up approved in 2005	Low
17	Tire Max, Elmer's Paint & Body	FL0000108506	Hazardous waste/material generator	Low
18	Molded Fiberglass Industry	FLD982094674	Hazardous waste/material generator	Low
19	Rick's Auto Body Shop	FLR000033431	Hazardous waste/material generator	Low
20	Charles E Singleton Co of Florida	FLD980845630	Hazardous waste/material generator	Low
21	Affordable Auto Equipment	77119	Former paint and body shop	Low
22	KAB Soo Sang Properties	9200149	Elevated OVA values during tank closure – no closure report available	Medium
23	Classic Pools, Alderman Commercial Ctr	FLR000093633 9100006	Hazardous waste/material generator, 2018 completion order for tank discharge	Low
24	Robert Automotive Maint	FLD981752801	Hazardous waste/material generator, historical gas station	Medium
25	Central FL Truck Repair	FLD982129520	Hazardous waste/material generator	Low
26	Vacant	77120	Former small engine and vehicle repairs	Low
27	Gas N Shop	8513281	Active gas station	Medium
28	Fairclothes Paint & Body	FLR000017855	Hazardous waste/material generator	Low
29	Power Tech	FLR000140699	Hazardous waste/material generator	Low
30	Citrus Production Svc	8521455	Historical tanks	Medium
31	Buxbaum Property	ERIC_12587	No further action status was approved for this property.	Low

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
32	John Rogers Estate Property	9100815	No further action status approved 1993	Low
33	John Rogers Used Cars	8627870	Land use restrictions, existing contamination	Medium
34	Roadway Express	8513321	No further action status approved by FDEP 2022	Low
35	Foster's Auto Crushing	ERIC_12535	Contaminated, deed restricted property, petroleum impacts appear to extend into SR 408 R-O-W	High
36	National Ambulance Builders	ERIC_12540	No further action from FDEP 1995	Low
37	Suntuity	FLD982079691	Historical hazardous waste/material generator	Low
38	Track One Auto Sales	130991	Historical hazardous waste/material generator	Low
39	High Tech Auto Collision Repair	77340	Hazardous waste/material generator	Low
40	Jims Tropical Cleaners	ERIC_4952, 9500126	Dry cleaner cleanup site	Medium
41	Sunset Auto	9803870	Historical source removal approved by FDEP	Low
42	Classy One Auto Sales	74904	Historical hazardous waste/material generator	Low
43	Holiday Coachline	9700562	Tanks historically on-site	Medium
44	Bacchus Auto Sales	76696	Hazardous waste/material generator	Low
45	Pete & Mikes Used Cars	9804234	Assigned a cleaned-up completed status but well abandonment did not occur	Medium
46	Caswell Auto Repairs	131279	Hazardous waste/material generator	Low
47	FECC Inc.	FLD981748015	Hazardous waste/material generator	Low
48	Lemur Customs	103729	Historical hazardous waste/material generator	Low
49	Staff Zone	74858	Historical hazardous waste/material generator, dumping on-site	Low
50	Bennett Truck Equipment	8734912	2 small aboveground tanks	Low
51	L Johnston Properties	FLD984184762	Historical hazardous waste/material generator	Low
52	BOC Auto Sales	76968	Historical hazardous waste/material generator	Low
53	Dirt to Diamonds	75449	Historical hazardous waste/material generator	Low
54	Low Budget Auto Sales	FLR000029132	Historical hazardous waste/material generator	Low
55	Chad's Tire	140755	Historical hazardous waste/material generator, former scrap facility	Medium
56	Former Tennaco Site #083-08	9802446	Land use restrictions, existing contamination	Medium
57	Orlando Union Donation Center	74568	Historical hazardous waste/material generator	Low

Site No.	Facility Name	Facility ID	Concerns	Risk Rating
58	Orange City ROW Station #555	9800723	Contaminated former gas station	Medium
59	Auto Repair & Towing	FLR000054585 76369	Historical hazardous waste/material generator, towing yard	Medium
60	National Import Services	ERIC_12606	Sampling report accepted by FDEP	Low
61	Roadway Package System	8630425	Tank removed, site remediated, FDEP approved 1996	Low
62	Tri-W Rental	FLD982116691	Historical hazardous waste/material generator	Low
63	American Sunroof	FLD982151565	Historical hazardous waste/material generator	Low
64	Suburban Wrecker	FLR000069302	Historical hazardous waste/material generator	Low
65	Blown Away	143406	Hazardous waste/material generator	Low
66	La Flor De Mayo Express	9300116	Oil tank, fire in about 1998, coal tar concerns	Medium
67	Unlisted Scrapyard	N/A	Scrapyard/recycler	Medium
68	Quick Service Dry Cleaner	9501962	Dry Cleaner	Medium
69	K&D Auto Service	127141	Historical hazardous waste/material generator	Low
70	Orlando Orange County Expressway Authority	9802649	Tank removal and remediation, approved by FDEP 2000	Low
71	Robinsons Paint & Body Shop	74187	Hazardous waste/material generator	Low
72	Best Dry Cleaners	FLR000145243	Former dry cleaner, contaminated	Medium
73	Coachman Body & Paint Shop	FLD982167397	Hazardous waste/material generator	Low
74	Orlando Env. Svcs	FLD984167882	Historical hazardous waste/material generator	Low
75	Arent Soils	N/A	Area of Fill	Medium

Level II Impact to Construction Impact Assessments and Recommendations

Level II Impact to Construction Assessments (ICAs) or construction support will be dependent on the roadway improvement plans, dewatering requirements and the amount of right of way required that includes properties with tanks or known areas of impacts described in **Table 1**.

A Contamination Screening Evaluation Report will be required for this project.

Limitations

The findings, opinions, conclusions, and recommendations presented herein are based in part on reasonably ascertainable information contained in the public record. GEC does not warrant or guarantee the accuracy or completeness of this information. Some of this public record

information may be dated and not representative of conditions at the time this report was prepared (January 2023), or in the future. Additional limitations are as follows:

- Not discussed in this report are properties that have been historically undeveloped land, are associated with residential use and do not appear to pose a contamination risk, or are professional/commercial establishments that are not associated with hazardous materials or petroleum products.
- This study also does not include surveys of wetlands, endangered species, asbestos containing materials, lead-based paints, or other potential hazardous building materials.

Use of This Memorandum

GEC has prepared this memorandum for the exclusive use of our client, The Balmoral Group, Kimley-Horn, and CFX and for application to our client's project. GEC will not be held responsible for any other party's interpretation or use of this report's data or recommendations without our written authorization.

GEC has performed the services described in this report in a manner consistent with that level of care and skill ordinarily exercised by members of our profession currently practicing in Central Florida. No other representation is made or implied in this document.

The conclusions and recommendations should be disregarded if the final project design differs from the project description in this report. If such changes are contemplated, GEC should be retained to review the new plans to assess the applicability of this report in light of proposed changes.

We appreciate the opportunity to work with The Balmoral Group, Kimley Horn, and CFX on this project. If you have any questions concerning this report, or if we may be of further assistance, please contact us.

Sincerely,

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS, INC.

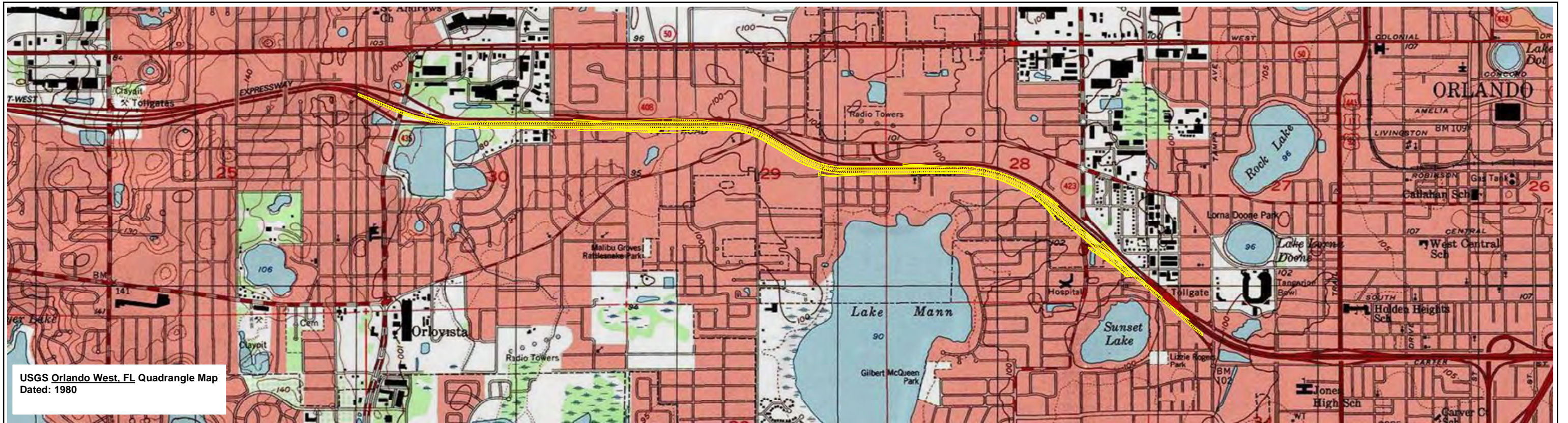


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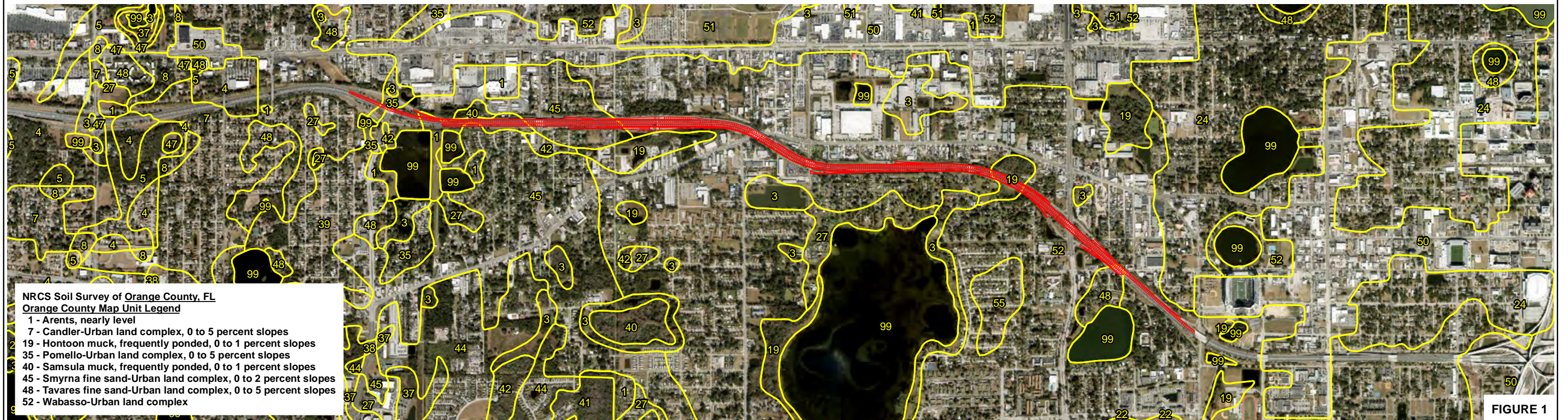


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FIGURES

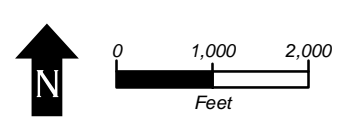


USGS Orlando West, FL Quadrangle Map
Dated: 1980



NRCS Soil Survey of Orange County, FL
Orange County Map Unit Legend
 1 - Arents, nearly level
 7 - Candler-Urban land complex, 0 to 5 percent slopes
 19 - Hontoon muck, frequently ponded, 0 to 1 percent slopes
 35 - Pomello-Urban land complex, 0 to 5 percent slopes
 40 - Samsula muck, frequently ponded, 0 to 1 percent slopes
 45 - Smyrna fine sand-Urban land complex, 0 to 2 percent slopes
 48 - Tavares fine sand-Urban land complex, 0 to 5 percent slopes
 52 - Wabasso-Urban land complex

FIGURE 1



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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 408	ORANGE	408-174

**USGS QUADRANGLE AND
NRCS SOIL SURVEY MAPS**

SHEET
NO.

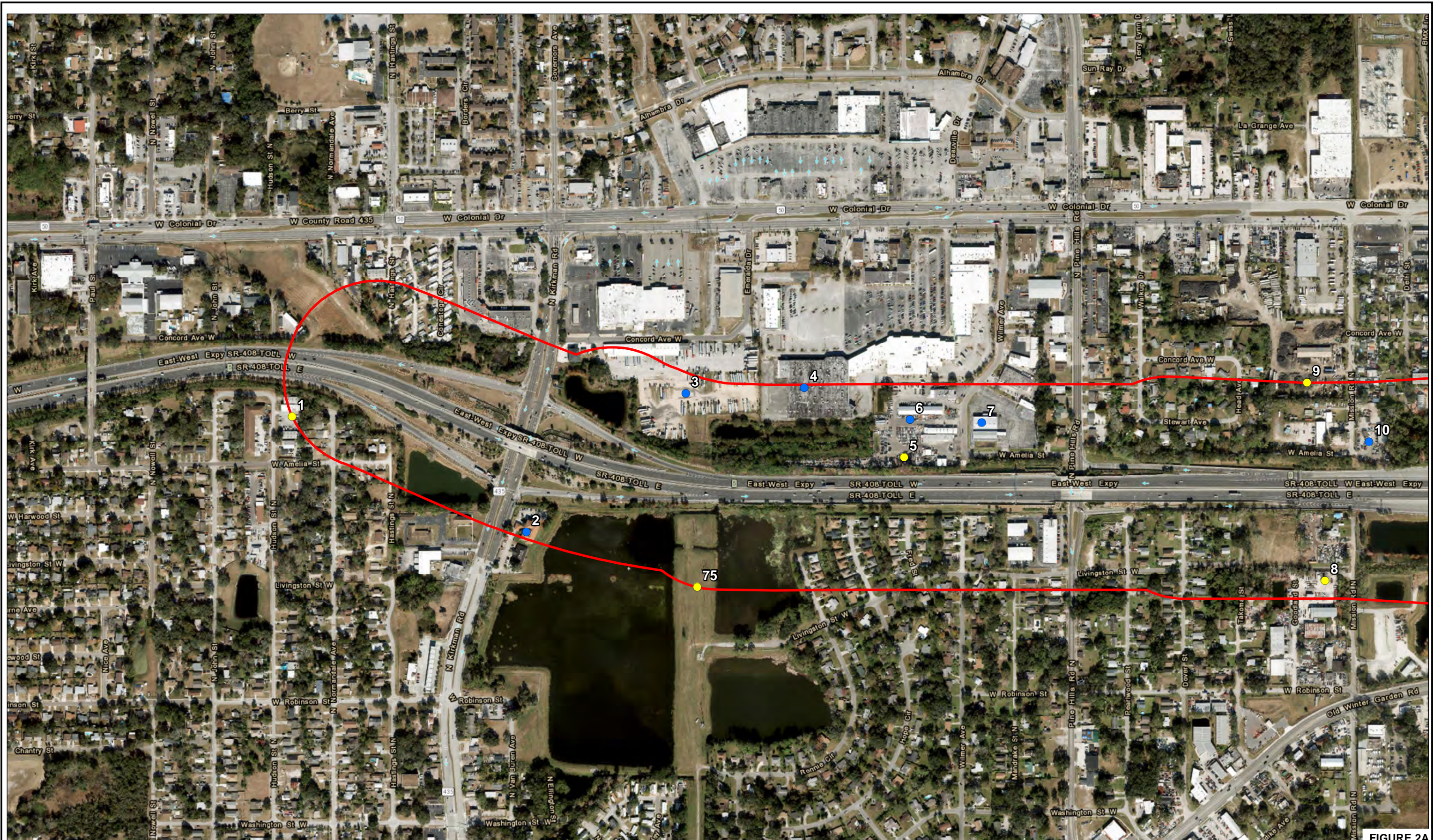
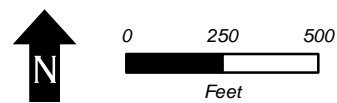


FIGURE 2A

- HIGH RISK RATING SITE LOCATION
- MEDIUM RISK RATING SITE LOCATION
- LOW RISK RATING SITE LOCATION
- NO RISK RATING SITE LOCATION



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408-174

**CENTRAL
 FLORIDA
 EXPRESSWAY
 AUTHORITY**

*POTENTIAL CONTAMINATION
 SITE LOCATION MAP*

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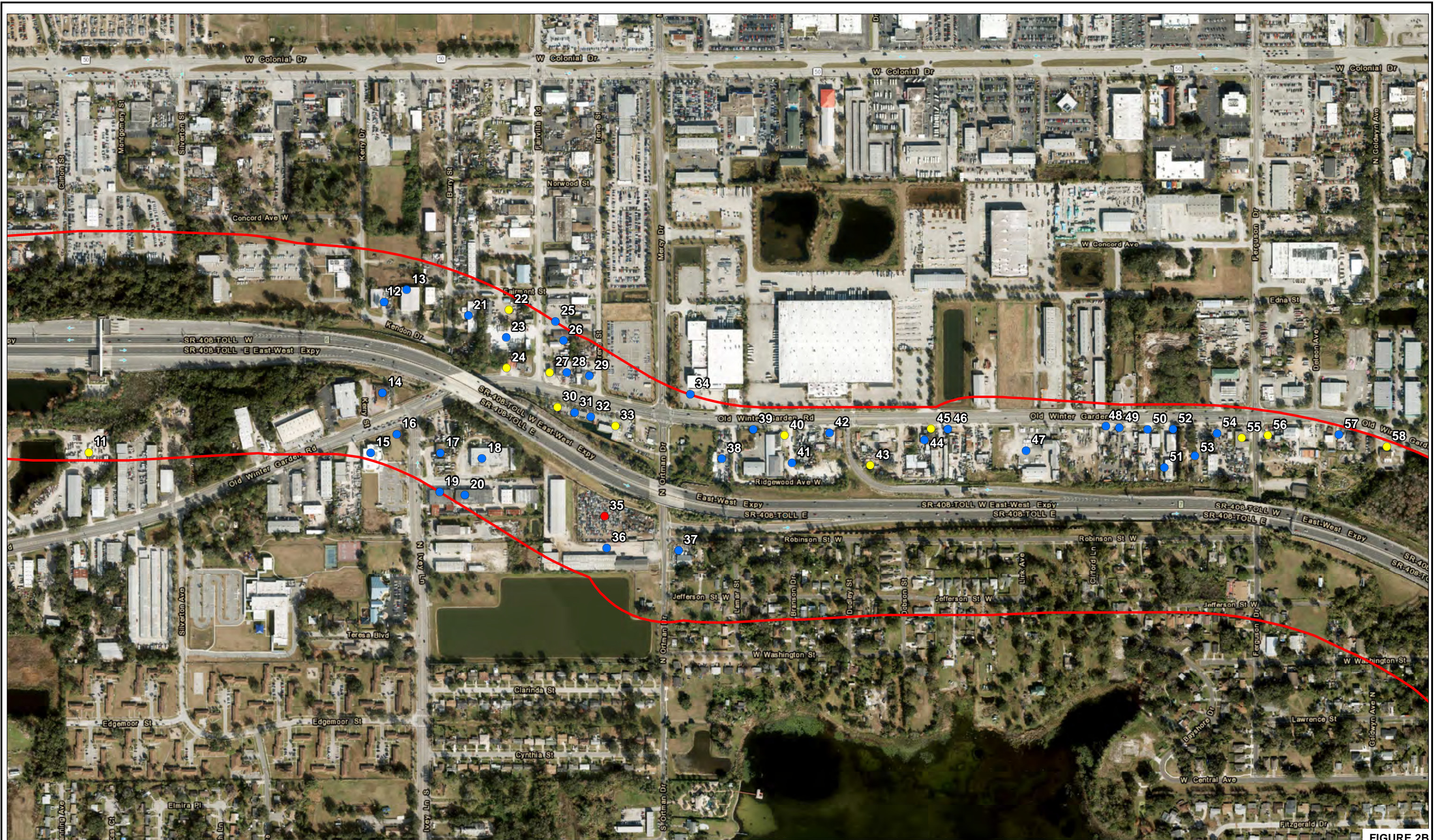


FIGURE 2B

- HIGH RISK RATING SITE LOCATION
- MEDIUM RISK RATING SITE LOCATION
- LOW RISK RATING SITE LOCATION
- NO RISK RATING SITE LOCATION



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*POTENTIAL CONTAMINATION
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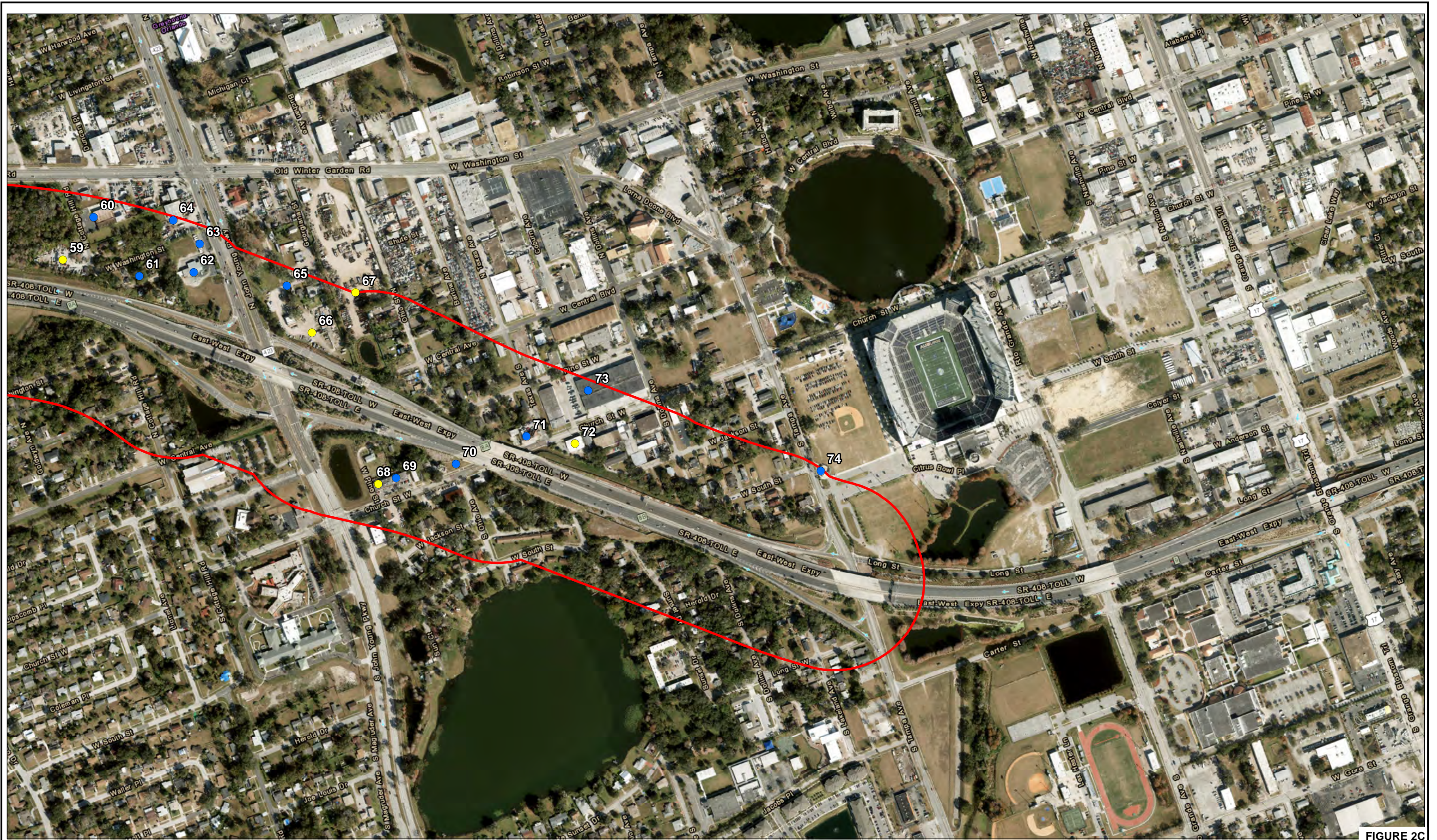


FIGURE 2C

- HIGH RISK RATING SITE LOCATION
- MEDIUM RISK RATING SITE LOCATION
- LOW RISK RATING SITE LOCATION
- NO RISK RATING SITE LOCATION



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POTENTIAL CONTAMINATION
 SITE LOCATION MAP

SHEET
 NO.

APPENDIX A

Contamination Risk Rating Descriptions

The contamination potential risk rating system was developed by FOOT and is included in Part 2, Chapter 20 of the PD&E Manual, dated July 1, 2020. The rating system incorporates four levels of risk:

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

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

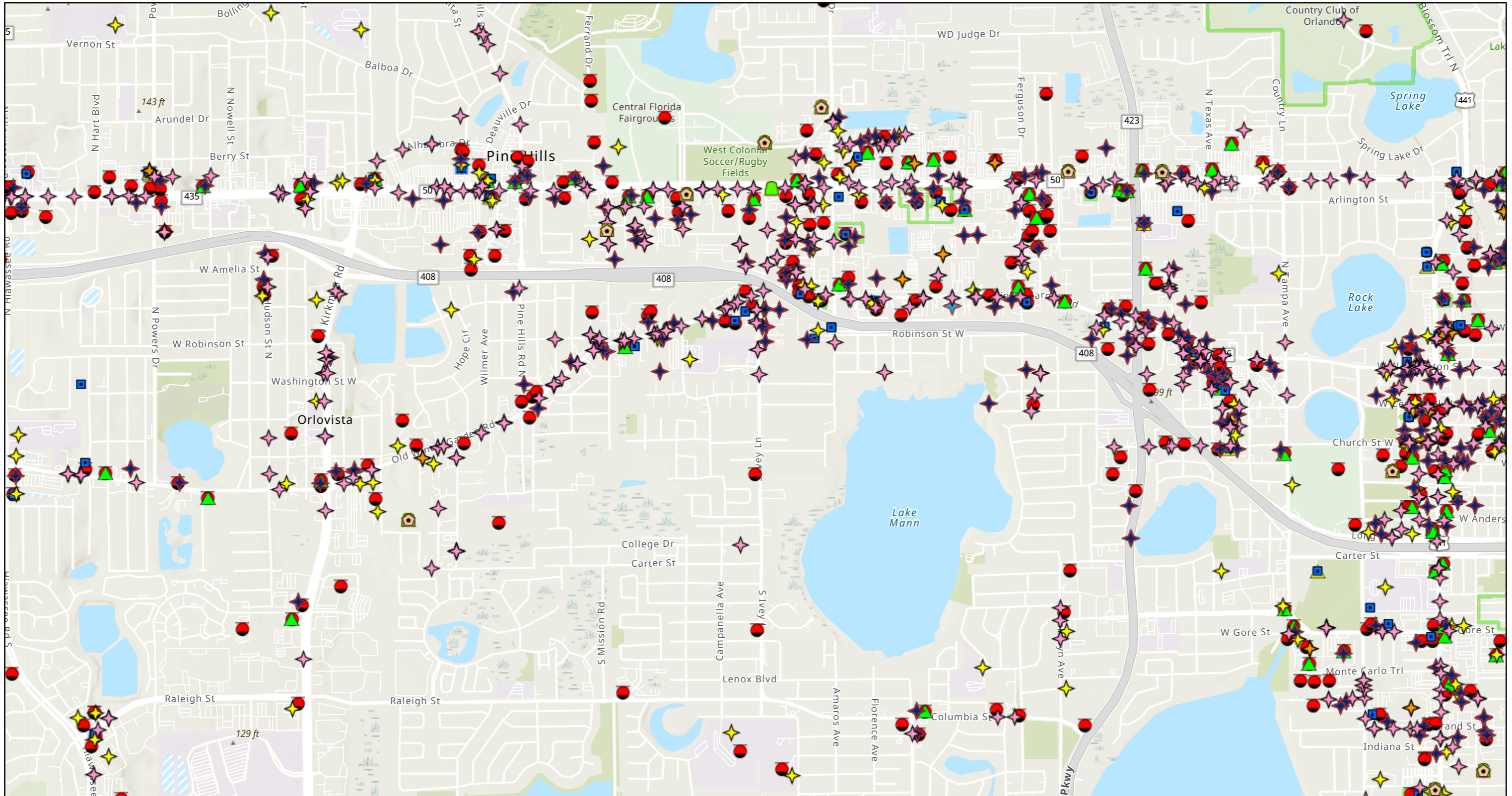
3. **Medium** - After a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential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

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

APPENDIX B

Map Direct Maps

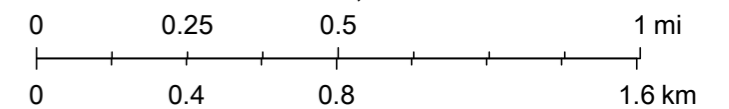
Standard Map



January 27, 2023

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|--|-------------------------------|--|
| Drycleaning Solvent Program Cleanup Sites | DEP Cleanup Sites | Solid Waste Disaster Debris Management Sites |
| Florida Institutional Controls Registry | OTHER WASTE CLEANUP | Compliance & Enforcement Tracking-Hazardous Waste Facilities |
| Site Investigation Section Sites | PETROLEUM | Closed Hazardous Waste Facilities |
| ERIC Waste Cleanup | ERIC Waste Cleanup | Hazardous Waste Transporter Facilities |
| ERIC Waste Cleanup | Solid Waste Facilities | Small Quantity Hazardous Waste Generators (SQGs) |
| Storage Tank Contamination Monitoring (STCM) | Facility | County SQGS |
| | Waste Processing Area | |

1:22,931



County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, FDEP, DWM, FDEP,DWM, Esri, NASA, NGA, USGS, FEMA