



**SR 400 (I-4) Project Development and Environment (PD&E) Study**  
FM No.: 432100-1-22-01



# Contamination Screening Evaluation Report

**Segment 3: State Road 400 (SR 400)/Interstate 4 (I-4)  
from One Mile East of SR 434 to East of SR 15-600/US 17-92**

**Seminole County (77160), Florida**

**July 2016**



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## 1.0 Summary of Project

The Florida Department of Transportation (FDOT) is conducting an update/reevaluation of the Project Development and Environment (PD&E) studies for the extension of proposed express lanes for State Road 400 (SR 400)/Interstate 4 (I-4). The project limits in the original PD&E studies were:

- West of Memorial Boulevard (SR 546) to the Polk/Osceola County Line, (29.5 miles)
- CR 532 (Polk/Osceola County Line) to West of SR 528 Beachline Expressway (13.7 miles), and
- West of SR 528 Beachline Expressway to SR 472 (43 miles).

The corresponding environmental documents associated with these PD&E studies include: Environmental Assessment/Finding of No Significant Impact (EA/FONSI) for SR 400 (I-4) from West of Memorial Boulevard (SR 546) to the Polk/Osceola County Line [Financial Project Number (FPN) 201210 (December 1998)] and from CR 532 (Polk/Osceola County Line) to West of SR 528 (Beachline Expressway) [FPN 242526 and 242483 (December 1999)] and Final Environmental Impact Statement (FEIS) for I-4 from SR 528 (Beachline Expressway) to SR 472 [FPN 242486, 242592 and 242703 (August 2002, Record of Decision Pending)].

The project limits of the current SR 400 (I-4) PD&E reevaluation, herein referred to as I-4 Beyond the Ultimate (BtU) PD&E Reevaluation Study, include a total of approximately 43 miles of roadway sections east and west of the 21-mile, I-4 Ultimate project. The I-4 Ultimate project, which began construction in early 2015, is reconstruction to include new express lanes of the section of I-4 that extends from west of SR 435 (Kirkman Road) to east of SR 434. For analysis purposes, the current I-4 BtU PD&E study has been divided into the following five segments:

- Segment 1: SR 400 (I-4) from West of CR 532 (Polk/Osceola County Line) to West of SR 528 (Beachline Expressway) - Osceola County (92130) and Orange County (75280)
- Segment 2: SR 400 (I-4) from West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road) - Orange County (75280)
- Segment 3: SR 400 (I-4) from 1 Mile East of SR 434 to East of SR 15-600/US 17-92 (Seminole/Volusia County Line) - Seminole County (77160)
- Segment 4: SR 400 (I-4) from East of SR 15-600/US 17-92 (Seminole/Volusia County Line) to ½ Mile East of SR 472 - Volusia County (79110)
- Segment 5: SR 400 (I-4) from West of SR 25/US 27 to West of CR 532 (Polk/Osceola County Line) Polk County (16320)

Since no Record of Decision has been issued by the Federal Highway Administration (FHWA) for Segments 2, 3 and 4, the current PD&E BtU study for these three segments will update the original PD&E study. This Contamination Screening Evaluation Report was prepared for Segment 3 of the I-4 BtU PD&E study and contains detailed information that fulfills the purpose and need for SR 400 (I-4) Segment 3, from one mile East of SR 434 to East of SR 15-600/US 17-92, Project Development and Environment (PD&E) study.

The purpose of this report is to document changes in support of the PD&E update for I-4 BtU Segment 3 portion of the FEIS for I-4 from SR 528 (Beachline Expressway) to SR 472 (FPN 242486-1, 242592-1 and 242703-1, August 2002, Record of Decision Pending). This update includes environmental analysis of the original design concept, which showed six general use lanes (GULs) and two high occupancy vehicle (HOV) lanes (6+2), to the current proposed design, which includes six GULs and four express lanes (EL) operating under a variable price toll plan (6+4). Other changes being reanalyzed include stormwater management, access plan and interchange configurations.

## 1.1 Description of Proposed Action

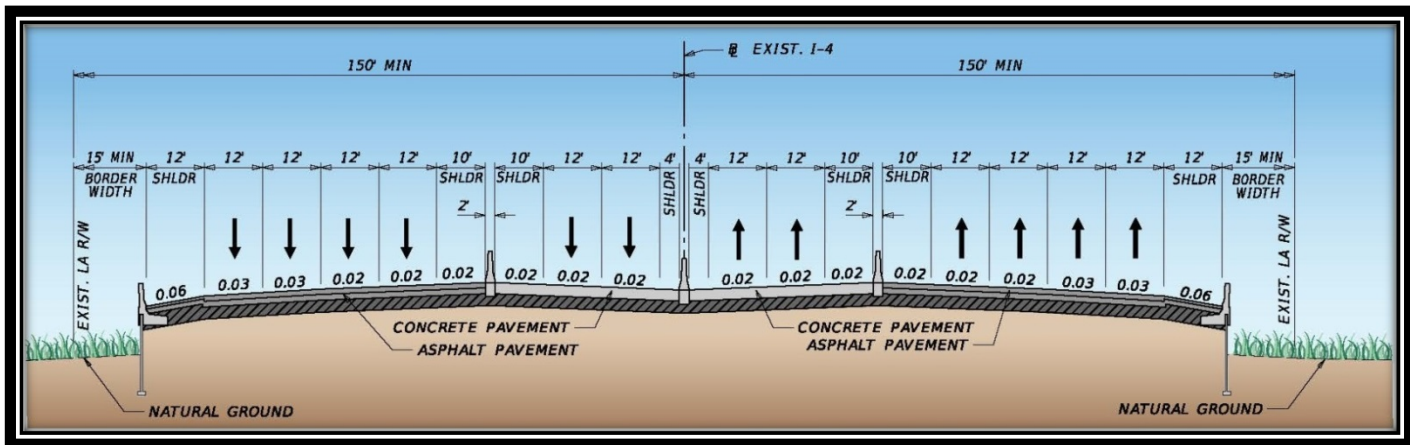
FDOT is proposing to reconstruct and widen I-4 as part of the I-4 BtU concept. This involves the build-out of I-4 to its ultimate condition through Central Florida, including segments in Polk, Osceola, Orange, Seminole and Volusia Counties. The project limits for the segment analyzed in this report are within an approximate 10-mile segment of I-4 which extends from east of SR 434 (Milepost 4.050) to east of US 17-92 (Milepost 14.135) in Seminole County (herein referred to as I-4 Segment 3), as shown in **Figure 1.1**.

The concept design proposes the addition of two new express lanes in each direction, resulting in a total of ten dedicated lanes for the majority of the I-4 Segment 3 corridor [6 general use lanes (GUL) + 4 express lanes (EL)]. The section of I-4 from the begin project limits to just south of Lake Mary Boulevard will have three GUL and one auxiliary lane in each direction, resulting in a 12-lane section (6 GUL + 2 Aux + 4 EL) through this portion of the corridor. Although, the interstate is a designated east-west corridor, the alignment follows a southwest to northeast orientation through the limits of Segment 3. The study area in this section from east of SR 434 to east of US 17-92 includes the interchanges at Lake Mary Boulevard, CR 46A, SR 417 (Seminole Expressway)/SR 429 (future Wekiva Parkway), SR 46 and US 17-92. **Figure 1.2** illustrates the proposed mainline typical sections for I-4 Segment 3.

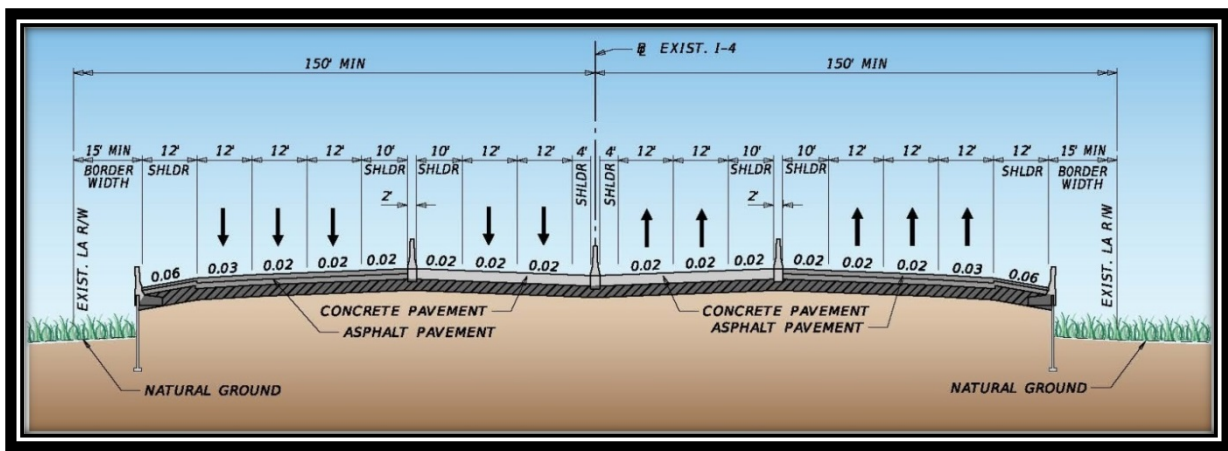




Figure 1.1 – Project Location Map



Typical Section SR 400 (Interstate 4)  
 MP 4.725 to MP 7.843 (Seminole County)  
 Station 2079+37.30 to Station 2244+00.00  
 Design Speed = 70 MPH



Typical Section SR 400 (Interstate 4)  
 MP 7.843 to MP 14.178 (Seminole County)  
 Station 2244+00.00 to Station 2578+48.33  
 Design Speed = 70 MPH



## 1.2 Purpose and Need

The proposed improvements to I-4 include widening the existing six-lane divided urban interstate to a 10- or 12-lane divided highway in order to improve traffic operations, enhance connectivity and improve mobility by providing travel choices to the motoring public. I-4 is an east-west limited access freeway which links the west and east coasts of Florida, from I-275 in Tampa to I-95 in Daytona Beach. I-4 spans across six counties in Central Florida, traversing through many cities including Lakeland, Celebration, Orlando, Altamonte Springs, Sanford and DeLand. I-4 is a critical component of Florida's Strategic Intermodal System (SIS) which links seaports, rail, airports and other intermodal facilities. This aspect of I-4's significance is evidenced through connectivity provided by major junctions with I-275, I-75, SR 429 (Daniel Webster Western Beltway), SR 417 (Southern Connector/Central Florida Greenway/Seminole Expressway), SR 528 (Martin Andersen Beachline Expressway), SR 91 (Florida's Turnpike), SR 408 (Spessard Lindsay Holland East-West Expressway) and I-95 on the east coast.

I-4 serves as the primary corridor for the movement of people and freight between major population, employment and activity centers in the Central Florida region. When the entire Interstate was fully opened in the early 1960's, it was designed to serve intrastate and interstate travel by providing a critical link between the east and west coasts of Central Florida. Although this role continues to be a crucial transportation function of I-4, the highway also serves large volumes of local and commuter traffic with shorter trip distances. Today, the highway serves as the primary link between hotel/resort complexes and tourist attractions such as Walt Disney World, Universal Studios, Sea World, the International Drive Resort Area and downtown Orlando. Since I-4 is the only north-south limited access facility that is centrally located between the predominant employment centers and the major suburbs to the north, it has become the primary commuting corridor in the Central Florida metropolitan area.

Growth in Central Florida over the past decades has made it difficult for the transportation system to accommodate travel demand. Additionally, traffic congestion and crash incidents have resulted in major delays on the Interstate as well as other arterials surrounding the corridor. Increased congestion levels are experienced outside of the typical morning and afternoon rush-hour periods, affecting mobility levels for more hours of the day and impacting other non-commuter/non-weekday travel. The congestion on I-4 is further evidenced by the less than desirable levels of service on the Interstate as well as the crossroads.

This PD&E update involves revising the original design concept showing 6 GULs + 2 HOV lanes, as recommended in the FEIS for I-4 from SR 528 to SR 472 (FPN No. 242486, 242592 and 242703, August 2002, Record of Decision Pending), to the current proposed design of 6 GUL + 4 EL. The express lanes are tolled lanes and will extend the full length of the project. The access to/from the tolled lanes will be evaluated as part of this effort to determine if changes are needed from the previously approved concept for access to/from the HOV Lanes. The original I-4 PD&E Studies involved physical separation between the general use lanes and the HOV lanes on I -4, with demand management in the HOV lanes. The original demand management strategy was to control the use of the lanes by requiring a minimum number of occupants per vehicle to maintain an acceptable level of service (Level of Service D).

This update also addresses revising the demand management tool to convert the HOV lanes to tolled express lanes. The express lanes will be separated from the general use travel lanes by two shoulders with a barrier wall between the shoulders. A variable pricing tolling plan is proposed for the express lanes. The tolls will vary by time of day and day of week to maintain acceptable levels of service in the express lanes. The tolls will be collected electronically through existing E-Pass, SunPass and other systems currently in place in the Central Florida area. The conversion to express lanes will

maintain the same right of way limits as documented previously and will not change the impacts to the social, natural or physical environment.

An update to the Systems Access Modification Report (SAMR), prepared in January 2013 is being completed in conjunction with this effort.

The purpose of this Contamination Screening Evaluation Report (CSER) is to determine the likelihood of petroleum or other hazardous substance impacts to the existing right-of-way (ROW) or to properties proposed for acquisition. The CSER is a requirement of the PD&E process.

The purpose of this report is to present the findings of a contamination screening evaluation for the proposed improvements. This report identifies and evaluates known or potential contamination problems, presents recommendations concerning these problems, and discusses possible impacts to the proposed project. The discovery of all contamination problems as early in the project development process as possible is done in order to eliminate or limit FDOT liability, establish remediation costs, prevent delay claims during construction, identify appropriate worker safety protocols, and supply information for the property valuation during the acquisition process. If the discovery is early enough, the problem may be avoided entirely. If avoidance is not possible, early discovery will allow proper handling in a logical, timely manner. The FDOT can be held liable for the acquisition of contaminated properties or the exacerbation of contamination due to its activities, even if the contamination source is not acquired.

The FHWA Technical Advisory T6640.8A, dated October 30, 1987 provides the following guidelines for conducting a contamination screening:

“Hazardous waste sites are regulated by the Resource Conservation and Recovery Act (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). During early planning, the location of permitted and non-regulated hazardous waste sites should be identified. Early coordination with the appropriate Regional Office of the EPA and the appropriate State agency will aid in identifying known or potential hazardous waste sites. If known or potential waste sites are identified, the locations should be clearly marked on a map showing their relationship to the alternatives under consideration. If a known or potential hazardous waste site is affected by an alternative, information about the site, the potential involvement, impacts and public health concerns of the affected alternative(s) and the proposed mitigation measures to eliminate or minimize impacts or public health concerns should be discussed in the Draft EIS. If the preferred alternative impacts a known or potential hazardous waste site, the Final EIS should address and resolve the issues raised by the public and government agencies.”

This CSER, completed in accordance with Part 2, Chapter 22 (January 17, 2008 revision) of the PD&E Manual, contains results from a physical site investigation of the project corridor, a limited investigation of properties along the corridor adjacent to the ROW as viewed from areas of public access, a review of Florida Department of Environmental Protection (FDEP) files, Seminole County records, and available environmental databases.

This CSER is a professional opinion of the possibility of contamination impacts to the I-4 corridor resulting from direct visual observation and review of available file information compiled by others. The report is limited to conditions that existed at the time of the investigation and does not address such environmental issues as naturally occurring toxic substances in the subsurface soils, rocks, water and/or toxicity of on-site flora; toxicity of common household products, building materials or consumables; contaminants or contaminant concentrations that are not now a concern but may be under future regulations; contamination by asbestos-containing materials, radon gas, or lead in drinking water or paint.

This level of environmental investigation does not include intrusive testing or analysis of soils or groundwater to verify any suspected contamination. This report recommends whether any further investigative action may be prudent to confirm suspected contaminants.

Dewatering/excavation activities adjacent to known or suspect contamination sites could potentially cause a contamination plume to migrate into the ROW.

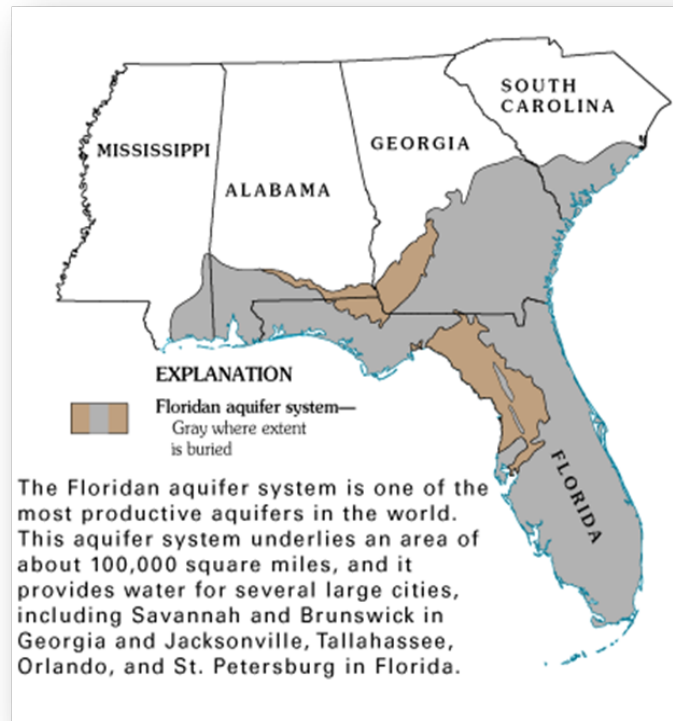
## 2.0 Land Use

The land use adjacent to I-4 within the proposed project limits consists primarily of Commercial and Services, Residential, and Industrial with some natural lands. Some undeveloped natural areas are located in the vicinity of the eastbound rest area including Grace Lake, along portions east of the right-of-way north of West Lake Mary Boulevard, along portions west of right-of-way in the vicinity of the State Road 417 Interchange, along Lake Monroe at the US 17/92 interchange, and various other small isolated patches. The Little Wekiva River and the Wekiva River Preserve are adjacent to the project area just to the west of Markham Woods Road north of State Road 434 and west of I-4. The majority of the corridor along West Lake Mary Boulevard, County Road 46A (H E Thomas Jr. Parkway), State Road 417, State Road 46, and US 17/92 is commercial, retail, hotel and restaurants, and includes the Country Club at Heathrow Golf Course, the headquarters for the American Automobile Association, the Seminole Towne Center Mall, and the Central Florida Zoo (see Land Use and Habitat Coverage Maps, **Figure B in Appendix A**).

## 3.0 Hydrologic Features

The project corridor is within Seminole County, Florida and is underlain by the Upper and Lower Floridan aquifer. The Upper Floridan Aquifer is generally located from the surface to a depth of approximately 350 to 900 feet where it interfaces with the Lower Floridan Aquifer. This carbonate-rock aquifer consists of layers of limestone and dolomite. The Floridan aquifer spans most of Florida, Alabama, Georgia, and some of South Carolina (See Figure 3.1). The transmissivity ranges from 25,000 to 1,000,000 feet squared per day in areas where the upper confining material of the aquifer is less than 100 feet thick. Groundwater flow in this portion of Seminole County is generally to the northeast within the Floridan Aquifer. According to the U.S. Department of the Interior Topographic Quadrangle maps for Forest City, Casselberry, and Sanford, the project corridor is relatively flat with areas of gently rolling hills (see USGS Topographic Map, **Figure C, in Appendix A**). The majority of the elevations along the project corridor generally ranges between 60 to 75 feet (NGVD) above mean sea level, but generally slopes down gradient to the northwest. The highest elevation observed was approximately 90 feet above mean sea level near the eastbound rest area; the lowest elevation observed was approximately 5 feet above mean sea level at Lake Monroe. A large percentage of the project corridor is located in an area described as having a high potential for recharge of the Floridan Aquifer.





**Figure 3.1. Floridan Aquifer Map**

According to the Soil Survey of Seminole County, Florida (1990), the proposed project (I-4 with 500 ft. buffer) area consists of nineteen mapped soil types including Adamsville-Sparr fine sands (2), Arents, 0 to 5 percent slopes (3), Astatula-Apopka fine sands, 0 to 5 percent slopes (6), Astatula-Apopka fine sands, 5 to 8 percent slopes (7), Astatula Apopka fine sands, 8 to 12 percent slopes (8), Basinger and Delray fine sands (9), Basinger, Samsula, and Hontoon soils, depressional (10), Basinger and Smyrna fine sands, depressional (11), EauGallie and Immokalee fine sands (13), Felda and Manatee mucky fine sands, depressional (15), Myakka and EauGallie fine sands (20), Nittaw mucky fine sand, depressional (21), Nittaw, Okeelanta, and Basinger soils, frequently flooded (23), Pineda fine sand (25), Udorthents, excavated (26), Pompano fine sand, occasionally flooded (28), St. Johns and EauGallie fine sands (29), Tavares-Millhopper fine sands, 0 to 5 percent slopes (31), and Urban land, 0 to 12 percent slopes (34).

A brief description of each of the mapped soil types occurring within the project site is provided in the following paragraphs.

**Adamsville-Sparr fine sands (2)** – Adamsville-Sparr fine sands soils are somewhat poorly drained, level to nearly level soils found on the low ridges in uplands and on low knolls in flatwoods. Typically, the surface layer is grayish brown fine sand about 4 inches thick. The upper part of the underlying material is light grayish brown and very pale brown fine sand with brownish yellow mottles to a depth of about 45 inches. The lower part of the underlying material is light gray fine sand to a depth of about 80 inches.

The water table is seasonally at its highest within 12 to 36 inches of the surface for up to 6 months and deeper during dry periods. The natural vegetation consists mostly of longleaf pine, slash pine, laurel oak, live oak, water oak, blackjack oak, and turkey oak. The understory includes scattered saw palmetto, pineland threawn, gallberry, and wax myrtle.

**Arents, 0 to 5 percent slopes (3)** – Arents soils consist of material dug from several areas that have different kinds of soil. It is fill material is the result of earth moving operations and is used to fill, cover, or level terrain. In many areas, Arents soil has a surface layer about 30 to 50 inches thick of very dark gray, dark gray, dark grayish brown, and yellowish brown fine sand or sand mixed with discontinuous strata of grayish brown and light brownish gray loamy material. Below this is undisturbed soil that is commonly black fine sand to a depth of about 52 inches. The next layer is light gray or gray fine sand to a depth of about 72 inches. The lower part is black or very dark brown sandy clay loam to a depth of about 80 inches.

Arents soils are highly variable because the high water table varies with the amount of fill material and presence of artificial drainage. The water table can be at a depth of 24 to 36 inches for 2 to 4 months but can be deeper than 5 feet below the surface during extended dry periods. Arents soil is mainly used for urban development but the existing vegetation consists of slash pine and various scattered weeds.

**Astatula-Apopka fine sands, 0 to 5 percent slopes (6)** – Astatula-Apopka fine sands soils, 0 to 5 percent slopes are nearly level to gently sloping and excessively to well drained and well drained soils found on hillsides and ridges in the uplands. Astatula soil is excessively drained and Apopka soil is well drained. Typically, Astatula soil has a surface layer of grayish brown fine sand about 4 inches thick. The underlying material to a depth of about 80 inches is very pale brown fine sand. Typically, Apopka soil has a surface layer of gray fine sand about 3 inches thick. The subsurface layer extends to a depth of about 64 inches, with the upper part being pale brown fine sand, and the lower part very pale brown fine sand. The subsoil layer to a depth of about 80 inches is yellowish brown sandy clay loam.

The water table is typically below 80 inches deep for this soil type. The natural vegetation consists of bluejack oak, Chapman oak, laurel oak, turkey oak, scattered live oak, slash pine, and longleaf pine. The understory includes dog fennel, eastern bracken fern, grassleaf goldaster, lopsided indiagrass, dwarf huckleberry, creeping bluestem, and pineland threawn.

**Astatula-Apopka fine sands, 5 to 8 percent slopes (7)** – Astatula-Apopka fine sands soils, 5 to 8 percent slopes are excessively to well drained, sloping soils found on hillsides in the uplands. Astatula soil is excessively drained and Apopka soil is well drained. Typically, Astatula soil has a surface layer of gray fine sand about 3 inches thick. The next layer is light yellowish brown fine sand to a depth of about 6 inches. The underlying material of Astatula soil is pale to very pale brown fine sand to a depth of about 80 inches. Typically, Apopka soil has a surface layer of gray fine sand about 6 inches thick. The upper part of the subsurface layer is yellow fine sand to a depth of about 20 inches, and the lower part is very pale brown fine sand with a few lamellae to a depth of about 65 inches. The subsoil layer of Apopka soil is reddish yellow sandy clay loam to a depth of about 80 inches.

The water table is typically below 80 inches deep for this soil type. The natural vegetation consists of bluejack oak, Chapman oak, laurel oak, turkey oak, scattered live oak, slash pine, and longleaf pine. The understory includes dog fennel, eastern bracken fern, grassleaf goldaster, lopsided indiagrass, dwarf huckleberry, creeping bluestem, and pineland threawn.

**Astatula-Apopka fine sands, 8 to 12 percent slopes (8)** – Astatula-Apopka fine sands soils, 8 to 12 percent slopes are excessively to well drained, strongly sloping soils found on hillsides in the uplands. Astatula soil is excessively drained and Apopka soil is well drained. Typically, Astatula soil has a surface layer of light gray fine sand about 3 inches thick. The underlying material is very pale brown fine sand to a depth of about 80 inches. Typically, Apopka soil has a surface layer of dark gray fine sand about 4 inches thick. The subsurface layer is very pale brown fine sand to a depth of about 65 inches, and the subsoil is a brownish yellow sandy clay loam to a depth of about 80 inches.

The water table is typically below 80 inches deep for this soil type. The natural vegetation consists of bluejack oak, Chapman oak, laurel oak, turkey oak, scattered live oak, slash pine, and longleaf pine. The understory includes dog fennel, eastern bracken fern, grassleaf goldaster, lopsided indiagrass, dwarf huckleberry, creeping bluestem, and pineland threawn.

**Basinger and Delray fine sands (9)** – Basinger and Delray fine sands soils are poorly to very poorly drained, nearly level soils found in sloughs and poorly defined drainage ways. Basinger soil is poorly drained and Delray soil is very poorly drained. Typically, Basinger soil has a surface layer of very dark gray fine sand about 5 inches thick. The subsurface layer is light gray fine sand to a depth of about 30 inches. The subsoil is dark grayish brown and light gray fine sand that has weakly cemented bodies to a depth of about 50 inches. The substratum is gray fine sand to a depth of about 80 inches. Typically, Delray soil has a surface layer of black fine sand to a depth of about 12 inches. The subsurface layer is light gray fine sand to a depth of about 50 inches, and the subsoil is a gray sandy loam to a depth of about 80 inches.

The water table is seasonally at its highest within 12 inches of the surface for 6 months or more and lower during extended dry periods. The natural vegetation consists mostly of cabbage palm, scattered live and laurel oaks, sweetgum, and slash and longleaf pines. Some areas are dominated by maidencane, giant cutgrass, sawgrass, and rushes.

**Basinger, Samsula, and Hontoon soils, depressional (10)** – Basinger, Samsula, and Hontoon soils, depressional, are very poorly drained, nearly level soils found in swamps and depressions. Typically, Basinger soil has a surface layer of very dark gray mucky fine sand about 6 inches thick. The subsurface layer is light gray fine sand to a depth of about 18 inches. The subsoil is dark grayish brown and light brownish gray fine sand to a depth of about 35 inches, and the substratum is light gray fine sand to a depth of about 80 inches. Typically, Samsula soil has a surface layer of muck about 30 inches thick that is dark reddish brown in the upper part and black in the lower part. Below the muck is dark gray fine sand to a depth of about 45 inches. The underlying material is gray fine sand to a depth of about 80 inches. Typically, Hontoon soil has a surface layer of reddish brown muck to about 18 inches deep and below that a layer of very dark brown muck to a depth of about 48 inches. The lower layer is black muck to a depth of about 80 inches.

In most years, the undrained areas of these soils are ponded for 6 to 9 months or more. The organic material in the Samsula and Hontoon soils will rapidly lose thickness when soils are drained or during extended dry periods. The natural vegetation consists mostly of mixed stands of cypress, red maple, sweetgum, cabbage palm, sweetbay, and blackgum. The understory includes cutgrass, maidencane, sawgrass, sedges, ferns, and other water-tolerant grasses.

**Basinger and Smyrna fine sands, depressional (11)** – Basinger and Smyrna fine sands, depressional are very poorly drained, nearly level sandy soils found in depressions. Typically, Basinger soil has a surface layer of black mucky fine sand about 5 inches thick. The subsurface layer is light gray fine sand to a depth of about 15 inches. The subsoil is dark grayish brown and light gray fine sand to a depth of about 25 inches. The substratum is grayish brown fine sand to a depth of about 80 inches. Typically, Smyrna soil has a surface layer of black fine sand about 2 inches thick. The subsurface layer is light gray fine sand to a depth of about 15 inches. The upper part of the subsoil is very dark grayish brown to a depth of

about 17 inches and the lower part is dark brown fine sand that has distinct black mottles to a depth of about 25 inches. The upper part of the substratum is light yellowish brown fine sand to a depth of about 40 inches and the lower part is light gray and gray fine sand to a depth of about 80 inches.

In most years, the undrained areas of these soils are ponded for 6 to 9 months of the year. The natural vegetation consists of mixed stands of cypress, sweetgum, blackgum, and scattered pond pine. The understory includes chalky bluestem, blue maidencane, and other water tolerant grasses and sedges.

**EauGallie and Immokalee fine sands (13)** – EauGallie and Immokalee fine sands are poorly drained, nearly level soils found on broad plains on the flatwoods. Typically, EauGallie soil has a surface layer of very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand to a depth of about 24 inches. The upper part of the subsoil is black, very dark grayish brown, and pale brown fine sand to a depth of 54 inches and the lower part is gray sandy loam to a depth of about 80 inches. Typically, Immokalee soil has a surface layer of dark gray fine sand about 4 inches thick. The upper part of the subsurface layer is gray fine sand to a depth of about 7 inches and the lower part is light gray fine sand to a depth of about 42 inches. The upper part of the subsoil is black fine sand to a depth of about 62 inches and the lower part is dark yellowish brown fine sand to a depth of about 80 inches.

The water table is seasonally at its highest within 12 inches of the surface for between 1 and 4 months during most years. The natural vegetation consists mostly of longleaf and slash pines and scattered live and laurel oaks. The understory includes saw palmetto, running oak, inkberry, fetterbush, creeping bluestem, chalky bluestem, lopsided indiagrass, pineland threawn, and wax myrtle.

**Felda and Manatee mucky fine sands, depressional (15)** – Felda and Manatee mucky fine sands, depressional are very poorly drained, nearly level soils found in depressions and are ponded if undrained. Typically, Felda soil has a surface layer of very dark grayish brown mucky fine sand about 4 inches thick. The subsurface layer is light brownish gray and gray fine sand to a depth of about 28 inches. The subsoil is grayish brown sandy clay loam and gray loam fine sand to a depth of about 46 inches. The substratum is light gray fine sand to a depth of about 80 inches. Typically, Manatee soil has a surface layer that is about 19 inches thick consisting of black mucky fine sand in the upper part and very dark gray loamy sand in the lower part. The subsoil goes to a depth of about 50 inches and consists of dark gray sandy loam in the upper part and dark gray fine sandy loam in the lower part. The substratum is gray loamy fine sand to a depth of about 80 inches.

In most years, the undrained areas of these soils are ponded for 6 to 9 months of the year. The natural vegetation consists of mixed stands of cypress, red maple, sweetgum, blackgum, sweetbay, and cabbage palm. The understory includes cutgrass, maidencane, sawgrass, sedges, ferns, and other water-tolerant grasses.

**Myakka and EauGallie fine sands (20)** – Myakka and EauGallie fine sands are poorly drained, nearly level soils found on broad plains in the flatwoods. Typically, Myakka soil has a surface layer of black fine sand about 5 inches thick. The subsurface layer is light gray fine sand to a depth of about 28 inches. The upper part of the subsoil is black fine sand to a depth of about 30 inches and the lower part is dark brown fine sand to a depth of about 45 inches. The substratum is brown fine sand to a depth of about 80 inches. Typically, EauGallie soil has a surface layer of dark gray fine sand to a depth of about 5 inches thick. The subsurface layer is light gray fine sand to a depth of about 18 inches. The upper part of the subsoil is black and dark brown fine sand to a depth of about 37 inches, the middle layer is light brownish gray fine sand to a depth of about 41 inches, and the lower part is a very pale brown sandy clay loam to a depth of about 60 inches. The substratum is light brownish gray loamy sand that has pockets of fine sand and sandy loam to a depth of about 80 inches.

The water table is seasonally at its highest within 12 inches of the surface for between 1 and 4 months during most years. The natural vegetation consists mostly of longleaf and slash pines and live and laurel oaks. The understory includes lopsided indiagrass, inkberry, saw palmetto, pineland threeawn, wax myrtle, bluestem, panicum, and other grasses.

**Nittaw mucky fine sand, depressional (21)** – Nittaw mucky fine sand, depressional, is a very poorly drained, nearly level soil found in depressions, freshwater marshes, and swamps. Undrained areas are ponded. Typically, this soil has a surface layer that is about 10 inches thick consisting of an upper part that is black mucky fine sand and black fine sand in the lower part. The subsoil is very dark gray sandy clay in the upper part and dark gray sandy clay in the lower part, extending to a depth of about 50 inches. The substratum is light gray fine sand to a depth of about 80 inches.

In most years, the undrained areas of these soils are ponded for 6 to 9 months of the year except during extended dry periods. The natural vegetation consists of pond cypress, red maple, sweetbay, and blackgum. The understory includes wax myrtle, greenbrier, wild grape, and other water-tolerant forbs and grasses.

**Nittaw, Okeelanta, and Basinger soils, frequently flooded (23)** – Nittaw, Okeelanta, and Basinger soils, frequently flooded are poorly to very poorly drained, nearly level soils found on flood plains and are frequently flooded following prolonged rains. Nittaw and Okeelanta soils are very poorly drained and Basinger soils are poorly to very poorly drained. Typically, Nittaw soil has a surface layer of black muck that is about 4 inches thick that is underlain by black mucky fine sand to a depth of about 9 inches. The subsoil is very dark gray, dark gray, and gray clay to a depth of about 80 inches. Typically, Okeelanta soil has a surface layer of black muck about 42 inches thick underlain by black and light gray fine sand to a depth of about 80 inches. Typically, Basinger soil has a surface layer of very dark gray sand about 4 inches thick. The subsurface layer is light brownish gray fine sand that has mottles to a depth of about 22 inches. The subsoil is light brownish gray and very dark brown fine sand to a depth of about 38 inches. The substratum is gray fine sand to a depth of about 80 inches.

The water table is seasonally at its highest within 12 inches of the surface but the soils are subject to frequent flooding during periods of heavy rains. The natural vegetation consists mostly bald cypress, red maple, sweetgum, cabbage palm, water oak, and hickory. The understory includes wax myrtle, Carolina willow, cattail, and other water-tolerant grasses.

**Pineda fine sand (25)** – Pineda fine sand is a poorly drained, nearly level soil found on low hammocks, poorly drained drainage ways, and in sloughs. Typically, this soil has a surface layer of black fine sand about 2 inches thick which is underlain by light gray sand to a depth of about 18 inches. The upper part of the subsoil is pale brown fine sand to a depth of about 26 inches and the lower part is dark gray sandy loam with about 20 percent tongues of light gray fine sand to a depth of about 68 inches. The substratum is greenish gray loamy sand mixed with shell fragments to a depth of about 80 inches.

In most years, the water table reaches its seasonable high within 12 inches of the surface for 2 to 6 months. However, the water table may be above the surface for short periods of time during heavy rainfall. The natural vegetation consists mostly cabbage palm, scattered longleaf pine, and slash pine. The understory includes wax myrtle, blue maidencane, chalky bluestem, bluejoint panicum, scattered saw palmetto, pineland threeawn, and various weeds and grasses.

**Udorthents, excavated (26)** – Udorthents, excavated (also called borrow pits) are areas of unconsolidated or heterogeneous soil and geologic materials which have been removed mainly for road construction or fill material. Most areas of Udorthents, excavated are between 5 and 40 feet deep and may be seasonally ponded at the bottom or hold water.

**Pompano fine sand, occasionally flooded (28)** – Pompano fine sand, occasionally flooded is a poorly drained, nearly level soil found on flood plains. Typically, this soil has a surface layer of gray sand about 4 inches thick. The underlying material is pale brown and light gray fine sand to a depth of about 80 inches.

In most years, the water table reaches its seasonable high within 12 inches of the surface for 2 to 6 months. However, the water table may be above the surface for short periods of time during heavy prolonged rainfall. The natural vegetation consists mostly of cypress, longleaf pine, slash pine, cabbage palm, and laurel oak. The understory includes max myrtle, inkberry, scattered saw palmetto, blue maidencane, pineland threeawn, sand cordgrass, low panicum, and various weeds and grasses.

**St. Johns and EauGallie fine sands (29)** – St. Johns and EauGallie fine sands are poorly drained, nearly level soils found on low broad plains in the flatwoods. Typically, St. Johns soil has a surface layer of black fine sand about 12 inches thick and underlain by gray fine sand to a depth of about 22 inches. The subsoil is black and very dark gray fine sand to a depth of about 54 inches. The substratum is grayish brown fine sand to a depth of about 80 inches. Typically, EauGallie soil has a surface layer of black fine sand about 3 inches thick and underlain by light gray fine sand to a depth of about 17 inches. The upper part of the subsoil is very dark gray and pale brown fine sand and the lower part is grayish brown sandy loam extending to a depth of 73 inches. The substratum is gray loamy sand to a depth of about 80 inches.

The water table is seasonally at its highest within 12 inches of the surface for between 1 and 4 months during most years. The natural vegetation consists mostly of longleaf pine and slash pine. The understory includes lopsided indiagrass, inkberry, saw palmetto, pineland threeawn, wax myrtle, bluestem, panicum, and other grasses.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (31)** – Tavares-Millhopper fine sands, 0 to 5 percent slopes are moderately well drained, nearly level to gently sloping soils found on low ridges and knolls in the uplands. Typically, Tavares soil has a surface layer of very dark grayish brown fine sand about 6 inches thick. The underlying material is yellowish brown, light yellowish brown, very pale brown, and white fine sand to a depth of about 80 inches. Typically, Millhopper soil has a surface layer of gray fine sand about 7 inches thick and underlain by very pale brown and pale brown fine sand to a depth of about 45 inches. The upper part of the subsoil is very pale brown sandy loam to a depth of about 54 inches and the lower part is light gray sandy clay loam to a depth of about 80 inches.

The water table reaches its seasonal high between 36 to 60 inches below the surface for 2 to 6 months. The natural vegetation consists mostly of laurel oak, turkey oak, live oak, slash pine, and longleaf pine. The understory includes creeping bluestem, lopsided indiagrass, panicum, and pineland threeawn.

**Urban land, 0 to 12 percent slopes (34)** – Urban land, 0 to 12 percent slopes is a miscellaneous area covered by urban facilities including shopping centers, parking lots, industrial buildings, houses, streets, sidewalks, and airports. The natural soil cannot be observed and the depth to seasonal high water table is dependent on the functionality of established drainage systems.

## 4.0 Methodology

FDOT PD&E guidelines (Chapter 22, January 17, 2008 revision) were followed to assess potential contamination. Per these guidelines, current land use and potential contaminants were identified, and all available regulatory agency records were consulted.



A detailed site inspection was conducted of the I-4 corridor and proposed pond sites in May, June, July, and October 2013, and April 2015. Prior to the site inspection, a review of the Florida Department of Environmental Protection (FDEP) Oculus Database was conducted to determine locations of contaminated sites. Sanborn Fire Insurance maps were not reviewed since the project area was rural in nature during the time that they were printed. The corridor was inspected along the ROW via vehicular survey. The survey also included a limited visual inspection of the adjacent properties and properties within ½ a mile of the roadway. Pond sites were inspected via pedestrian transects. Any observed potential hazardous or petroleum sources were noted and can be found in the Results section (**Section 5.0**). A comprehensive list of potential contamination sites is provided in **Table 1**.

Known and potential contamination sites along the I-4 project corridor were recorded on aerial maps (See Contamination Site Location Maps, **Figure D**, in **Appendix A**). Photographs of properties within the 0.5 mile radius with reported contamination as well as properties with potential contamination were taken to document site conditions within the study area (see Contamination Site Photographs, **Appendix B**).

Although the I-4 and State Road 434 interchange improvements will be constructed under the I-4 Ultimate project located to the south of this project, the study area for this project incorporates this interchange as the beginning point for this CSER. This was done to provide insight regarding potential contamination issues that may exist in the vicinity should any potential pond sites required for this project be included within those areas. Identified contamination sites within the standard search distances that occur within these areas are noted in the descriptions.

Aerial photos from 1940-2013 were reviewed to identify any potential activities that may indicate that contamination from hazardous or petroleum substance generation, storage, or transportation may have occurred within the project area. Historic aerial photographs were reviewed using the State University System of Florida, Publication of Archival Library & Museum Materials website. Examples of the aerial flights over the project corridor from 1947–1994 can be found in **Appendix C**.

This CSER incorporates the FDEP's Oculus Database Information to identify available regulatory agency information pertaining to hazardous materials. The following files were searched for any sites with hazardous or petroleum material records and/or violations: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Toxic Site Directory (TSD), Generators (GEN), Emergency Response Notification System (ERNS), National Priority List (NPL), Resource Conservation and Recovery Information System (RCRIS), Facility Index System (FINDS), RCRA Administrative Action Tracking System (RAATS), Registered Underground Storage Tanks (UST), Leaking Registered Underground Storage Tanks (LUST), Toxic Release Inventory (TRI), State Superfund Sites, Solid Waste Facilities, and Seminole County records.

A contamination potential rating for each potential pond site is listed in **Table 2** and that of each property within the proposed project limits is listed in **Table 3 (Section 8.0)**. The contamination rating system is divided into four degrees of risk: No, Low, Medium, and High. This system expresses the degree of concern for potential contamination problems based upon the available information. Known problems may not necessarily present a high cause for concern if the regulatory agencies are aware of the situation and actions, where necessary, are either complete or are underway, and these actions will not have an adverse impact on the proposed project. Definitions of the risk ratings are as follows:



- **No risk:** This rating means that after review of available information, there was nothing to indicate that contamination would be a problem. It is possible that contaminants could have been handled on the property; however, all information indicates problems should not be expected.
- **Low risk:** This rating means that the former or current operation has a hazardous waste generator identification number, or deals with hazardous materials; however, based on all the available information, there is no reason to believe there would be any involvement with contamination in relation to the project.
- **Medium risk:** This rating means that after reviewing all available information, indications were found that identify known soil and/or water contamination and that the problem does not need remediation, is being remediated, or that continued monitoring is required.
- **High risk:** This rating means that after review of all available information, there is a potential for contamination problems. Further assessment would be required after alignment selection to determine the actual presence or absence and/or levels of contamination and the need for remedial action.

During the course of field investigations and research, interviews with available property owners, site managers, and a representative of the FDEP were conducted to ascertain any additional relevant information to assist with the evaluation of potential risk ratings.

## 5.0 Results

### 5.1 Corridor Land Uses

**Residential (1000-1300)** – This range of land use codes consists of areas containing low, medium, and high density residential housing. These areas are found on both sides of the right-of-way from the vicinity of State Road 434 to just south of Emma Oaks Trail, west of the right-of-way from the vicinity of East Crowley Circle to Lake Mary Boulevard, small town home communities along International Parkway, at the south end of North Oregon Street, and along the west of the right-of-way, south of Orange Boulevard. The most densely populated areas are in the Huntington Pointe Subdivision south of Emma Oaks Trail, the Notting Hill Condominiums off of Lake Mary Boulevard, and several town home communities.

**Commercial and Services (1400)** – This land use was observed over a large portion of the project corridor along State Road 434, West Lake Mary Boulevard, County Road 46A, and State Road 46. It includes numerous types of businesses in malls, strip malls and as stand-alone establishments along the corridor. Numerous automobile dealerships are located between County Road 46A and just north of State Road 46.

**Retail Sales and Services (1410)** – This land use was observed over a large portion of the project corridor which consisted of office complexes, shopping centers, and other service/retail oriented businesses along the adjacent roadways. Big-box stores like Gander Mountain, Home Depot, Target and Sam’s Club are located along the corridor, and numerous other stores and restaurants can be found from Lake Mary Boulevard to State Road 46.

**Professional Services (1430)** – Medical offices, dental offices, veterinary offices, banks, and other professional offices are located throughout the corridor, primarily at the State Road 434 interchange and between Lake Mary Boulevard and State Road 46.

**Tourist Services (1450)** – There are a number of hotels located along the corridor, especially along Greenwood Boulevard to the east of I-4, at Lake Mary Boulevard, and at the County Road 46a and State Road 46 Interchanges.

**Institutional (1700)** – This land use consists of schools and institutions such as ITT Technical Institute, Wekiva Christian School, and The Remington College of Nursing.

**Improved Pasture (2110)** – This category of land use consists of land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. A large swath of land on the western side of I-4 between the State Road 417 interchange and State Road 46 has been converted to improved pasture.

**Herbaceous- Dry Prairie (3100)** – This land use consists of open, dry treeless areas containing grasses, forbs, sedges, rushes and other herbaceous vegetation. This habitat was observed within several areas between State Road 434 and EE Williamson Blvd.

**Pine Flatwoods (4110)** – This land use consists of natural pine flatwoods, and is located along I-4 between State Road 46 and US 17/92.

**Hardwood-Conifer Mixed (4340)** – Vegetation within this land use consisted of oaks, pine, and other species with no clear canopy dominance between hardwoods and conifers. Several patches were observed between State Road 434 and Lake Mary Boulevard.

**Reservoirs (5300)** – This land use designates all retention ponds and other artificial impoundments used for irrigation and flood control along the project corridor and within residential developments.

**Cypress (6210)** – Dominant vegetation consisted of cypress and was observed at US 17/92 along Lake Monroe and the St. Johns River.

**Freshwater Marsh (6410)** – Vegetated non-forested wetlands usually defined to low-lying areas or depressions in the landscape can be found adjacent to the roadway in several places between State Road 434 and Lake Mary Blvd. and within the interchanges at Lake Mary Boulevard and US 17/92.

**Roads and Highways (8140)** – This land use designates all major and minor roads throughout the project corridor.

**Water Supply Plants (8330)** – There is a water supply plant west of the westbound lanes of I-4 north of Lake Mary Boulevard off of International Parkway.

**Sewage Treatment Facilities (8340)** – There is a sewage treatment facility east of I-4 between State Road 434 and EE Williamson Boulevard.

## 5.2 Site Observations

Detailed field reviews were conducted within the I-4 right-of-way and the proposed pond sites to determine if illicit dumping had occurred. The existing and proposed pond sites were reviewed to determine if any adjacent properties had caused contamination impacts to those sites. Site reconnaissance of properties within and adjacent to the corridor up to ½ mile away were inspected and photographed.

The existing unpaved right-of-way within the project corridor consists primarily of areas of maintained grass. The right-of-way is lined with intermittent patches of landscaped vegetation, as well as other smaller areas of natural vegetation. Some forested areas occur within the interchange around US 17/92, but these are not connected to systems outside of the right-of-way.

The project is developing alternatives for the proposed expansion, all of which will be assumed to impact the existing right-of-way in its entirety. In order to achieve the goals of the project (expansion to 6 general use lanes plus 4 express lanes), the designers must utilize as much of the existing right-of-way as possible, though the potential for the need to acquire minimal amounts of additional right-of-way for the improvements remains. New right-of-way for some pond sites may be required as the existing right-of-way does not contain sufficient areas to provide the necessary treatment and retention, along with the capacity expansions.

Thirty-one (31) potential stormwater management facilities were evaluated for this segment, ten (10) are existing facilities which were previously permitted and are not being modified or enlarged to meet the requirements of the project. Fifteen (15) are existing facilities which were previously permitted and are being modified or enlarged to meet the requirements of the project. Five (5) new pond sites and one (1) new swale are proposed in several areas and are described in detail below. The proposed pond sites are depicted on the Land Use and Habitat Coverage Maps (See **Figure B**, in **Appendix A**). A contamination potential rating for each pond site within the proposed project limits is given in the description that follows and listed in **Table 2 (Section 8.0)** using the same system for ranking other contamination sites as described in the methodology above.

#### Pond Site HH

Pond Site HH is located north of the SR 434 interchange, on the east side of the right-of-way opposite the westbound rest area. This is an existing pond site. The existing site is a stormwater catchment pond dominated by Bahia grass with mixed herbaceous species. The eastern portion of the pond site is composed of planted pines, some laurel oak, and a few planted cypress trees. A row of wax myrtle is present along the western portion of the pond site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site II

Pond Site II is located north of the SR 434 interchange, at the northern part of the westbound rest area. This is an existing stormwater facility consisting of three separate basins. The existing site is partially the paved ramp for the entrance to the rest area and partially the existing stormwater feature. The site is dominated by Bahia grass with mixed herbaceous species and several pines and oaks along the ramp. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 300

Pond Site 300 is located north of the SR 434 interchange, and south of the eastbound rest area on the east side of the right-of-way. A pond is already present on the site, but expansion of the pond into the forested area to its east is proposed. The current pond site is dominated by Bahia grass with mixed herbaceous species. The area for the proposed expansion of the pond site consists primarily of oak forest. No obvious signs of contamination were observed in the field for this site. However, this pond site is partially within the delineated Groundwater Contamination Plume #59263136 (Site # 41) for ethylene dibromide (EDB). Because pond excavation may encounter this contamination plume, this pond site was given a **MEDIUM RISK** rating.

#### Pond Site FPC 300A (Recommended)

Pond Site FPC 300-A is located north of the SR 434 interchange, and south of the eastbound rest area on the east side of the right-of-way. The site is proposed as a new floodplain compensation pond. The majority of the site is forested with oaks, but a patch of cleared sand and Bahia grass is located at the northwest corner of the proposed site. The terrain is sloping from southeast to northwest. Several items were discovered at the southwest corner of this proposed pond site,

including at least two empty, severely rusted 55 gallon drums that contained unknown materials, the remains of a car battery, and various discarded metal parts. No distressed vegetation was observed, but there is a potential for contamination to be present at the site from the old drums. This site is also adjacent to the delineated Groundwater Contamination Plume #59263136 (Site # 41) for ethylene dibromide (EDB). This pond site was given a **MEDIUM RISK** rating due to there being discarded items at the site that may have discharged unknown materials to the soil, and its proximity to a known EDB plume which may be encountered during pond excavation.

#### Pond Site FPC 300B

Pond Site FPC 300-B is located north of the State Road 434 interchange and south of the eastbound rest area on the west side of the right-of-way. The site is proposed as a floodplain compensation pond. The pond is located behind residential houses on Sunshine Tree Boulevard and just south of the soccer field at Markham Woods Church and Christian Academy. The area is primarily forested with oak and cabbage palm, but is very overgrown with air potato vines. This pond site is fully within the delineated Groundwater Contamination Plume #59263136 (Site # 41) for ethylene dibromide (EDB) which may be encountered during excavation pond. Therefore, this pond site was given a **MEDIUM RISK** rating.

#### Pond Site 301

Pond Site 301 is located north of the State Road 434 interchange at the south end of the eastbound rest area on the east side of the right-of-way. An expansion of the pond has been proposed. The pond site is primarily maintained Bahia grass, but is mostly surrounded by oak dominated forest and patches of planted palmettos. An area to the east of the pond site appeared to have been excavated and had dumped yard debris, but no obvious signs of contamination were observed. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 302

Pond Site 302 is located north of the State Road 434 interchange, across the roadway from the eastbound rest area on the west side of the right-of-way. An expansion of the existing pond has been proposed. The pond site is primarily maintained Bahia grass, with several oak trees growing in the southwest corner of the site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 303A1 (Recommended)

Pond Site 303-A1 is located south of the interchange with Lake Mary Boulevard, just north of the eastbound rest area, on the east side of the right-of-way. This site is part of a proposed expansion of the existing Pond Site 303-A2. The site consists of un-maintained Bahia grass and other herbaceous species. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 303A2

Pond Site 303-A2 is located south of the interchange with Lake Mary Boulevard, just north of the eastbound rest area, on the east side of the right-of-way. This is an existing pond that had been proposed to be re-graded and possibly combined with Pond Site 303-A1 as described above. The pond site is entirely mowed Bahia grass. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 303B2

Pond Site 303-B2 is located south of the interchange with Lake Mary Boulevard, just north of the eastbound rest area, on the west side of the right-of-way. This is a proposed new pond site. The site is generally sloping up-gradient to the northeast and is primarily vegetated with maintained Bahia, mixed weed species, and scattered cabbage palms. A billboard is present on the site, and there is an unmaintained asphalt service road that leads from the south side of the site to the

middle. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 304

Pond Site 304 is located south of the interchange with Lake Mary Boulevard, on the west side of the right-of-way. This is an existing pond proposed to be enlarged and re-graded. The pond site is entirely maintained Bahia grass. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Sites 305 and 305A

Pond Sites 305 and 305A are located within the interchange with Lake Mary Boulevard, in the southeast quadrant. This is an existing pond that has been proposed to be expanded and split into two ponds. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The bottom of the pond, which was dry and had been mowed when it was observed, consists of torpedo grass, arrowhead, and pennywort. This site has shallow standing water during periods of heavy rainfall. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 306

Pond Site 306 is located within the interchange with Lake Mary Boulevard, in the northwest quadrant. This is an existing pond that has been proposed to be enlarged and reconfigured. The pond site is primarily maintained Bahia grass, with some planted live oak and cabbage palm along the margins of the pond site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 307

Pond Site 307 is located along the eastern edge of the right-of-way, north of Lake Mary Boulevard, in an undeveloped area. This is an existing pond and no modifications or expansions are proposed. There is evidence that the site is being used by off-road recreational vehicles as a driving area. The pond is mostly exposed dirt with Bahia grass, but the surrounding berm is heavily vegetated with Bahia grass and various weed species. An abandoned jet-ski was observed at the site, but it appeared to be only the hull and did not contain its engine. The location of this site is very close to the Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson (Site #155) abandoned drum site, which is a potential contamination issue involving heavy metals. Numerous groundwater monitoring wells are located in close proximity to this pond site, and any future modification to the site should not be conducted until further investigations have been completed. This pond site is rated **HIGH RISK** due to its proximity to a known contamination site.

#### Pond Site 308

Pond Site 308 is located along the eastern edge of the right-of-way, north of Lake Mary Boulevard, in an undeveloped area. The existing pond has been proposed to re-graded and enlarged. There is evidence that the site is being used by off-road recreational vehicles as a driving area. The existing pond primarily consists of un-maintained Bahia grass and various weed species with some wax myrtle and saltbush. The pond is proposed to be expanded to the north and northeast of the existing pond into an area of abandoned citrus grove which is primarily composed of live oak, cabbage palm, fallow citrus trees and Brazilian pepper with patches of mixed weedy vegetation. The location of this site is very close to the Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson (Site #155) abandoned drum site, which is a potential contamination issue involving heavy metals. Numerous groundwater monitoring wells are located in close proximity to this pond site, and any future modification to the site should not be conducted until further investigations have been completed. This pond site is rated **HIGH RISK** due to its proximity to a known contamination site.

Pond Site 309

Pond Site 309 is located within the interchange with CR 46A, in the southwest quadrant. This is an existing pond which has been proposed to be re-graded and expanded. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The pond is almost entirely surrounded by cattails, torpedo grass, and a few willow. Hydrilla and white water lily was observed in portions of the open water. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 310

Pond Site 310 is located within the interchange with County Road 46A, in the southeast quadrant. This is an existing pond proposed to be enlarged and re-graded. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The pond is almost entirely covered with cattails and white water lily, with some willow and primrose along the edges. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 311

Pond Site 311 is located within the interchange with County Road 46A, in the northeast quadrant. This is an existing pond proposed to be re-graded. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The majority of the pond is open water, but it is mostly surrounded by cattails, with patches of torpedo grass and white water lily. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 312

Pond Site 312 is located south of the interchange with State Road 46, on the west side of the right-of-way. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The pond is mostly open water with a few patches of willow, cattail, and torpedo grass along the edges. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 313

Pond Site 313 is located within the interchange with State Road 46, in the northwest quadrant. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The pond is mostly open water with a few patches of cattail, alligator weed, and torpedo grass along the edges. Some submerged patches of hydrilla were observed along the edges of the pond. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 313A

Pond Site 313A is located within the interchange with State Road 46, in the northwest quadrant. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The pond is mostly open water with sparse patches of cattails, alligator weed, and torpedo grass along the edges. Some submerged patches of hydrilla were observed along the edges of the pond. Therefore, this pond site was given a **LOW RISK** rating.

Swale 313A

Swale 313A is located at South Oregon Avenue, just south of North Towne Road, to the east of the roadway. This is a proposed new swale. The existing site is primarily paved roadway with some landscaped vegetation to the east and a mix



of grasses, sedges, and various weedy herbaceous species on either side of the South Oregon Avenue. No obvious signs of contamination were observed in the field for this site. This proposed swale is in close proximity to the former site of Stuckey's Pecans Shoppe (Site #213), which is a listed contamination site, but no discharges were ever reported and was not found to have contamination above the target levels based on groundwater and soil samples analyzed after the closing of the facility. This proposed swale is just southwest of three sites listed as medium risk based on contamination monitoring or vague records regarding cleanup measures. Sites #218, #219, and #220 all have medium risk ratings and are within 0.05 miles of the proposed swale. Potential petroleum contamination from former businesses at this location could potentially lead to contamination at the proposed swale site. Therefore, this pond site was given a **MEDIUM RISK** rating.

#### Pond Site 314

Pond Site 314 is located north of the interchange with State Road 46, on the east side of the right-of-way. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of mowed Bahia grass and other herbaceous species. The perimeter of the pond is primarily cattail, and the rest of the pond is almost entirely hydrilla, which can be seen from the surface. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 315

Pond Site 315 is located north of the interchange with State Road 46, on the west side of the right-of-way along North Oregon Street. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of unmaintained Bahia grass and other herbaceous species. Some patches of cogon grass was observed along the dry edges of the pond. The perimeter of the pond is almost entirely cattails, and a large percentage of the rest of the pond is hydrilla. There is a high likelihood for wildlife occurrence on this proposed pond site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 316

Pond Site 316 is located south of the interchange with US 17/92, on the east side of the right-of-way along North Elder Road. This is an existing pond and no modifications or expansions are proposed. The sloped rim of the pond primarily consists of unmaintained Bahia grass and other herbaceous species. There is a swath of open water completely around the edge of the pond, but the rest of the pond consists almost entirely of cattails. There is a high likelihood for wildlife occurrence on this proposed pond site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

#### Pond Site 317A

Pond Site 317A is located west of the roadway at the US 17/92 interchange. This is an existing pond that is proposed to be enlarged. The existing site is composed partially of the exit and entrance ramps of I-4 westbound, and existing stormwater pond, and an area of floodplain forest. The ramps are bordered by landscaped bushes and trees with mowed grasses. The existing pond is primarily open water surrounded by cattail, primrose, willow, and sedges with mowed grasses along the berms and near the roadway. The floodplain forest area comprises approximately the northern half of the proposed pond site and is composed primarily of cabbage palm with some live oak, red maple, slash pine, sweetgum, and hackberry. Some cypress trees are located in the wetland towards the northeast of the proposed pond site. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.



Pond Site 317B

Pond Site 317B is located east of the roadway in the southwest quadrant of the intersection of the eastbound I-4 ramp and Monroe Road with US 17/92. This pond site consists of two separate existing basins and no modifications or expansions are proposed. The existing basins are composed of open water with a mix of cattail, reeds, sedges, torpedo grass, primrose, fire flag, and alligator weed encroaching from the margins. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 317C

Pond Site 317C is located east of the roadway between Orange Boulevard and the ramps from Monroe Road to eastbound I-4, just north of the railroad tracks. This is an existing pond which is proposed to be modified. The existing pond is almost entirely vegetated with primrose and willow, with heavy growth of planted cypress, broomsedge, and salt bush growing along the edges. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 318A

Pond Site 318A is located east of the roadway north of School Street. This is an existing pond which is proposed to be modified. The existing pond is composed of open water with heavy growth of hydrilla, a mix of primrose, torpedo grass, cattail, and alligator weed growing in a thick band along the edges, and mowed Bahia grass on the sloped banks. No obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

Pond Site 318B

Pond Site 318B is located east of the roadway along the eastern side of Monroe Street, to the north of School Street. This is a proposed new pond site. The existing site is composed of patches of open unmaintained grasses and dog fennel with areas of thick vegetation composed primarily of salt bush, castor bean, and blackberry. This proposed pond site is in the approximate location of the former site of Jean's Furniture (Site #279), which is listed as a potential contamination site, based on the removal of a UST. No contamination was found in relation to the UST which was removed from the site and soil and groundwater samples were not found to have contamination in excess of the acceptable standards. Although this is a listed contamination site, there have been no recorded discharges at the site, the UST was removed in good condition, no evidence of contamination was discovered in the environmental samples, and no obvious signs of contamination were observed in the field for this site. Therefore, this pond site was given a **LOW RISK** rating.

### 5.3 Adjacent Properties

A total of two hundred ninety four (294) sites or properties within 0.50 miles of the current I-4 right-of-way and proposed pond sites were identified by searches in the FDEP contamination database and by field inspections. **Table 1** lists a Stantec assigned site number corresponding with the facility name and location. The sites are numbered on aerial maps (See Figure D, in **Appendix A**) and pictured in their present condition (**Appendix B**) in order of south to north, west to east.

**TABLE 1 – POTENTIAL CONTAMINATION SITES LISTING**

Site #	Facility Name	Location
1	ScanDesign Building, listed as Danka Office Imaging Company	999 Douglas Ave.
2	Cordell, Mitchell MD OB/GYN	974 Douglas Ave.

Site #	Facility Name	Location
3	Former Site of The Pain Institute	978 Douglas Ave.
4	Vanderschaaf Chiropractic Clinic	982 Douglas Ave.
5	Private Residence listed as The Bumper Doctor of Orlando	952 Larson Dr.
6	Dr. Warren L Spencer DDS	994 Douglas Ave.
7	Groundwater Contamination Plume #59263142	I-4 / SR 434 Area
8	Grainger	1001 Douglas Ave.
9	Site listed as GQH Global Quality Healthcare	1000 Douglas Ave.
10	Sihle Insurance Group	1021 Douglas Ave.
11	3D Systems Inc.	2180 SR 434 Ste. 6160
12	Cal Comp and Seminole Sports Physical Therapy	2170 SR 434
13	Maitland Health Counseling SVC	1173 Spring Center S. Blvd.
14	Porter Orthodontics	1097 Douglas Ave.
15	Multiple Doctors' Offices A	1180 Spring Center S. Blvd.
16	Tranz Nails & Spa	1185 SR 434
17	Oh, Cheryl I MD	2137 SR 434
18	Waste Pro of Florida Inc.	2101 SR 434
19	Rolling Hills Golf Club	1749 Art Hagan Pl.
20	7-Eleven Store #34851	2040 SR 434
21	Former Site of Exxon #4-5252	2010 SR 434
22	FDOT Right-of-Way, former Hess #09517	2005 SR 434
23	Joel Crossman	110 Kristen Cove
24	Former site of BP #15312	1998 SR 434
25	Sanlando United Methodist Church, listed as Julie Tomlin	1890 SR 434
26	Former Site of Mobil #11256	1999 SR 434
27	Former Site of R & R Truck Sales Inc.	1855 SR 434
28	Private Residence listed as Class Act Clean and Laundry Service	303 Raven Rock Ln.
29	Private Residence listed as Magic Triangle	106 Ichabod Tr.
30	Site listed as Medic 7 Transport	147 Springwood Cir.
31	Capital Cleaners, formerly Brantley 2 Tailoring & Dry Cleaning	1498 SR 434
32	Former Site of Comfortable Care Dental Group	1490 SR 434
33	Former Site of Alliance Medical Group Inc.	1450 SR 434
34	Private Residence listed as Randolph Gas Service	228 Charles St.
35	Private Residence Listed as Rainbow Pest Control Services	108 Lea Ave.
36	Watson Realty Corporation	1435 SR 434
37	Gerald Collier	104 Colonial Ln.
38	Lawrence Heath	107 Tarrytown Tr.
39	Private Residence Listed as Manny's Van Lines	101 Windmill Way
40	Utilities of Florida Des Pinar WTP & WWTP	125 Western Fork
41	Groundwater Contamination Plume #59263136	I-4 / EE Williamson Blvd. Area
42	A Touch of Class by Sandra	220 Tollgate Tr.

Site #	Facility Name	Location
43	Private Residence listed as Max Aarons Trucking	122 Des Pinar Ln.
44	Private Residence listed as David Gomez Towing	111 Sweetbriar Branch Blvd.
45	Cell Tower with Diesel Powered Generator A	1647 EE Williamson Rd.
46	Private Residence listed as Wood N Things	117 Hickory Tree Rd.
47	Private Residence listed as Desert Palms Trucking by Larry	139 Foxridge Run
48	Private Residence listed as Roger Bellow Jr. Transportation	111 Willow Tree Ln.
49	Markham Woods Cleaners, Metz Motor Cars, Vral Body Shop	1675 EE Williamson Rd.
50	Markham Woods Animal Hospital	1645 EE Williamson Rd.
51	Debra Alder Photography	1035 Edmiston Pl.
52	Ray Hemly's Painting	1621 Myrtle Lake Hills Rd.
53	Private Residence listed as Saint's 111 All Florida Sealcoat	1641 Rutledge Rd.
54	Bolling Farms	1900 Myrtle Lake Hills Rd.
55	Private Residence listed as Hagen Homes Inc.	1335 Myrtle Dr.
56	Cell Tower with Natural Gas Powered Generator A	Eastbound Rest Area at North End
57	Private Residence listed as Eyeseimages by Toya Flewellyn	1754 Markham Glen Cir.
58	Angel Crespo	1713 Pine Bay Dr.
59	Private Residence listed as K M Performance Parts & Accessories	1756 Pine Bay Dr.
60	Emerys Erection & Dismantling	2033 Crowley Cir.
61	Sprint-Nextel Lake Mary MSO	1150 Emma Oaks Tr.
62	Recotan Corporation A	1090 Emma Oaks Tr.
63	AREP Lake Mary	2452 Lake Emma Rd.
64	Leisure Bay Inc.	2452 Lake Emma Rd.
65	Myrtle Lake Progress Energy Substation	89 Skyline Dr.
66	Cell Tower with Natural Gas Powered Generator B	83 Skyline Dr.
67	Cell Tower with Diesel Powered Generator A	71 Skyline Dr.
68	Jon Feazell Civil War & Antiques	201 Spanish Oak Tr.
69	York International Corporation	37 Skyline Dr. Ste. 2108
70	Cell Tower with Diesel Generator B	54 Skyline Dr.
71	Sewage Treatment Facility Lake Mary	1130 Wailua Ln.
72	AT&T Mobility Location	500 Technology Park
73	Seminole County Public Schools, formerly Dorez Corporation	450 Technology Park
74	Island Dental Supply	525 Technology Park
75	Physician Associates of Florida PA	55 Skyline Ct.
76	AutoPower Corporation, formerly Ligonier Ministries and Perkin Elmer Corporation	400 Technology Park
77	WOFL TV	35 Skyline Dr.
78	Curascript Specialty Distribution	255 Technology Park
79	Faro Technologies	125, 150, 250 Technology Park
80	Wesco Turf Supply	300 Technology Park
81	Private Residence listed as J A M Transportation Company	1895 Long Pond Rd.
82	Priority Healthcare Corporation	250 Technology Park

Site #	Facility Name	Location
83	Good Life Broadcasting	31 Skyline Dr.
84	Quantum Technology Inc.	108 Commerce St.
85	Florida Ear & Balance Center	1097 Sand Pond Rd.
86	Progressive Communication	1001 Sand Pond Rd.
87	Recotan Corporation B, formerly Calibron Inc.	2950 Lake Emma Rd.
88	Duke Energy	1150 Greenwood Blvd.
89	CSDV Limited Partnership	1101 Greenwood Blvd.
90	Florida Polymers Inc.	1000 Sand Pond Rd.
91	Spectrum Industries Inc.	1000 Sand Pond Rd. Ste. E
92	Scholastic Book Fairs	1080 Greenwood Blvd.
93	Lake Emma Corporate Office Park	3200 and 3210 Lake Emma Rd.
94	Filutowski Cataract and Lasik Institute and Lake Mary Surgical Center	1070 Greenwood Blvd.
95	Oakmonte Village	1021 Royal Gardens Cir.
96	AHS Information Services, formerly Sunbelt Systems Concepts Inc.	1035 Greenwood Blvd.
97	La Quinta Inn & Suites	1060 Greenwood Blvd.
98	Lake Mary Family Medicine and Pediatric Associates of Central Florida	109 Timberlachen Cir.
99	The Douglas Center and Access Transport Services Inc.	101 Timberlachen Cir.
100	Lake Mary Dental	114 Timberlachen Cir.
101	Homestead Studio Suites	1040 Greenwood Blvd.
102	Weeks Realty LP	1025 Greenwood Blvd.
103	Extended Stay America Florida Inc.	1036 Greenwood Blvd.
104	F Doio Painting by Frank Dori	240 Villa Di Este Ter.
105	Harold Kennedy	943 Bakewell Ct.
106	Private Residence listed as Painted Illusions	3617 Moss Pointe Pl.
107	Gander Mountain Company #350	3750 Flagg Ln.
108	Daniel Yachter	3577 Lake Emma Rd.
109	K Mart #3642	3639 Lake Emma Rd.
110	Swim 'N Fun Pool Supplies	3653 Lake Emma Rd.
111	Lake Mary Car Wash and Oil Change	3720 Lake Emma Rd.
112	Quality Images 1 HR Photo	3725 Lake Emma Rd.
113	Town-N-Country Cleaners	3729 Lake Emma Rd.
114	Frank Elaty MD	3859 Lake Emma Rd.
115	Dainty Nails & Spa	3863 Lake Emma Rd.
116	Albertsons #4363 Photo Lab	3765 Lake Emma Rd.
117	Lake Mary Companion Animal Hospital	3895 Lake Emma Rd. Ste. 137
118	#1 Nails	3895 Lake Emma Rd. Ste. 155
119	The Clothes Doctor, formerly Dry Clean World	3895 Lake Emma Rd. Ste. 167
120	Miscellaneous Debris Pile	Southeast Quadrant of I-4/W Lake Mary Blvd. Interchange
121	Lake Emma Dental LLC	3809 Lake Emma Rd.

Site #	Facility Name	Location
122	Regency Health	1210 S International Pkwy.
123	First Class Cleaners	1210 S International Pkwy. Ste. 130
124	Elite Nails and Spa	1210 S International Pkwy. Ste. 134
125	Elasto Plastic Surgery	1210 S International Pkwy. Ste. 174
126	Walgreens #5245	1201 S International Pkwy.
127	7-Eleven Store #34871, formerly Exxon Service Station #4-0181	4705 W Lake Mary Blvd.
128	The Pantry #2003/Handy Way Food Store #2003	4625 W Lake Mary Blvd.
129	Tires Plus	860 Sun Dr.
130	Chevron Lake Mary PC #132	850 Sun Dr.
131	Circle K #2708971, formerly BP Amoco #60332	4410 W Lake Mary Blvd.
132	Ecco Nails & Spa	4300 W Lake Mary Blvd.
133	Winn Dixie #2380	120 International Pkwy.
134	Multiple Doctors' Offices B	120 International Pkwy.
135	Dryclean R US, formerly DryClean USA #11522	100 International Pkwy. Ste. 114
136	CVS Pharmacy #3920	100 International Pkwy Ste. 130
137	Shell Lake Mary, formerly Exxon #4-0375	175 International Pkwy.
138	Home Depot #0264	4800 W Lake Mary Blvd.
139	Banfield Pet Hospital of Lake Mary	4550 W Lake Mary Blvd.
140	Goodyear Action Gator Tire	4416 W Lake Mary Blvd.
141	Primera Office Park including Duke Energy North America LLC	Primera Blvd. and Crescent Executive Ct.
142	Convergys IMG Inc. A	225 International Pkwy.
143	Convergys IMG Inc. B	285 International Pkwy.
144	Contravest Mangement Company	250 International Pkwy.
145	Convergys IMG Inc. C	287 International Pkwy.
146	Seminole County Heathrow WTP	350 International Pkwy.
147	Charmaine Ortiz DMD	635 Primera Blvd
148	Country Club at Heathrow Golf Course	1200 Bridgewater Dr.
149	Defalco Advertising Inc.	300 International Pkwy.
150	Bellsouth Telephone Inc. #39280	365 International Pkwy.
151	Lake Emma Animal Hospital	645 Primera Blvd.
152	SAP/MI Homes/Syniverse	400 International Pkwy.
153	American Automobile Association	1000 AAA Dr.
154	Emergency Generator on International Parkway	E side of International Pkwy. by AAA
155	Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson	400 Rinehart Rd.
156	Maria Tartibi	440 Saint Charles Ct.
157	Chase Bank	550 International Pkwy.
158	Cell Tower with Natural Gas Powered Generator C	923 Wallace Ct.
159	Seminole State College	1055 AAA Dr.
160	Lake Mary Fire Station 37	911 Wallace Ct.
161	Porter Paints	590 Rinehart Rd.

Site #	Facility Name	Location
162	Florida Vein Care and Cosmetic Center	580 Rinehart Rd. Ste. 110
163	Dr. Kevin T Bonn DMD	570 Rinehart Rd. Ste. 110
164	Logan Eye Care LLC , formerly Lake Mary Chiropractic Center, Skyemed, and Sphynx Health Inc.	560 Rinehart Rd.
165	Dunn Cordoba and Savastano Orthodontics	550 Rinehart Rd.
166	Precision Play Media Group	701 International Pkwy.
167	Charisma Media, formerly Numa Corporation	600 Rinehart Rd.
168	Seminole County Utilities Generator	End of AAA Dr.
169	21ST Century Insurance	640 Century Pt.
170	ABB Power T & D Company Inc.	655 Century Pt.
171	Symantec A	801 International Pkwy.
172	Colonial Center Heathrow 901 Building	901 International Pkwy.
173	Symantec B	1001 Heathrow Park Ln.
174	US Postal Service	800 Rinehart Rd.
175	Groundwater Contamination Plume #59263123	E of I-4 at SR 46
176	Leslie's Pool Supplies	815 Rinehart Rd.
177	Publix Super Market #833	825 Rinehart Rd.
178	For Your Nails plus Tan	857 Rinehart Rd.
179	Orchid Cleaners	865 Rinehart Rd.
180	CVS Pharmacy #3270	924 Rinehart Rd.
181	AT&T, formerly Bellsouth Telephone Inc. #301BH	1100 Business Center Dr.
182	Florida Cancer Specialists	917 Rinehart Rd. Ste. 2041
183	Marriott Orlando Lake Mary	1501 International Pkwy.
184	Golden Touch Dry Cleaners	7025 CR 46A
185	Oaklawn Funeral Home & Cemetery	600 CR 46A
186	Colonial Town Park Unlisted Sites	1125 Townpark Ave. Suites 1031 & 1051
187	Publix Super Market #1304	870 Village Oak Ln.
188	BNY Investment Management Services LLC	100 Colonial Center Pkwy.
189	Dr. Tim Tiralosi DMD	1125 Townpark Ave. Ste. 1061
190	Pershing LLC	300 Colonial Center Pkwy.
191	Sanford Infiniti	995 Rinehart Rd.
192	Autonation Acura	1001 Rinehart Rd.
193	Sam's Club #4785	1101 Rinehart Rd.
194	Sam's Gas #4785	1111 Rinehart Rd.
195	Platinum Nails & Spa	1173 Rinehart Rd.
196	Autonation Honda Sanford	1000 Rinehart Rd.
197	Mercedes-Benz of North Orlando	1100 Rinehart Rd.
198	David Maus Toyota	1160 Rinehart Rd.
199	Carmax #7247	901 Towne Center Blvd.
200	Seminole Powersports	1200 Rinehart Rd.

Site #	Facility Name	Location
201	David Maus Chevrolet	972 Towne Center Blvd.
202	Evolution Auto	1300 Rinehart Rd.
203	Granite Construction Company	601 Towne Center Blvd.
204	Target #1966	1201 WP Ball Blvd.
205	Koi Nails and Spa	2025 WP Ball Blvd.
206	Fields Chrysler Jeep Dodge Ram	750 Towne Center Blvd.
207	Sears Auto Center	450 Towne Center Cir.
208	Seminole Towne Center Mall	200 Towne Center Cir.
209	JSK Trucking Inc. Spill Site	Eastbound Lanes of I-4 West of W SR 46
210	Dillard's Department Store	300 Towne Center Cir.
211	Gateway Plaza, former Site of Northgate West, Seminole Farms Trust IV	101 Towne Center Blvd.
212	Autonation Ford Sanford	4911 Wayside Dr.
213	Former Site of Stuckey's Pecans Shoppe	201 N Towne Rd.
214	Top Dog Express Car Wash and Oil Change	1851 Rinehart Rd.
215	FPL Rinehart Substation	4465 W SR 46
216	Seminole County Fire Station #34	4905 Wayside Dr.
217	Cell Tower with Diesel Powered Generator E	4901 Wayside Dr.
218	IHOP Restaurant, formerly Mobil #02-DHW	125 S Oregon Ave.
219	7-Eleven Store #34832, formerly Mobil Service Station #02-D68, Mobil On-the-Run	5224 W SR 46
220	Cathy's Fruit Stand	101 Oregon Ave.
221	CVS Pharmacy #5195	4639 W SR 46
222	Tire Kingdom #121	4401 W SR 46
223	Pinch-A-Penny	4932 W SR 46 Ste. 1012
224	7-Eleven Food Store #33347	4900 W SR 46
225	FDOT Right-of-Way, former BP Amoco #60331	4800 W SR 46
226	Sunshine Food Mart #306, formerly Sunoco #0613-4043 and Speedway #9859	4730 W SR 46
227	Sunshine Food Mart #345, formerly Chevron #47968	4700 W SR 46
228	Days Inn #54	4650 W SR 46
229	Racetrac #686	4530 W SR 46
230	BJ's Wholesale Club #133 at West Lake Super Center	4270 W SR 46
231	Your Neighborhood Cleaners	4932 W SR 46 Ste. 1020
232	La Beaute Nails & Spa	4932 W SR 46 Ste. 1066
233	Seminole County Lake Monroe WTP	197 Hickman Dr.
234	Former Site of SMT Sanford LLC and ABB Inc.	201 Hickman Dr.
235	Mathews Associates Inc.	220 Power Court
236	Diamonds Electric Signs and Lighting	230 Power Ct. Ste. 150
237	PoliceCars Orlando	230 Power Ct. Ste. 140
238	A & S Electropolishing	230 Power Ct. Ste. 130
239	Cordeida Light, formerly Spun Brass Inc.	230 Power Ct Ste. 100
240	Former Site of Superior Screen Printing and Kid U Noting	230 Power Ct.



Site #	Facility Name	Location
241	Gas Facility at Andre Court	Andre Ct.
242	Former Site of Street Customz Inc., and Thoroughbred Powerboats Inc.	240 Power Ct. Ste. 148
243	Former Site of Macedo Motorsports	240 Power Ct. Ste. 140
244	Action Label Co Inc., formerly Gale Products Inc.	240 Power Ct. Ste. 132
245	Direct Furnishings, Duke Properties	240 Power Ct.
246	Furniture Design Gallery	219 Hickman Dr.
247	Oglesby Construction Inc., formerly Haley Construction Inc.	600 Hickman Cir.
248	Emulsion Engineering Inc., formerly Orlando Rivet & Manufacturing Company	260 Power Ct. Ste. 150
249	Five R Truck and Trailer	580 Hickman Cir.
250	Former Site of Highway Valets Inc.	216 Hickman Dr.
251	Circuitronics Corporation, formerly Environmental Technology Inc.	223 Hickman Dr.
252	Audi North Orlando	139 N Oregon St.
253	Bill Heard Chevrolet	135 N Oregon St.
254	Cell Tower with Diesel Powered Generator F	222 Hickman Dr.
255	Sanford Harley Davidson	620 Hickman Cir.
256	High Reach 2, formerly Nations Rent #61	615 Hickman Cir.
257	Life Gas	275 Hickman Dr.
258	Former Site of Mathews Associates Inc.	645 Hickman Cir.
259	Velocity Powerboats, formerly Yamaha Golf Cart Corporation	650 Hickman Cir.
260	Tecta America, formerly General Works LLC	588 Monroe Rd.
261	Art Sensations Inc., formerly Flo-Rite Paints Inc.	330 Hickman Dr.
262	Go Electronics, formerly J & S Ink	360 Hickman Dr.
263	Omega Medical Imaging, formerly Emtek Products INC and C & S X-Ray Systems	671 and 675 Hickman Cir.
264	Powerplay Motorsports	390 Hickman Dr.
265	Maronda Systems	4005 Maronda Way
266	RX Plus Pharmacy	582 Monroe Rd. Ste. 1412
267	Advantage Medical Systems LLC	4295 Church St.
268	Shields Environmental Inc.	4150 Church St. Ste. 1012
269	Omnicare of Central Florida	4150 Church St. Ste. 1030
270	Pro Build, formerly Maronda Systems	3872 Church St.
271	Wharton Smith Corporate Office	750 Monroe Rd.
272	Florida Rock Industries	4150 Maverick Ct.
273	Sanford Waterfront Economic Enhancement Area	Orange Blvd. & Monroe Rd.
274	Bass & Swaggerty Raymond	Church St. & Monroe Rd.
275	CSX Transportation Inc.	801 Sunrail Dr.
276	The Pantry #2406	4181 Orange Blvd.
277	Donnie Myers RV Service LLC	930 Monroe Rd.
278	La Mesa RV Center Inc.	4441 Orange Blvd.
279	Former Site of Jean's Furniture	999 Monroe Rd.
280	Miracle Marble and Acryl Group Inc.	1451 Kastner Pl.

Site #	Facility Name	Location
281	Florida Metal Polishing INC and Ocean State Production Services Inc.	1461 Kastner Pl.
282	The Briar Team	4500 & 4570 Orange Blvd.
283	Acme Metal	1430 Dolgner Pl.
284	Former Site of William L. Strop Auto Body	1480 Dolgner Pl. Ste. 100
285	Former Site of Rex Meyer Yachts Inc.	1470 Dolgner Pl. Ste. 100
286	Florida Detroit Diesel Allison North INC, formerly Coastal Power Products, Inc.	1500 Dolgner Pl.
287	Seminole County Port Authority of Sanford	1510 Kastner Pl. Ste. 1
288	ETUS Inc.	1511 Kastner Pl.
289	Water Specialists Technologies LLC	1515 Kastner Pl.
290	FDOT Diesel Powered Generator	I-4 / US 17/92
291	Featherlite Coaches Inc.	1601 Dolgner Pl.
292	Marinas LLC, formerly Hidden Harbor Marina	4370 Carraway Pl.
293	Initial Marine Corporation	1690 Fitzpatrick Pt.
294	FPL Sanford Plant	950 S US 17/92
*NOTE: Information regarding these facilities was obtained from the FDEP files and available databases. This information and limited visual inspection of these facilities was used to determine the contamination ratings in <b>Table 3 (Section 8.0)</b> .		

## 5.4 Regulatory Agency Review

A records review was conducted for any known contamination sites via the FDEP OCLUS electronic database site. Using the FDEP Map DIRECT database and field verified business names and addresses, available information for each site was reviewed to determine the nature of hazardous material(s) involvement. Records were reviewed for materials manufactured, stored, generated, or transported on the site. Each identified site will be discussed in terms of whether contamination or violations have occurred on the site, the extent of contamination present in the soil and/or groundwater, groundwater direction, and clean-up status of any known contamination issues. Photographs of all potential contamination sites are provided in **Appendix B**. Site diagrams including direction of groundwater flow for sites with known contamination are provided in **Appendix D**, where available.

**Site 1 – ScanDesign Building, listed as Danka Office Imaging Company (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 999 Douglas Avenue. The site was reviewed and revealed no signs of contamination. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.49 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 2 – Cordell, Mitchell MD OB/GYN (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 974 Douglas Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.44 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 3 – Former Site of The Pain Institute (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 978 Douglas Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.43 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 4 – Vanderschaaf Chiropractic Clinic (no FDEP #s found)** – This site is listed as a conditionally exempt small quantity generator by Seminole County. It is located at 982 Douglas Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.43 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 5 – Private Residence listed as The Bumper Doctor of Orlando (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 952 Larson Drive. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.44 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 6 – Dr. Warren L Spencer DDS (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 994 Douglas Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.41 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 7 – Groundwater Contamination Plume #59263142** – The contaminant associated with this plume is the agricultural pesticide ethylene dibromide (EDB). EDB is usually associated with agricultural citrus production, but here the plume roughly outlines the Rolling Hills Golf Course (see Site #19), which could possibly be the source of the EDB contamination. According to FDEP Map Direct, the contamination plume is under approximately 0.94 miles of the current right-of-way, but just south of the project area (see **Appendix A** for location). A total of twenty six additional contamination sites have been identified within this plume, though the plume itself should have no impact on the project at these other sites unless they are to be acquired and utilized in association with excavation or de-watering activities. This plume is rated **MEDIUM RISK** due to the potential for contamination to be present at the southern end of the project area near the I-4 and State Road 434 interchange.

**Site 8 – Grainger (FLR000073353, 59/9102138)** – This site is located at 1001 Douglas Avenue; it is registered as a non-handler of hazardous waste. In September, 2000, three illegally dumped unlabeled abandoned drums were discovered by employees and appeared to have discharged an unknown substance into the soil. An emergency spill response initiated an investigation that found excessively contaminated soil at the site where the drums were abandoned. There are limited records regarding the cleanup and contents of the spill at this site. Based on available information, the drums contained a

viscous petroleum product and the source removal and disposal of six 55-gallon drums filled with impacted soil was conducted within a few days following the discovery of the spill. Records regarding subsequent soil and groundwater monitoring are not available. This site is approximately 0.02 miles west of the right-of-way, but not in the project area of this report segment. This site is rated **LOW RISK** due to its distance (0.37 miles south) from the I-4 and State Road 434 interchange and source removal of contaminated soil was conducted promptly following the discovery of the spill. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 9 – Site listed as GQH Global Quality Healthcare (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is listed as being located at 1000 Douglas Avenue, which is the location of Douglaston Villas and Townhomes. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.39 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 10 – Sihle Insurance Group (no FDEP #s found)** – No records were found for this office building located at 1021 Douglas Avenue. A small AST that is used with a diesel powered emergency generator is located at the north side of the structure, which appeared to be in good condition without any noticeable signs of contamination. This site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination and its distance (0.37 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 11 – 3D Systems Inc. (FLD982143232)** – This site is located within an office building at 2180 State Road 434 Suite 6160. It was registered as a small quantity generator in May, 1990 for the solvent waste is produced. There have been no reported violations or discharges of hazardous waste at this facility. This site is rated **LOW RISK** due to its distance (0.45 miles southwest) from the I-4 and State Road 434 interchange and it having no reported violations or discharges of contamination.

**Site 12 – Cal Comp and Seminole Sports Physical Therapy (FLD984232157)** – This office building is located at 2170 State Road 434. Cal Comp is listed as being in suite 120 and was registered as a small quantity generator in March 2002. Seminole Sports Physical Therapy is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. There have been no reported violations or discharges of hazardous waste at this facility for either business. This site is rated **LOW RISK** due to its distance (0.42 miles southwest) from the I-4 and State Road 434 interchange and it having no reported violations or discharges of contamination.

**Site 13 – Maitland Health Counseling SVC (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1173 Spring Center South Boulevard. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.23 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 14 – Porter Orthodontics (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1097 Douglas Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.23 miles south) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 15 – Multiple Doctors’ Offices A (no FDEP #s found)** – These facilities are listed as small quantity generators by Seminole County but they are not generators of hazardous waste. They are located at 1180 Spring Center South Boulevard and include South Park Dental Lab, Central Florida Dental Lab INC, New Dent Dental Studios, Balinder Chahal MD, and Excelsior Orthodontic. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.24 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 16 – Tranz Nails & Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 1185 State Road 434. This site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination and its distance (0.22 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 17 – Oh, Cheryl I MD (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 2137 State Road 434. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.33 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 18 – Waste Pro of Florida Inc. (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is listed as being located at 2101 State Road 434, which is an office building. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.19 miles southwest) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 19 – Rolling Hills Golf Club (no FDEP #s found)** – No records were found for this golf course that is located at 1749 Art Hagan Place. Based on available historic aerial photography (see **Appendix C**), this golf course was present or under construction as early as 1957. Golf courses have the potential to be sources of contamination because of the historical use of various pesticides, herbicides, and fertilizers that may now be considered hazardous. This site is rated **LOW RISK** due to the lack of any documented signs of contamination and its distance (0.22 miles southeast) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for

ethylene dibromide (EDB). The delineated plume appears to contour this golf course, which could potentially be the source of the EDB contamination.

**Site 20 – 7-11 Store #34851 (FLD984204537, 59/8516697, 29360333)** – This UST site is located at 2040 State Road 434, approximately 0.06 miles west of I-4 and State Road 434 interchange. The site was registered as a small quantity generator in August 1991. Four USTs totaling a capacity for 30,000 gallons of unleaded gasoline and 10,000 gallons of diesel were installed in August 1988. In December 1988, a discharge was recorded at the site when petroleum vapors were detected in the compliance wells, which was given a priority ranking score of 10. Subsequent groundwater monitoring of the site found no or very low levels of contamination, leading to the site being granted No Further Action status for the discharge in August 1992. The USTs were removed in good condition in January 2004 and were replaced with two 15,000 gallon unleaded USTs and a 20,000 gallon compartmentalized UST for unleaded gasoline and diesel. Several minor violations at the site involving fluids in the sumps were recorded at the site after the installation of the tanks, but no discharges were recorded until September 2012. This discharge was a result of a truck hitting a dispenser and a shear valve not tripping properly, resulting in the release of approximately 120 gallons of unleaded gasoline onto the pavement and running downhill into the grassy area on the west side of the property, next to the Seminole-Wekiva Trail. An emergency response cleanup crew responded to the spill and conducted source removal of free product and impacted soil over the course of several days; the site was given a priority ranking score of 36. In April 2013, groundwater monitoring revealed that there were no levels of contamination present at the site or the grassy area that were above acceptable limits. Based on the results, a No Further Action status was recommended, but it was not given because more soil samples from under the Seminole-Wekiva Trail were necessary. Based on further testing in June 2013 which confirmed that all contamination levels had dropped below the target limits, the site received a Site Rehabilitation Completion Order and was accepted for No Further Action status. This site is rated **LOW RISK** due to the timeliness of source removal, an accepted Site Rehabilitation Completion order and No Further Action status, a lack of other active discharges, and distance (1.13 miles southwest) from the limits of the right-of-way for this segment of the project.

**Site 21 – Former Site of Exxon #4-5252 (FLD984185546, 59/8516608)** – This LUST site is located at 2010 State Road 434, but is now a vacant lot. The site formerly had a vehicle service facility in addition to being a gas station; it was registered as a small quantity generator in December, 1990. Registration records indicate that four 4,000 gallon USTs were installed at the site in 1969, when the site was a Coastal Mart. There are no records of the removal of these tanks, but in 1982, three USTs totaling a capacity of 22,000 gallons of unleaded gasoline were installed at the site. In June 1991, a 6,000 gallon UST for diesel fuel and a 1,000 gallon UST for waste oil were added to the site. In July 1991, groundwater monitoring revealed that a discharge had occurred from an unknown source; the site was given a priority ranking score of 66. When the site closed in November 2001, the USTs at the site were removed and were not replaced. Groundwater contamination levels remained relatively constant or slightly decreased over the course of site monitoring. Groundwater treatment was conducted at the site between August 2008 and July 2010, which brought contamination levels at the site below target levels. This led to the site being accepted for No Further Action status in July 2012. Despite its proximity (0.02 miles west) to the I-4 and State Road 434 interchange, this site is rated **LOW RISK** due to it having a long history of groundwater monitoring showing decreased levels of contamination, a No Further Action status for its only reported discharge, and distance from the right-of-way (approximately 1.11 miles southwest) for this segment of the project. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.



**Site 22 – FDOT Right-of-Way, former Hess #09517 (FLD984210211, 59/8516751, 29360993)** – This site is currently owned by the FDOT, but was formerly a LUST site that was occupied by a Chevron and then Hess gas station located at 2005 State Road 434. A 4,000 gallon unleaded gasoline UST and 550 gallon waste oil UST were installed at the site in 1964. Two 10,000 gallon USTs for leaded and unleaded gasoline were added in 1971. These tanks were removed in unknown condition and replaced in 1985 with four 10,000 gallon USTs, three of which were unleaded gasoline and one was diesel. A discharge was recorded at the site in September 1991 when petroleum odors were detected in compliance wells; the site was given a priority ranking score of 52. Multiple short-term groundwater treatments and bio-sparging events took place during the mid-1990's, but were generally found to be ineffective. The site continued to be monitored until a groundwater remediation system was installed at the site in 2008. The tanks were removed and not replaced when the site was closed in August 2009. The groundwater remediation system remained at the site running intermittently, and is still located there at present. Lower than acceptable levels of groundwater contamination have been documented at the site, but the site continues to be monitored as of November 2013. According to a Year 1, Quarter 3 Post Active Remediation Monitoring Report (2013), the groundwater flow at the site is flowing in a west by northwesterly direction. Based on an interview with Randy Stafford of the FDOT, this site is awaiting final sampling and has been successfully remediated. Although this site is approximately 0.02 miles west of the right-of-way at the I-4 and State Road 434 interchange and the potential for low levels of contamination to still be present at the site, the site is rated **LOW RISK** due to the distance (1.04 miles southwest) from the limits of the right-of-way for this segment of the project, the results of recent groundwater samples, and information provided by Randy Stafford. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB). Samples for the contaminant should be conducted prior to any construction or dewatering activities proposed at the site.

**Site 23 – Joel Crossman (no FDEP #s found)** – This private residence is listed as an unverified small quantity generator by Seminole County. It is located at 110 Kristen Cove. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.14 miles east) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 24 – Former Site of BP #15312 (59/8516679, 29357555)** – This former LUST site is now an FDOT stormwater retention pond. The facility was located at 1998 State Road 434. According to tank registration records, three USTs totaling a capacity for 14,000 gallons of unleaded gasoline and two tanks totaling a capacity for 8,000 gallons of leaded gasoline were installed at the site in 1967. These tanks were removed in unknown condition and replaced in 1985 with three unleaded gasoline USTs totaling approximately 30,000 gallons and a 550 gallon used oil UST. The tanks were removed and not replaced when the site was closed in October, 2003. The tanks appeared to be in good condition at the time of removal, and no excessively contaminated soil or groundwater was detected, but approximately 138 tons of soil that had surrounded the USTs was removed from the site. A discharge was reported in April 2008 following a limited contamination assessment in preparation for acquisition by the FDOT; the site was given a priority ranking score of 66. Two separate source removal activities in 2008 and 2011 removed approximately 535 tons of impacted soil. In-situ chemical injection wells were used in May 2012 to speed the natural bio-degradation of groundwater contamination so that the stormwater retention pond could be constructed. Based on an interview with Randy Stafford of the FDOT, this site was successfully remediated in advance of the State Road 434 construction project. Although this site is located approximately 0.02 miles east of the I-4 and State Road 434 interchange, this site is rated **LOW RISK** due to the distance (0.98 miles southwest) from the limits of the right-of-way for this segment of the project, the source removal and chemical injections that have taken

place, and information provided by Randy Stafford. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 25 – Sanlando United Methodist Church, listed as Julie Tomlin (no FDEP #s found)** – This church is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1890 State Road 434. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.22 miles east) from the I-4 and State Road 434 interchange. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 26 – Former Site of Mobil #11256 (FLD984205583, 59/8521814, 29362671)** – This former UST site is now an FDOT stormwater retention pond. The facility was located at 1999 State Road 434 and was registered as a small quantity generator. Three USTs totaling a capacity for 28,000 gallons of unleaded gasoline and a 6,000 gallon diesel UST were installed at the site in 1984. A discharge was recorded in June 1988 when an underground unleaded product line was broken while performing a standard penetration test for a sinkhole inspection. An estimated 5,380 gallons of unleaded product was released into the soil, and the site was given a priority ranking score of 45. Approximately 4,800 gallons of product was recovered from extraction wells through 1989, and was followed by groundwater monitoring. Groundwater contamination persisted at the site and in 1991 a groundwater treatment system was installed at the site and used intermittently between monitoring. In 1997, an air sparging system was added. The USTs were removed and not replaced when the site was closed in May 2008. Records indicate that the limited source of impacted soil and groundwater were removed from the site during its closure. An air sparging and soil vapor vacuum system was installed at the site and ran from May 2009 through December 2010. This improved the levels of contamination at the site, but samples still indicated that it was above acceptable limits. In December 2011, a chemical injection was performed at the site, which increased the rate of natural bio-degradation and reduced the levels of groundwater contamination. The site was monitored post chemical injection and was successfully remediated in advance of the State Road 434 construction project based on information provided by Randy Stafford of the FDOT. Although this site is located approximately 0.01 miles east of the I-4 and State Road 434 interchange, this site is rated **LOW RISK** due to the distance (0.94 miles southwest) from the limits of the right-of-way for this segment of the project, the source removal and chemical injections that have taken place, and information provided by Randy Stafford. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 27 – Former Site of R & R Truck Sales Inc. (no FDEP #s found)** – This site was listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste; Insurance Offices of America currently occupies this location. It is located at 1855 State Road 434. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.14 miles east) from the right-of-way. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 28 – Private Residence listed as Class Act Clean and Laundry Service (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 303 Raven

Rock Lane. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.26 miles southeast) from the right-of-way. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 29 – Private Residence listed as Magic Triangle (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 106 Ichabod Trail. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.10 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination. This site has also been identified as being within Groundwater Contamination Plume #59263142 (Site #7) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 30 – Site listed as Medic 7 Transport (no FDEP #s found)** – This site is within an apartment complex and is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 147 Springwood Circle. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.06 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 31 – Capital Cleaners, formerly Brantley 2 Tailoring & Dry Cleaning (59/9500627)** – This facility is currently occupied by a clothing and alterations store, but it was formerly a dry cleaning facility. The site is located at 1498 State Road 434. No records were found for Capital Cleaners, which was listed as an unverified small quantity generator by Seminole County. This site was also the former location of Brantley 2 Tailoring & Dry Cleaning, which was registered as a small quantity generator, but no records are available. The site was reviewed for signs of contamination but none were found. This site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination and its distance (0.49 miles southeast)

**Site 32 – Former Site of Comfortable Care Dental Group (no FDEP #s found)** – This closed facility was listed as a small quantity generator by Seminole County but was not a registered generator of hazardous waste. The site is located at 1490 State Road 434 and is currently occupied by several other businesses that are not registered generators of hazardous waste. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.45 miles southeast) from the right-of-way.

**Site 33 – Former Site of Alliance Medical Group Inc. (no FDEP #s found)** – This site was listed as a small quantity generator by Seminole County but was not a registered generator of hazardous waste. It was located at 1450 State Road 434, which is being used for a staging area during the widening of State Road 434. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.49 miles southeast) from the right-of-way.

**Site 34 – Private Residence listed as Randolph Gas Service (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 228 Charles Street. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.21 miles southeast) from the right-of-way.

**Site 35 – Private Residence listed as Rainbow Pest Control Services (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 108 Lea

Avenue. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.32 miles southeast) from the right-of-way.

**Site 36 – Watson Realty Corporation (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1435 State Road 434. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.48 miles southeast) from the right-of-way.

**Site 37 – Gerald Collier (no FDEP #s found)** – This private residence is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 104 Colonial Lane. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.08 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 38 – Lawrence Heath (no FDEP #s found)** – This private residence is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 107 Tarrytown Trail. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.22 miles east) from the right-of-way.

**Site 39 – Private Residence listed as Manny’s Van Lines (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 101 Windmill Way, approximately 0.13 miles east of the right-of-way. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 40 – Utilities of Florida Des Pinar WTP & WWTP (59/8631321)** – This LAST and former UST water and waste water treatment plant facility is located at 125 Western Fork. The site originally had a 250 gallon UST for vehicular diesel, a 500 gallon UST for use with an emergency generator, and a 500 gallon UST for unleaded gasoline. At some point before 2002, a 1,000 gallon diesel AST was installed for use with the emergency generator and the USTs were removed from the location. There are no records of the condition of the USTs when they were removed, but there are also no records of any discharges associated with those tanks. In March 2002, soil samples were taken around the fuel lines of the AST. Only one sample, where the line enters the building that houses the generator, contained elevated levels of contamination. There are no records of any cleanup or fuel line replacement activities available. The site has been out of compliance several times for violations such as lack of insurance liability, the system coating not meeting standards, and broken gauges. The site took the necessary measures to be in compliance and is in compliance as of May 2012. While it is unclear whether the contamination associated with the fuel line going into the building was ever cleaned, this site is rated **LOW RISK** because there have been no other documented reports of discharges at this site, currently in compliance, and the distance (0.12 miles east) from the right-of-way.

**Site 41 – Groundwater Contamination Plume #59263136** – The contaminant associated with this plume is the agricultural pesticide ethylene dibromide (EDB), which is usually associated with citrus growing. According to FDEP Map Direct, the contamination plume is under approximately 0.70 miles of the current right-of-way from approximately 0.25 miles south and 0.45 miles north of the EE Williamson Road overpass (see **Appendix A, Figure D** for location). A total of seven additional identified contamination sites are already located within this plume, but the plume should have no impact on the project at these other sites in addition to any contamination issues they may already have. The entirety of proposed Pond 300-B and the majority of Pond 300 are located within this plume, and proposed Pond 300-A is directly adjacent to the delineated plume. Any construction activities that take place within or adjacent to this plume should be tested for EDB

prior to the construction. This plume is rated **MEDIUM RISK** due to the potential for contamination to be present within and adjacent to the right-of-way and the proposed pond sites.

**Site 42 – A Touch of Class by Sandra (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 220 Tollgate Trail. An internet search indicates that location is potentially used as a photography printing studio. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.43 miles east) from the right-of-way.

**Site 43 – Private Residence listed as Max Aarons Trucking (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 122 Des Pinar Lane. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.04 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 44 – Private Residence listed as David Gomez Towing (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 111 Sweetbriar Branch Boulevard. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.31 miles east) from the right-of-way.

**Site 45 – Cell Tower with Diesel Powered Generator A (no FDEP #s found)** – No records were found for this AST site that is located at 1647 EE Williamson Road. An AST used for a diesel powered emergency generator is located at the base of the tower though no signs of contamination were observed. Despite its proximity (0.05 miles west) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 46 – Private Residence listed as Wood N Things (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 117 Hickory Tree Road. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.35 miles east) from the right-of-way.

**Site 47 – Private Residence listed as Desert Palms Trucking by Larry (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 139 Foxridge Run. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.16 miles east) from the right-of-way.

**Site 48 – Private Residence listed as Roger Bellow Jr. Transportation (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 111 Willow Tree Lane. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.20 miles east) from the right-of-way.

**Site 49 – Markham Woods Cleaners, Metz Motor Cars, and Vral Body Shop (no FDEP #s found)** – This site is listed as three separate small quantity generators at the same location by Seminole County but they are not registered as generators of



hazardous waste. The site is located at 1675 EE Williamson Road. Dry cleaning facilities and automobile service shops have the potential to produce hazardous wastes, but there have been no records of discharges reported for this site. No obvious signs of contamination were found when the site was visited. This site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination and its distance (0.14 miles west) from the right-of-way. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 50 – Markham Woods Animal Hospital (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1645 EE Williamson Road. As a veterinary clinic, this site may produce pharmaceutical and laboratory wastes. There have been no reports of any discharges of hazardous waste from the facility and no obvious signs of contamination were visible during a site visit. Although the site is relatively close (0.05 miles west) to the right-of-way, it is rated **LOW RISK** due to there being no records of contamination discharges and the industry in which it operates. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 51 – Debra Alder Photography (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1035 Edmiston Place. An internet search indicates that location is potentially used as a photography printing studio. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.34 miles west) from the right-of-way. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 52 – Ray Hemly’s Painting (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1621 Myrtle Lake Hills Road. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.39 miles east) from the right-of-way.

**Site 53 – Private Residence listed as Saint’s 111 All Florida Sealcoat (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1641 Rutledge Road. The site was reviewed for signs of contamination but none were found. Although being relatively close (0.10 miles west) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 54 – Bolling Farms (59/8516560)** – This former wholesale ornamental nursery and current sub-division is located at 1900 Myrtle Lake Hills Road. Two 1,000 gallon ASTs were installed at this site in 1984, one was for leaded gas and the other was for diesel. The tanks were removed from service and drained in December, 1989 without any reported discharges. Houses currently occupy the approximate former location of the tanks and there are no obvious signs of contamination. This site is rated **LOW RISK** due to there being no record of contamination and its distance (0.19 miles east) from the right-of-way.

**Site 55 – Private Residence listed as Hagen Homes Inc. (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1335 Myrtle Drive. The



site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.33 miles east) from the right-of-way.

**Site 56 – Cell Tower with Natural Gas Powered Generator A (no FDEP #s found)** – No records were found for this natural gas powered emergency generator located at the north end of the eastbound rest area. No obvious signs of contamination were visible during a site visit. This site is rated **LOW RISK** due to it being within the right-of-way but with no recorded incidents or violations.

**Site 57 – Private Residence listed as Eyeseimages by Toya Flewellyn (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1754 Markham Glen Circle. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.40 miles west) from the right-of-way. This site has also been identified as being within Groundwater Contamination Plume #59263136 (Site #41) for ethylene dibromide (EDB), but this should have no impact on the project unless the site is acquired for the project in the future.

**Site 58 – Angel Crespo (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1713 Pine Bay Drive. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.16 miles east) from the right-of-way.

**Site 59 – Private Residence listed as K M Performance Parts & Accessories (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1756 Pine Bay Drive. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.16 miles east) from the right-of-way.

**Site 60 – Emerys Erection & Dismantling (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 2033 Crowley Circle. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.13 miles west) from the right-of-way.

**Site 61 – Sprint-Nextel Lake Mary MSO (59/9803616)** – This LAST site is located at 1150 Emma Oaks Trail. There are five 2,000 gallon diesel ASTs associated with emergency generators at the site. In June 2005, a discharge of approximately 100 gallons of fuel due to overfill of a tank was reported. The discharge, which was attributed to an overfill alarm failure, flowed down the concrete in a northeasterly direction and entered a storm drain which discharges into a shallow retention pond area, leaving a sheen on its surface. Absorbent was used to clean the free product remaining on the concrete, absorbent pads and booms were used to remove product from the retention pond, and soil was excavated and removed around the outflow to the pond from the storm drain. Following the initial cleanup of the site, monitoring wells were installed and soil samples were analyzed. The site received a priority ranking score of 29, and monitoring of the site indicated that contamination levels were below acceptable levels. In August 2006 an additional two 55 gallon drums of impacted soil around the outflow of the storm drain were removed. Contamination levels continued to drop, thus satisfying the requirements for the site to be granted No Further Action status in March 2007; the site is in compliance as of April 2012. No obvious signs of contamination were visible during a site visit. The site is rated **LOW RISK** due to it receiving a No Further Action status, currently being in compliance, and its distance (0.24 miles east) from the right-of-way.

**Site 62 – Recotan Corporation A (FLR000041772)** – This site is listed as being located at 1090 Emma Oaks Trail, at the southwestern side of a large facility containing multiple businesses. It is listed as a small quantity generator. Recotan Corporation manufactures and develops consumer electronic accessories, which results in the production of hazardous waste. No documents other than the April 1998 initial registration as a small quantity generator were available. This site is rated **LOW RISK** due to it having no records of violations or discharges and its distance (0.5 miles east) from the right-of-way.

**Site 63 – AREP Lake Mary (FLR000131953)** – This site is part of a large facility containing multiple businesses located at 2452 Lake Emma Road. The site Leisure Bay INC (Site #64) is also at this location. This location of the real estate company AREP Lake Mary has been listed as a small quantity generator since October 2011, but was previously listed as a conditionally exempt small quantity generator. No records of hazardous waste violations or discharges have been reported in association with this company. This site is rated **LOW RISK** due to it having no records of violations or discharges and its distance (0.50 miles east) from the right-of-way.

**Site 64 – Leisure Bay Inc. (59/9808321)** – This site is part of a large facility containing multiple businesses located at 2452 Lake Emma Road. The site AREP Lake Mary (Site #63) is also at this location. The recreational furniture retailer, Leisure Bay INC, reported a discharge of unknown amount and origin at this facility in Marc, 2006. The records of this discharge are vague, but the discharge was originally recorded as being between 50 and 100 gallons of used/waste oil that entered a dry swale at the north end of the facility. Leisure Bay INC does not have a registered tank, and no mention of the source of the discharge is available in the records. In the same month as the discharge, soil was sampled at the discharge site before 150 square feet of potentially contaminated soil was excavated to a depth of 1 foot. Subsequent samples of the soil underneath the excavation area and temporary groundwater monitoring wells revealed that contamination levels in the soil and groundwater were lower than acceptable standards. Lead concentrations in the groundwater initially exceeded acceptable levels, but additional sampling found it to be within normal range. The site received a priority ranking score of 30 and was granted No Further Action Status in March 2007. Despite poor records regarding the source of contamination and the site potentially still having low levels of contamination, the site is rated **LOW RISK** due to an initial source removal having been conducted, an accepted No Further Action status, and its distance (0.50 miles east) from the right-of-way.

**Site 65 – Myrtle Lake Progress Energy Substation (no FDEP #s found)** – No records were found for this site that is located at 89 Skyline Drive. No obvious signs of contamination were visible during a site visit. Although this site is relatively close (0.10 miles east) to the right-of-way, it is rated **LOW RISK** due to it not having any records or observed signs of contamination.

**Site 66 – Cell Tower with Natural Gas Powered Generator B (no FDEP #s found)** – No records were found for this natural gas powered emergency generator located at 83 Skyline Drive, just east from Myrtle Lake Progress Energy Substation (Site #65). No obvious signs of contamination were visible during a site visit. This site is rated **LOW RISK** due to it having no recorded incidents or violations and its distance (0.15 miles east) from the right-of-way.

**Site 67 – Cell Tower with Diesel Powered Generator A (no FDEP #s found)** – No records were found for this site located at 71 Skyline Drive. The generator and its small AST appear to be in good condition with no noticeable signs of contamination. This site is rated as **LOW RISK** due to its distance (0.15 miles east) from the right-of-way and there being no records or visible signs of contamination.

**Site 68 – Jon Fezell Civil War & Antiques (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It appears to be a private residence that is located at 201

Spanish Oak Trail. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.44 miles west) from the right-of-way.

**Site 69 – York International Corporation (FL0001021609)** – This site could not be located at the address it is listed as. Records indicate that it was located at 37 Skyline Drive Suite 2108 and was listed as a small quantity generator. There are no reported violations or discharges of hazardous waste found for this business, which specialized in heating ventilation and air conditioning. The approximate location of the site and businesses in its vicinity were reviewed for signs of contamination, but none were found. Despite its proximity (0.04 miles east) to the right-of-way, this site is rated **LOW RISK** due to having no records or visible signs of contamination.

**Site 70 – Cell Tower with Diesel Powered Generator B (no FDEP #s found)** – No records were found for this site located at 54 Skyline Drive. The generator and its small AST appear to be in good condition with no noticeable signs of contamination. This site is rated as **LOW RISK** due to its distance (0.28 miles east) from the right-of-way and there being no records or visible signs of contamination.

**Site 71 – Sewage Treatment Facility Lake Mary (no FDEP #s found)** – No records were found for this site located at 1130 Wailua Lane. No potential sources or obvious signs of contamination were observed at the site. The northwest corner of this property is within 0.10 miles east of the right-of-way, but the majority of the complex is greater than 0.20 miles away. This site is rated as **NO RISK** due to there being no records or visible signs of contamination.

**Site 72 – AT&T Mobility Location (59/9602632)** – This AST site is located at 500 Technology Park. Two 4,000 gallon diesel ASTs that are used for emergency generators are located at the west side of the property. The site has been out of compliance several times for expired registrations and insurance, but no discharges have been recorded at this site and it is in compliance as of August, 2011. This site is rated **LOW RISK** due to having no records of contamination discharges, currently in compliance, and its distance (0.41 miles east) from the right-of-way.

**Site 73 – Seminole County Public Schools, formerly Dorez Corporation (FLD982171118)** – This site is located at 450 Technology Park and is listed as a small quantity generator by Seminole County. The technology company, Dorez Corporation, formerly occupied this structure and was listed as a small quantity generator in 1988. This facility assembled and printed circuit boards, generating solder and Freon wastes. There have been no records of discharges or violations regarding hazardous waste reported at this location. This site is rated **LOW RISK** due to there being no records of contamination or violations reported for this site and its distance (0.41 miles east) from the right-of-way.

**Site 74 – Island Dental Supply (no FDEP #s found)** – This warehouse facility is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 525 Technology Park. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.49 miles east) from the right-of-way.

**Site 75 – Physician Associates of Florida PA (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 55 Skyline Court in an office complex. The site was reviewed for signs of contamination but none were found. Although this site is relatively close (0.07 miles east) to the right-of-way, it is rated **LOW RISK** due to it not having any records or observed signs of contamination.

**Site 76 – AutoPower Corporation, formerly Ligonier Ministries and Perkin Elmer Corporation (FLD984175828)** – This site is located at 400 Technology Park. Ligonier Ministries was listed as a small quantity generator by Seminole County but was

not a registered generator of hazardous waste. The technology company, Perkin Elmer Corporation, formerly occupied this site and was listed as a small quantity generator in 1990. There have been no records of discharges or violations regarding hazardous waste reported at this location. This site is rated **LOW RISK** due to there being no records of contamination or violations reported for this site and its distance (0.41 miles east) from the right-of-way.

**Site 77 – WOFL TV (59/8842229)** – This television broadcasting facility is located at 35 Skyline Drive. The site has two diesel ASTs for use with an emergency generator. The site has been in violation for not having proper inspections conducted or current insurance liability, but the site is in compliance as of June, 2012. No incidents of discharges or noncompliance issues have been documented at this site. This site is rated **LOW RISK** due to it currently being in compliance and has no reports of discharges, even though the site is directly adjacent to the right-of-way (0.01 Miles east).

**Site 78 – Curascript Specialty Distribution (FLR000185587, 59/9810539)** – This pharmaceutical distribution company is located at 255 Technology Park. The site has a 1,500 gallon diesel AST for use with an emergency generator. No incidents of discharges or noncompliance issues have been documented in relation to the AST and the site is in compliance as of May, 2011. The site is also listed as a non-handler of hazardous waste due to the industry in which it is involved. Priority Healthcare Corporation (Site #82) was merged into Curascript in 2005, which operated a distribution center for pharmaceuticals at 250 Technology Park until 2011 when the distribution center was relocated to Ohio. Today, Curascript is strictly a call center and is solely located at 255 Technology Park. Faro Technologies (Site #79) occupies the former distribution center. No violations or areas of concern have been observed at this site concerning hazardous waste and it is in compliance as of April, 2012. This site is rated **LOW RISK** due to there being no records of contamination associated with the AST, is currently not a handler of hazardous waste, and is relatively far (0.43 miles east) from the right-of-way.

**Site 79 – Faro Technologies (FLR000185579, 59/9806967)** – This AST site is located at 125, 150, and 250 Technology Park and is also listed as small quantity generator. The 3,000 gallon diesel AST that is used with an emergency generator was in compliance as of December, 2013 and has no incidents of discharges or noncompliance issues documented and the site. The facility that is located at 125 Technology Park is where hazardous materials such as electronic scrap material, various oils, acetones, and adhesives are stored and disposed of. The site was in violation for failure to provide waste disposal records in April, 2012. There are no records of any discharge of hazardous materials to the environment at the site and the site took the necessary measures to be in compliance as of June, 2012. The facility at 250 Technology Park, which is currently the Faro Technologies corporate and sales office was once Priority Healthcare Corporation (Site #82), which had multiple violations as a small quantity generator, and also had no records of any discharge of hazardous materials to the environment at the site. The property at 150 Technology Park appears to be a storage facility for Faro Technologies. The site is rated **LOW RISK** due to it being in compliance for the AST and hazardous waste without any records of contamination discharges, and the distance (0.56, 0.41, and 0.33 miles E for 125, 150, and 250 Technology Park, respectively) from the right-of-way.

**Site 80 – Wesco Turf Supply (no FDEP #s found)** – This site is listed as a conditionally exempt small quantity generator by Seminole County. It is located at 300 Technology Park and specializes in grounds maintenance, including fertilizer, herbicide, and insecticide products. The site was reviewed for signs of contamination but none were found. This site is rated **LOW RISK** due to its distance (0.39 miles east) from the right-of-way, and it not having any records or observed signs of contamination.

**Site 81 – Private Residence listed as J A M Transportation Company (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1895 Long

Pond Road. The site was reviewed for signs of contamination but none were found. Although this site is relatively close (0.06 miles west) to the right-of-way, it is rated **NO RISK** due to having no records or observed signs of contamination.

**Site 82 – Priority Healthcare Corporation (FLR000094706)** – This former pharmaceutical distribution site is located at 250 Technology Park. It was listed as a small quantity generator because of biomedical and pharmaceutical wastes it produced. In November 2002, violations regarding failure to conduct proper waste determinations and maintain disposal receipts were recorded. In May 2004, violations regarding not training personnel properly, failure to notify local emergency authorities of their status, and failure to conduct weekly inspections were recorded. While many violations were documented, there are no records of any discharge of hazardous materials to the environment at the site and the site took the necessary measures to be in compliance. Priority Healthcare Corporation was merged into Curascript (Site #78) in 2005. The site continued to operate as a pharmaceutical distribution center without incident until 2011, when it was relocated to Ohio. Today, the site is the corporate and sales office for Faro Technologies (Site #79). A large diesel powered generator with an associated AST is located behind the building. There are no records of the tank being registered, but it appeared to be in good condition without any noticeable signs of discharges. This site is rated **LOW RISK** due to having no reports that suggest any hazardous waste was discharged into the environment, the current use of the building, the condition of the unregistered AST, and its distance (0.33 miles east) of the right-of-way.

**Site 83 – Good Life Broadcasting (59/9807523)** – This television broadcasting facility is located at 31 Skyline Drive (0.01 miles east of the right-of-way). A 1,000 gallon diesel AST was installed for an emergency generator in January 2004. There are no records of any incidents, discharges, or violations documented at this site and it is in compliance as of November 2011. This site is rated **LOW RISK** due to being in compliance and no reported discharges.

**Site 84 – Quantum Technology Inc. (FLD982081051)** – This site is located at 108 Commerce Street and is currently listed as a conditionally exempt small quantity generator. This facility is used to grow synthetic crystals for use in lasers. The manufacture of these crystals requires many chemicals including arsenic and barium borate, which get recycled at the facility for making new crystals. The only hazardous waste that is generated is the dust from smoothing the crystals. The facility was originally registered as a small quantity generator in 1989, but switched to a conditionally exempt small quantity generator in 2002. There have been no violations or recorded discharges of hazardous waste reported at this site. This site is rated **LOW RISK** due to its distance (0.27 miles east) from the right-of-way, and has not had any recorded discharge of hazardous materials.

**Site 85 – Florida Ear & Balance Center (no FDEP #s found)** – This site is no longer occupied by Florida Ear & Balance Center, it was listed as a small quantity generator by Seminole County but was not a registered generator of hazardous waste. The site is located at 1097 Sand Pond Road. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination and its distance (0.14 miles east) from the right-of-way.

**Site 86 – Progressive Communication (FLR000090902)** – This site is located at 1001 Sand Pond Road. It is a printing facility and has been listed as a small quantity generator since 2002. There have been no violations or recorded discharges of hazardous waste reported at this site. This site is rated **LOW RISK** due to its distance (0.37 miles east) from the right-of-way, and having no recorded discharge of hazardous materials.

**Site 87 – Recotan Corporation B, formerly Calibron Inc. (FLD982125387)** – This site is located at 2950 Lake Emma Road and is listed as a small quantity generator. Calibron, Inc. formerly occupied this site and was also listed as a small quantity generator. Recotan Corporation manufactures and develops consumer electronic accessories, which results in the



production of hazardous waste. No documents other than the 1997 initial registration as a small quantity generator were available. A separate FDEP database listing for Recotan Corporation (Recotan Corporation A, Site #62) appears to be mislabeled or misplaced and could possibly be an additional listing for this site. This site is rated **LOW RISK** due to it having no recorded discharges of hazardous materials and its distance (0.37 miles east) from the right-of-way.

**Site 88 – Duke Energy (no FDEP #s found)** – No records were found for this AST site located at 1150 Greenwood Boulevard. At the southwest corner of the property, directly adjacent to the right-of-way, there is a relatively large diesel powered emergency generator. The generator and its AST appear to be in good condition with no noticeable signs of contamination. Despite its proximity (0.01 miles east) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 89 – CSDV Limited Partnership (59/9700805)** – This office building that is currently occupied by AT&T is located at 1101 Greenwood Boulevard. A 1,500 gallon diesel AST was installed for an emergency generator in July 1997. There are no records of any incidents, discharges, or violations documented at this site and it is in compliance as of October 2011. This site is rated **LOW RISK** due to it currently being in compliance, having no reported discharges, and its distance (0.15 miles east) from the right-of-way.

**Site 90 – Florida Polymers Inc. (FLD982108367)** – This site is located at 1000 Sand Pond Road. It is a plastic products manufacturing facility and has been listed as a small quantity generator since 1987. There have been no violations or recorded discharges of hazardous waste reported at this site. This site is rated **LOW RISK** due to its distance (0.32 miles east) from the right-of-way, and having no recorded discharge of hazardous materials.

**Site 91 – Spectrum Industries Inc. (FLD096651781)** – This site was located at 1000 Sand Pond Road Suite E. It was originally registered as a small quantity generator in 1986, but was closed as of 2006. There were no violations or recorded discharges of hazardous waste reported at this site. This site is rated **LOW RISK** due to its distance (0.32 miles east) from the right-of-way, and having no recorded discharge of hazardous materials.

**Site 92 – Scholastic Book Fairs (no FDEP #s found)** – No records were found for this AST site located at 1080 Greenwood Boulevard. At the southwest corner of the property, directly adjacent to the right-of-way, there is a diesel powered emergency generator. The generator and its AST appear to be in good condition with no noticeable signs of contamination. Despite its proximity (0.01 miles east) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 93 – Lake Emma Corporate Office Park (FLD004078051, FLR000138883, 59/9300248, 59/9600402)** – This large site accounts for four separate contamination listings that are best described as one facility. It is located at 3200 and 3210 Lake Emma Road. These include the NCR Corporation (FLD004078051), CTB McGraw-Hill (FLR000138883), and two entries for ASTs associated with diesel powered emergency generators (59/9300248 and 59/9600402). The now closed NCR Corporation is listed as being located at 584 South Lake Emma Road, which is now 3200 Lake Emma Road and is the same location as Lake Emma Corporate Office Park. It was a computer parts manufacturing facility for cash registers that was originally registered as a small quantity generator in 1980. The facility closed without any violations or reported discharges of hazardous materials. The site was occupied by AT&T in 1994 when a complaint was issued stating that people in the building were experiencing health problems, alleging that toxic dumping had occurred in the past. There are no available records of any tests or supporting evidence from this complaint. The current occupant of the site, CTB McGraw-Hill, is registered as a conditionally exempt small quantity generator due to the waste batteries and mercury containing lamps



and thermostats it produces. There have been no violations or recorded discharges of hazardous waste reported in association with CTB McGraw-Hill.

This site also has three diesel powered emergency generators. Two 1,000 gallon ASTs were installed in November 1992 at the east side of the complex, and another 1,000 gallon AST was installed in December 1995 at the north end of the complex. The generators were out of compliance multiple times for not having financial responsibility and the release detection devices not being tested annually. An incident in November 2012 documented the release of approximately 12 gallons of motor oil from a loose oil filter into the secondary containment of the AST at the north end of the site. The release did not discharge into the soil or groundwater and it was promptly cleaned and repaired.

No significant discharges or obvious signs of contamination from hazardous waste or petroleum have been documented or were visible at this site. This site is rated **LOW RISK** due to its distance (0.38 miles east) from the right-of-way, and no records of any discharge of hazardous materials or petroleum based on available information.

**Site 94 – Filutowski Cataract and Lasik Institute and Lake Mary Surgical Center (no FDEP #s found)** – This medical facility is listed as a small quantity generator by Seminole County but is not registered as a generator of hazardous waste. It is located at 1070 Greenwood Boulevard. A small AST for use with an emergency generator was observed at the south end of the facility, directly adjacent to the right-of-way. No records of any discharges of hazardous waste or petroleum were found and there were no obvious signs of contamination observed during a site visit. Despite its proximity (0.01 miles east) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 95 – Oakmonte Village (59/9813336)** – This relatively new (2009) senior living community is located at 1021 Royal Gardens Circle. A 900 gallon diesel AST was installed in March 2009 for an emergency generator, but was not registered until June 2012. There have not been any records of discharges reported at this site and it is currently in compliance as of October 2012. This site is rated **LOW RISK** due to it currently being in compliance and has no reports of discharges, even though the site is directly adjacent to the right-of-way (0.04 miles west).

**Site 96 – AHS Information Services, formerly Sunbelt Systems Concepts Inc. (59/9806619)** – This AST site is located at 1035 Greenwood Boulevard. A 1,400 gallon diesel AST associated with an emergency diesel generator was installed in July 2003. In August 2004, an initial report estimated that about 2 to 5 gallons of fuel had discharged from the AST from an overfill protection device due to heavy rainfall. However, a following report determined that an unknown, possibly higher amount of fuel had been released and may have flowed southward along concrete and into a retention pond or through the seams of the concrete. The site received a Priority Ranking score of 29 for the discharge. The site was sampled for contamination, but soil samples under the concrete and the then dry retention pond did not have contamination levels above acceptable limits or show visible signs of contamination. Based on the information from the samples, the site was approved for No Further Action status in June 2006. The site added a 3,000 gallon diesel AST in May 2008 next to the original diesel tank and generator. No other records of discharges have been reported at this site and it is in compliance as of July 2011. Despite this site still containing low levels of contamination, the site is rated **LOW RISK** due to it receiving a No Further Action status, being in compliance, and its distance (0.19 miles east) of the right-of-way.

**Site 97 – La Quinta Inn & Suites (no FDEP #s found)** – This hotel is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1060 Greenwood Boulevard. The site was reviewed for signs of contamination but none were found. Despite its proximity to the right-of-way (0.03 miles east), this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 98 – Lake Mary Family Medicine and Pediatric Associates of Central Florida (no FDEP #s found)** – This medical facility is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 109 Timberlachen Circle. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.48 miles east) from the right-of-way.

**Site 99 – The Douglas Center and Access Transport Services Inc. (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 101 Timberlachen Circle. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.43 miles east) from the right-of-way.

**Site 100 – Lake Mary Dental (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 114 Timberlachen Circle. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.48 miles east) from the right-of-way.

**Site 101 – Homestead Studio Suites (no FDEP #s found)** – This hotel is listed as a conditionally exempt small quantity generator by Seminole County. It is located at 1040 Greenwood Boulevard. The site was reviewed for signs of contamination but none were found. Despite its proximity to the right-of-way (0.06 miles east), this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 102 – Weeks Realty LP (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1025 Greenwood Boulevard. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.10 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 103 – Extended Stay America Florida Inc. (no FDEP #s found)** – This hotel is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1036 Greenwood Boulevard. The site was reviewed for signs of contamination but none were found. Despite its proximity (0.06 miles east) to the right-of-way, this site is rated **NO RISK** due to the lack of any documented or observed signs of contamination.

**Site 104 – F Doio Painting by Frank Dori (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 240 Villa Di Este Terrace. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.16 miles west) from the right-of-way.

**Site 105 – Harold Kennedy (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 943 Bakewell Court. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.28 miles east) from the right-of-way.

**Site 106 – Private Residence listed as Painted Illusions (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 3617 Moss Pointe Place. The site

was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.43 miles east) from the right-of-way.

**Site 107 – Gander Mountain Company #350 (FLR000180653)** – This site located at 3750 Flagg Lane and is listed as a small quantity generator. The hazardous wastes this facility produces are barium and lead from its indoor shooting range operations. Shooting range activities commenced in 2011, producing approximately 20,000 pounds of lead and copper scrap in its first year of operation. Air in the range is processed through a filter system; used filters are disposed of as a hazardous waste. A site inspection in February 2012 found no violations and the site was fully in compliance. Maintenance of boats and ATVs is no longer conducted on the property, but there are no recorded violations or discharges that were reported from the maintenance activities. The site is close (0.02 miles east) to the right-of-way, but due to there being no records of contamination and the site being in compliance, the site is rated **LOW RISK**.

**Site 108 – Daniel Yachter (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 3577 Lake Emma Road. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.29 miles east) from the right-of-way.

**Site 109 – K Mart #3642 (FLR000151555)** – This closed facility is located at 3639 Lake Emma Road and was listed as a small quantity generator because of the waste batteries, pesticides, and mercury containing lamps it stored. No violations or recorded discharges were found for this site. This site is rated **LOW RISK** due to there being no records of any contamination associated with the site and its distance (0.31 miles east) from the right-of-way.

**Site 110 – Swim 'N Fun Pool Supplies (no FDEP #s found)** – No records were found for this site located at 3653 Lake Emma Road. This facility stores various pool chemicals and had a tank of unknown contents being stored behind the facility that was observed during the site visit. The tank appeared to be in good condition and not leaking. This site is rated **LOW RISK** due to the type of chemicals it stores, distance (0.39 miles east) from the right-of-way, and no reported contamination discharges or incidents.

**Site 111 – Lake Mary Car Wash and Oil Change (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 3720 Lake Emma Road. This site generates used oil from the drive-through oil change located on site, but there are no records of storage tanks being registered. No obvious signs of contamination were observed during a site visit. Despite its proximity (0.13 miles east) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 112 – Quality Images 1 HR Photo (no FDEP #s found)** – This site was listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It was located at 3725 Lake Emma Road, which is currently occupied by Sally Beauty Supply. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.33 miles east) from the right-of-way.

**Site 113 – Town-N-Country Cleaners (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. Dry cleaning facilities have the potential to generate hazardous waste as a result of the various products and solvents they use. No obvious signs of contamination were observed at this site located at 3729 Lake Emma Road. This site is rated **LOW RISK** due to there being no reported or observed signs of contamination and its distance (0.33 miles east) from the right-of-way.

**Site 114 – Frank Elaty MD (no FDEP #s found)** – This site was listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It was located at 3859 Lake Emma Road, but this space is currently vacant. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.31 miles east) from the right-of-way.

**Site 115 – Dainty Nails & Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 3863 Lake Emma Road. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.23 miles east) from the right-of-way.

**Site 116 – Albertsons #4363 Photo Lab (no FDEP #s found)** – This closed facility was listed as a small quantity generator by Seminole County but was not a registered generator of hazardous waste. It is located at 3765 Lake Emma Road (0.39 miles east of the right-of-way). The site was reviewed for signs of contamination but none were found. Due to the lack of any documented or observed signs of contamination, this site is rated **NO RISK**.

**Site 117 – Lake Mary Companion Animal Hospital (FLR000133975)** – This veterinarian facility is located at 3895 Lake Emma Road Suite 137. It is listed as a conditionally exempt small quantity generator, but there are no records available for this site. This site is rated **LOW RISK** due to there being no records or visual signs of contamination associated with this site and its distance (0.23 miles east) from the right-of-way.

**Site 118 – #1 Nails (no FDEP #s found)** – No records were found for this retail nail salon located at 3895 Lake Emma Road Suite 155. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.22 miles east) from the right-of-way.

**Site 119 – The Clothes Doctor, formerly Dry Clean World (FLD984179036, FLR000127159, 59/9700693)** – This site is located at 3895 Lake Emma Road Suite 167. This site uses dry cleaning products and solvents and was first registered as a small quantity generator in 1990, but it is now listed as a conditionally exempt small quantity generator. An employee complaint in June 2000 prompted an inspection of the facility. The inspection revealed that appropriate records were not being kept, containers of sludge material were not being covered, and contaminated rags and waste were being stored in a shed and were not labeled. Despite the violations, no discharges of hazardous materials to the environment were reported and the site was in compliance as of June 2006. A separate entry on FDEP's Oculus database lists a site "FL DEP DSCP #D236-599700693" at the same address as a conditionally exempt small quantity generator for the use of tetrachloroethylene and trichloroethylene. It is assumed that this entry is for the same business and its FDEP number is included in this entry. This site is rated **LOW RISK** due to there being no record of a discharge of hazardous materials and its distance (0.23 miles east) from the right-of-way.

**Site 120 – Miscellaneous Debris Pile (no FDEP #s found)** – This debris pile and several other scattered pieces of debris were discovered within the right-of-way at the south side of the southeast cloverleaf at the Lake Mary Boulevard and I-4 interchange. A spilled can of unknown material, various labeled and unlabeled bottles and canisters, and plastic debris were observed. Even though there is a relatively small quantity of debris, this site is rated **MEDIUM RISK** due to the unknown contents of the materials and it being within the right-of-way. A picture and approximate location can be found in **Appendix B**.

**Site 121 – Lake Emma Dental LLC (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 3809 Lake Emma Road. The site was reviewed for signs

of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.31 miles east) from the right-of-way.

**Site 122 – Regency Health (no FDEP #s found)** – This facility is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is listed as being located at 1210 South International Parkway, but was not found at this address. Three other listed contamination sites are located in this plaza, which are described separately. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to the lack of any documented or observed signs of contamination associated with the site and its distance (0.22 miles west) from the right-of-way.

**Site 123 – First Class Cleaners (no FDEP #s found)** – No records were found for this dry cleaning facility located at 1210 South International Parkway. Dry cleaning facilities have the potential to generate hazardous waste as a result of the various products and solvents they use. No obvious signs of contamination were observed at this site. This site is rated **LOW RISK** due to there being no reported or observed signs of contamination and its distance (0.22 miles west) from the right-of-way.

**Site 124 – Elite Nails and Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 1210 South International Parkway Suite 134. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.22 miles west) from the right-of-way.

**Site 125 – Elase Plastic Surgery (no FDEP #s found)** – This medical facility is listed as an unverified small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1210 South International Parkway Suite 174. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.22 miles west) from the right-of-way.

**Site 126 – Walgreens #5245 (no FDEP #s found)** – No records were found for this site that is located at 1201 South International Parkway. Other similar drug stores are listed as small quantity generators because of the waste pharmaceuticals, batteries, pesticides, and mercury containing lamps they produce. This site was reviewed for signs of contamination but none were found. Despite its proximity (0.09 miles west) to the right-of-way, this site is rated **LOW RISK** due to there being no records of contamination associated with this site and the industry in which it is involved.

**Site 127 – 7-Eleven Store #34871, formerly Exxon Service Station #4-0181 (59/9804345)** – This UST site is located at 4705 West Lake Mary Boulevard. The three USTs that have a total capacity for 50,000 gallons of unleaded gasoline were installed in November. In February 2007, a discharge was reported because petroleum odor was encountered in the soil while replacing spill buckets at the site. Soil samples around the spill buckets were collected and analyzed, revealing that contamination in the soil was present but below acceptable limits. Monitoring wells were installed down gradient of the reported direction of groundwater flow (north-northwesterly, see **Appendix D**), but samples found very low levels of contamination or none at all. Due to the lack of evidence of a significant discharge having occurred at the site, a No Further Action status was accepted in December 2009. No other records of discharges have been reported and the site is in compliance as of February 2013. Despite the site's proximity (0.09 miles east) to the right-of-way and having a reported discharge, the site is rated as **LOW RISK** due to it currently being in compliance, the reported discharge being insignificant, and a No Further Action status.



**Site 128 – The Pantry #2003/Handy Way Food Store #2003 (59/8516639, 29364502)** – This LUST site is located at 4625 West Lake Mary Boulevard, approximately 0.2 miles east of the right-of-way. This site has had two reported discharges, one in September 1988 and one in October 1998. There is very little information regarding the cause of the 1988 discharge, but at the time it was given a priority ranking score of 34 and was qualified for the Early Detection Incentive Program. The site was not initially cleaned as a result of this discharge until after the 1998 discharge. In 1998, a release of approximately 5,000 gallons of unleaded gasoline was discharged from a UST, apparently resulting from the repeated action of dropping the measuring stick at the strike plate during daily inventory readings. The breached UST was pumped out and taken out of service. Free product was recovered from the site over the course of 6 months, recovering 4,419 gallons of free product. Following the initial site cleanup, a site assessment detected contamination over a wide area of the site, which was attributed to the 1988 discharge; the site was given a priority ranking score of 30. In April 2001, the old UST system was removed and replaced, while a source removal of approximately 328,000 cubic feet of contaminated soil was conducted. In addition to source removal, nine air sparging wells, three vacuum extraction laterals, and four groundwater recovery wells were installed at the site for remediation purposes. The plume was determined to encompass most of the property (see **Appendix D**) and was even found in the deeper wells. Remediation commenced in 2001, but was suspended from December 2002 to January 2005 due to lack of funding and it having a relatively low priority ranking score. No other discharges have been reported and the site is in compliance as of June 2012. However, cleanup at the site is ongoing and the site is not considered clean. According to a Supplemental Site Assessment Report (2006), groundwater at the site appears to be flowing in a northerly direction. This site is located 0.2 miles east of the right-of-way, but this site is rated **MEDIUM RISK** due to the presence of contamination.

**Site 129 – Tires Plus (no FDEP #s found)** – No records were found for this site that is located at 860 Sun Drive. This vehicle maintenance facility uses various petroleum products, but a registration as a handler of hazardous waste could not be found. No obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to no records or reports of contamination and its distance (0.44 miles east) from the right-of-way.

**Site 130 – Chevron Lake Mary PC #132 (59/9400274, 29360330)** – This UST site is located at 850 Sun Drive. Three 12,000 gallon USTs that are used to contain unleaded gasoline were installed at the site in October, 1993. In May 2003, groundwater samples at the site detected contamination levels that were higher than acceptable standards. A discharge was reported for the findings, but a source or amount of contamination could not be identified. Subsequent soil and groundwater samples revealed inconsistent levels of contamination, but some were higher than acceptable standards. In July 2004, after it was determined that the USTs were not the source of the contamination, the site was monitored for natural attenuation of the contamination. The monitoring did not show that contamination levels were dropping at the expected rate, and in January 2007, an enhanced fluid recovery was performed for 72 hours, treating contaminated groundwater at the site. This improved conditions at the site and levels of contamination dropped at an increased pace. The site still has low levels of contamination present and is being monitored for natural attenuation; the site has a priority ranking score of 30. Although low levels of contamination are still present at this site, it is rated **LOW RISK** due to some source removal being conducted, its improving conditions, and its distance (0.48 miles east) from the right-of-way.

**Site 131 – Circle K #2708971, former BP Amoco #60332 (FLR000110932, 59/8516670, 29358956)** – This LUST site is located at 4410 West Lake Mary Boulevard. The site was listed as a small quantity generator in August 2004. This site originally had four 12,000 gallon USTs, one of which was used for diesel fuel. In December 1988, a discharge of unknown amount of gasoline was reported to have discharged from an unknown source. In July 1990, another discharge was reported when liquid-phase hydrocarbons were encountered in some of the monitoring wells, which had to be bailed out



and disposed of accordingly. These two discharges gave the site a priority ranking score of 30 and made it eligible for cleanup under the Early Detection Incentive Program. In March 1991, the USTs had to be relocated due to the widening of Lake Mary Boulevard. During relocation, an estimated 68.5 tons of impacted soil was removed from the site and disposed of. In December 1992, petroleum concentration levels in the groundwater continued to exceed acceptable levels, so a groundwater treatment system was installed at the site using three recovery wells. This system was run for three years until funding was no longer available. In January 1995, another discharge was reported when a puncture of a pipe released an estimated 75 gallons of unleaded gas, adding to the total contamination at the site. In April 2001, the USTs were replaced with four 10,000 gallons tanks for the storage of unleaded gasoline only. At the time of replacement, approximately 1,224 tons of impacted soil was removed from the site. Subsequent monitoring showed signs that the site was improving, but two monitoring wells still contained elevated levels of contamination as of 2003. In May 2009, another discharge was reported when fill buckets were replaced at the site and elevated readings of contamination were encountered around them. This discharge was deemed to not be a measurable addition to the contamination already present at the site. The site has been in compliance but the most recent report indicates that the site is currently out of compliance due to the UST line leak detector not functioning properly or being tested annually. In a Level 3 Site Assessment Report (2001), groundwater was determined to be flowing in a north northeasterly direction. Despite four recorded discharges and the site still having the potential to be contaminated, the site is rated **LOW RISK** due to its distance (0.36 miles east) from the right-of-way, some source removal work having been conducted, and the reported direction of groundwater flow.

**Site 132 – Ecco Nails & Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 4300 West Lake Mary Boulevard. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.48 miles east) from the right-of-way.

**Site 133 – Winn Dixie #2380 (no FDEP #s found)** – No records were found for this site located at 120 International Parkway. A small natural gas powered emergency generator is located behind the facility, which appears to be in good condition. This site is rated **LOW RISK** due to there being no recorded or observed signs of contamination and its distance (0.21 miles west) from the right-of-way.

**Site 134 – Multiple Doctors’ Offices B (no FDEP #s found)** – These medical facilities are listed as small quantity generators by Seminole County but they are not registered generators of hazardous waste. They are located at 120 International Parkway and include Advanced Dermatology & Cosmetic Surgery, Rosimeri Pereira Clements PSY, Dental Associates at Heathrow, and Surgical Pathology Laboratorie. The site was reviewed for signs of contamination but none were found. Due to the lack of any documented or observed signs of contamination and their distance (0.21 miles west) from the right-of-way, this site is rated **NO RISK**.

**Site 135 – Dryclean R US, former DryClean USA #11522 (FLD982087561, FLR000127241, 59/9502095, 29356002)** – This site is located at 100 International Parkway Suite 114. The facility uses dry cleaning products and solvents and has been registered as a small quantity generator since August 1988. In June 1999, an inspection discovered two 55 gallon drums labeled as “drill cuttings” and “development water” stored behind the facility that were severely rusted and one had a hole in it. A follow-up inspection found the site to be out of compliance because proper records were not available, the rusty drums were still being stored behind the facility, and the exhaust temperature was not being cooled to the correct temperature. The site took the necessary actions to be in compliance until March 2001, when an adjacent shop owner complained about intense chemical odors coming from the site and bothering customers and giving them headaches. However, an inspection of the site in April 2001 found that the site was not in violation of any codes and was in compliance

at the time of the inspection. No other complaints or violations have been documented up to the present. It is unclear whether the hole in the rusty drum resulted in a discharge of any potentially hazardous materials, but there are no reported discharges associated with this site. A separate entry on FDEP's Oculus database lists a site "FL DEP DSCP #D166-599502095" at the same address as a conditionally exempt small quantity generator for the use of tetrachloroethylene and trichloroethylene. It is assumed that this entry is for the same business and its FDEP number is included in this entry. This site is rated **LOW RISK** due to there being no recorded discharge of hazardous materials and the distance (0.21 miles west) from the right-of-way.

**Site 136 – CVS Pharmacy #3920 (FLR000184002)** – This site is located at 100 International Parkway Suite 130. It is listed as a conditionally exempt small quantity generator because of the waste pharmaceuticals, batteries, pesticides, and mercury containing lamps it produces. This site is rated **LOW RISK** due to there being no records of contamination associated with this site, its distance (0.21 miles west) from the right right-of-way, and the industry in which it is involved.

**Site 137 – Shell Lake Mary, former Exxon #4-0375 (FLD984182758, 59/8840205)** – This former LUST and current UST retail gasoline service station includes a vehicle maintenance shop and is located at 175 International Parkway and is also listed as a conditionally exempt small quantity generator. Three USTs that contained unleaded gasoline were installed at the site in March 1988 that totaled a capacity for 32,000 gallons. A 1,000 gallon used oil AST was also installed in March 1988 for the vehicle maintenance shop. In December, 1988, a discharge notification was filed when vapor readings detected elevated petroleum readings from an unknown source. The site was given a priority ranking score of 75 and it was accepted into the Early Detection Incentive Program for site rehabilitation. In June 1992, groundwater monitoring documented contamination levels lower than acceptable standards and no excessively contaminated soil was discovered. This led to the site being accepted for No Further Action status in April 1993. In March 2003, the site was sampled for contamination before transferring owners. The results showed that petroleum contamination levels in the groundwater were higher than acceptable standards and a discharge report was filed. The gasoline USTs were replaced with a 12,000 gallon compartmentalized tank in November 2006. The tanks appeared to be in good condition at the time of removal and were not pitted or showed any holes. Approximately 367 tons of potentially impacted soil was removed from around the tanks and disposed of. Following the source removal, the site was monitored for contamination and levels steadily dropped. This led to the site once again gaining No Further Action Status in November 2008 and the site is in compliance as of April 2012. No contamination violations or discharges have been documented in connection with the vehicle maintenance facility. According to a General Report (2007), the groundwater appears to be flowing in an easterly direction, which is toward the right-of-way. Despite this site receiving a No Further Action status after source removal and monitoring, it is rated **MEDIUM RISK** due to the reported direction of groundwater flow (east), and its proximity (0.02 miles west) to the right-of-way.

**Site 138 – Home Depot #0264 (FL0000141317, 59/9808201)** – This AST site is located at 4800 West Lake Mary Boulevard and it is also listed as a conditionally exempt small quantity generator. A 3,500 gallon diesel AST that is used with an emergency generator was installed in October 2005. Minor out of compliance violations regarding improper labeling of the tank have been documented, but no records of any discharges have been reported and the site is in compliance as of June 2006. No records of any violations or discharges related to hazardous wastes have been reported for this site. This site is rated **LOW RISK** due to it currently being in compliance, no recorded contamination discharges, and its distance (0.32 miles east) from the right-of-way.

**Site 139 – Banfield Pet Hospital of Lake Mary (FLR000198416)** – This site is located at 4550 West Lake Mary Boulevard and is listed as a conditionally exempt small quantity generator. The site generates pharmaceutical, laboratory, and

dermatological hazardous wastes as a veterinary clinic. An inspection of the facility in March 2013 found that the facility was not conducting proper waste determination and failed to keep satisfactory records and receipts of their hazardous waste disposal. There are no records available that state that the corrective actions have been made for the facility to be in compliance at this time. There were no reports of a discharge of hazardous waste from the facility and no obvious signs of contamination were visible during a site visit. This site is rated **LOW RISK** due to having no records of contamination discharges, the industry in which it operates, and its distance (0.37 miles east) from the right-of-way.

**Site 140 – Goodyear Action Gator Tire (no FDEP #s found)** – No records were found for this site that is located at 4416 West Lake Mary Boulevard. This vehicle maintenance facility uses various petroleum products, but a registration as a handler of hazardous waste could not be found. No obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to it having no records or reports of contamination and its distance (0.38 miles east) from the right-of-way.

**Site 141 – Primera Office Park including Duke Energy North America LLC (no FDEP #s found)** – This collection of five office buildings is located along Primera Boulevard and at Crescent Executive Court. Each building has a small AST in association with a diesel powered emergency generator. A larger AST that is associated with a diesel powered emergency generator is located along the parking area and retention pond to the north of the building at 605 Crescent Executive Court, approximately 0.18 miles east of the right-of-way. The closest small AST is located approximately 0.04 miles east of the right-of-way. No records were found for the ASTs, but they all appear to be in good condition without any obvious signs of contamination. Duke Energy North America LLC is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste and is located at 615 Crescent Executive Court. Despite a lack of information regarding the registration of ASTs at this site, it is rated **LOW RISK** due to no reported or observed violations or discharges of contamination associated with the ASTs or the county small quantity generator.

**Site 142 – Convergys IMG Inc. A (59/9802616)** – This AST site is one of three Convergys sites (with Sites 143 and 145) that has separate identification numbers and are located at the same commercial campus. This site is located at 225 International Parkway. A 1,000 gallon diesel AST for use with an emergency generator was installed at this site in November 1999. In September 2009, the site was out of compliance for not having the release detection devices tested annually and its registration fees unpaid. No recorded discharges or other violations have been recorded for this site and it is in compliance as of November 2012. Despite its close proximity (0.03 miles west) to the right-of-way, this site is rated **LOW RISK** due to it being in compliance and having no reported discharges of contamination.

**Site 143 – Convergys IMG Inc. B (59/9602596)** – This AST site is one of three Convergys sites (with Sites 142 and 145) that has separate identification numbers and are located at the same commercial campus. This site is located at 285 International Parkway. A 2,800 gallon diesel AST for use with an emergency generator was installed at this site in November 1996 and was closed in-place in May 2006 without any reported contamination discharges. The AST was replaced with a 3,400 gallon tank in the same month. In September 2009, the site was out of compliance for not having the release detection devices tested annually and its registration fees unpaid. In September 2011, a component was found to be damaged and was replaced without any recorded incident. No recorded discharges or other violations have been recorded for this site and it is in compliance as of November 2012. Despite its close proximity (0.03 miles west) to the right-of-way, this site is rated **LOW RISK** due to it being in compliance and having no reported discharges of contamination.

**Site 144 – Contravest Management Company (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 250 International Parkway. The site

was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.24 miles west) from the right-of-way.

**Site 145 – Convergys IMG Inc. C (59/9600772)** – This AST site is one of three Convergys sites (with Sites #142 and #143) that has separate identification numbers and are located at the same commercial campus. This site is located at 287 International Parkway. A 20,000 gallon diesel AST for use with an emergency generator was installed at this site in February 1996. In September 2009, the site was out of compliance for not having the release detection devices tested annually and its registration fees unpaid. No recorded discharges or other violations have been recorded for this site and it is in compliance as of November 2012. Despite its close proximity (0.03 miles west) to the right-of-way, this site is rated **LOW RISK** due to it currently being in compliance and having no reported discharges of contamination.

**Site 146 – Seminole County Heathrow WTP (59/9601871)** – This AST and former UST site is located at 350 International Parkway. A 1,000 gallon UST was installed at the site in 1985 for use with a diesel powered emergency generator. In September 1996, the UST was removed and disposed of, and then replaced with an AST of the same volume for the same purpose. During the removal, no holes in the UST were visible and no obvious signs of contamination were observed in the excavation pit, which was later confirmed by soil sampling. The site was in violation in February 2009 for not testing the release detection devices annually, but the site is currently in compliance as of December 2012. Despite its proximity (0.02 miles west) to the right-of-way, this site is rated **LOW RISK** due to it currently being in compliance and having no reported discharges of contamination.

**Site 147 – Charmaine Ortiz DMD (no FDEP #s found)** – This medical facility is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 635 Primera Boulevard. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.28 miles east) from the right-of-way.

**Site 148 – Country Club at Heathrow Golf Course (59/8839140, 29354873)** – This former UST and current AST facility is located at 1200 Bridgewater Drive. A maintenance facility is the source of the contamination issues associated with this site and is located approximately 0.28 miles northeast of the clubhouse and 0.27 miles west of the right-of-way. The site currently has one 250 gallon waste oil AST and two 500 gallon capacity ASTs for unleaded and diesel fuel, but it used to have a 2,000 gallon gasoline UST and a 1,000 gallon diesel UST that were installed at the facility in October 1985 and removed in January 2008. These tanks, which were used for fueling maintenance vehicles and equipment, were the cause of numerous violations during their use, primarily involving registrations and displays. However, on several occasions the gas dispenser was found to have a slight leak during inspections, but an actual discharge was never reported and there are no records of any source removal occurring at these times (1994 and 2005). When the tanks were removed and replaced with the current tanks in 2008 they appeared to be in good condition without any signs of pitting or holes, soil and groundwater samples were taken in the vicinity and directly underneath the tanks, which revealed that contamination levels were all below acceptable limits. No other discharges in association with these tanks have been documented.

The main source of contamination at this site is a result of two potential releases of contaminants that were documented. A fire at the maintenance facility in 2005 potentially released petroleum, pesticide and fertilizer products. Later, stained soils near unlabeled drums were discovered behind the maintenance facility during an inspection. In March 2011, a Phase I, II, and III Environmental Site Assessment were conducted at the maintenance facility. Petroleum contamination and Resource Conservation and Recovery Act (RCRA) metal contaminants were found at higher than acceptable levels in the soil around the maintenance building. Monitoring well samples also contained RCRA metals, petroleum constituents,

volatile organic halocarbons (VOHs), chlorinated herbicides, and arsenic analytes higher concentrations than acceptable levels. The petroleum that was encountered was attributed to multiple or chronic leakage from vehicles and equipment and could not be attributed to a discharge event. The arsenic that was encountered was attributed to the historic use of it in herbicides. Approximately 220 tons of impacted soil was excavated and removed in December 2011. The site is still being monitored, and is on the FDEP's list of cleanup sites. The extent of the contamination beyond the immediate maintenance facility is unclear, but the historic use of arsenic as an herbicide at this facility could impact any construction activities that occur on or directly adjacent to the golf course. Despite the continued presence of contamination at this site, it is rated **LOW RISK** due to the distance (0.27 miles west) between the maintenance facility and the right-of-way, the distance (0.09 miles west) between the eastern limits of the course and the right-of-way, and source removal of the most impacted soil.

**Site 149 – Defalco Advertising Inc. (FLD984242974)** – This site is located at 300 International Parkway. It was registered as a conditionally exempt small quantity generator in August 1992 because it uses silver in its operation. No records of contamination were found for this site and no signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to its distance (0.19 miles west) from the right-of-way and the lack of any documented or observed signs of contamination.

**Site 150 – Bellsouth Telephone Inc. #39280 (59/9103085)** – This former UST facility is now closed and is located at 365 International Parkway. A 1,500 gallon diesel UST that was used for an emergency generator was installed in 1988 and removed in October 2004 in good condition without any obvious holes in the tank or other signs of contamination. Despite its proximity (0.01 miles west) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 151 – Lake Emma Animal Hospital (FLR000133835)** – No records were found for this veterinary clinic that is located at 645 Primera Boulevard and is listed as a non-handler of hazardous waste. There are no reports of a discharge of hazardous waste from the facility and no obvious signs of contamination were visible during a site visit. This site is rated **LOW RISK** due to there being no records of contamination discharges, the industry in which it operates, and its distance (0.39 miles east) from the right-of-way.

**Site 152 – SAP/MI Homes/Syniverse (no FDEP #s found)** – No records were found for this AST site located at 400 International Parkway. To the west of the building, bordering the Country Club at Heathrow Golf Course (Site #148), are two small diesel powered emergency generators. The generators and their associated ASTs appear to be in good condition with no noticeable signs of contamination. Despite its proximity (0.11 miles west) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 153 – American Automobile Association (59/9300256)** – This UST and AST site is located at 1000 AAA Drive. A 4,000 gallon UST and 500 gallon AST (both diesel) are both used for an emergency generator. The UST was installed in 1989 and the AST was installed in 1994. Several minor violations were recorded prior to a reported discharge in 2006, including rusted pipes in the generator room, an unrepaired syphon pump, and failure to annually certify the tank monitor. The reported discharge in September 2006 was attributed to a spill boot that would not seal and had caused a release from the overfill bucket. As a result of the discharge, the site was given a priority ranking score of 55. It was estimated and later confirmed that only a very small amount of product had been released and the contamination was very locally confined to the vicinity of the spill bucket. In September 2007, the source removal of one cubic yard of contaminated soil was performed and samples of the groundwater and remaining soil did not reveal elevated levels of contamination. A No



Further Action status was accepted for the site and it was in compliance as of October 2012 without any further discharges reported. Despite the potential for low levels of contamination at this site, the site is rated **LOW RISK** due to the reported contamination discharge being cleaned, a No Further Action status, and its distance (0.17 miles west) from the right-of-way.

**Site 154 – Emergency Generator on International Parkway (no FDEP #s found)** – This AST site is located along International Parkway, directly east of the American Automobile Association (Site #153) and immediately west of the right-of-way. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. Despite its proximity (0.01 miles west) to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 155 – Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson (FLR000175653, FLD061989448, 29355283)** – This site is located at 400 Rinehart Road and is currently occupied by Advanced Solar Photonics LLC (FLR000175653), which is listed as a conditionally exempt small quantity generator (approximately 0.22 miles east of the right-of-way). The technology companies Siemens and Stromberg-Carlson (FLD061989448, 29355283) formerly occupied this site and were registered as small quantity generators. In April 1987, 120 metal drums ranging from between 5 and 55 gallons in size were discovered on a little used, heavily vegetated portion of the site, and southwest from the main facility (approximately 0.08 miles east of the right-of-way). The origin or contents of the drums are unknown, but were thought to be waste paint and sludge from the previous owners of the property. The initial investigation report concluded that no significant environmental contamination occurred at the site and noted that many of the drums were empty or no longer had lids. The Investigation Report (1987) for the site indicated that groundwater flowed to the southwest, toward a small depression (see **Appendix D**). The site was monitored for contamination and in April, 1990, elevated levels of chromium and phthalates were recorded. There is no available record of the site being cleaned or the drums being removed. One 55 gallon drum with multiple holes and severely rusted was found during a site visit, but numerous monitoring wells are located at the site (see **Appendix B** for pictures). The site currently appears to be heavily used by recreational off-road vehicles, with several areas where dumping has taken place.

No other significant discharges of hazardous wastes were documented at this site under Siemens or Stromberg-Carlson. A 2002 complaint issued from an ex-employee alleged that liquid solder was being stored at the facility behind the building and that it had been going on for years. An inspection of the site found that the solder was being stored properly and found no other violations at the facility. The current occupant, Advanced Solar Photonics LLC, manufactures solar panels and primarily generates waste associated with soldering. An April 2011 complaint from the Lake Mary Fire Department was filed in regard to toxic chemicals without proper labels being stored in a shed on the premises. Advance Solar Photonics LLC contended that the chemicals were abandoned by a previous owner of the property, but they took responsibility for them and properly disposed of them. No other violations or any discharges of hazardous waste have been documented for this occupant of the property.

Pond sites 308 and 309 are located adjacent to, but not in the approximate area where the abandoned drums were located. Numerous citrus trees were observed along the right-of-way, west of the main structure at the facility. There is a potential for this site to have groundwater contamination from ethylene dibromide (EDB) due to historic agricultural practices involving citrus production. This site is rated **HIGH RISK** based on vague records regarding the level of contamination still present at the drum site, the probability that the site was formerly a citrus grove, and its proximity to the right-of-way and pond sites 308 and 309.

**Site 156 – Maria Tartibi (no FDEP #s found)** – This medical office is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 440 Saint Charles Court. A small AST for use with a diesel powered emergency generator is located along the side of the building and appeared to be rusting with possible holes along its margins (see picture in **Appendix B**). However, this site is rated **LOW RISK** due to lack of any documented reports of contamination and its distance (0.41 miles east) from the right-of-way.

**Site 157 – Chase Bank (no FDEP #s found)** – No records were found for this AST site located at 550 International Parkway. To the south of the building there is a small diesel powered emergency generator. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. This site is rated **LOW RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.18 miles west) from the right-of-way.

**Site 158 – Cell Tower with Natural Gas Powered Generator C (no FDEP #s found)** – No records were found for this natural gas powered emergency generator located at 923 Wallace Court. No obvious signs of contamination were visible during a site visit. This site is rated **LOW RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.38 miles east) from the right-of-way.

**Site 159 – Seminole State College (no FDEP #s found)** – No records were found for this AST site located at 1055 AAA Drive. At the northwest side of the building there is a diesel powered emergency generator. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. This site is rated **LOW RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.26 miles west) from the right-of-way.

**Site 160 – Lake Mary Fire Station 37 (no FDEP #s found)** – No records were found for this AST site located at 911 Wallace Court. A small AST is located at the west side of the facility that is used for a diesel powered emergency generator. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. This site is rated **LOW RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.36 miles east) from the right-of-way.

**Site 161 – Porter Paints (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is listed as being located at 590 Rinehart Road, but could not be found or no longer exists. The site was reviewed for signs of contamination but none were found. This site is rated **NO RISK** due to lack of any documented or observed signs of contamination associated with the site and its distance (0.47 miles east) from the right-of-way.

**Site 162 – Florida Vein Care and Cosmetic Center (FLR000133967)** – This medical facility is located at 580 Rinehart Road Suite 110 and is listed as a non-handler of hazardous waste. No records were found for this site and no signs of contamination were observed during a site visit. This site is rated **NO RISK** due to its distance (0.47 miles east) from the right-of-way and the lack of any documented or observed signs of contamination.

**Site 163 – Dr. Kevin T Bonn DMD (FLR000133942)** – This medical facility is located at 570 Rinehart Road Suite 110 and is listed as a non-handler of hazardous waste. No records were found for this site and no signs of contamination were observed during a site visit. This site is rated **NO RISK** due to its distance (0.47 miles east) from the right-of-way and the lack of any documented or observed signs of contamination.

**Site 164 – Logan Eye Care LLC, formerly Lake Mary Chiropractic Center, Skyemed, and Sphynx Health Inc. (FLR000133884)** – This medical facility is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. The office is located at 560 Rinehart Road, and was formerly occupied by Skyemed, which was listed as a conditionally exempt small quantity generator and Sphynx Health Inc., which was a small quantity generator listed by Seminole County but was not a generator of hazardous waste. A site inspection in March 2012 found no violations or areas of concern. The site was reviewed for signs of contamination but none were found. Due to the distance (0.47 east) from the right-of-way, and the lack of any documented or observed signs of contamination, this site is rated **NO RISK**.

**Site 165 – Dunn Cordoba and Savastano Orthodontics (FLR000133959)** – This facility is located at 550 Rinehart Road and is listed as a non-handler of hazardous waste. No records were found for this site and no signs of contamination were observed during a site visit. This site is rated **NO RISK** due to its distance (0.47 miles east) from the right-of-way and the lack of any documented or observed signs of contamination.

**Site 166 – Precision Play Media Group (no FDEP #s found)** – No records were found for this AST site located at 701 International Parkway. To the east of the office building, approximately 0.02 miles west of the right-of-way, are two small diesel powered emergency generators. The generators and their associated ASTs appear to be in good condition with no noticeable signs of contamination. Despite its proximity to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 167 – Charisma Media, formerly Numa Corporation (FLD086233111)** – This site is located at 600 Rinehart Road and is listed as a small quantity generator. A site inspection in March 2012 found no violations or areas of concern. The site was reviewed for signs of contamination but none were found. Due to the distance (0.37 east) from the right-of-way, and the lack of any documented or observed signs of contamination, this site is rated **LOW RISK**.

**Site 168 – Seminole County Utilities Generator (no FDEP #s found)** – This AST site is located at the end of AAA Drive to the west of the cul-de-sac. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. This site is rated **LOW RISK** due to its distance (0.34 miles west) from the right-of-way and the lack of any documented or observed signs of contamination.

**Site 169 – 21<sup>st</sup> Century Insurance (59/9803702)** – This AST site is located at 640 Century Pointe. The site has a 4,000 and a 275 gallon diesel AST that are both used for an emergency generator, located in the south side of the building in the parking area. In July 2009, the site was out of compliance because it had expired insurance, inspection records were not available, and the release alarms were not annually certified. The site took the necessary measures to be in compliance and was in in compliance as of July 2011. No records of contamination discharges or violations have been reported at this site. Despite its relatively close proximity to the right-of-way (0.07 miles east), this site is rated **LOW RISK** due to being in compliance without any reported contamination discharges.

**Site 170 – ABB Power T & D Company Inc.(FLR000055293)** – This site is located at 655 Century Pointe. It was registered as a small quantity generator in April, 1999 for the utility products it is involved with. This site has had no violations or reported discharges of hazardous waste. However, violations and a discharge were recorded when the property that is now occupied by SMT Sanford LLC (see Site #234) was occupied by ABB. The site is rated **LOW RISK** due to its distance (0.16 miles east) from the right-of-way and lack of any documented violations or contamination discharges.

**Site 171 – Symantec A (no FDEP #s found)** – No records were found for this AST site located at 801 International Parkway. To the east of the building, approximately 0.05 miles west of the right-of-way, there is a small diesel powered emergency

generator. The generator and its associated AST appear to be in good condition with no noticeable signs of contamination. Despite its proximity to the right-of-way, this site is rated **LOW RISK** due to the lack of any documented or observed signs of contamination.

**Site 172 – Colonial Center Heathrow 901 Building (59/9802223)** – This AST site is an office building located at 901 International Parkway. A 2,000 gallon diesel AST was installed for use with an emergency generator in October 1999. The site had minor violations in 2002 for not maintaining proper records and not having an overfill alarm. Another violation was recorded in 2010 for the release alarm not functioning properly. In October 2011, an inspection discovered that small amounts of diesel fuel were getting into the basin space and the alarms were not working properly. This incident was not considered a discharge and the site took the necessary measures to correct the problem. The site was in compliance without any further incidents or discharges as of November, 2012. Despite its relatively close proximity to the right-of-way (0.07 miles west), this site is rated **LOW RISK** due to it currently being in compliance without any significant contamination discharges.

**Site 173 – Symantec B (59/9807998)** – This AST site is located at 1001 Heathrow Park Lane. A 630 gallon diesel AST was installed for use with an emergency generator in January 2006. Significant rusting was observed on the tank in 2010 but no other violations or any discharges have been reported. The site is in compliance as of April 2012. Despite its proximity to the right-of-way (0.16 miles west), this site is rated **LOW RISK** due to it currently being in compliance without significant contamination discharges.

**Site 174 – US Postal Service (FL6180000121, 59/9101549, 59/9808404)** – This United States Government facility that was opened in 1990 at 800 Rinehart Road includes a fleet garage with 13 service bays for vehicle maintenance in addition to the parcel distribution center. It is an AST site that is also listed as a conditionally exempt small quantity generator, and it was formerly a UST site that was also listed as a small quantity generator. This site has three FDEP numbers listed above, representing the site's generation of hazardous waste, storage tanks, and a fuel spill from a vehicle, respectively.

This site was originally listed as a small quantity generator until June 2004 when it was switched to a conditionally exempt small quantity generator based on the amount of hazardous waste it was producing. As a result of an inspection in May 1996, lead sampling at the fleet garage revealed that the used antifreeze at the site was higher than regulatory levels and was being stored in an open and undated tote. The inspection also noted that used filters and paper towel rags used for wiping oil were being disposed of improperly. The facility made the necessary corrections to properly label and dispose of the antifreeze and issued plans to properly dispose of the filters and paper towel rags. No further violations have been reported and a discharge of hazardous materials at the fleet garage has not been recorded.

This site has four ASTs on site, a 1,000 gallon tank for oils at the fleet garage was installed in June 1998, and three 800 gallon diesel ASTs for use with emergency generators were installed in June 2006. Two 550 gallon USTs used for waste and new oil were installed in 1989 and were removed from the site without any observation of soil contamination in June 1998. Despite several minor violations regarding annual inspections, no reported contamination discharges have been recorded in association with any of the tanks and the site is in compliance as of May 2012. The AST for oils at the fleet garage is very close (0.04 miles east) to the right-of-way, but the ASTs used for emergency generators are located at the south end of the main facility, considerably farther (0.17 miles east) from the right-of-way.

In June 2005 a tractor trailer was observed to have a fuel line leak and had discharged an estimated 20 to 40 gallons of diesel fuel onto the concrete pad at the docking bay on the west side of the main facility; the remaining fuel having been lost on I-4 and I-95 between Jacksonville, FL and the facility. The fuel emptied into a drain that discharged to a small

retention pond area to the west of the docking bay. Upon detection of the spill, the storm drain area was immediately diked and absorbent was used to collect free product where possible, but a slight sheen was visible on the retention pond at the time. Soil samples around the storm drain found that there were elevated levels of contamination, resulting in the excavation and disposal of the impacted soils only eight days after the initial incident. This excavation lowered the levels of contamination at the site but impacts to the soil and groundwater were still present. The site was re-sampled in November 2005 and it was found that acceptable levels of contamination in the soil and groundwater had been achieved. In December, 2005 an excavation to expose the groundwater was allowed to remain open to expose the groundwater to natural hydrocarbon remediation mechanisms. The site received a priority ranking score of 27 in March 2007. A Site Assessment Report (2011) for the site found no excessively contaminated soil or groundwater at the site, leading to the site being accepted for No Further Action status and having an approved Site Rehabilitation Completion Report. According to the same report, groundwater flow was reported to be flowing to the east, away from the right-of-way. The contamination from the spill occurred approximately 0.10 miles east of the right-of-way.

It is likely that low levels of contamination are still present at this site from the diesel fuel discharge. However, that discharge received a No Further Action status and a Site Rehabilitation Completion Report has been approved based on the source removal and remediation activities conducted at the site. No other discharges have been reported for the hazardous wastes generated or the closed USTs and open ASTs. While the fleet garage is close to the right-of-way, the other potential sources of contamination are relatively farther away and groundwater flow was reported to be flowing away from the right-of-way. Therefore, this site is rated **LOW RISK** due to it currently being in compliance, having no records of contamination associated with hazardous wastes or storage tanks, and meeting the acceptable standards for the site to be considered clean.

**Site 175 – Groundwater Contamination Plume #59263123** – The contaminant associated with this plume is the agricultural pesticide ethylene dibromide (EDB), which is usually associated with agricultural citrus production. According to FDEP Map Direct, the contamination plume is not under the current right-of-way (see **Appendix A**). No other contamination sites are located in this plume, which is approximately 0.42 miles east of the right-of-way at its closest delineated position. This plume is rated **LOW RISK** due to its estimated distance from the right-of-way and having no proposed portions of the project within its area. However, if the limits of construction operations are changed to include the area of the plume, additional investigations should be performed at these locations.

**Site 176 – Leslie’s Pool Supplies (no FDEP #s found)** – No records were found for this site located at 815 Rinehart Road. This facility stores various pool chemicals, but no obvious signs of contamination were observed during a site visit. This site is rated **NO RISK** due to the type of chemicals it stores, distance (0.37 miles east) from the right-of-way, and no reported or visual signs of contamination.

**Site 177 – Publix Super Market #833 (59/9809833)** – This AST Site is located at 825 Rinehart Road. The 1,000 gallon diesel AST that is used for an emergency generator was installed in March 2008. The site has not had any reported discharges and is in compliance as of July 2013. This site is rated **LOW RISK** due it being in compliance without any reported contamination and its distance (0.38 miles east) from the right-of-way.

**Site 178 – For Your Nails plus Tan (no FDEP #s found)** – No records were found for this retail nail salon located at 857 Rinehart Road. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.39 miles east) from the right-of-way.



**Site 179 – Orchid Cleaners (no FDEP #s found)** – No records were found for this site located at 865 Rinehart Road. This facility uses dry cleaning products and solvents, but no obvious signs of contamination were observed during a site visit. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.39 miles east) from the right-of-way.

**Site 180 – CVS Pharmacy #3270 (FLR000187724)** – This site is located at 924 Rinehart Road. It is listed as a small quantity generator because of the waste pharmaceuticals, batteries, pesticides, and mercury containing lamps it produces. This site is rated **LOW RISK** due to there being no records of contamination associated with this site, its distance (0.2 miles east) from the right right-of-way, and the industry in which it is involved.

**Site 181 – AT&T, formerly Bellsouth Telephone Inc. #301BH (59/9805384)** – This AST site is located at 1100 Business Center Drive. A 4,000 gallon AST was installed at the site in November 2002 for use with a diesel powered emergency generator. No violations or any discharges have been reported for this site and it is in compliance as of May 2013. This site is rated **LOW RISK** due to it being in compliance without any reported contamination and its distance (0.39 miles west) from the right-of-way.

**Site 182 – Florida Cancer Specialists (FLR000177337)** – This site is located at 917 Rinehart Road Suite 2041. It is listed as a conditionally exempt small quantity generator because of the waste pharmaceuticals and batteries it produces. This site is rated **LOW RISK** due to there being no records of contamination associated with this site, its distance (0.22 miles east) from the right right-of-way, and the industry in which it is involved.

**Site 183 – Marriott Orlando Lake Mary (59/9804875)** – This AST site is located at 1501 International Parkway. A 2,625 gallon diesel AST was installed at the site in January 2002 for use with an emergency generator. The site was briefly out of compliance for not marking fill boxes correctly in February 2012, but the site took the necessary measures to correct the issue and the site is in compliance as of May 2012. Despite its proximity (0.05 miles west) to the right-of-way, this site is rated **LOW RISK** due to it currently being in compliance without any reported discharges.

**Site 184 – Golden Touch Dry Cleaners (no FDEP #s found)** – No records were found for this site located at 7025 County Road 46A (0.06 miles west of the right-of-way). This facility uses dry cleaning products and solvents, but no obvious signs of contamination were observed during a site visit. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination.

**Site 185 – Oaklawn Funeral Home & Cemetery (59/8840620)** – This AST site is located at 600 County Road 46A. The site uses two 285 gallon diesel and unleaded gasoline ASTs for fueling and servicing vehicles and equipment. No records of contamination discharges or violations have been reported at this site. This site is rated **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.23 miles east) from the right-of-way.

**Site 186 – Colonial Townpark Unlisted Sites (no FDEP #s found)** – This collection of stores, residences, and offices contains four sites that were listed in the FDEP's database, and three other sites that have the potential to generate contamination. The listed sites are Publix Super Market #1304 (Site #187), BNY Investment management Services LLC (Site #188), Dr. Tim Tiralosi (Site #189), and Pershing LLC (see Site #190). Three additional ASTs for use with diesel powered emergency generators are located at each unlisted office building. No records were found for these sites and no obvious signs of contamination were observed. Shear Bliss Day Spa is a spa and retail nail salon that is located at 1125 Townpark Avenue Suite 1031 and approximately 0.18 miles west of right-of-way. Townpark Nails is a retail nail salon that is located at 1125 Townpark Avenue Suite 1051 and approximately 0.18 miles west of the right-of-way. This site is rated **LOW RISK** due to

there being no records of any contamination associated with these unlisted sites and the distance (0.18 miles west, at closest AST) from the right-of-way.

**Site 187 – Publix Super Market #1304 (59/9812625)** – This AST Site is located at 870 Village Oak Lane, which is part of Colonial Townpark. The 1,000 gallon diesel AST that is used for an emergency generator was installed in April 2011. Minor rust on the outside of the tank was noted during an inspection, but the site has not had any reported discharges and is in compliance as of July 2013 without ever being out of compliance. This site is rated **LOW RISK** due to it being in compliance without any reported contamination and its distance (0.2 miles west) from the right-of-way.

**Site 188 – BNY Investment Management Services LLC (59/9804745)** – This AST site is located at 100 Colonial Center Parkway, which is part of Colonial Townpark. A diesel fueled emergency generator with an associated 1,500 gallon AST is located on the east side of this office building within Colonial Town Park, approximately 0.13 miles west of the right-of-way. The site was out of compliance in 2009 for having expired insurance, but no discharges have been reported for this site and it is in compliance as of August 2011. This site is rated **LOW RISK** due to it being in compliance without any recorded or observed contamination.

**Site 189 – Dr. Tim Tiralosi DMD (no FDEP #s found)** – This site is listed as a small quantity generator by Seminole County but is not a registered generator of hazardous waste. It is located at 1125 Townpark Avenue Suite 1061, which is part of Colonial Townpark. The site was reviewed for signs of contamination but none were found. Due to its distance (0.18 miles west) from the right-of-way and the lack of any documented or observed signs of contamination, this site is rated **NO RISK**.

**Site 190 – Pershing LLC (59/9809571)** – This AST site is located at 300 Colonial Center Parkway and is part Colonial Townpark. A 5,030 gallon diesel AST for use with an emergency generator was installed at the site in September 2007. Two violations in 2008 were due to improperly displaying the registration placard and not testing the release detection devices annually. No other violations or any discharges have been reported for this site and it is in compliance as of March 2012. This site is rated **LOW RISK** due to it having no records of violations or discharges and its distance (0.27 miles west) from the right-of-way.

**Site 191 – Sanford Infiniti (no FDEP #s found)** – No Records were found for this automobile dealership located at 995 Rinehart Road. The facility was built in 2012, and documentation regarding its status as a generator of hazardous waste is unavailable at this time. The facility includes a service area and wash station. Like similar automobile dealerships near this site, the facility presumably has ASTs for new and used oil and waste antifreeze. Despite its proximity (0.08 miles east) to the right-of-way, this site is rated **LOW RISK** due to the facility being relatively new, no reports of any contamination discharges, and no visible signs of contamination.

**Site 192 – Autonation Acura (FLR000109017)** – This AST site is located at 1001 Rinehart Road and is listed as a conditionally exempt small quantity generator. There are two 500 gallon ASTs for used oil and a 300 gallon AST for waste antifreeze at the site. A site inspection in May 2004 revealed that paper towel rags used for wiping oil were being disposed of improperly in the regular trash. The issue was resolved and has been the only recorded violation at the site. This site is rated **LOW RISK** due to the distance (0.22 miles east) from the right-of-way and there being no records of discharges reported at the site.

**Site 193 – Sam’s Club #4785 (FLR000092007)** – This site is located at 1101 Rinehart Road and includes a gas station (see Site #194) on site. The site is listed as a large quantity generator on FDEP’s Map Direct, but documentation currently lists it as a conditionally exempt small quantity generator because of the waste batteries and lamps that it stores. The site was

listed as a small quantity generator from July 2009 to March 2010. No records of discharges or violations regarding hazardous waste have been reported. This site is rated **LOW RISK** due to there being no records of contamination or violations reported for this site and its distance (0.34 miles east) from the right-of-way.

**Site 194 – Sam’s Gas #4785 (59/9804907)** – This UST site that is part of the Sam’s Club facility (see Site #155) is located at 1111 Rinehart Road. Three 20,000 gallon USTs that store unleaded gasoline were installed at the site in June 2002. In March 2010, spill buckets were replaced at the site and soil samples were collected for analysis, which revealed that the soils around the spill buckets all contained lower than acceptable levels of contamination. A 115 gallon unregulated AST that is used for a fire pump is also located on the site, but the contents could not be confirmed. There have been no contamination discharges or violations reported for this site and it is in compliance as of April 2012. This site is rated **LOW RISK** due to there being no records of contamination or violations reported for this site and its distance (0.22 miles east) from the right-of-way.

**Site 195 – Platinum Nails & Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 1173 Rinehart Road. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.34 miles east) from the right-of-way.

**Site 196 – Autonation Honda Sanford (FLR000109033)** – This AST site is located at 1000 Rinehart Road and is listed as a conditionally exempt small quantity generator. There are two 500 gallon ASTs for used oil and a 300 gallon AST for waste antifreeze at the site. No records of any contamination or violations have been reported for this site at its current location. This site is rated **LOW RISK** due to the distance (0.15 miles east) from the right-of-way and having no records of discharges or violations reported at the site.

**Site 197 – Mercedes-Benz of North Orlando (FLR000109025)** – This AST site is located at 1100 Rinehart Road and is listed as a conditionally exempt small quantity generator. The site was formerly occupied by Courtesy Chrysler Jeep, which had no violations or reported discharges during its time in business. The site became Mercedes-Benz of North Orlando in May 2011. There are two 500 gallon ASTs for used oil and a 300 gallon AST for waste antifreeze at the site. A site inspection was conducted at the site in response to a complaint in June 2012 alleging that wastewater from the vehicle wash area was being allowed to drain into the storm drain on the property. The site inspection revealed that the wastewater was in fact being disposed of improperly and that spent light bulbs were not being properly labeled or stored. The site took the necessary measures address these issues and it is in compliance as of September 2012. This site is rated **LOW RISK** due to the distance (0.21 miles east) from the right-of-way and currently being in compliance.

**Site 198 – David Maus Toyota (FLR000136432, 59/9808377)** – This AST site is located at 1160 Rinehart Road and is listed as a small quantity generator. A 2,000 gallon waste oil AST, two 1,500 gallon new oil/lube ASTs, and a 300 gallon waste antifreeze AST were installed in March 2006. The site was initially in violation for not installing the tanks properly, but no discharges resulted in this issue. In March 2007, an inspection of the facility found that waste containers were not being labeled correctly, but the facility was otherwise in compliance. In October 2010, one of the new oil/lube ASTs were replaced with three 500 gallon ASTs for the same use, which gives the site a total of six ASTs at present. The site is in compliance as of November 2012 without any other violations or reported discharges. The service center for this facility is located approximately 0.14 miles southeast from the right-of-way. This site is rated **LOW RISK** due to it currently being in compliance without any reported discharges of hazardous waste or petroleum.

**Site 199 – Carmax #7247 (59/9806029)** – This AST site is an automobile dealership located at 901 Towne Center Boulevard. Three 3,000 gallon unleaded gasoline ASTs used for fueling vehicles was installed at the site in June 2003. The site is in

compliance as of October 2012 and has not had any violations or reported discharges. This site is rated **LOW RISK** due to its distance (0.33 miles east) from the right-of-way and it currently being in compliance without any violations or reported discharges.

**Site 200 – Seminole Powersports (FLR000118786)** – This site is located at 1200 Rinehart Road and was registered as a small quantity generator in March 2005. The site services small vehicles such as ATVs and Jet Skis, as well as sells new vehicles and parts. No records of any contamination discharges or violations have been reported and no obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to having no records of contamination and its distance (0.35 miles east) from the right-of-way.

**Site 201 – David Maus Chevrolet (no FDEP #s found)** – No Records were found for this automobile dealership located at 972 Towne Center Boulevard. The facility was built in 2011, and documentation regarding its status as a generator of hazardous waste in association with its service facility is unavailable at this time. Like similar automobile dealerships near this site, the facility has ASTs for used oil and antifreeze for use with their vehicle service center. Despite its proximity (0.05 miles southeast) to the right-of-way, this site is rated **LOW RISK** due to the facility being relatively new, there are no reports of any contamination discharges, and no visible signs of contamination.

**Site 202 – Evolution Auto (no FDEP #s found)** – No Records were found for this automobile dealership located at 1300 Rinehart Road. The facility was built in 2011, and documentation regarding its status as a generator of hazardous waste in association with its service facility is unavailable at this time. Like similar automobile dealerships near this site, the facility has ASTs for used oil and antifreeze for use with their vehicle service center. This site is rate **LOW RISK** due to its distance (0.38 miles east) from the right-of-way, the facility being relatively new, no reports of any contamination discharges, and no visible signs of contamination.

**Site 203 – Granite Construction Company (59/9803316)** – This LAST site was the former field office for the construction of the State Road 417 Greenway, it was located at 601 Towne Center Boulevard. In November 2000, a 3,000 gallon unleaded gasoline AST, a 3,000 gallon diesel AST, and a 5,000 gallon diesel AST were installed at the site for temporary use in fueling construction vehicles. In June 2002, virgin lube oil was reported to have spilled into the soil from dispenser drips whenever a large oil tank servicing system was operated. The spill was estimated to have been less than 25 gallons in volume so an Incident Notification form was filed instead of a Discharge Report form because of the small amount of discharged product. The project was completed and the field office closed in November 2002. After the ASTs were removed from the site, soil samples taken from around the area of the ASTs revealed that the soil around the tanks contained elevated levels of petroleum contamination. The soil around the ASTs and the place where the lube oil had spilled was removed and disposed of, totaling around 26 tons of soil. After soil removal, subsequent soil sampling showed that contamination levels at the site were all lower than acceptable standards. A temporary monitoring well was installed at the area where the highest levels of contamination had been recorded. Groundwater samples also did not indicate the presence of elevated levels of contamination but they did contain slightly elevated levels of lead. Leaded fuel was not used during construction and the higher readings were attributed to sample turbidity without taking subsequent readings. There is currently a small AST for use with a diesel powered emergency generator located at the site, presumably used by the FDOT, but there are no records of contamination associated with it. The site is considered clean due to contamination levels being below acceptable standards but the site was not granted No Further Action status because the monitoring well was only temporary and did not meet specified standards. Further tests for lead at the site was recommended but not required for the site to be considered clean. The site is directly adjacent to State Road 417 but approximately 0.13 miles E of its interchange with I-4. Therefore, if construction activities associated with the project include this site or any improvements

to State Road 417, it should be considered **MEDIUM RISK**. However, if construction activities associated with the project do not include this site or any improvements to State Road 417, it should be considered **LOW RISK**.

**Site 204 – Target #1966 (FLR000126706)** – This site is located at 1201 WP Ball Boulevard. It is listed as a small quantity generator because of the waste batteries and lamps that it handles. The site was initially listed as a conditionally exempt small quantity generator in June 2006, but has been a small quantity generator since March 2012. No records of discharges or violations regarding hazardous waste have been reported. This site is rated **LOW RISK** due to having no records of contamination or violations reported for this site and its distance (0.3 miles east) from the right-of-way.

**Site 205 – Koi Nails and Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 2025 WP Ball Boulevard. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.5 miles east) from the right-of-way.

**Site 206 – Fields Chrysler Jeep Dodge Ram (no FDEP #s found)** – No Records were found for this automobile dealership located at 750 Towne Center Boulevard. The facility was built in 2011, and documentation regarding its status as a generator of hazardous waste in association with its service facility is unavailable at this time. Like similar automobile dealerships near this site, the facility presumably has ASTs for used oil and antifreeze for use with their vehicle service center. Despite its proximity (0.11 miles northeast) to the right-of-way, this site is rated **LOW RISK** due to the facility being relatively new, there are no reports of any contamination discharges, and no visible signs of contamination.

**Site 207 – Sears Auto Center (no FDEP #s found)** – No records were found for this automobile service center located at 450 Towne Center Circle and has been in business since 1995. This facility performs oil changes and other services that have the potential to generate contamination, and similar facilities are typically registered as generators of hazardous waste. No obvious signs of contamination were visible during a site visit. Although the site is relatively close (0.10 miles east) to the right-of-way and no records are available for the site, it is rated **LOW RISK** due to no obvious signs of contamination, and no reported discharges.

**Site 208 – Seminole Towne Center Mall (no FDEP #s found)** – This large facility that consists of multiple stores is located at 200 Towne Center Circle (0.06 miles east of the right-of-way). Dillard’s Department Store (Site #210) and a retail nail salon, Le Nails, were currently the only stores identified to have the potential to generate contamination at this site. Dillard’s Department Store had a very small oil spill in 2006 and is detailed below (Site #210). No records of contamination were found for Le Nails or any other store at this site. This site is rated **LOW RISK** due to the lack of any documented records or observed signs of contamination.

**Site 209 – JSK Trucking Inc. Spill Site (59/9805593, 29369193)** – This was the site of an emergency response spill cleanup as the result of a trucking accident located within the I-4 right-of-way, eastbound, just west of State Road -46. In November 2002, the truck accident resulted in a discharge of an estimated 25 gallons of diesel fuel. Records indicate that an unspecified amount of contaminated soil was scraped from the site and removed for disposal, but a Source Removal Report was never produced; the spill site was given a priority ranking score of 9. The responsible party for the incident was cited with a failure to comply notice in October 2007 because a Site Assessment Report had not been submitted for the site in the given amount of time. In 2009, the priority ranking score was changed to 49 because of potable wells being present in the area. There are no records indicating that the site has been cleaned, sampled, or monitored. Despite the relatively low amount of fuel that was discharged to the soil and allegedly removed, this site is rated **MEDIUM RISK** due to it being located in the right-of-way, lack of detailed records regarding source removal, and awaiting cleanup with a Priority Ranking score of 49.



**Site 210 – Dillard’s Department Store (59/9502869, 59/9502808)** – This AST site is located at 300 Towne Center Circle, the north end of Seminole Towne Center Mall (Site #208). No records were found for the FDEP database entry for site #59/9502808 which is listed as being located at 183 Oregon Avenue. In December 1995, a 2,000 gallon diesel AST was installed at the site for use with an emergency generator. Minor violations including not having proof of insurance and failure to annually certify leak alarms have been reported but the necessary actions were taken to make the facility in compliance shortly after the violations were reported. In October 2006, an inspection revealed that a gallon container of new motor oil that was being stored with the generator had leaked out of the containment and was discharged into the soil from a drain. Due to the low volume of the discharge, an Incident Notification form was filed instead of submitting a Discharge Report form. Dillard’s hired an environmental services company to clean and remove contaminated soil from the site. No other reported discharges have been recorded at this site and it is in compliance as of November 2012. Despite its proximity (0.09 miles east) to the right-of-way, a few minor violations and a very low volume oil spill, the site is rated **LOW RISK**.

**Site 211 – Gateway Plaza, former Site of Northgate West, Seminole Farms Trust IV (59/9401441)** – This former LUST site is located at 101 Towne Center Boulevard. The historic use of this property was for agriculture (vegetable farming), but is now a collection of retail shops and restaurants. A residential building near State Road 46 and a storage structure near the middle of the property (approximately 0.29 miles east of the right-of-way) were previously located at this site. The storage structure housed various fertilizers, pesticides, and petroleum products but also had a 1,000 gallon diesel UST located at the northwest corner of the building. A discharge from the UST was reported in July 1994 as a result of the discovery of excessively contaminated soil and groundwater in the vicinity of the tank. The tank and approximately 400 tons of contaminated soil was removed from the site in December 2004. The tank had a few small holes in it and a large dent from an unknown cause. The site was given a priority ranking score of 56 and was monitored following the source removal. According to a Contamination Assessment Report (1994), groundwater flow was generally in the northeasterly direction from the location of the UST, towards a canal (see **Appendix D**). Groundwater monitoring at the site indicated that contamination levels had dropped below acceptable levels by 1996, leading to the site being accepted for No Further Action Status. It should be noted that at the time of the UST removal, low levels of contamination were discovered at the northwest corner of the property, the current location of Don Pablo’s Restaurant. This contamination was attributed to the contamination from the adjacent property, Cathy’s Fruit Stand (see Site #220), based on the approximate direction of groundwater flow. This site is rated **LOW RISK** due to its distance from the right-of-way, source removal being conducted, a No Further Action status, and the reported direction of groundwater flow.

**Site 212 – Autonation Ford Sanford (FLR000047449, 59/9701000)** – This AST site that is located at 4911 Wayside Drive is also listed as a conditionally exempt small quantity generator. Two 1,000 gallon ASTs were installed at the site in June 1997 for storing new and used oil in association with the automotive service shop. Several minor violations have been documented in association with the ASTs, but a discharge has never been recorded and the site is in compliance as of November 2012. No violations have been recorded in association with the generation of hazardous waste at the site. This site is rated **LOW RISK** due to the distance (0.16 miles west) from the right-of-way and there being no records of discharges reported at the site.

**Site 213 – Former Site of Stuckey’s Pecans Shoppe (59/8516755)** – This former UST site is listed as being located at the interchange of I-4 and State Road 46, but it was actually located at the current site of Springhill Suites, 201 North Towne Road. Two 10,000 gallon and one 4,000 gallon USTs that contained unleaded gasoline were installed at the site in 1975 and removed in 1996. Samples of the soil and groundwater around the area where the tanks were removed did not reveal any

contamination in excess of acceptable levels, leading to the site being accepted for No Further Action status in September 1998. Despite its proximity (0.03 miles east) to the right-of-way, this site is rated **LOW RISK** due to having no reported discharges of contamination and having received No Further Action status.

**Site 214 – Top Dog Express Car Wash and Oil Change (no FDEP #s found)** – No records were found for this site that is located at 1851 Rinehart Road. This site generates used oil from the drive-through oil change service located on site, but there are no records of any storage tanks being registered or the site being registered as a generator of hazardous waste. No obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to its distance (0.45 miles east) from the right-of-way and it not having any records regarding discharges of contamination.

**Site 215 – FPL Rinehart Substation (FLR000082602)** – This site is located at 4465 West State Road 46. It was registered as a small quantity generator in November 2001 because of the use of lead at the facility. No records of any contamination discharges or violations have been reported and no obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to having no records of contamination and its distance (0.42 miles east) from the right-of-way.

**Site 216 – Seminole County Fire Station #34 (59/9812484)** – This AST site is located at 4905 Wayside Drive. A 1,000 gallon diesel AST was installed at the site in January 2011 for use with an emergency generator. In February 2012 the site was out of compliance for not having the release detection devices tested annually. There have been no recorded discharges or other violations reported for this site and it is in compliance as of April 2013. Although this site is relatively close (0.10 miles west) to the right-of-way, it is rated **LOW RISK** due to it currently being in compliance without any records of discharges reported.

**Site 217 – Cell Tower with Diesel Powered Generator E (no FDEP #s found)** – No records were found for this site located at 4901 Wayside Drive. The generator and its small AST appear to be in good condition with no noticeable signs of contamination. Despite its proximity (0.05 miles west) to the right-of-way, it is rated **LOW RISK** due to having no records of discharges reported at the site.

**Site 218 – IHOP Restaurant, formerly Mobil #02-DHW (59/8516633, 29361001)** – This former LUST site was located 125 South Oregon Avenue, just east of the current IHOP restaurant building and at the far west side of the 7-Eleven Store #34832 property (see Site #219). A vehicle service station also was located at this site. According to registration records, a Gulf service station also previously occupied this site and had three 3,000 gallon USTs containing leaded gasoline and four USTs containing unleaded gasoline totaling a capacity for 19,000 gallons. Other than their registration and approximate locations at the site, the records for those USTs are vague or unavailable. Three 10,000 gallon USTs for gasoline and two 550 gallon USTs for kerosene and used oil were installed at the site in May 1987, replacing the former USTs, but removal documents of this activity could not be retrieved. A discharge was reported in December 1988 from an unknown source when petroleum odor was observed in a monitoring well. The site qualified for the Early Detection Incentive Program in 1990, but it was abandoned in 1991. In November 1991, the USTs were removed from the site and appeared to be in good condition without visible cracks or leaks. The soil around the USTs was tested for contamination, but it was not found to be excessively contaminated, although the groundwater was found to have higher than acceptable contamination levels at the time of the excavation. The excavated soil was back-filled at the site and a monitoring-only plan was accepted for the site.

When the site was redeveloped as an IHOP restaurant in 1997, replacement monitoring wells revealed that groundwater contamination levels at the site were still higher than acceptable. A groundwater remediation system was installed at the site in 1999 and ran intermittently until 2007, treating approximately 2.2 million gallons of groundwater. Additionally, nine

bio-sparging events took place from 2007 to 2008 in an effort to increase natural decomposition of the contamination. However, contamination levels at the site remained relatively constant or slightly increased. In addition to elevated groundwater contamination levels, soil samples in May 2010 were found to have higher than acceptable levels of contamination. In April 2012, source removal of approximately 1,223 tons of petroleum impacted soil was conducted at the site and an additional 110,000 gallons of groundwater was treated. Based on groundwater samples from July 2013, groundwater contamination levels have dropped below acceptable levels. The direction of groundwater flow in the early stages of monitoring was reported to be flowing in an easterly direction based on a Second Quarter Monitoring Report (1993), but a recent Post Active Remediation Monitoring Report (2013) indicated that groundwater was flowing in a northerly direction (see **Appendix D**). Even though the levels of contamination have recently dropped below acceptable levels and source removal activities have been conducted, this site is rated **MEDIUM RISK** because it is still being actively monitored for contamination, its proximity (0.05 miles east) to the right-of-way, and vague records regarding the source of the contamination.

**Site 219 – 7-Eleven Store #34832, formerly Mobil Service Station #02-D68, Mobil On-the-Run (FLD984205542, 59/9600569)** – This UST site is located at 5224 West State Road 46 (0.07 miles east of the right-of-way) and has a vehicle oil change service center and car wash, which is registered as a small quantity generator. This facility was built at the same site, but slightly to the east of the former site of Mobil #02-DHW (Site #218), which is now an IHOP restaurant. Three USTs totaling 32,000 gallons and containing unleaded gasoline were installed at the site in March 1996. A discharge was reported in June 2006 when a spill bucket replacement revealed contaminated soil from an unknown source. No soil was removed from the vicinity of the spill buckets during replacement because the contamination appeared to be localized; the site was given a priority ranking score of 56. Groundwater monitoring at the site revealed very low levels of contamination, leading to a monitoring only plan for remediation. A No Further Action status was accepted for the site in October 2008 based on very low or undetectable levels of contamination at the site. No other violations or discharges have been reported for this site, including the oil change facility, and it is in compliance as of February 2013. A supplemental Site Assessment Report (2007) indicated that groundwater flow was generally to the north (see **Appendix D**). The site would be rated low risk based solely upon the discharge reported in 2006 and the direction of groundwater flow (to the north parallel to the right-of-way). However, the former location of Mobil #02-DHW is partially on this property (western edge) and could potentially lead to contamination migrating to this site, if it is not already there. Therefore, this site is rated **MEDIUM RISK**.

**Site 220 – Cathy's Fruit Stand (59/9103487)** – This former LUST site was located at 101 Oregon Avenue, currently the western part of the Don Pablo's Restaurant property. In June 1992, five USTs were removed from three separate on-site areas. Excessively contaminated soil was encountered in the area that had three 6,000 gallon gasoline USTs and the area that had a 550 gallon kerosene UST, but not in the area where a 550 gallon waste oil UST was located. Approximately 32 tons of contaminated soil was removed from the two impacted areas. Following source removal, the site was given a priority ranking score of 60 and was monitored. Groundwater monitoring revealed petroleum contamination at the three areas and levels of cadmium, chromium, and lead at higher than acceptable levels in the vicinity of where the used oil UST was located. The petroleum contaminated groundwater was primarily located where the three larger gasoline tanks had been. Groundwater monitoring revealed very slow decreases in concentrations, leading to bioremediation and groundwater treatment from 2000 to 2003, followed by natural attenuation monitoring. Levels of contamination did not improve as expected, leading to a bio-sparging operation that was conducted in July 2008. The size of the plume has decreased, but levels of contamination higher than acceptable levels are still present at the site; natural attenuation monitoring is still on-going. A Contamination Assessment Report (1993) from the initial removal of the tanks indicated that

groundwater was generally flowing in an easterly direction, away from the right-of-way, but the most recent Monitored Natural Attenuation Report (2013) indicates that groundwater flow is generally in a west-northwesterly direction (see **Appendix D**). It is unclear whether the metals found in the groundwater samples initially taken from the areas around the used oil UST were addressed, but recent records do not indicate these as current contaminants. Although source removal of contaminated soil and treatments of groundwater have reduced the volume of contamination at this site, it site is rated **MEDIUM RISK** due to there still being contamination, its proximity (0.08 miles east) to the right-of-way, and direction of groundwater flow.

**Site 221 – CVS Pharmacy #5195 (FLR000190538)** – This site is located at 4639 West State Road 46. It is registered as a small quantity generator because of the waste pharmaceuticals, batteries, pesticides, and mercury containing lamps it produces. This site is rated **LOW RISK** due to there being no records of contamination associated with this site, its distance (0.31 miles east) from the right right-of-way, and the industry in which it is involved.

**Site 222 – Tire Kingdom #121 (FLR000130559)** – This site is located at 4401 West State Road 46 and was registered as a small quantity generator in July 2006. The site generated wastes from servicing vehicles. No records of any contamination discharges or violations have been reported and no obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to having no records of contamination and its distance (0.46 miles east) from the right-of-way.

**Site 223 – Pinch-A-Penny (no FDEP #s found)** – No records were found for this site located at 4932 State Road 46 Suite 1012. This facility stores various pool chemicals, but no obvious signs of contamination were observed during a site visit. This site is rated **NO RISK** due to the type of chemicals it stores, distance (0.22 miles west) from the right-of-way, and no reported or visual signs of contamination.

**Site 224 – 7-Eleven Food Store #33347 (59/9805508)** – This UST site is located at 4900 West State Road 46. Two USTs totaling 25,000 gallons were installed at the site in February 2003 and contain unleaded gasoline. An incident was reported in 2007 involving an automatic release detection monitor that indicated gasoline had been released. Upon inspection, no product was discovered to have been discharged and the incident was attributed to an alarm malfunction. Spill bucket replacements were being conducted in March 2009, when soil tests indicated that a discharge had occurred in the areas around the spill buckets. Source removal of approximately 30 tons of contaminated pea gravel was conducted and replaced with clean pea gravel. The site was given a priority ranking score of 30, and was monitored. Groundwater monitoring initially revealed that the levels of contamination were higher than acceptable levels, but the levels dropped naturally and a No Further Action status was accepted in April 2012. The site is in compliance as of February 2013. According to a Natural Attenuation Monitoring Report (2011), groundwater flow is generally in a northerly direction from this site (see **Appendix D**). This site is rated **LOW RISK** due to source removal of contaminated gravel being conducted, groundwater flow direction, a No Further Action status, it is currently in compliance, and it is relatively far (0.16 miles west) from the right-of-way.

**Site 225 – FDOT Right-of-Way, former BP Amoco #60331 (FLD984214395, 59/8516703, 29360995)** – This former LUST site is now part of the FDOT right-of-way at the I-4 and West State Road 46 interchange. It was located at 4800 West State Road 46 and was also registered as a small quantity generator in 1991. Three 12,000 gallon capacity tanks for alcohol enriched, unleaded, and leaded gasoline were installed with a 20,000 gallon diesel fuel tank at the site in 1983. The diesel tank was replaced with three 12,000 gallon USTs in 1991. The first of six discharges associated with this property was reported in November 1988 when soil and groundwater analyses detected that a release of an unknown amount of product had occurred. In January 1990, a surface spill of diesel fuel occurred, releasing an unknown amount of product

into the soil and retention pond area at the west side of the property that was promptly absorbed and excavated. In August 1990, a line leak was discovered that resulted in an unknown amount of unleaded gasoline being released, but was reported to have been mostly bailed out from wells. In February 1991, between 30 and 40 gallons of diesel fuel was spilled on the surface from a dispenser, but reports indicate that it was promptly absorbed, removed, and cleaned. In September 1997, another surface spill of diesel was reported when between 70 and 80 gallons of product was released onto the concrete, but it was cleaned without any evidence of an entry to a pervious surface. The last recorded discharge reported was in October 2003 when free product was discovered in the observation wells at the north side of the property. The site was given a priority ranking score of 75. This site was monitored for two separate plumes of contamination, one at the south and one at the north. Multiple monitoring and groundwater treatment programs were used at the site over the course of its operation, but with little success. The USTs were closed, removed, and not replaced when the facility closed in 2008. In addition to the approximately 79 tons of contaminated soil that was removed in 2007 during a sump component replacement, approximately 2,092 tons of contaminated soil was removed in 2009. During well abandonment activities in 2011, an additional 2,332 tons of soil was removed as well. Chemical oxidation injections were recommended for the site in 2011 to reduce groundwater contamination levels, prior to construction activities. Groundwater and soil samples were most recently sampled at the site in March 2014. The groundwater samples were all below target levels, but two of the soil samples were found to have higher than target levels of contamination, but this was not attributed to petroleum contamination based on confirmatory soil samples from the same locations. Based on an interview with Randy Stafford of the FDOT, this site was successfully remediated in advance of the construction project. Additional monitoring was recommended following the most recent analysis of samples. According to a Supplemental Site Assessment Report (2008), groundwater flow is in a northwesterly direction, away from the right-of-way (see **Appendix D**). This site is rated **LOW RISK** due to the extensive source removal that was conducted, contamination levels have dropped below target levels, it is already incorporated into the right-of-way, and information provided by Randy Stafford.

**Site 226 – Sunshine Food Mart #306, formerly Sunoco #0613-4043 and Speedway #9859 (FLD000654046, 59/8944030, 59/8516662, 29361689)** – This LUST site is located at 4730 West State 46. It was registered as a small quantity generator when it was a Sunoco, but no records were found in association with this listing. Three USTs totaling 26,000 gallon capacity of unleaded gasoline, a 10,000 gallon leaded gasoline UST, and two 10,000 gallon diesel USTs were installed at the site in 1979. In June 1988, Contamination was detected in compliance wells at the site and a discharge from an unknown origin was recorded. The site received a priority ranking score of 61 and was accepted into the Early Detection Incentive Program in 1990. The site was monitored for contamination, but levels did not decrease and a groundwater treatment system was installed in 1998. Groundwater contamination levels improved, and the site was monitored until its temporary closing in 2009. In March 2010, approximately 1,400 tons of impacted soil was removed and approximately 242,900 gallons of impacted groundwater was treated during the UST removal. A 26,000 gallon compartmentalized diesel and unleaded gasoline UST was installed at the site when it was rebuilt as a Shell/Sunshine Food Mart in 2012. According to a Year One, Quarter Three Post Active Remediation Monitoring Report (2011), groundwater is flowing in an east/southeastern direction (see **Appendix D**). Groundwater contamination levels have remained lower than acceptable limits as of June 2013, but it is still being monitored. This site is rated **MEDIUM RISK** due to its proximity (0.06 miles east) to the right-of-way, monitoring is still being conducted, and that low levels of contamination may still be present at the site.

**Site 227 – Sunshine Food Mart #345, formerly Chevron #47968 (59/8516753, 29358231)** – This LUST site is located at 4700 West State Road 46. Three 10,000 gallon capacity USTs for unleaded gasoline and a 1,000 gallon UST for used oil were installed in 1984. A discharge was reported in May 1988 when petroleum odors were discovered in compliance wells, which was determined to be leaking from the storage system, but an unknown quantity of product had been released. The



site was given a priority ranking score of 75 following the discharge. The site was monitored and conditions generally improved leading up to the removal and replacement of the USTs. In 2001, the USTs were closed and removed from the site, along with approximately 71 tons of contaminated soil. The tanks were replaced with a 15,000 and 12,000 gallon unleaded USTs and a 10,000 gallon diesel UST. Groundwater contamination levels were monitored through 2003, finding that the levels had dropped below acceptable limits, giving the site an accepted No Further Action status for the 1988 discharge. However, a discharge in November 2004 was reported when contaminated soil was encountered during a spill bucket closure. Another discharge was reported in October 2005 when contaminated soil was encountered during a fill port closure. There are no available records that source removal of the contaminated soil took place. The site changed ownership in May 2013, but the site is still awaiting cleanup. Natural attenuation monitoring has been recommended for the site, but as of July 2013, the former site owner is being held liable for the cleanup. According to a Limited Site Assessment Report (2013), groundwater flow appears to be flowing in a northeasterly or southeasterly direction, away from the right-of-way (see **Appendix D**). The site has had several other recent violations, but none resulted in a discharge. This site is rated **HIGH RISK** due to it still requiring cleanup and its proximity (0.09 miles east) to the right-of-way.

**Site 228 – Days Inn #54 (59/8516597, 29358235)** – This LUST site is a hotel that was formerly a gasoline fueling station and is located at 4650 West State Road 46. Two 10,000 gallon unleaded gasoline USTs and a 10,000 gallon leaded gasoline UST that were installed in 1974 were removed in 1991. At the time of excavation, a pipe associated with the tank was found to have discharged an unknown amount of leaded gasoline from an unknown cause into the soil. Approximately 500 tons of excessively contaminated soil was removed from the site following the removal of the USTs. The site was given a priority ranking score of 75 and was monitored. Levels of contamination at the site continued to rise following the initial source removal, leading to the excavation of an additional 366 and 451 tons of contaminated soil in 1996 and 1999, respectively. Subsequent monitoring of the site showed improved levels of contamination, but the remaining levels were higher than acceptable limits and were not decreasing as quickly as predicted. In July 2007, injections of bioremediation/bio-augmentation enzymes/bacteria/nutrients and an oxygen system were used to increase the rate of biodegradation of the remaining petroleum contamination. This system was used intermittently through June 2010 and was followed by five day bio-sparging events in 2011, 2012, and 2013. Groundwater contamination levels have slightly dropped, but remain at higher than acceptable levels. According to a Remedial Action Interim Report (2013), the groundwater at the site appears to be flowing in an easterly direction (see **Appendix D**). Despite the groundwater flow apparently being away from the right-of-way, this site is rated **MEDIUM RISK** due to its proximity (0.09 miles east) to the right-of-way, contamination being present at the site (although at lower levels), and the source of contamination being leaded fuel.

**Site 229 – Racetrac #686 (59/9803380)** – This UST site is located at 4530 West State Road 46. Two unleaded gasoline tanks totaling 32,000 gallons and a diesel tank totaling 12,000 gallons were installed at the site in June 2000. Multiple violations regarding the fill ports and pumps requiring fluid and debris removal were documented in 2010 and 2011. This led to an incident report being filed for spill bucket failure in February 2012 and the subsequent replacement of the diesel spill bucket. No significant discharge of product was associated with this incident and the site was in compliance following the replacement of the spill bucket. The site was in violation for not keeping proper records in May 2013 and there are no further documents available. Despite potentially not being currently in compliance, this site is rated **LOW RISK** due to its distance (0.37 miles east) from the right-of-way, and having no reported discharges of contamination.

**Site 230 – BJ’s Wholesale Club #133 at West Lake Super Center (FLR000142356, 59/9804239)** – This UST and AST site is located at 4270 West State Road 46 and is also listed as a conditionally exempt small quantity generator. This large facility includes a gas station and a warehouse wholesale store. The facility is registered as a conditionally exempt small quantity

generator because of the waste batteries and lamps that it handles, but there have been no reported discharges or violations regarding hazardous materials at this site. Two ASTs that are used with diesel powered emergency generators are located on the west side of the facility, but no records or documents associated with these tanks were found. The ASTs appeared to be in good condition and no obvious signs of contamination were observed in the vicinity of the tanks. Two unleaded gasoline USTs totaling 40,000 gallons were installed at the site in August 2001 for the gas station part of the facility. Multiple violations involving fluids in the sump, release detection devices not being tested annually, and excessive rust on pumps have been documented at this site. However, there have been no recorded discharges reported for this site and it is in compliance as of February 2013. This site is rated **LOW RISK** due to its distance (0.45 miles southeast) from the right-of-way, currently being in compliance, and having no reported discharges of contamination or hazardous waste.

**Site 231 – Your Neighborhood Cleaners (no FDEP #s found)** – No records were found for this dry cleaning facility located at 4932 West State Road 46 Suite 1020. Dry cleaning facilities have the potential to generate hazardous waste as a result of the various products and solvents they use. No obvious signs of contamination were observed at this site. This site is rated **LOW RISK** due to there being no reported or observed signs of contamination and its distance (0.27 miles west) from the right-of-way.

**Site 232 – La Beaute Nails & Spa (no FDEP #s found)** – No records were found for this retail nail salon located at 4932 West State Road 46 Suite 1066. This facility is rated as **LOW RISK** due to the lack of any documented records or observed signs of contamination and its distance (0.22 miles west) from the right-of-way.

**Site 233 – Seminole County Lake Monroe WTP (59/9806004)** – This AST site is located at 197 Hickman Drive. A 1,000 gallon diesel AST for use with an emergency generator was installed in April 2002. Several violations, including the release detection devices not being tested annually and valves not being installed properly have been recorded at this site. However, there have been no recorded discharges reported for this site and it was in compliance as of December 2012. This site is rated **LOW RISK** due to it currently being in compliance, no reported discharges of contamination, and its distance (0.18 miles east) from the right of way.

**Site 234 – Former Site of SMT Sanford LLC and ABB Inc. (FLD099694572)** – This site is located at 201 Hickman Drive and is currently listed as a small quantity generator. Available records indicate that SMT Sanford LLC has occupied the site since 2004 and is currently used as a switchboard apparatus manufacturing facility. During ABB Inc.'s occupation of the facility, it was briefly listed as a large quantity generator in 1991 but was a small quantity generator for most of the time. ABB Inc. had an on-site hazardous waste treatment system that was used to treat the variety wastes that they were producing. In December 1989, plastic pipes above the treatment system froze and cracked, allowing well water to be released into the waste sump and big beaker tanks. This caused a discharge of approximately 400 gallons of mixed well water and the current contents of the waste sump (spent nitric acid solution and carbon filter backwash) to the curbed concrete slab that the system was on and the soil directly south of it. Records indicate that the majority of the discharged solution was contained to the curbed concrete slab and was collected and removed in 55 gallon drums. Source removal and disposal of contaminated soil was conducted three days after the discharge and totaled approximately 72 tons of impacted soil that was dug to a depth of one foot. No other reports were available to determine the success of the source removal in cleaning the contaminated area. Improvements were made to the curbed concrete slab and paving around the waste treatment system and no other discharges were reported in association with ABB Inc. or SMT Sanford LLC at this site. This site is rated **LOW RISK** due to its distance (0.18 miles east) from the right-of-way, source removal of the only discharge reported at this site was promptly conducted, and no violations or releases of hazardous wastes have been documented for the site's current owner.

**Site 235 – Mathews Associates INC (no FDEP #s found)** – This site is located at 220 Power Court. It was formerly located at 645 Hickman Circle, where it was registered as a small quantity generator. The facility produces military battery assemblies, but no records were found for this business at this location. However, brief records involving registration and an inspection for a closed facility exist for the business at its previous location (see Site #258). This site is rated **LOW RISK** due to the lack of any reported discharges of hazardous materials and its distance (0.21 miles east) from the right-of-way.

**Site 236 – Diamonds Electric Signs and Lighting (FLR000140285)** – This site is located at 230 Power Court Suite 150. No records were found for this site that is listed as a non-handler of hazardous waste. This site is rated **LOW RISK** due to its distance (0.30 miles east) from the right-of-way and there being no record of any violations or discharges of contamination associated with the site.

**Site 237 – PoliceCars Orlando (FLR000161125)** – This closed facility was located at 230 Power Court Suite 140. When it was in operation, the facility conducted mechanical work on police cars before they were returned to service and was registered as a non-handler of hazardous waste. A February 2000 complaint was filed in regard to black paint on the grass behind the building, but it was found that the paint was water-based. No violations or reported discharges of contamination were recorded for this site and it was in compliance as of October 2009. This site is rated **LOW RISK** due to its distance (0.30 miles east) from the right-of-way and having no record of any discharges of contamination associated with the site.

**Site 238 – A & S Electropolishing (FLR000140327)** – This closed facility that was listed as a small quantity generator is located at 230 Power Court Suite 130. An inspection of the facility in 2007 was conducted while the company was closing and moving to a different location. The inspection mentioned that the company was cleaning up waste before moving, but no description of what that waste consisted of was available. There are no records of discharges of contamination or any violations associated with this site. This site is rated **LOW RISK** due to its distance (0.30 miles east) from the right-of-way.

**Site 239 – Coreida Light, formerly Spun Brass Inc. (FLR000140335)** – This site is located at 230 Power Court Suite 100 and was formerly occupied by Spun Brass Inc., a registered non-handler of hazardous waste. It is currently occupied by Coreida Light, which is not listed as a producer of hazardous waste. Spun Brass Inc. used pieces of brass to make specific items to customer's specifications. The process required lube oil for their machinery, but very little waste oil was produced. No violations or any discharges of hazardous materials have been recorded at this site. This site is rated **LOW RISK** due to having no violations or reported discharges of hazardous waste, and its distance (0.30 miles east) from the right-of-way.

**Site 240 – Former Site of Superior Screen Printing and Kid U Noting (FLD982092900, FLD984198291)** – These closed printing facilities were located at 230 Power Court. Superior Screen Printing was registered as a small quantity generator in 1987 and Kid U Noting was later registered as a small quantity generator in 1991. No violations or reported discharges of contamination were recorded for this site. This site is rated **LOW RISK** due to its distance (0.30 miles east) from the right-of-way and there being no record of any discharges of contamination associated with the site.

**Site 241 – Gas Facility at Andre Court (no FDEP #s found)** – This site consists of a small enclosure that is used with a gas pipeline. The site is just north of Comfort Inn on Andre Court and is approximately 0.08 miles east of the right-of-way. No obvious signs of contamination were visible at the site and no records of any discharges have been reported, therefore, the site is rated **LOW RISK**.

**Site 242 – Former site of Street Customz Inc., and Thoroughbred Powerboats Inc. (FLD984246751)** – This site is located at 240 Power Court Suite 148 and was formerly occupied by businesses that were listed as conditionally exempt small

quantity generators. The facility is now Advantage Restaurant Equipment, which does not produce hazardous waste or have any visible signs of contamination. Thoroughbred Powerboats Inc. was registered in 1992 and closed in 2004 without any inspections, violations, or reported discharges. In May 2009, a site inspection of Street Customz Inc., which specialized in painting vehicle parts, found no violations or areas of concern. This site is rated **LOW RISK** due to the closed businesses that were listed as conditionally exempt small quantity generators did not have any violations of reported discharges of hazardous waste, and its distance (0.29 miles east) from the right-of-way.

**Site 243 – Former Site of Macedo Motorsports (FLR000161117)** – This site is located at 240 Power Court Suite 140 and was formerly occupied by Macedo Motorsports, a registered non-handler of hazardous waste. It is currently occupied by Advantage Restaurant Equipment, which is not listed as a producer of hazardous waste. Macedo Motorsports serviced after-market auto parts and was in violation for having a 200 gallon used oil tank improperly stored and without a secondary containment in October 2009. No other violations or any discharges of hazardous materials have been recorded at this site. This site is rated **LOW RISK** due to the former listed business being closed and having no violations or reported discharges of hazardous waste, and its distance (0.29 miles east) from the right-of-way.

**Site 244 – Action Label Co Inc., formerly Gale Products Inc. (FLD175832195)** – This printing facility is located at 240 Power Court Suite 132 and is listed as a conditionally exempt small quantity generator. Gale Products Inc. registered as a generator of hazardous waste in 1989 and was in violation of improperly storing drums of waste on the pavement next to the building in 1991. No discharges were reported in relation to this violation or at any other time under either owner. The site became Action Label Co Inc. in May 2000 and has not had any violations during their occupation. This site is rated **LOW RISK** due to its distance (0.29 miles east) from the right-of-way and having no records of contamination discharges.

**Site 245 – Direct Furnishings, Duke Properties (FLR000081869)** – This closed facility is located at 240 Power Court. It was registered as a conditionally exempt small quantity generator and briefly as a large quantity generator. The former owners had vacated the property in September 2001 when a complaint was received that alleged that six 55 gallon drums of waste solvent had been abandoned at the facility. A site inspection validated the complaint, finding one of the drums open with a sheen on top of it and all of them unlabeled or dated. Additionally, seven plastic drums were discovered in an area of distressed vegetation approximately 10 yards from the other drums. Another complaint in October 2001 was received after two of the 55 gallon drums were overturned allowing their contents to leak into the ground. The cause of this discharge was tentatively attributed to an arson case, according to available records. The unlabeled drums were identified as being a mix of wash thinner and nitrocellulose lacquer, which both contained toluene. The former owner of the business was held responsible for the cleanup of the site, but there are no records available detailing the extent of cleanup at the site, only that the former owner was in the process of contacting an attorney to identify who the responsible party was. An October 2009 inspection for a closed facility noted no violations or areas of concern. This site is rated **LOW RISK** due to its distance (0.29 miles east) from the right-of-way and no reported violations or areas of concern.

**Site 246 – Furniture Design Gallery (FLR000082248)** – This site is located at 219 Hickman Drive and is registered as a conditionally exempt small quantity generator. In November 2001 the facility was in violation for not labeling hazardous wastes correctly or designating certain filters as hazardous waste. No other violations and no discharges of hazardous waste or materials to the environment have been reported for this site. This site is rated **LOW RISK** due to its distance (0.28 miles east) from the right-of-way, and no discharges of hazardous materials.

**Site 247 – Oglesby Construction Inc., formerly Haley Construction Inc. (FLD982150005, 59/9802954)** – This AST site is located at 600 Hickman Circle. Haley Construction formerly occupied this site and was registered as a small quantity

generator in 1989. The business moved to Daytona Beach in 2000 without any violations or recorded discharges of hazardous materials. Oglesby Construction is a road painting business which was formerly located at 216 Hickman Drive (Site #250), and was registered as a small quantity generator at that location. The only violation recorded was a failure to properly label paint wastes. A 2,000 gallon vehicular diesel AST was installed at the site when it moved to its current location in June, 2000 and has never had a violation or reported discharge; it is in compliance as of January 2012. Despite its distance (0.07 miles east) from the right-of-way, this site is rated **LOW RISK** due to it currently being in compliance and having no reported discharges of contamination.

**Site 248 – Emulsion Engineering Inc., formerly Orlando Rivet & Manufacturing Company (FLD041413220)** – This site is located at 260 Power Court Suite 150. It was registered as a small quantity generator in 1989 and has had no violations or recorded discharges of hazardous materials. This site is rated **LOW RISK** due to its distance (0.29 miles east) from the right-of-way and no recorded violations or discharges of hazardous materials.

**Site 249 – Five R Truck and Trailer (no FDEP #s found)** – No records were found for this site located at 580 Hickman Circle. This facility performs vehicle service in addition to vehicle and parts sales. This site is rated **LOW RISK** since there are no records of any discharges at the site, even though there is a potential for the site to use petroleum products at the site, and is close (0.06 miles east) to the right-of-way.

**Site 250 – Former Site of Highway Valets Inc. (FLD106496318)** – This facility was formerly occupied by Oglesby Construction Inc. (see Site #247) and was registered as a small quantity generator. It is now closed and is located at 216 Hickman Drive. The site was inspected in 2011 without any violations or areas of concern and has not had any reported discharges of hazardous materials. This site is rated **LOW RISK** due to its distance (0.19 miles east) from the right-of-way and having no reported violations or discharges of hazardous materials.

**Site 251 – Circuitronics Corporation, formerly Environmental Technology Inc. (FLD981856347)** – This site is located at 223 Hickman Drive and was originally registered as a small quantity generator in 1987, then became a conditionally exempt small quantity generator in 1988. This switch is likely attributed to an incident in 1988, when an unknown incident involving employee safety occurred that made the company cease its production of waste treatment chemicals. Environmental Technology Inc. produced wastewater treatment systems until 1996, when the circuit board manufacturer, Circuitronics Corporation, began operation. A wastewater treatment plant is used on the site. In May 2001, an inspection was conducted at the facility following a fire. The inspection found that contaminated water and sludge had collected in the sump, but had not discharged to the environment; however, it was found that the facility was not labeling hazardous wastes correctly. A 2002 complaint was received that alleged the facility was producing strong foul odors and that people in adjacent businesses were complaining of being sick. The source of the complaint was found to be a sewer drain. This site is rated **LOW RISK** due to its distance (0.28 miles east) from the right-of-way and having no reported or discharges of hazardous materials.

**Site 252 – Audi North Orlando (no FDEP #s found)** – No Records were found for this automobile dealership located at 139 North Oregon Street. The facility was built in 2012, and documentation regarding its status as a generator of hazardous waste in association with its service facility is unavailable at this time. Like similar automobile dealerships, the facility has ASTs for used oil and antifreeze for use with their vehicle service center. This facility was built on a portion of the former Bill Heard Chevrolet (Site #253), in an area that appears to have been used for storing vehicle inventory. Despite its proximity (0.04 miles west) to the right-of-way, this site is rated **LOW RISK** due to the facility being relatively new, no reports of any contamination discharges, and no visible signs of contamination.



**Site 253 – Bill Heard Chevrolet (FLR000073544, 59/9804210)** – This AST site was located at 135 North Oregon Street and was registered as a small quantity generator; it was closed in 2009. The large automobile dealership facility, which opened in 2001, also had a car washing facility and a vehicle maintenance center with five ASTs in use. The ASTs consisted of a 6,000 gallon unleaded gasoline tanks, three 1,000 gallon tanks used to store new/lube oil, waste oil, and miscellaneous petrol-based product, and a 300 gallon waste antifreeze tank. Minor violations involving overfill alarms not being operational, gauges being broken, and overdue insurance was recorded for the ASTs, but no discharges of contamination were reported in association with the tanks. The site was inspected in 2002, which revealed that the facility was not labeling containers of used oil. A later inspection in 2004 discovered more unlabeled containers of used oil in addition to unlabeled hazardous waste, and that the facility was allowing industrial wastewater to drain into the retention pond to the east of the facility (directly adjacent to the right-of-way). The facility was fined for failure to operate business in a manner to prevent or minimize a release of hazardous waste. In 2005, the facility had installed a berm to prevent wastewater from entering the retention pond but it was found to be ineffective, resulting in additional fines for the facility. It is unclear whether the issue was resolved, but the site was inspected after it was closed without violation or areas of concern. Audi North Orlando (Site #252) was built in 2012 and only covers a small portion of the former Bill Heard Chevrolet facility. Despite its proximity (0.05 miles west) to the right-of-way and previous discharges of wastewater, this site is rated **LOW RISK** due to there being no records of petroleum contamination.

**Site 254 – Cell Tower with Diesel Powered Generator F (no FDEP #s found)** – No records were found for this site located at 222 Hickman Drive. The generator and its small AST appear to be in good condition with no noticeable signs of contamination. Although this site is relatively close (0.09 miles west) to the right-of-way, it is rated **LOW RISK** due to having no records of any discharges reported.

**Site 255 – Sanford Harley Davidson (no FDEP #s found)** – No Records were found for this motorcycle dealership located at 620 Hickman Circle. The facility has a parts and service department, indicating that there is likely petroleum products used at the site. Despite its proximity (0.03 miles east) to the right-of-way, this site is rated **LOW RISK** due to having no records of reported discharges or violations.

**Site 256 – High Reach 2, formerly Nations Rent #61 (FLD984245183)** – This site is located at 615 Hickman Circle. The facility rents and performs maintenance on aerial equipment such as boom, scissor, and fork lifts. It was registered as a small quantity generator in 1992 for waste generated from its paint booth operations. No violations or discharges of hazardous wastes have been documented for this site. This site is rated **LOW RISK** due to its distance (0.14 miles east) from the right-of-way, and having no reported violations or discharges of contamination.

**Site 257 – Life Gas (no FDEP #s found)** – No records were found for this site, which is located at 275 Hickman Drive. The site distributes and produces various types of compressed gasses, but there are no discharges reported for the site and no visual signs of contamination were observed. This site is rated **LOW RISK** due to there being no records of contamination violations or discharges and its distance (0.22 miles east) from the right-of-way.

**Site 258 – Former Site of Mathews Associates (FLD039565791, 29354566)** – This facility has moved to another location and is now vacant (see Site #235), but was previously located here, at 645 Hickman Circle. The facility produced military battery assemblies and was registered as a small quantity generator in 1988. All of the records regarding contamination at this site are from a source located off-site, the former site of Flo-Rite Paints Inc. (see Site #261). In 1998, Flo-Right Paints Inc. was located adjacent and northeast of this site, but monitoring wells at Mathews Associates discovered contaminated groundwater at the northeast side of their property in the form of halocarbons and heavy metals that were in excess of

drinking water standards. Further groundwater testing in 2001 concluded that groundwater remediation was necessary to increase bio-degradation of the contamination. Records are unclear regarding the extent of groundwater remediation, but monitoring showed improving conditions. There are no records indicating the extent of the contamination or whether it could have migrated along with groundwater flow. During a site visit, a relatively small pile of discarded materials of unknown contents was observed at the northeast corner of the property by the former location of the dumpster (see picture in **Appendix B**). This site is rated **LOW RISK** due to some source removal reportedly taking place, reports indicating that the concentrations of contamination have been improving, and its moderate distance (0.13 miles east) from the right-of-way. However, this site should be rated **MEDIUM RISK** should any portion of the property be acquired for the project or if any construction activities are planned to occur closer to this site, or the former site of Flo-Rite Paints Inc.

**Site 259 – Velocity Powerboats, formerly Yamaha Golf Cart Corporation (FLR000092445)** – This site is located at 650 Hickman Circle and was registered as a small quantity generator in 2002 when it became a boat manufacturing facility. It is currently closed. Before Yamaha Golf Cart Corporation vacated the site, a complaint was received from an ex-employee along with a soil sample. The complaint alleged that the facility was washing golf carts and allowing the wastewater to go directly into a canal/ditch on the west side of the building, eventually discharging to the St. Johns River and that they were using old fuel to kill fire ant mounds. Upon site inspection, the site was in violation for having used batteries being stored outside without covering, and the site was told to stop washing carts or contain the wastewater discharge. An inspection of the site when it was occupied by Velocity Powerboats found the site in violation for not disposing of paint booth filters, distillation bottoms, and various other painting wastes properly. It is possible that low levels of contamination are present at this site due to relatively long term, low volume discharges of contamination at the site. The canal at the west side of the property separates this site from the right-of-way. This site is rated **MEDIUM RISK** due to its proximity (0.04 miles east) to the right-of-way, and the potential to contain low levels of accumulated contamination.

**Site 260 – Tecta America, formerly General Works LLC (FLR000160333)** – This site is located at 588 Monroe Road. Both of the referenced businesses are involved in roofing, siding, and sheet metal work. General Works LLC was registered as a small quantity generator in 2009 following a site inspection that found the facility had accumulated flammable liquids. No other violations or reported discharges of hazardous waste have been documented at this site. This site is rated **LOW RISK** due to its distance (0.45 miles southeast) from the right-of-way and having no reported violations or discharges of hazardous wastes.

**Site 261 – Art Sensations Inc., formerly Flo-Rite Paints Inc. (FLD183071851)** – This site is located at 330 Hickman Drive and is currently occupied by Guardian Equipment Inc.; it was formerly registered as a conditionally exempt small quantity generator when it was occupied by Flo-Rite Paints Inc. A complaint was received in 1984 that alleged that the facility was dumping paint in a wooded area behind the building. An inspection validated the complaint, finding an approximately 150 square foot patch of solid paint on the ground that was built up to around 4 inches thick. The paint was found to be water based, soluble, non-hazardous, and not leachable. At the time of the inspection, the company was settling used paint in drums and dumping liquid outside and sending solids to a landfill, attributing the paint pile to historical dumping practices. Another complaint was received in 1988 after Flo-Rite Paints Inc. had vacated the site alleging that over 200 drums and a 150 gallon tank had been abandoned at the site. An inspection also validated this complaint, finding that most of the drums were unlabeled and some had spilled, but contained the non-hazardous paint waste. Records regarding the cleanup of the drums are vague, likely because the waste was not hazardous. However, groundwater monitoring at the former site of Mathews Associates (see site #258), which is adjacent and southwest of this site, revealed elevated levels of halocarbons and heavy metals that were reportedly from Flo-Rite Paints Inc. There are no records indicating that Flo-Rite

Paints Inc. was monitored for contamination and there is a potential for the site to have the same elevated levels of contamination found at the former site of Mathews Associates. The current occupant of the site, Art Sensations Inc., was inspected in 1999 and was found to be in violation for not identifying waste filters and rags as hazardous waste, not keeping proper records, and a release of non-hazardous paint had occurred in the storage shed. No discharges of hazardous materials have been recorded for this site, even though large quantities of non-hazardous paints were being improperly disposed of at the site. The issues were addressed and the site was in compliance in 2000. Despite potential contamination issues, this site is rated **LOW RISK** due to its distance (0.17 miles east) from the right-of-way and having no reported discharges of hazardous materials.

**Site 262 – Go Electronics, formerly J & S Ink (FLD984239954)** – This site is located at 360 Hickman Drive. It was registered as a small quantity generator in 1992. There is a small AST used for a diesel powered emergency generator along the side of the building. The site was inspected in 2010 and has not had any violations or reported discharges of hazardous wastes. This site is rated **LOW RISK** due to its distance (0.16 miles east) from the right-of-way and having no recorded violations or discharges of hazardous waste.

**Site 263 – Omega Medical Imaging, formerly Emtek Products Inc. and C & S X-Ray Systems (FLD984262121, FLR000041665)** – This site is located at 671 and 675 Hickman Circle and is now closed. At one time, the site operated as two separate businesses, Emtek Products Inc. and C & S X-Ray Systems. Emtek Products Inc. was registered as a small quantity generator in September 1993. There have been no violation or recorded discharges of hazardous materials reported for this business. A complaint was received in regards to C & S X-Ray Systems in 1994, alleging that silver waste from the production of developer and fixer chemicals was being picked up without being a registered generator of hazardous waste. The business was subsequently registered as a conditionally exempt small quantity generator. Another complaint was received in 1998, alleging that employees were pouring chemicals along the side of the building. The site was inspected, but no visual signs of contamination were observed and no soil samples were taken. Omega Medical Imaging took over the site and has not had any violations or reported discharges of hazardous waste. Despite it having a complaint regarding illegal dumping, this site is rated **LOW RISK** due to having no confirmed hazardous waste discharges and its distance (0.11 miles east) from the right-of-way.

**Site 264 – Powerplay Motorsports (no FDEP #s found)** – This site is located at 390 Hickman Drive. The site services small vehicles such as ATVs and Jet Skis, and also sells new vehicles and parts. No records of any contamination discharges or violations have been reported and no obvious signs of contamination were observed during a site visit. This site is rated **LOW RISK** due to having no records of contamination and its distance (0.16 miles southeast) from the right-of-way.

**Site 265 – Maronda Systems (FLD984249193)** – This site is located at 4005 Maronda Way. A complaint was received at the site in July 1991 alleging that oil and degreasers were being dumped on the ground at the end of the loading docks for years. There are no other records regarding any inspections or cleanup regarding the site. It was registered as a small quantity generator in 1992. Despite a lack of detailed records regarding a potential source of contamination, this site is rated **LOW RISK** due to its distance (0.50 miles southeast) from the right-of-way.

**Site 266 – RX Plus Pharmacy (59/9810662)** – This site is located at 582 Monroe Road Suite 1412. A 770 Gallon AST for use with a diesel powered emergency generator was installed at the site in July 2008. The site was in violation for the tank not being initially registered, but otherwise it has been in compliance as of February 2012 without any incidents, reported discharges of contamination, or other violations. This site is rated **LOW RISK** due to its distance (0.42 miles southeast) from the right-of-way and having no reported discharges of contamination.

**Site 267 – Advantage Medical Systems LLC (FLR000192773)** – This site is located at 4295 Church Street, where it services x-ray equipment and manufactures developer and fixer. It is registered as a conditionally exempt small quantity generator. A complaint was received in June 2012, alleging that the facility was discharging chemicals on to the ground behind the building. Upon inspection, no evidence was found regarding the alleged illegal dumping and the company had proper disposal records for their waste. No other violations or discharges of hazardous waste have been documented at this site. This site is rated **LOW RISK** due to its distance (0.25 miles southeast) from the right-of-way and having no reported violations or discharges of hazardous waste.

**Site 268 – Shields Environmental Inc. (FLR000175778)** – This site is located at 4150 Church Street Suite 1012. It was registered as a conditionally exempt small quantity generator in May 2011 and specializes in asset recovery for the telecommunications industry. The site was inspected in June 2011 without any violation and was fully in compliance. No other violations or discharges of hazardous waste have been documented at this site. This site is rated **LOW RISK** due to its distance (0.26 miles southeast) from the right-of-way and having no reported violations or discharges of hazardous waste.

**Site 269 – Omnicare of Central Florida (FLR000190629)** – This site is located at 4150 Church Street Suite 1030. It was registered as a conditionally exempt small quantity generator in April 2012 and is primarily involved with pharmaceuticals. No violations or discharges of hazardous waste have been documented at this site. This site is rated **LOW RISK** due to its distance (0.26 miles southeast) from the right-of-way and having no reported violations or discharges of hazardous waste.

**Site 270 – Pro Build, formerly Maronda Systems (59/8944661)** – This AST site is located at 3872 Church Street. First a 1,000 gallon AST and then a 2,000 gallon AST for storing diesel were installed at the site in 1986 and 1989, respectively. There are no other records regarding these tanks. This site is rated **LOW RISK** due to its distance (0.48 miles southeast) from the right-of-way and having no reported violations or discharges.

**Site 271 – Wharton Smith Corporate Office (FL0000442350, 59/9810762)** – This headquarters for a construction contracting company is located at 750 Monroe Road. It was registered as a conditionally exempt small quantity generator in 1994. A complaint involving this facility was received in 2010, but it was in regards to a spill that happened in Oviedo, far from the project area; there are no records of any discharges of hazardous wastes associated with this facility. A 660 gallon AST for use with a diesel powered emergency generator was installed at the site in August 2008. The AST was in compliance as of May 2012 and has not had any reports of violations or discharges. This site is rated **LOW RISK** due to it currently being in compliance without any recorded discharges of contamination, and its distance (0.23 miles southeast) from the right-of-way.

**Site 272 – Florida Rock Industries (59/9803703)** – This AST site is located at 4150 Maverick Court, approximately 0.13 miles southeast of the right-of-way. A 10,000 gallon AST used for vehicular diesel was installed at the site in December, 2000. This site is rated **LOW RISK** because it was in compliance as of October 2011 without any incidents, violations, or reported discharges of contamination.

**Site 273 – Sanford Waterfront Economic Enhancement Area (BF590807000)** – This designated brownfield area was established in November 2008 to address known and perceived contamination sites and enhance local economic potential. The closest portion of this designated brownfield area is its western most part, which is at the northeast quadrant of where Monroe Road intersects the railroad tracks (see **Appendix A**). This is approximately 0.04 miles east of the right-of-way. There are no records of any other contamination sites or sources that have occupied that area, which is currently a vacant parcel. This site is rated **LOW RISK** due to the lack of available information regarding the designated area that is closest to the right-of-way.

**Site 274 – Bass & Swaggerty Raymond (59/8838827)** – This former AST site is listed as having been located on Church Street, Lake Monroe. It's placement on the FDEP's Map Direct puts it to the northwest of the Central Florida Zoo's parking area, north of the train tracks, bordering the Sanford Waterfront Economic Enhancement Area brownfield area (Site #273). The only available record for this site lists two 550 gallon diesel ASTs that were installed at the site, one in 1956, and another in 1966. This record also mentions that the tanks were removed and disposed of sometime around 1971. An internet search yielded no additional details regarding this site. If the site were located where it is placed on the FDEP's Map Direct, it would be approximately 0.41 miles southeast from the right-of-way. If it were along the present day location of Church Street in the community of Lake Monroe, it could have been between 0.21 and 0.74 miles southeast of the right-of-way. Using available information, this site is rated **LOW RISK** due to having no record of contamination, and its potential distance from the right-of-way based on map placement and listed location.

**Site 275 – CSX Transportation Inc. (FLR000199687)** – This site, which is registered as a non-handler of hazardous waste, has an address that is listed as 801 Sunrail Drive, which is approximately 0.50 miles southeast of the right-of-way. However, the site is responsible for the railroad tracks in the vicinity of the right-of-way, including the area where a complaint alleged that illegal burning of railroad ties took place in May 2013. According to the complaint, creosote soaked railroad ties were being burned at 2 AM in the morning at Monroe Road and Orange Boulevard, making people sick. No evidence of burning was noted at the site during an inspection and records for disposal of the railroad ties was on hand, indicating that proper procedures for their removal was being conducted. During a site visit for another property, a large and active burn pile was observed at the parcel directly north of the railroad tracks and west of the Central Florida Zoo in May 2013. The burn pile appeared to be brush, but it is unknown whether railroad ties were being burned as well. The approximate location of the observed burn pile is 0.40 miles southeast from the right-of-way (see **Appendix A** for a picture). This site is rated **LOW RISK** due to the original complaint being found to be invalid, it is relatively far away from the right-of way, but the potential that off-site burning of creosote soaked railroad ties is possible.

**Site 276 – The Pantry #2406 (59/9046077, 29358240)** – This LUST site is located at 4181 Orange Boulevard. Three USTs totaling 34,000 gallons capacity for unleaded gasoline were installed at the site in February 1990. The site was in violation several times for having fluid in sumps, not testing annually, and dispenser hoses needing repair. The USTs were replaced with two 16,000 gallon capacity unleaded tanks in August 2008. At the time of replacement, heavy rains that collected in the pit showed evidence of petroleum contacted water and a discharge was reported. Approximately 282 tons of soil was removed from the area around the USTs before installing the new tanks. Groundwater monitoring revealed that only the northwest area of where the former tanks were located was excessively contaminated. The site was given a priority ranking score of 41. Groundwater monitoring showed that contamination levels at the site did not significantly improve, leading to the installation of a groundwater treatment system in July 2010, which is still in use. Improvements in the levels of contamination were made, but at a slower rate than expected. Bio-sparging was recommended as the next step in a Limited Scope Remedial Action Plan Modification Report (2013). The same report indicated that groundwater flow was generally toward the location of the USTs (see **Appendix D**). This site is rated **MEDIUM RISK** due to its proximity (0.09 miles east) to the right-of-way, contamination present, with cleanup still on-going.

**Site 277 – Donnie Myers RV Service LLC (no FDEP #s found)** – No Records were found for this RV dealership located at 930 Monroe Road. This facility was built in 2012 and performs paint work, detailing, and washing luxury RVs. This is a relatively new site, so registrations for their status as generators may not yet be available. Despite its proximity (0.01 miles east) to the right-of-way, this site is rated **LOW RISK** due to having no records of reported discharges or violations and it is a relatively new facility.



**Site 278 – La Mesa RV Center Inc. (no FDEP #s found)** – No Records were found for this RV dealership located at 4441 Orange Boulevard. The facility has a parts and service department, indicating that there is likely petroleum products used at the site. Despite its proximity (0.04 miles west) to the right-of-way, this site is rated **LOW RISK** due to having no records of reported discharges or violations.

**Site 279 – Former Site of Jean’s Furniture (59/9803611)** – This UST site was located at 999 Monroe Road, just south of the railroad tracks and east of Monroe Road, approximately 0.14 miles east of the right-of-way. A 500 gallon UST that was used to store kerosene was removed from the site in March 2001. The installation date of the tank was unknown, but at the time of removal the tank appeared to be in good condition without holes or leaks. Soil and groundwater samples found no contamination at the site and the excavated material around the tank was back-filled. The site is rated **LOW RISK** due to having no recorded discharges of contamination and the tank was in good condition when it was removed.

**Site 280 – Miracle Marble and Acryl Group Inc. (FLD982125775, FLD982084675)** – This closed facility was located at 1451 Kastner Place, currently occupied by Acme Industrial Surplus, which sells and stores scrap metal and machine parts. Records indicate that both Miracle Marble and Acryl Group Inc. may have been in operation at the same time, presumably at different suites. Acryl Group Inc. was registered as a small quantity generator in October 1988. No violations or discharges of hazardous waste were ever reported for this facility during its operation. Miracle Marble was registered as a small quantity generator in September 1989 for the toluene and methyl ethyl ketone soaked rags, waste hardened marble and grit, and waste air filters it produced. A site inspection in July 1994 revealed that 55 unlabeled drums were being stored behind the facility that were in very poor condition. Multiple owners of the site stated that the drums had been there when they purchased the property and no one knew exactly what had been stored in them. The facility had a history of heavy use of acetone for cleaning, which is what was deemed the most likely explanation for the contents of the drums. The drums were tested and removed, but the only contents found in the drums were water from rain and rust. The site inspector believed that the contents of the drums had been poured or allowed to leak directly into the ground at an earlier time. There were no documents indicating that soil or groundwater samples were performed or that any site cleanup took place other than the removal and disposal of the drums. No other documents reported any further violations or discharges. A 2011 site inspection for the closed facility found no violations or areas of concern. This site is rated **MEDIUM RISK** due to its proximity (0.04 miles west) to the right-of-way and a potential discharge of unknown material from the drums for which there are no records indicating that it was cleaned.

**Site 281 – Florida Metal Polishing Services Inc. and Ocean State Production Services Inc. (FLD981749211, FLR000096305)** – This closed facility was located at 1461 Kastner Place, currently occupied by Acme Industrial Surplus, which sells and stores scrap metal and machine parts. Records indicate that both operations may have been in operation at the same time, located at different suites. Florida Metal Polishing Services Inc. was registered as a small quantity generator and briefly as a large quantity generator. In July 1996, the facility was in violation for not labeling waste sludge that contained hazardous metals correctly. The company was also storing drums of acid at the corner of Fitzpatrick Point and Carraway Place, part of the Seminole County Port Authority of Sanford Site (see Site #287), that was subsequently removed post-inspection. Ocean State Production Services Inc. was located at Suite 101 and was registered as a conditionally exempt small quantity generator. The only violation recorded for this facility was from an October 2003 inspection that found that the facility was not disposing of contaminated rags correctly. No spills or discharges of hazardous materials have been reported for either of these facilities or where the drums of acid were being stored. Despite its proximity (0.03 miles west) to the right-of-way, this site is rated **LOW RISK** due to having no recorded discharges of hazardous materials.

**Site 282 – The Briar Team (59/9601051, 59/8841440)** – This AST site is a collection of service garages and fueling stations located at 4500 and 4570 Orange Boulevard. A total of nine ASTs of various sizes and contents are located at this site. There are two 12,000 gallon diesel tanks, a 2,000 gallon diesel tank, two 8,000 gallon tanks that contain diesel and unleaded gasoline, and four 1,000 gallon tanks that contain new or used oil. The first tank was installed in August 1988 with other tanks being added separately, the most recent tanks (the 12,000 gallon ones) being installed in July 2010. Several violations have been documented regarding these ASTs including not providing a tank with proper venting, containment compartment of drain valves required fluid removal, and certain piping did not have the proper brackets. The most recent violation was observed in January 2013 regarding cracks in the secondary containment under the 8,000 gallon ASTs. This and all other past violations have been fixed or were corrected in a timely manner and the site has not had any reported discharges of contamination. The site was in compliance as of June 2013. This site is rated **LOW RISK** due to it currently being in compliance without any recorded discharges of contamination, and its distance (0.29 miles west) from the right-of-way.

**Site 283 – Acme Metal (no FDEP #s Found)** – No records were found for this metal salvage and recycling facility located at 1430 Dolgner Place. Portions of the facility were once occupied by three other businesses that were registered as small quantity generators, William L. Strop Auto Body, Rex Meyer Yachts Inc., and Florida Detroit Diesel Allison North Inc., formerly Coastal Power Products Inc. (see Sites #284, #285, and #286). This site is rated **LOW RISK** due to its distance (0.30 miles west) from the right-of-way and there not being any recorded discharges of hazardous materials.

**Site 284 – Former Site of William L. Strop Auto Body (FLD984169797)** – This closed facility was located at 1480 Dolgner Place Suite 100 and was registered as a small quantity generator in 1990; it is now part of Acme Metal (Site #283). In December 1991, waste drums containing lacquer thinner was discovered behind the facility, abandoned by William L. Strop Auto Body. Soil around the drums did not appear to be contaminated and the drums were removed. There are no records of any discharges of hazardous materials reported for this site. This site is rated **LOW RISK** due to its distance (0.30 miles west) from the right-of-way and having no recorded discharges of hazardous materials.

**Site 285 – Former Site of Rex Meyer Yachts Inc. (FLD984181370)** – This closed facility was located at 1470 Dolgner Place Suite 100 and was registered as a small quantity generator in 1990; it is now part of Acme Metal (Site #283). This business also leased the warehouse facility located at 1690 Fitzpatrick Point, which was later occupied by Initial Marine Corporation (see Site #293). The company was also using four ASTs that were owned by the Seminole County Port Authority of Sanford (see Site #287). A complaint was received in 1994 that alleged that drums were abandoned at the site after the business closed. Upon inspection, approximately one hundred 55-gallon drums were discovered abandoned on the site, some of which were uncovered, containing paint, acetone, and other chemicals. The former owner was required to clean the site of the various chemical drums, which was conducted and finished in May 1995. There were no records available that mentioned any spills or discharges of contamination associated with the drum abandonment. This site is rated **LOW RISK** due to its distance (0.30 miles west) from the right-of-way and having no recorded discharges of hazardous materials.

**Site 286 – Florida Detroit Diesel Allison North Inc., formerly Coastal Power Products Inc. (59/8631411, FLD981866502)** – This closed AST site is located at 1500 Dolgner Place. This site was also registered as a small quantity generator; it is now part of Acme Metal (see site #283). A 1,000 gallon diesel AST that was installed in July 1979 and was replaced with one of the same size in March 1993 was used for testing diesel engines. Minor violations at the site in the mid 1990's involved expired insurance and small amounts of product released to the containment area. Records indicate that contaminated soils were removed from the site in December 1999, but a description of the source and quantity were not available. The site was granted No Further Action status based on soil and groundwater samples containing contamination at lower than

acceptable levels. This site is rated **LOW RISK** due to its distance (0.31 miles west) from the right-of-way, a No Further Action status, and no other reports of discharges of petroleum or hazardous waste substances.

**Site 287 – Seminole County Port Authority of Sanford (FLD982174849, 59/8840097)** – This AST and UST site has an office that is located at 1510 Kastner Place Suite 1 and tank storage that is to the east of Fitzpatrick Point, north of Carraway Place. The contamination records associated with this site only involve the tank storage area. No reports are available relating to hazardous waste for this site, but it is listed as a non-handler on the FDEP’s Map Direct. Five bulk oil ASTs that have a combined capacity of 316,000 gallons were installed at the site in January 1975. A 1,000 gallon unleaded gasoline and a 2,000 gallon diesel UST were installed in September 1977. Registration records suggest that at some point up to eight other unknown ASTs with a combined capacity of 832,317 gallons may have been located at the site. The exact time when the tanks were taken out of service is unclear, but it is likely around 1995. According to records, the tanks were mainly used to contain D-Limonene citrus oil, gasoline, naphtha, Bunker C fuel oil, and diesel. The five large bulk oil ASTs were inspected for tank closure in November 2012 and appeared to be in acceptable condition without any perforations. Groundwater at the site was approximately six inches above the soil surface at the time of tank closure, so limited groundwater or soil analyses were conducted. There are no other records of the removal of the other ASTs or USTs at the site. This site is rated **LOW RISK** due to its distance (0.17 miles west) from the right-of-way and there not being any recorded discharges.

**Site 288 – ETUS Inc. (FLR000009720)** – This closed facility was located at 1511 Kastner Place. It was a chemical manufacturing facility that was registered as a small quantity generator. A complaint was received in 1994 which alleged that heavy metal sludge and possibly other hazardous wastes were being washed into a ditch by the facility and that sludge drums containing heavy metal waste was mixed with concrete and poured into a slab at the loading dock of the facility. Upon inspection, it could not be determined if the site was washing sludge into a ditch, but the facility was found to be mixing the sludge with concrete and setting into slabs. The facility was also not keeping adequate records, were using drums that were in poor condition, and were not storing the drums properly. The facility removed the concrete slab and took the necessary measures to be in compliance as of September 1996. No other records regarding violations or discharges of contamination were reported and the site was inspected when closed in June 2011 without any violations or areas of concern. This site is rated **LOW RISK** due to its distance (0.12 miles west) from the right-of-way, the removal of the contaminated concrete being in compliance before it closed.

**Site 289 – Water Specialists Technologies LLC (FLR000108647)** – This site is located at 1515 Kastner Place, approximately 0.12 miles west of the right-of-way and is registered as a conditionally exempt small quantity generator. In April 2004, a complaint alleged that thousands of gallons of contaminated water was being discharged into the environment illegally. The facility manufactures water treatment chemicals for industrial use and it was determined that they were discharging industrial waste and needed to obtain the necessary permits. There are no records indicating that this was done, or as to the contents of the wastewater that was being discharged. This site is rated **LOW RISK** due to there being no records of a concentrated discharge of hazardous waste at the site and having no signs of contamination or distressed vegetation observed during a site visit.

**Site 290 – FDOT Diesel Powered Generator (no FDEP #s found)** – No records were found for this site. A diesel powered generator with a small AST is located within the I-4/US-17/92 interchange, underneath the eastbound off-ramp from I-4 to US-17/92. The generator appears to be in good condition with no noticeable signs of contamination. This site is rated as **LOW RISK** due to there being no record of contamination.

**Site 291 – Featherlite Coaches Inc. (FLR000005777)** – This site is located at 1601 Dolgner Place. Featherlite Coaches Inc. was formerly named Vantare International and builds luxury custom motor coaches at this facility. The facility was registered as a conditionally exempt small quantity generator in 1995, but was changed to a small quantity generator in 1998 based on an inspection of the facility. During an inspection in September 1998, multiple violations were documented including drums not being stored or labeled correctly, rags containing hazardous materials were not being disposed of correctly, proper records were not being kept, and the vehicle service shop at the east end of the facility was not labeling used oil correctly. The site failed to take the necessary measures to be in compliance in an allotted time frame and was fined \$4,000. Following the fine, the site was in compliance and was also in compliance during its last inspection in July 2009. This site is rated **LOW RISK** due to its distance (0.25 miles west) from the right-of-way, no discharges of hazardous materials have been reported, and former violations appear to have been addressed.

**Site 292 – Marinas LLC, formerly Hidden Harbor Marina (FLD982092082, 59/9047018)** – This LUST site is located at 4370 Carraway Place and was registered as a small quantity generator in 1987. The site consists of a clubhouse/pool area, an office building, a maintenance courtyard, a general/deli store, docks, boat-fueling dock, and boat storage area. A 4,000 gallon UST containing unleaded gasoline was installed at the site in 1985. Noticeable petroleum sheen was observed in water retention devices near the tank in 1990, prompting an inspection. The inspection found that the tank had not been registered and proper containment for petroleum contamination or industrial wastewater generated by the boat maintenance facility was not in place. The UST was removed in October 1990 without noticeable holes or damage, but excessively contaminated soil was encountered in the vicinity of the tank. Approximately 62 tons of impacted soil was removed from the site and dewatering was used in an attempt to reduce groundwater contamination. A 12,000 gallon UST was installed to replace the tank that was removed also for unleaded gasoline. Subsequent groundwater monitoring at the site indicated that contamination was within acceptable levels. Several minor violations involving small amounts of product in the spill containment buckets and not having release detection devices tested annually have been documented but the site was in compliance as of January 2012. This site is rated **LOW RISK** due to its distance (0.28 miles northwest) from the right-of-way, currently being in compliance, source removal activities were conducted, and groundwater monitoring indicating that contamination was at lower than acceptable levels.

**Site 293 – Initial Marine Corporation (FLD984188375)** – This site is located at 1690 Fitzpatrick Point. The site was previously occupied by Velocity Powerboats (see Site #259), and also leased space to Rex Meyer Yachts Inc. (see Site #285). It was registered as a small quantity generator in 1991. An inspection of the facility in 1998 found that waste acetone was not being stored properly, drums of hazardous waste were being stored outside, and that rags and absorbents that had contacted hazardous waste were being disposed of improperly. However, there are no records of any discharges of hazardous materials reported for this site. This site is rated **LOW RISK** due to its distance (0.22 miles northwest) from the right-of-way and having no recorded discharges of hazardous materials.

**Site 294 – FPL Sanford Plant (FLD000807784, 64/8516621)** – This large power plant is located along the St. Johns River in Volusia County at 950 South US 17/92. It is currently listed as a conditionally exempt small quantity generator and has four very large registered ASTs containing fuel oil, a 500-gallon used oil AST, and a solid oily debris dumpster located on site. Historically a coal powered plant, it opened in 1925 at a much lower capacity and has been in operation ever since, but now is primarily an oil fueled plant. Many locations of contamination were identified at the site in the early 1990's from several sources during an effort to voluntarily clean the site. In addition to this, four recorded discharges of fuel oil were reported between 1992 and 1999. These reported discharges were later granted No Cleanup Required or No Further Action status. Source removal of fifteen identified contamination sites within the property boundaries was primarily

conducted between 1995 and 1997. The sites where source removal was used are listed as: Old Intake #1 & 2 (B-4) Basin, Train Tracks/Coal Crusher, Paint House Sump, Coal/Oil Mix Ash Landfill, Historic Basin, Permitted Drying Basin, Abandoned Oil Dock, Historic Landfill, Old & New Switchyards, North Metering Tanks, South Metering Tanks, Buildings 1 & 2 Cleanout, Coal Crusher Pad, L & D Tanks, and French Drains. No Resource Conservation and Recovery Act (RCRA) hazardous waste were discovered during the source removals, but asbestos containing materials were found in the Historic Landfill. The excavated debris and materials were removed and disposed of properly and replaced with clean fill. The facility was inspected in September 2007 without any violations or areas of concern and the remaining four ASTs were in compliance as of September 2011. This site is rated **LOW RISK** due to its distance (0.48 miles northwest) from the right-of-way and the completion of large scale voluntary source removal activities.

## 5.5 Historic Aerial Photography Review

Available historical and current aerial photographs were reviewed by from the Seminole County Property Appraiser, the University of Florida Digital Collections (via internet), the National Resources Council Soil Conservation Service Soil Maps, and Google Images. Aerial photos from the years 1940, 1957, 1972, 1981, 1995, and the present were utilized to help determine the evidence of land use that could indicate a potential for adverse environmental impacts within or adjacent to the project corridor. Examples of the aerial flights over the project corridor can be found in **Appendix C**.

### 1940

The entire corridor is primarily undeveloped. Minor amounts of pastureland and citrus groves are visible, but land use is mostly in its natural condition, consisting of pine flatwoods, scrub, scattered wetlands, and depressions. A road is present where State Road 434 exists today as well as a railroad grade. The Rolling Hills Golf Course was present east of I-4 and south of State Road 434. A road was present where EE Williamson Road is located today. A citrus grove was located south of EE Williamson Road where I-4 rests today. Lake Mary Boulevard was not present. A railroad grade was present in the vicinity of where the I-4 and State Road 417 interchange is located today. The railroad crossed the current I-4 corridor in a southwest to northeast alignment. State Road 46 was present, but its orientation was different just east of where I-4 is today. A citrus grove was located southwest of where the I-4 and State Road 46 interchange exists today; I-4 bisects this parcel. Another citrus grove was located in what is now the northeast quadrant of the I-4 and State Road 46 interchange. Several pastures and cultivated fields of row-crops were located on the southwest and northeast sides of the current location of the CSX rail corridor, west of Sanford, within the footprint of the current I-4 corridor. US 17/92 was present and appears to be oriented in close to the same way it exists today. The most likely potential contamination impacts would have been associated with pesticide and herbicide use at the various citrus groves and row-crops, as well as along the railroad corridor.

### 1957

Additional sub-division streets were present along State Road 434. The citrus grove south of EE Williamson Road had become pasture and forest. Large tracts of land between EE Williamson Road and Lake Mary Boulevard had been converted to pastureland. A small road or trail was present where Lake Mary Boulevard sits today. Large tracts of land between Lake Mary Boulevard and State Road 46 had been converted to pastureland. The remainder of the corridor remained in similar conditions as observed in the 1940 aerials.

### 1972

The I-4 alignment was present. Residential and commercial development had expanded vastly throughout the I-4 corridor. Several businesses were located at the I-4 and State Road 434 interchange, which were likely gasoline service stations. An interchange was present at I-4 and Lake Mary Boulevard. Very little development in the I-4 and County Road 46A vicinity



was observed. The I-4 and State Road 46 interchange was present with possible gasoline service station sites present east and west of I-4. The I-4 and US 17/92 interchange was present. A gasoline service station could have possibly been located east of I-4 and adjacent to the railroad grade.

#### 1981

Commercial and residential development was very dense at the I-4 and State Road 434 interchange. A hotel, service stations and restaurants were present in the northwest quadrant and service stations, commercial, and retail establishments were present in the southwest, southeast and northwest quadrants. Additional residential development had occurred adjacent to I-4 between State Road 434 and EE Williamson Road. A water treatment facility was present south of EE Williamson Road and east of I-4 where a citrus grove existed in the 1940's. Not much development was evident at the I-4 and Lake Mary Boulevard interchange. A large building was present north of Lake Mary Boulevard, which is presumably the current site of Advanced Solar Photonics LLC. No development had occurred at the I-4 and County Road 46A interchange. Very little additional development was present at the I-4 and State Road 46 interchange, but several service stations appeared to have been present along State Road 46. Some commercial or industrial development had occurred west of I-4 where it crosses the CSX railroad.

#### 1995

The majority of the corridor had been built out to its current condition, primarily with residential development between State Road 434 and Lake Mary Boulevard. Several large commercial and manufacturing buildings were present east of I-4 and south of Lake Mary Boulevard. Commercial, retail, and residential development had occurred in all four quadrants of the I-4 and Lake Mary Boulevard interchange. Some of these sites appeared to be gasoline service stations. Very little development had occurred between Lake Mary Boulevard where the interchange of I-4 and State Road 417 rests today. Seminole Towne Center Mall was present or under construction. Additional commercial or industrial development had occurred west of I-4 where it crosses the CSX railroad in the Seminole County Port of Sanford.

#### Early 2000's to Present

The majority of the corridor had been built out to its current condition between State Road 434 and Lake Mary Boulevard during the late 1990's. From 2000 to present, a tremendous amount of commercial, retail, and residential development had occurred between Lake Mary Boulevard and US 17/92. Dense commercial development is located east and west of I-4 between Lake Mary Boulevard and County Road 46A. State Road 417 is present and is surrounded by commercial and retail where it intersects with I-4, primarily consisting of automobile dealerships. Hotels, RV dealerships, boat sales, automobile and motorcycle dealerships, numerous industrial complexes, and gasoline service stations are now located along I-4 from State Road 46 to US 17/92.

Several aspects of the historical land use along the project corridor were observed that could impact the project which are no longer present today. A potential citrus grove to the south of where the EE Williamson Road overpass is today was observed on both sides of the current right-of-way, which could be an additional source of ethylene dibromide (EDB) contamination. Another potential citrus grove was observed north of Lake Mary Boulevard where Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson (see Site #155) is located today. Row crop fields appear to be clustered around the CSX railway tracks where it passes under I-4 today and at State Road 46, which all have the potential to have contamination in the form of pesticides, herbicides, and fertilizer as well as petroleum contamination from the use of farm equipment. It is difficult to identify the precise boundaries of pastures within the corridor, but it appears that much of the corridor has been used for pasture. Cattle dips were required by law in Florida up until the 1950's, but the exact locations of many of them are unknown. They were used to kill pests, especially ticks, and consisted of an arsenic solution

that sometimes contained DDT. It is unknown whether these cattle dips pose a threat to the project, but it may be possible that they were present based on the historic land use of the corridor. Potential arsenic contamination may occur at any/all railroad crossings within the project area.

## 5.6 Interviews

Interviews were conducted with any available property owners or site managers at the times of the site visits. In general, the majority of those interviewed knew very little site specific information. Two interviews produced information relevant to the project that were not available on the FDEP's OCULUS database and are described below.

Mr. James Russell, P.E., of the Seminole County Public Works Department's Engineering Division was interviewed for potential contamination issues within the project corridor. Mr. Russell has vast knowledge of the area since he has conducted Hazardous Materials activities within Seminole County for over 30 years. The information obtained from him matches the information found in FDEP's Oculus Database. He stated that most of the sites listed were almost entirely remediated for past groundwater and soil contamination. He stated that the site with concern remains the Siemens facility (Site # 155) due to a fairly large area of soil and groundwater contamination. He provided contamination plume maps for this facility (See **Appendix D**).

Mr. Randy Stafford, Hazardous Materials Manager for the FDOT District 5 was interviewed regarding the potential contamination issues at the current and historic gasoline service stations located at the I-4 and State Road 434 interchange. Mr. Stafford stated that the two historic gasoline service stations to the west of I-4 at State Road 434 (Sites #21, #22) were successfully remediated by the responsible parties and the two historic gasoline service stations to the east of I-4 at State Road 434 (Sites #24, #26) were successfully remediated in advance of the State Road 434 construction project. Mr. Stafford also commented that the former BP Amoco (Site #225) that has now been incorporated into the right-of-way was also successfully remediated prior to the I-4 and State Road 46 interchange improvement construction.

## 6.0 Alternative Alignments

There are no alternative alignments included with this project as the project goal involves the expansion of the current roadway. The existing right-of-way and new pond sites will likely contain the full extent of the proposed project, with the potential for additional minimal right-of-way acquisitions adjacent to the current limits being the exception. The study area contains any likely additional right-of-way needed, unless a new pond site is proposed beyond what was reviewed for this study.

## 7.0 Project Impacts

Future construction activities within the existing and proposed right-of-way create the potential for contamination impacts within the project corridor. A total of two hundred ninety four (294) sites were identified within the project corridor that could be potential contamination sites, with potential impacts that may occur both within the proposed right-of-way and the proposed pond sites.

One documented truck accident occurred on I-4 just west of State Road 46 in the eastbound lanes where contamination was an issue. Records indicate that the free product that had spilled was removed and is likely not going to be a contamination issue. However, a Source Removal Report was never submitted following the spill and the degree of contamination remaining at the site is unknown (see Site #209).

Photographs of all potential contamination sites are provided in **Appendix B**.

## 8.0 Regulatory Status of Sites

Impacts to known and/or potential contamination sites may occur adjacent to the existing right-of-way. Additional right-of-way required for future improvements consists of stormwater retention ponds. Out of the two hundred and ninety four (294) sites, two (2) were given a high risk rating, fourteen (14) were given a medium risk rating, and two (2) were given a Low/Medium risk rating. The remaining two hundred and seventy six (276) sites were given a no risk or low risk rating. The pond sites for this project were rated for their potential to have contamination and are listed in **Table 2**. The facilities with potential contamination in the vicinity of the existing and proposed right-of-way are listed and rated in **Table 3**.

**TABLE 2 – POTENTIAL CONTAMINATION RATINGS FOR POND SITES**

Pond Site #	Contamination Source	Rating
HH	NRC	Low
II	NRC	Low
300	EDB	Med.
FPC 300A (Recommended)	EDB	Med.
FPC 300B	EDB	Med.
301	NRC	Low
302	NRC	Low
303A1 (Recommended)	NRC	Low
303A2	NRC	Low
303B2	NRC	Low
304	NRC	Low
305	NRC	Low
306	NRC	Low
307	PHMC	High
308	PHMC	High
309	NRC	Low
310	NRC	Low
311	NRC	Low
312	NRC	Low
313	NRC	Low
313A	NRC	Low
Swale 313A	PCI	Med.
314	NRC	Low
315	NRC	Low
316	NRC	Low
317A	NRC	Low
317B	NRC	Low
317C	NRC	Low
318A	NRC	Low
318B	NRC	Low

**Table 1 Notes:** No Reported Contamination (NRC), Ethylene Dibromide (EDB), Possible Heavy Metal Contamination (PHMC), Potential Contamination Issue (PCI)

**TABLE 3 – REGULATORY STATUS & RATING OF POTENTIAL CONTAMINATION SITES**

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
1	Scan Design Building, listed as Danka Office Imaging Company	NDB	.49 S	NHR, EDB	NRC	No
2	Cordell, Mitchell MD OB/GYN	NDB	.44 S	NHR, EDB	NRC	No
3	Former Site of The Pain Institute	NDB	.43 S	NHR, EDB	NRC	No
4	Vanderschaaf Chiropractic Clinic	NDB	.43 S	CESQG, EDB	NRC	No
5	Private Residence listed as The Bumper Doctor of Orlando	NDB	.44 SW	NHR, EDB	NRC	No
6	Dr. Warren L Spencer DDS	NDB	.41 S	NHR, EDB	NRC	No
7	Groundwater Contamination Plume #59263142	NDB	0	EDB	CRD	Med.
8	Grainger	FLR000073353, 59/9102138	.37 S	NHR, Spill EDB	PCI	Low
9	Site listed as GQH Global Quality Healthcare	NDB	.39 S	NHR, EDB	NRC	No
10	Sihle Insurance Group	NBD	.37 S	AST, EDB	NRC	Low
11	3D Systems Inc.	FLD982143232	.45 SW	SQG	NRC	Low
12	Cal Comp and Seminole Sports Physical Therapy	FLD984232157	.42 SW	CESQG	NRC	Low
13	Maitland Health Counseling SVC	NDB	.23 SW	NHR, EDB	NRC	No
14	Porter Orthodontics	NDB	.23 S	NHR, EDB	NRC	No
15	Multiple Doctors' Offices A	NDB	.24 SW	NHR, EDB	NRC	No
16	Tranz Nails & Spa	NDB	.22 SW	No Listing, EDB	NRC	Low
17	Oh, Cheryl I MD	NDB	.33 SW	NHR, EDB	NRC	No
18	Waste Pro of Florida Inc.	NDB	.19 SW	NHR, EDB	NRC	No
19	Rolling Hills Golf Club	NDB	.22 SE	No Listing, EDB	NRC	Low
20	7-Eleven Store #34851	FLD984204537, 59/8516697, 29360333	.06 W	SQG, UST, Spill EDB	NFA	Low
21	Former Site of Exxon #4-5252	FLD984185546, 59/8516608	.02 W	CESQG, LUST EDB	NFA	Low
22	FDOT Right-of-Way, former Hess #09517	FLD984210211, 59/8516751, 29360993	.02 W	SQG, LUST EDB	SAO	Low
23	Joel Crossman	NDB	.14 E	No Listing, EDB	NRC	No
24	Former site of BP #15312	59/8516679, 29357555	.02 E	LUST, EDB	SAO	Low
25	Sanlando United Methodist Church, listed as Julie Tomlin	NDB	.22 E	NHR, EDB	NRC	No
26	Former Site of Mobil #11256	FLD984205583, 59/8521814, 29362671	.01 E	SQG, UST, Spill EDB	SAO	Low
27	Former Site of R & R Truck Sales Inc.	NDB	.14 E	NHR, EDB	NRC	No

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
28	Private Residence listed as Class Act Clean and Laundry Service	NDB	.26 SE	NHR, EDB	NRC	No
29	Private Residence listed as Magic Triangle	NDB	.1 E	NHR, EDB	NRC	No
30	Site listed as Medic 7 Transport	NDB	.06 E	NHR	NRC	No
31	Capital Cleaners, formerly Brantley 2 Tailoring & Dry Cleaning	59/9500627	.49 SE	No Listing	NRC	Low
32	Former Site of Comfortable Care Dental Group	NDB	.45 SE	NHR	NRC	No
33	Former Site of Alliance Medical Group Inc.	NDB	.49 SE	NHR	NRC	No
34	Private Residence listed as Randolph Gas Service	NDB	.21 SE	NHR	NRC	No
35	Private Residence listed as Rainbow Pest Control Services	NDB	.32 SE	NHR	NRC	No
36	Watson Realty Corporation	NDB	.48 SE	NHR	NRC	No
37	Gerald Collier	NDB	.08 E	NHR	NRC	No
38	Lawrence Heath	NDB	.22 E	NHR	NRC	No
39	Private Residence listed as Manny's Van Lines	NDB	.13 E	NHR	NRC	No
40	Utilities of Florida Des Pinar WTP & WWTP	59/8631321	.12 E	LAST, (UST)	PCI	Low
41	Groundwater Contamination Plume #59263136	NDB	0	EDB	CRD	Med.
42	A Touch of Class by Sandra	NDB	.43 E	NHR	NRC	No
43	Private Residence listed as Max Aarons Trucking	NDB	.04 E	NHR, EDB	NRC	No
44	Private Residence listed as David Gomez Towing	NDB	.31 E	NHR	NRC	No
45	Cell Tower with Diesel Powered Generator A	NDB	.05 W	AST, EDB	NRC	Low
46	Private Residence listed as Wood N Things	NDB	.35 E	NHR	NRC	No
47	Private Residence listed as Desert Palms Trucking by Larry	NDB	.16 E	NHR	NRC	No
48	Private Residence listed as Roger Bellow Jr. Transportation	NDB	.2 E	NHR	NRC	No
49	Markham Woods Cleaners, Metz Motor Cars, Vral Body Shop	NDB	.14 W	NHR, EDB	NRC	Low
50	Markham Woods Animal Hospital	NDB	.05 W	NHR, EDB	NRC	Low
51	Debra Alder Photography	NDB	.34 W	NHR, EDB	NRC	No
52	Ray Hemly's Painting	NDB	.39 E	NHR	NRC	No
53	Private Residence listed as Saint's 111 All Florida Sealcoat	NDB	.1 W	NHR, EDB	NRC	No
54	Bolling Farms	59/8516560	.19 E	AST	NRC	Low
55	Private Residence listed as Hagen Homes Inc.	NDB	.33 E	NHR	NRC	No



Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
56	Cell Tower with Natural Gas Powered Generator A	NDB	0 E	No Listing	NRC	Low
57	Private Residence listed as Eyeseimages by Toya Flewellyn	NDB	.4 W	NHR, EDB	NRC	No
58	Angel Crespo	NDB	.16 E	NHR	NRC	No
59	Private Residence listed as K M Performance Parts & Accessories	NDB	.16 E	NHR	NRC	No
60	Emerys Erection & Dismantling	NDB	.13 W	NHR	NRC	No
61	Sprint-Nextel Lake Mary MSO	59/9803616	.24 E	LAST	NFA	Low
62	Recotan Corporation A	FLR000041772	.5 E	SQG	NRC	Low
63	AREP Lake Mary	FLR000131953	.5 E	SQG, (CESQG)	NRC	Low
64	Leisure Bay Inc.	59/9808321	.5 E	Spill	NFA	Low
65	Myrtle Lake Progress Energy Substation	NDB	.1 E	No Listing	NRC	Low
66	Cell Tower with Natural Gas Powered Generator B	NDB	.15 E	No Listing	NRC	Low
67	Cell Tower with Diesel Powered Generator A	NDB	.15 E	No Listing	NRC	Low
68	Jon Fezell Civil War & Antiques	NDB	.44 W	NHR	NRC	No
69	York International Corporation	FL0001021609	.04 E	SQG	NRC	Low
70	Cell Tower with Diesel Powered Generator B	NDB	.28 E	No Listing	NRC	Low
71	Sewage Treatment Facility Lake Mary	NDB	.1 E	No Listing	NRC	No
72	AT&T Mobility Location	59/9602632	.41 E	AST	NRC	Low
73	Seminole County Public Schools, formerly Dorez Corporation	FLD982171118	.41 E	NHR, (SQG)	NRC	Low
74	Island Dental Supply	NDB	.49 E	NHR	NRC	No
75	Physician Associates of Florida PA	NDB	.07 E	NHR	NRC	Low
76	AutoPower Corporation, formerly Ligonier Ministries and Perkin Elmer Corporation	FLD984175828	.41 E	SQG	NRC	Low
77	WOFL TV	59/8842229	.01 E	AST	NRC, ICOM	Low
78	Curascript Specialty Distribution	FLR000185587, 59/9810539	.43 E	NHR, AST	NRC	Low
79	Faro Technologies	FLR000185579, 59/9806967	.33 E to .56 E	SQG	NRC, ICOM	Low
80	Wesco Turf Supply	NDB	.39 E	CESQG	NRC	Low
81	Private Residence listed as J A M Transportation Company	NDB	.06 W	NHR	NRC	No
82	Priority Healthcare Corporation	FLR000094706	.33 E	SQG, AST	NRC, ICOM	Low
83	Good Life Broadcasting	59/9807523	.01 E	AST	ICOM	Low
84	Quantum Technology Inc.	FLD982081051	.27 E	SQG	NRC	Low
85	Florida Ear & Balance Center	NDB	.14 E	NHR	NRC	No
86	Progressive Communication	FLR000090902	.37 E	SQG	NRC	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
87	Recotan Corporation B, formerly Calibron Inc.	FLD982125387	.37 E	SQG	NRC	Low
88	Duke Energy	NDB	.01 E	AST	NRC	Low
89	CSDV Limited Partnership	59/9700805	.15 E	AST	NRC, ICOM	Low
90	Florida Polymers Inc.	FLD982108367	.32 E	SQG	NRC	Low
91	Spectrum Industries Inc.	FLD096651781	.32 E	SQG	NRC	Low
92	Scholastic Book Fairs	NDB	.01 E	AST	NRC	Low
93	Lake Emma Corporate Office Park	FLD004078051, FLR000138883, 59/9300248, 59/9600402	.38 E	CESQG, (SQG), AST	PCI	Low
94	Filutowski Cataract and Lasik Institute and Lake Mary Surgical Center	NDB	.01 E	CESQG, AST	NRC	Low
95	Oakmonte Village	59/9813336	.04 W	AST	NRC, ICOM	Low
96	AHS Information Services, formerly Sunbelt Systems Concepts Inc.	59/9806619	.19 E	AST	NFA, ICOM	Low
97	La Quinta Inn & Suites	NDB	.03 E	NHR	NRC	No
98	Lake Mary Family Medicine and Pediatric Associates of Central Florida	NDB	.48 E	NHR	NRC	No
99	The Douglas Center and Access Transport Services Inc.	NDB	.43 E	NHR	NRC	No
100	Lake Mary Dental	NDB	.48 E	NHR	NRC	No
101	Homestead Studio Suites	NDB	.06 E	CESQG	NRC	No
102	Weeks Realty LP	NDB	.1 E	NHR	NRC	No
103	Extended Stay America Florida Inc.	NDB	.06 E	NHR	NRC	No
104	F Doio Painting by Frank Dori	NDB	.16 W	NHR	NRC	No
105	Harold Kennedy	NDB	.28 E	NHR	NRC	No
106	Private Residence listed as Painted Illusions	NDB	.43 E	NHR	NRC	No
107	Gander Mountain Company #350	FLR000180653	.02 E	SQG	NRC, ICOM	Low
108	Daniel Yachter	NDB	.29 E	NHR	NRC	No
109	K Mart #3642	FLR000151555	.31 E	SQG	NRC	Low
110	Swim 'N Fun Pool Supplies	NDB	.39 E	No Listing	NRC	Low
111	Lake Mary Car Wash and Oil Change	NDB	.13 E	NHR	NRC	Low
112	Quality Images 1 HR Photo	NDB	.33 E	NHR	NRC	No
113	Town-N-Country Cleaners	NDB	.33 E	NHR	NRC	Low
114	Frank Elaty MD	NDB	.31 E	NHR	NRC	No
115	Dainty Nails and Spa	NDB	.23 E	No Listing	NRC	Low
116	Albertsons #4363 Photo Lab	NDB	.39 E	NHR	NRC	No
117	Lake Mary Companion Animal Hospital	FLR000133975	.23 E	CESQG	NRC	Low
118	#1 Nails	NDB	.22 E	No Listing	NRC	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
119	The Clothes Doctor, formerly Dry Clean World	FLD984179036, FLR000127159, 59/9700693	.23 E	CESQG, (SQG)	ICOM	Low
120	Miscellaneous Debris Pile	NDB	0 E	No Listing	PCI	Med.
121	Lake Emma Dental LLC	NDB	.31 E	NHR	NRC	No
122	Regency Health	NDB	.22 W	NHR	NRC	No
123	First Class Cleaners	NDB	.22 W	No Listing	NRC	Low
124	Elite Nails and Spa	NDB	.22 W	No Listing	NRC	Low
125	Elaste Plastic Surgery	NDB	.22 W	No Listing	NRC	No
126	Walgreens #5245	NDB	.09 W	No Listing	NRC	Low
127	7-Eleven Store #34871, formerly Exxon Service Station #4-0181	59/9804345	.09 E	UST	NFA, ICOM	Low
128	The Pantry #2003/Handy Way Food Store #2003	59/8516639, 29364502	.2 E	LUST, UST	CPO, ICOM	Med.
129	Tires Plus	NDB	.44 E	No Listing	NRC	Low
130	Chevron Lake Mary PC #132	59/9400274, 29360330	.48 E	UST	SAO	Low
131	Circle K #2708971, formerly BP Amoco #60332	FLR000110932, 59/8516670, 29358956	.36 E	SQG, LUST	SAO	Low
132	Ecco Nails & Spa	NDB	.48 E	No Listing	NRC	Low
133	Winn Dixie #2380	NDB	.21 W	No Listing	NRC	Low
134	Multiple Doctors' Offices A	NDB	.21 W	NHR	NRC	No
135	Dryclean R US, formerly DryClean USA #11522	FLD982087561, FLR000127241, 59/9502095, 29356002	.21 W	SQG	ICOM	Low
136	CVS Pharmacy #3920	FLR000184002	.21 W	CESQG	NRC	Low
137	Shell Lake Mary, formerly Exxon #4-0375	FLD984182758, 59/8840205	.02 W	CESQG, LUST, UST	NFA, ICOM	Med.
138	Home Depot #0264	FL0000141317, 59/9808201	.32 E	CESQG, AST	NRC, ICOM	Low
139	Banfield Pet Hospital of Lake Mary	FLR000198416	.37 E	CESQG	NRC	Low
140	Goodyear Action Gator Tire	NDB	.38 E	No Listing	NRC	Low
141	Primera Office Park including Duke Energy North America LLC	NDB	.08 E	NHR, AST	NRC	Low
142	Convergys IMG Inc. A	59/9802616	.03 W	AST	NRC, ICOM	Low
143	Convergys IMG Inc. B	59/9602596	.03 W	AST	NRC, ICOM	Low
144	Contravest Management Company	NDB	.24 W	NHR	NRC	No
145	Convergys IMG Inc. C	59/9600772	.03 W	AST	NRC, ICOM	Low
146	Seminole County Heathrow WTP	59/9601871	.02 W	AST, (UST)	NRC, ICOM	Low
147	Charmaine Ortiz DMD	NDB	.28 E	NHR	NRC	No
148	Country Club at Heathrow Golf Course	59/8839140, 29354873	.27 W	AST, (UST), Spill	PCI, SAO	Low
149	Defalco Advertising Inc.	FLD984242974	.19 W	CESQG	NRC	Low
150	Bellsouth Telephone Inc. #39280	59/9103085	.01 W	(UST)	NRC	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
151	Lake Emma Animal Hospital	FLR000133835	.39 E	NHR	NRC	Low
152	SAP/MI Homes/Syniverse	NDB	.11 W	AST	NRC	Low
153	American Automobile Association	59/9300256	.17 W	AST, UST	NFA, ICOM	Low
154	Emergency Generator on International Parkway	NDB	.01 W	AST	NRC	Low
155	Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson	FLR000175653, FLD061989448, 29355283	.22 E	CESQG, (SQG) EDB	PCI, PHMC	High
156	Maria Tartibi	NDB	.41 E	NHR, AST	NRC	Low
157	Chase Bank	NDB	.18 W	AST	NRC	Low
158	Cell Tower with Natural Gas Powered Generator C		.38 E	No Listing	NRC	Low
159	Seminole State College	NDB	.26 W	AST	NRC	Low
160	Lake Mary Fire Station 37	NDB	.36 E	AST	NRC	Low
161	Porter Paints	NDB	.47 E	NHR	NRC	No
162	Florida Vein Care and Cosmetic Center	FLR000133967	.47 E	NHR	NRC	No
163	Dr. Kevin T Bonn DMD	FLR000133942	.47 E	NHR	NRC	No
164	Logan Eye Care LLC , formerly Lake Mary Chiropractic Center, Skyemed, and Sphynx Health Inc.	FLR000133884	.47 E	NHR, CESQG	NRC	No
165	Dunn Cordoba and Savastano Orthodontics	FLR000133959	.47 E	NHR	NRC	No
166	Precision Play Media Group	NDB	.02 W	AST	NRC	Low
167	Charisma Media, formerly Numa Corporation	FLD086233111	.37 E	SQG	NRC	Low
168	Seminole County Utilities Generator	NDB	.34 W	AST	NRC	Low
169	21ST Century Insurance	59/9803702	.07 E	AST	NRC, ICOM	Low
170	ABB Power T & D Company Inc.	FLR000055293	.16 E	SQG	NRC	Low
171	Symantec A	NDB	.05 W	AST	NRC	Low
172	Colonial Center Heathrow 901 Building	59/9802223	.07 W	AST	ICOM	Low
173	Symantec B	59/9807998	.16 W	AST	NRC, ICOM	Low
174	US Postal Service	FL6180000121, 59/9101549, 59/9808404	.04 E	CESQG, (SQG), AST, (UST), Spill	NFA, ICOM	Low
175	Groundwater Contamination Plume #59263123	NDB	.42 E	EDB	CRD	Low
176	Leslie's Pool Supplies	NDB	.37 E	NHR	NRC	No
177	Publix Super Market #833	59/9809833	.38 E	AST	NRC	Low
178	For Your Nails plus Tan	NDB	.39 E	No Listing	NRC	Low
179	Orchid Cleaners	NDB	.39 E	No Listing	NRC	Low
180	CVS Pharmacy #3270	FLR000187724	.2 E	SQG	NRC	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
181	AT&T, formerly Bellsouth Telephone Inc. #301BH	59/9805384	.39 W	AST	NRC	Low
182	Florida Cancer Specialists	FLR000177337	.22 E	CESQG	NRC	Low
183	Marriott Orlando Lake Mary	59/9804875	.05 W	AST	NRC, ICOM	Low
184	Golden Touch Dry Cleaners	NDB	.06 W	No Listing	NRC	Low
185	Oaklawn Funeral Home & Cemetery	59/8840620	.23 E	AST	NRC	Low
186	Colonial Town Park Unlisted Sites	NDB	.18 W	AST	NRC	Low
187	Publix Super Market #1304	59/9812625	.2 W	AST	NRC, ICOM	Low
188	BNY Investment Management Services LLC	59/9804745	.13 W	AST	NRC	Low
189	Dr. Tim Tiralosi DMD	NDB	.18 W	NHR	NRC	No
190	Pershing LLC	59/9809571	.27 W	AST	NRC, ICOM	Low
191	Sanford Ininiti	NDB	.08 E	No Listing	NRC	Low
192	Autonation Acura	FLR000109017	.22 E	CESQG, AST	NRC	Low
193	Sam's Club #4785	FLR000092007	.34 E	CESQG	NRC	Low
194	Sam's Gas #4785	59/9804907	.22 E	UST	NRC	Low
195	Platinum Nails and Spa	NDB	.34 E	No Listing	NRC	Low
196	Autonation Honda Sanford	FLR000109033	.15 E	CESQG, AST	NRC	Low
197	Mercedes-Benz of North Orlando	FLR000109025	.21 E	CESQG, AST	ICOM	Low
198	David Maus Toyota	FLR000136432, 59/9808377	.14 SE	SQG, AST	NRC, ICOM	Low
199	Carmax #7247	59/9806029	.33 E	AST	NRC, ICOM	Low
200	Seminole Powersports	FLR000118786	.35 E	SQG	NRC	Low
201	David Maus Chevrolet	NDB	.05 SE	No Listing	NRC	Low
202	Evolution Auto	NDB	.38 E	No Listing	NRC	Low
203	Granite Construction Company	59/9803316	.13 E	LAST, AST, Spill	PCI, PHMC	Low/Med.
204	Target #1966	FLR000126706	.3 E	SQG	NRC	Low
205	Koi Nails and Spa	NDB	.5 E	No Listing	NRC	Low
206	Fields Chrysler Jeep Dodge Ram	NDB	.11 NE	No Listing	NRC	Low
207	Sears Auto Center	NDB	.1 E	No Listing	NRC	Low
208	Seminole Towne Center Mall	NDB	.06 E	No Listing	NRC	Low
209	JSK Trucking Inc. Spill Site	59/9805593, 29369193	0 E	Spill	CRD	Med.
210	Dillard's Department Store	59/9502869, 59/9502808	.09 E	AST	ICOM	Low
211	Gateway Plaza, former Site of Northgate West, Seminole Farms Trust IV	59/9401441	.29 E	LUST	NFA	Low
212	Autonation Ford Sanford	FLR000047449, 59/9701000	.16 W	CESQG, AST	NRC	Low
213	Former Site of Stuckey's Pecans Shoppe	59/8516755	.03 E	UST	NFA	Low
214	Top Dog Express Car Wash and Oil Change	NDB	.45 E	No Listing	NRC	Low



Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
215	FPL Rinehart Substation	FLR000082602	.42 E	SQG	NRC	Low
216	Seminole County Fire Station #34	59/9812484	.1 W	AST	NRC, ICOM	Low
217	Cell Tower with Diesel Powered Generator E	NDB	.05W	AST	NRC	Low
218	IHOP Restaurant, formerly Mobil #02-DHW	59/8516633, 29361001	.05 E	LUST	SAO	Med.
219	7-Eleven Store #34832, formerly Mobil Service Station #02-D68, Mobil On-the-Run	FLD984205542, 59/9600569	.07 E	UST	NFA, ICOM	Med.
220	Cathy's Fruit Stand	59/9103487	.08 E	LUST	CRD, SAO	Med.
221	CVS Pharmacy #5195	FLR000190538	.31 E	SQG	NRC	Low
222	Tire Kingdom #121	FLR000130559	.46 E	SQG	NRC	Low
223	Pinch-A-Penny	NDB	.22 W	No Listing	NRC	No
224	7-Eleven Food Store #33347	59/9805508	.16 W	UST	NFA	Low
225	FDOT Right-of-Way, former BP Amoco #60331	FLD984214395, 59/8516703, 29360995	.02 W	SQG, LUST, Spills	CPO, SAO	Low
226	Sunshine Food Mart #306, formerly Sunoco #0613-4043 and Speedway #9859	FLD000654046, 59/8944030, 59/8516662, 29361689	.06 E	SQG, LUST	SAO	Med.
227	Sunshine Food Mart #345, formerly Chevron #47968	59/8516753, 29358231	.09 E	LUST	CRD	High
228	Days Inn #54	59/8516597, 29358235	.09 E	LUST	CRD, SAO	Med.
229	Racetrac #686	59/9803380	.37 E	UST	NRC	Low
230	BJ's Wholesale Club #133 at West Lake Super Center	FLR000142356, 59/9804239	.45 SE	CESQG, AST, UST	NRC, ICOM	Low
231	Your Neighborhood Cleaners	NDB	.27 W	No Listing	NRC	Low
232	La Beaute Nails & Spa	NDB	.22 W	No Listing	NRC	Low
233	Seminole County Lake Monroe WTP	59/9806004	.18 E	AST	NRC, ICOM	Low
234	Former Site of SMT Sanford LLC and ABB Inc.	FLD099694572	.18 E	SQG, (LQG)	PCI	Low
235	Mathews Associates Inc.	NDB	.21 E	SQG	NRC	Low
236	Diamonds Electric Signs and Lighting	FLR000140285	.3 E	NHR	NRC	Low
237	PoliceCars Orlando	FLR000161125	.3 E	NHR	NRC	Low
238	A & S Electropolishing	FLR000140327	.3 E	SQG	NRC	Low
239	Cordeida Light, formerly Spun Brass Inc.	FLR000140335	.3 E	NHR	NRC	Low
240	Former Site of Superior Screen Printing and Kid U Noting	FLD982092900, FLD984198291	.3 E	SQG	NRC	Low
241	Gas Facility at Andre Court	NDB	.08 E	No Listing	NRC	Low
242	Former Site of Street Customz Inc., and Thoroughbred Powerboats Inc.	FLD984246751	.29 E	CESQG	NRC	Low
243	Former Site of Macedo Motorsports	FLR000161117	.29 E	NHR	NRC	Low
244	Action Label Co Inc., formerly Gale Products Inc.	FLD175832195	.29 E	CESQG	NRC	Low
245	Direct Furnishings, Duke Properties	FLR000081869	.29 E	CESQG (LQG)	PCI	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
246	Furniture Design Gallery	FLR000082248	.28 E	CESQG	NRC	Low
247	Oglesby Construction Inc., formerly Haley Construction Inc.	FLR982150005, 59/9802954	.07 E	(SQG), AST	NRC, ICOM	Low
248	Emulsion Engineering Inc., formerly Orlando Rivet & Manufacturing Company	FLD041413220	.29 E	SQG	NRC	Low
249	Five R Truck and Trailer	NDB	.06 E	No Listing	NRC	Low
250	Former Site of Highway Valets Inc.	FLD106496318	.19 E	SQG	NRC	Low
251	Circuitronics Corporation, formerly Environmental Technology Inc.	FLD981856347	.28 E	CESQG, (SQG)	NRC	Low
252	Audi North Orlando	NDB	.04 W	No Listing	NRC	Low
253	Bill Heard Chevrolet	FLR000073544, 59/9804210	.05 W	SQG, AST	PCI	Low
254	Cell Tower with Diesel Powered Generator F	NDB	.09 E	AST	NRC	Low
255	Sanford Harley Davidson	NDB	.03 E	No Listing	NRC	Low
256	High Reach 2, formerly Nations Rent #61	FLD984245183	.14 E	SQG	NRC	Low
257	Life Gas	NDB	.22 E	No Listing	NRC	Low
258	Former site of Mathews Associates Inc.	FLD039565791, 29354566	.13 E	SQG	PCI	Low/Med.
259	Velocity Powerboats, formerly Yamaha Golf Cart Corporation	FLR000092445	.04 E	SQG, Spills	PCI	Med.
260	Tecta America, formerly General Works LLC	FLR000160333	.45 SE	SQG	NRC	Low
261	Art Sensations Inc., formerly Flo-Rite Paints Inc.	FLD183071851	.17 E	CESQG, Spills	PCI	Low
262	Go Electronics, formerly J & S Ink	FLD984239954	.16 E	SQG, AST	NRC	Low
263	Omega Medical Imaging, formerly Emtek Products Inc. and C & S X-Ray Systems	FLD984262121, FLR000041665	.11 E	SQG	NRC	Low
264	Powerplay Motorsports	NDB	.16 SE	No Listing	NRC	Low
265	Maronda Systems	FLD984249193	.5 SE	SQG	PCI	Low
266	RX Plus Pharmacy	59/9810662	.42 SE	AST	NRC	Low
267	Advantage Medical Systems LLC	FLR000192773	.25 SE	CESQG	NRC	Low
268	Shields Environmental Inc.	FLR000175778	.26 SE	CESQG	NRC	Low
269	Omnicare of Central Florida	FLR000190629	.26 SE	CESQG	NRC	Low
270	Pro Build, formerly Maronda Systems	59/8944661	.48 SE	AST	NRC	Low
271	Wharton Smith Corporate Office	FL0000442350, 59/9810762	.23 SE	CESQG, AST	NRC	Low
272	Florida Rock Industries	59/9803703	.13 SE	AST	NRC	Low
273	Sanford Waterfront Economic Enhancement Area	BF590807000	.04 E	Brownfield	PCI	Low
274	Bass & Swaggerty Raymond	59/8838827	.41 SE	AST	NRC	Low

Site #	Facility Name	Site ID/ Facility ID/SQG Facility ID	Location off ROW (miles)	Contamination Source	Regulatory Status	Rating
275	CSX Transportation Inc.	FLR000199687	.05 E	NHR	NRC	Low
276	The Pantry #2406	59/9046077, 29358240	.09 E	LUST	CPO, SAO	Med.
277	Donnie Myers RV Service LLC	NDB	.01 E	No Listing	NRC	Low
278	La Mesa RV Center Inc.	NDB	.04 W	No Listing	NRC	Low
279	Former Site of Jean's Furniture	59/9803611	.14 E	UST	NRC	Low
280	Miracle Marble and Acryl Group Inc.	FLD982125775, FLD982084675	.04 W	SQG, Spills	PCI	Med.
281	Florida Metal Polishing Inc. and Ocean State Production Services Inc.	FLD981749211, FLR000096305	.03 W	CESQG, SQG, (LQG)	NRC	Low
282	The Briar Team	59/9601051, 59/8841440	.29 W	AST	NRC	Low
283	Acme Metal	NDB	.3 W	No Listing	NRC	Low
284	Former Site of William L. Strop Auto Body	FLD984169797	.3 W	SQG	NRC	Low
285	Former Site of Rex Meyer Yachts Inc.	FLD984181370	.3 W	SQG, AST	NRC	Low
286	Florida Detroit Diesel Allison North Inc., formerly Coastal Power Products Inc.	FLD981866502 59/8631411	.31 W	SQG, AST	NFA	Low
287	Seminole County Port Authority of Sanford	FLD982174849, 59/8840097	.17 W	NHR, AST	PCI	Low
288	ETUS Inc.	FLR000009720	.12 W	SQG	ICOM	Low
289	Water Specialists Technologies LLC	FLR000108647	.12 W	CESQG	PCI	Low
290	FDOT Diesel Powered Generator	NDB	0 E	No Listing	NRC	Low
291	Featherlite Coaches Inc.	FLR000005777	.25 W	SQG, (CESQG)	NRC	Low
292	Marinas LLC, formerly Hidden Harbor Marina	FLD982092082, 59/9047018	.28 NW	SQG, LUST	ICOM	Low
293	Initial Marine Corporation	FLD984188375	.22 NW	SQG	NRC	Low
294	FPL Sanford Plant	FLD000807784 64/8516621	.48 NW	CESQG, AST	VCA, ICOM	Low

Table Abbreviations: Not in FDEP database (NDB), In Compliance (ICOM), Site Assessment Ongoing (SAO), No Reported Contamination (NRC), Contamination Reported (CRD), Voluntary Cleanup Agreement (VCA), No Further Action (NFA), Possible Heavy Metal Contamination (PHMC), Possible Contamination Issue (PCI), Cleanup Ongoing (CPO), Above ground storage tank (AST) Leaking above ground storage tank (LAST), Underground storage tank (UST), Leaking underground storage tank (LUST), Non-handler (NHR), Conditionally exempt small quantity generator (CESQG), Small quantity generator (SQG), Large quantity generator (LQG).

## 9.0 Conclusions and Recommendations

A detailed site inspection of the I-4 corridor was conducted for this CSER from east of State Road 434 to east of US 17/92, including the interchanges at Lake Mary Boulevard, County Road 46A (H E Thomas Jr. Parkway), State Road 417, State Road 46 and US 17/92 as well as the twenty-nine (29) pond sites and one (1) swales along the corridor in Seminole County, Florida. This study includes site reconnaissance, regulatory file reviews, historic aerial photograph review, construction plans review, interviews, and reporting.

A total of two hundred and ninety four (294) sites within the study area were identified as being potential handlers of hazardous materials or having some type of involvement with potential contamination. Of these sites, two (2) had a high

risk rating including sites 155 and 227, fourteen (14) had a medium risk rating including Sites 7, 41, 120, 128, 137, 209, 218, 219, 220, 226, 228, 259, 276, and 280, and two (2) had a Low/Medium risk rating including Sites 203 and 258. The remaining two hundred and seventy six (276) sites identified received a no risk or low risk rating. It is recommended that any excavation, demolition or dewatering activities within or adjacent to any of the identified medium risk sites should require soil and groundwater testing before construction.

Sites 7, 41, and 175 are groundwater contamination plumes of ethylene dibromide (EDB) and encompass thirty three (33) other listed sites, in addition to Pond Sites 300B and 300. Pond Site 300A is located adjacent to a delineated groundwater contamination plume, and all three were given a medium risk rating. In addition to the contamination plume, discarded debris such as labeled and unlabeled bottles and canisters were discovered at the Pond Site in the southeast circle of the interchange at Lake Mary Boulevard, which was also given a medium risk rating. Pond Sites 308 and 309 were given high risk ratings based upon their location near Site 155 and the potential for heavy metal contamination. Swale 313A was given medium risk rating based on their proximity to Sites 218, 219, and 220, which are known contamination sites which still may not have been cleaned up.

Based on historic aerials, land use in the area before the construction of I-4 consisted of rural citrus groves, row crop farms, and pasture land. Potential contamination impacts from these activities include additional EDB contamination from the citrus groves, pesticide/herbicide/fertilizer contamination from the farms, and arsenic contamination from potential cattle dips associated with the pastures. However, the existence, exact location, and severity of these potential sources of contamination are mostly unknown.

All bridges and other structures which will require possible demolition or retrofit should be tested for asbestos containing materials, lead-based paint, or any other hazardous materials prior to construction.

Should any parcels containing medical facilities, doctor offices, hospitals, or drug stores be acquired, they should be tested for asbestos, lead-based paint, x-ray equipment, lead-lined walls, chemicals, and pharmaceuticals prior to demolition.

FDOT commits to conducting Level II Contamination Screenings on all Medium and High Risk Rated sites before establishing a final determination. This will include investigating previous PD&E Studies and Design Projects covering the project area and its surroundings.

## 10.0 References

BP Amoco #60332 Level 3 Site Assessment Report, Handex of Florida INC, 7/2001

Contamination Assessment Report for Cathy's Fruit Stand, Universal Engineering Sciences INC, 8/93

Contamination Assessment Report of Days Inn Sanford, Environmental Solutions & Services INC, 9/92

Florida Department of Transportation, Project Development & Environment guidelines (Chapter 22, January 17, 2008 revision)

Florida Department of Transportation, Florida Land Use, Cover, and Forms Classification System (FLUCFCS), Level III, third edition, 1999

FHWA Technical Advisory T 6640.8A, dated October 30, 1987

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Limited Scope Remedial Action Plan Modification Report for Pantry#2406 (dba Kangaroo Express #2406), Terra-Com Environmental Consulting INC, 8/2013

Limited Site Assessment Report for Sunshine Food Mart No 345, Environmental Consulting & Technology INC, 7/2013

Monitored Natural Attenuation Report for Cathy's Fruit Stand, Universal Engineering Sciences INC, 6/2013

Natural Attenuation Monitoring Report Year One Quarter Three for 7-Eleven INC Store No 33347, Shaw Environmental INC, 3/2011

The Pantry #2003/Handy Way Food Store #2003 Supplemental Site Assessment Report, S&ME INC, 2/2006

Post Active Remediation Monitoring Report (Year One, Quarter Three) for Mobil 10906 (02-DHW), Groundwater & Environmental Services INC, 9/2013

Remedial Action Interim Report for Days Inn #54, SunState Services LLC, 7/13

Second Quarter Monitoring Report for Mobil Service Station #02-DHW, Handex of Florida INC, 5/1993

Stromberg Carlson Lake Mary Drum Site Investigation Report, Cross/Tessitore & Associates PA, 8/1987

Supplemental Site Assessment Report for Amoco 60331 (North Side), URS INC, 10/2008

Supplemental Site Assessment Report for former BP Amoco #60331 (South Side), Pangean CMD Associates, 12/2009

Supplemental Site Assessment Report for Mobil Service Station Number 02-D68 (12405), Handex Consulting & Remediation LLC, 10/2007

University of Florida George A. Smathers Library Digital Collections: Aerial Photography Florida (website), 2013

Year 1, Quarter 3 Post Active Remediation Monitoring Report for former Chevron #47974, Arcadis US INC, 6/2013

Year One, Quarter Three Post Active Remediation Monitoring Report Sunoco #0613-4043/Former Speedway #9859, ATC Associates INC, 3/2011



## **APPENDIX A**



I-4 (SR 400) PROJECT DEVELOPMENT AND ENVIRONMENT (PD&E) STUDY  
BEYOND THE ULTIMATE

SEGMENT 3

FDOT FM NO. 432100-1-22-01

CONTAMINATION SCREENING EVALUATION REPORT

SEMINOLE/VOLUSIA COUNTY  
FLORIDA DEPARTMENT OF TRANSPORTATION  
DISTRICT 5

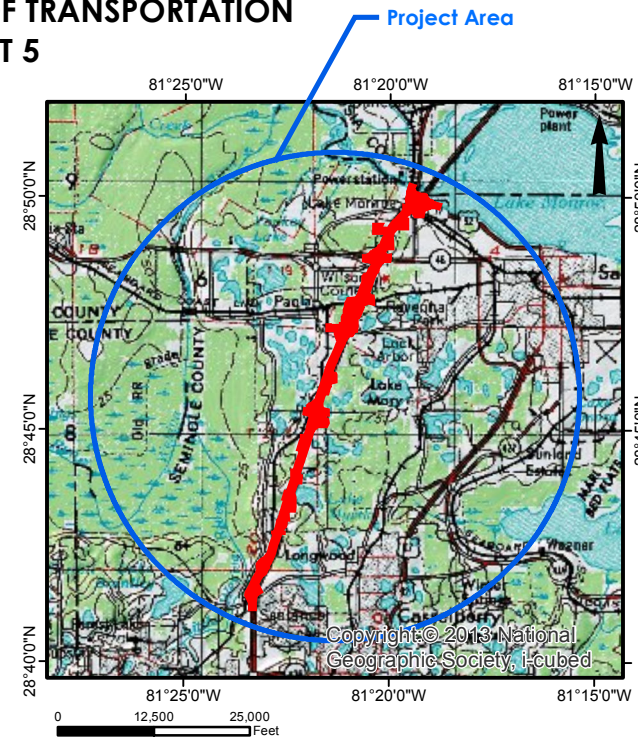
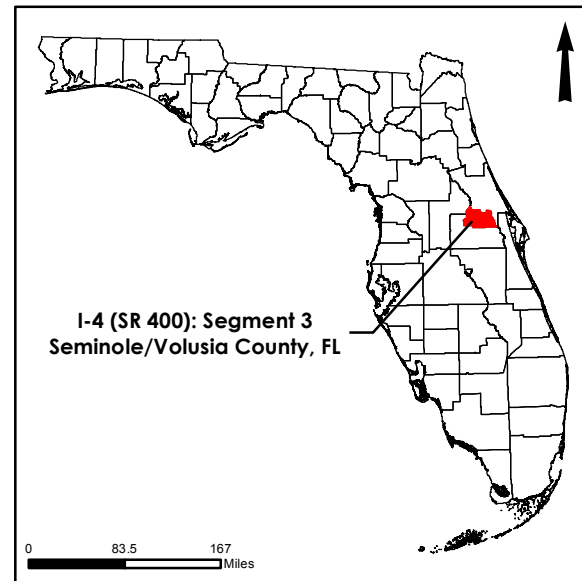


FIGURE NO.	SHEET NO.	TITLE
Figure A	Single Sheet	Location Map
Figure B	Sheets 1-7	Land Use and Habitat Coverage Map
Figure C	Single Sheet	USGS Topographical Map
Figure D	Sheets 1-6	Contamination Sites Map

**PROJECT DETAILS**

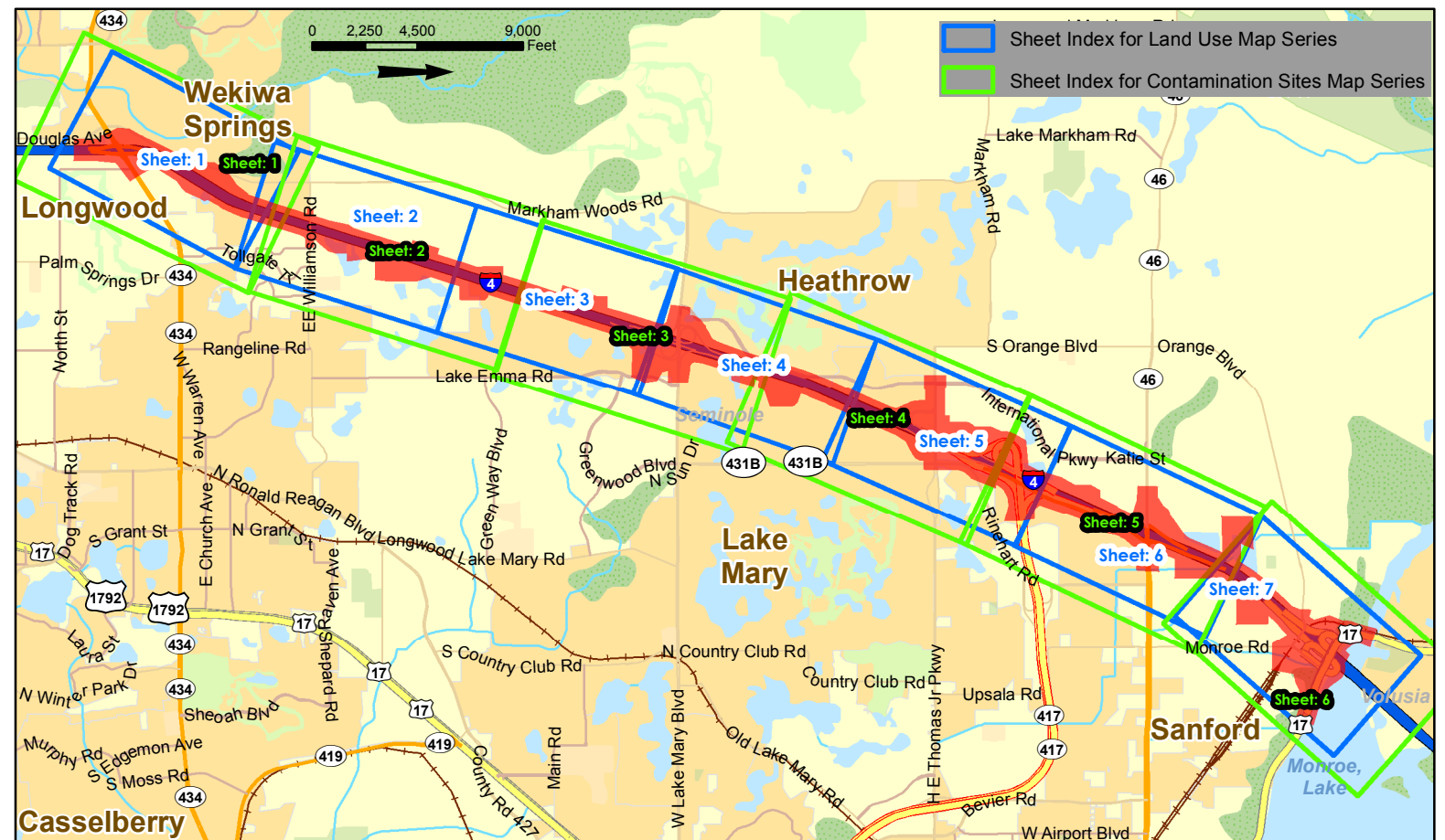
CONTAMINATION SCREENING EVALUATION REPORT:  
Segment 3 - Report Maps

SR 400 (I-4) from 1 miles East of SR 434 to East of SR 15/600  
US 17/92 (Seminole/Volusia County Line) -  
Seminole County (77160)

77160 Seminole County      79110 Volusia County

STA 2043+71.32 (Begin) - MP 4.05      STA 2578+48.33 (Begin) - MP 0.00

STA 2578+48.33 (End) - MP 14.135      STA 2583+0.00 (End) - MP 0.086







### Map Key

- SR 400 PD&E - Segment 3 Limits**
- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Title:**  
 CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Location Map

**Client/Project:**  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

**Project Location:**  
 77160 Seminole County 79110 Valusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/18/2015  
 Technical Review by: mDrauer 12/18/2015  
 Independent Review by: JMoore 12/18/2015

Figure A; Location Map





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Land Use and Habitat Coverage**

- 1100: Residential, LD
- 1200: Residential, MD
- 1300: Residential, HD
- 1400: Commercial and Services
- 1550: Other Light Industrial
- 1700: Institutional
- 1840: Marinas & Fish Camps
- 1850: Parks & Zoos
- 1860: Recreational
- 1900: Open land
- 2100: Cropland & Pastureland
- 3100: Herbaceous
- 3300: Mixed Rangeland
- 4110: Pine flatwoods
- 4300: Upland Hardwood Forests
- 5100: Streams & Waterways
- 5200: Lakes
- 5300: Reservoirs
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6300: Wetland Forested Mixed
- 6400: Vegetated Non-Forested Wetlands
- 8120: Railroads
- 8140: Roads and Highways
- 8310: Power Facilities
- 8320: Power Transmission Lines
- 8330: Water supply plants
- 8340: Sewage treatment
- 8370: Surface water collection basins

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Land Use and Habitat Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

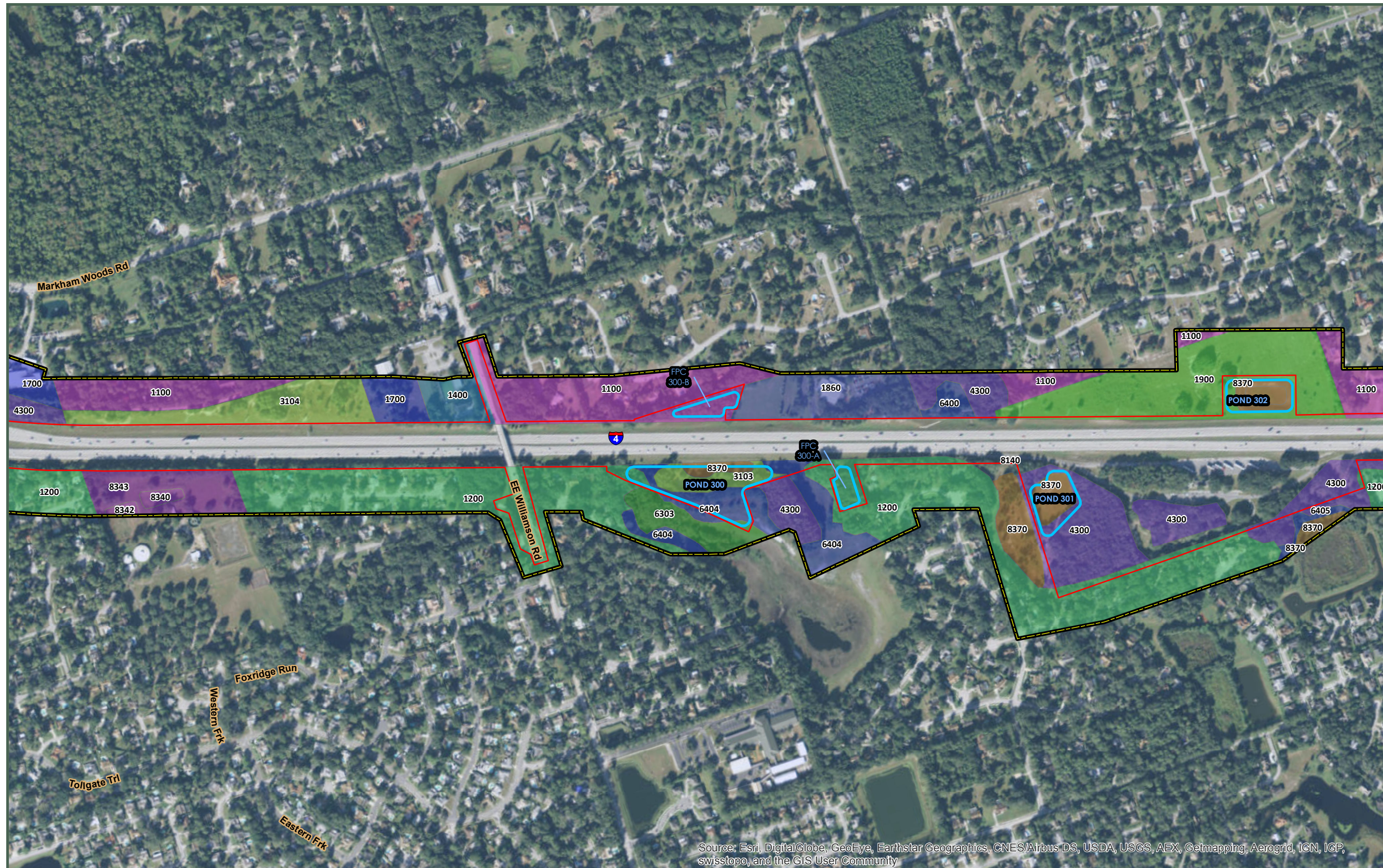
Project Location:  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Figure B -Land Use and Habitat Coverage Map: Sheet 1 of 7





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Land Use and Habitat Coverage**

- 1100: Residential, LD
- 1200: Residential, MD
- 1300: Residential, HD
- 1400: Commercial and Services
- 1550: Other Light Industrial
- 1700: Institutional
- 1840: Marinas & Fish Camps
- 1850: Parks & Zoos
- 1860: Recreational
- 1900: Open land
- 2100: Cropland & Pastureland
- 3100: Herbaceous
- 3300: Mixed Rangeland
- 4110: Pine flatwoods
- 4300: Upland Hardwood Forests
- 5100: Streams & Waterways
- 5200: Lakes
- 5300: Reservoirs
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6300: Wetland Forested Mixed
- 6400: Vegetated Non-Forested Wetlands
- 6405: Lakes
- 8120: Railroads
- 8140: Roads and Highways
- 8310: Power Facilities
- 8320: Power Transmission Lines
- 8330: Water supply plants
- 8340: Sewage treatment
- 8370: Surface water collection basins

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Land Use and Habitat Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

Project Location:  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

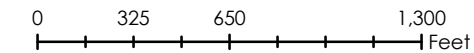
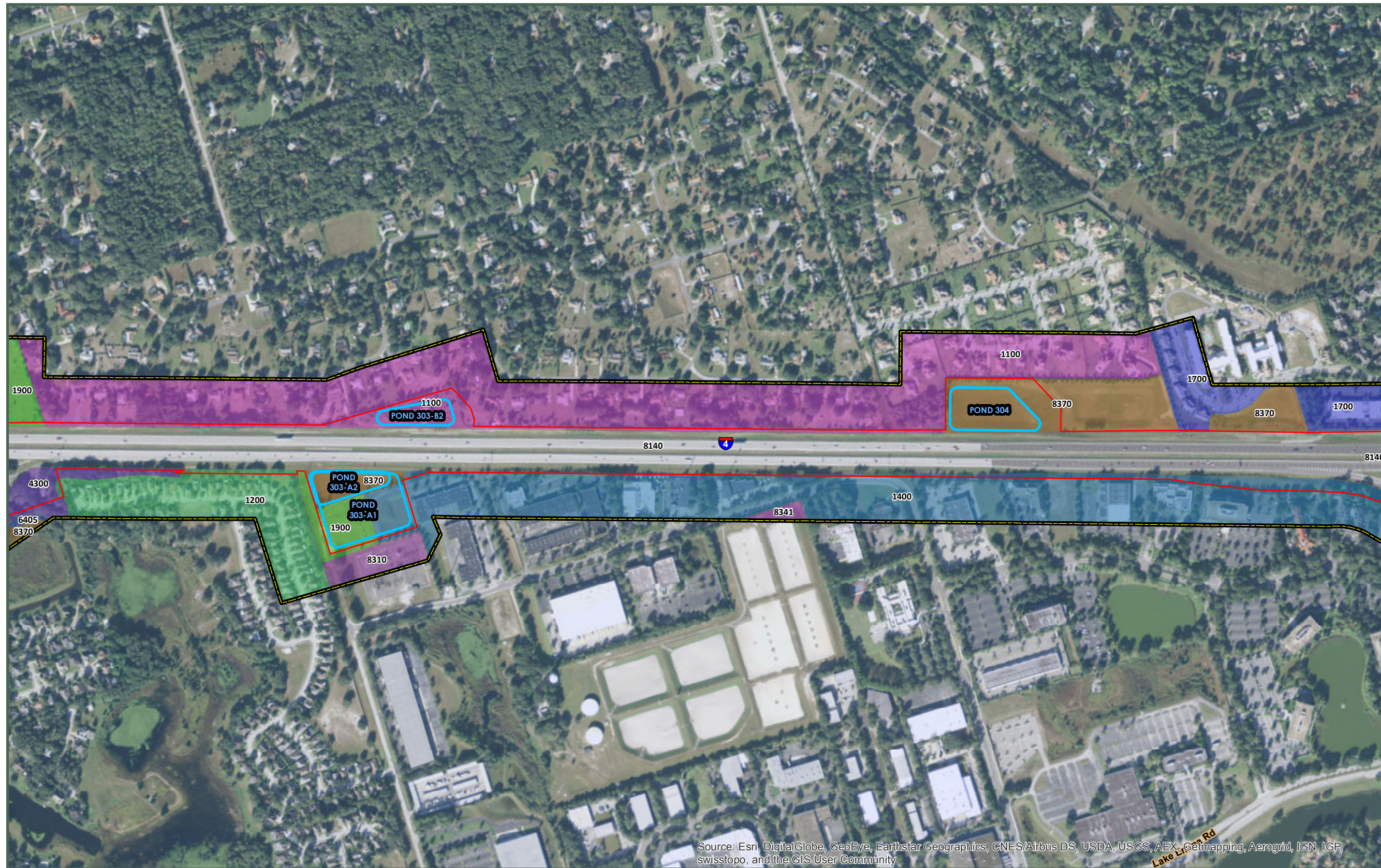


Figure B -Land Use and Habitat Coverage Map: Sheet 2 of 7





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Land Use and Habitat Coverage**

- 1100: Residential, LD
- 1200: Residential, MD
- 1300: Residential, HD
- 1400: Commercial and Services
- 1550: Other Light Industrial
- 1700: Institutional
- 1840: Marinas & Fish Camps
- 1850: Parks & Zoos
- 1860: Recreational
- 1900: Open land
- 2100: Cropland & Pastureland
- 3100: Herbaceous
- 3300: Mixed Rangeland
- 4110: Pine flatwoods
- 4300: Upland Hardwood Forests
- 5100: Streams & Waterways
- 5200: Lakes
- 5300: Reservoirs
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6300: Wetland Forested Mixed
- 6400: Vegetated Non-Forested Wetlands
- 8120: Railroads
- 8140: Roads and Highways
- 8310: Power Facilities
- 8320: Power Transmission Lines
- 8330: Water supply plants
- 8340: Sewage treatment
- 8370: Surface water collection basins

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Land Use and Habitat Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

Project Location:  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

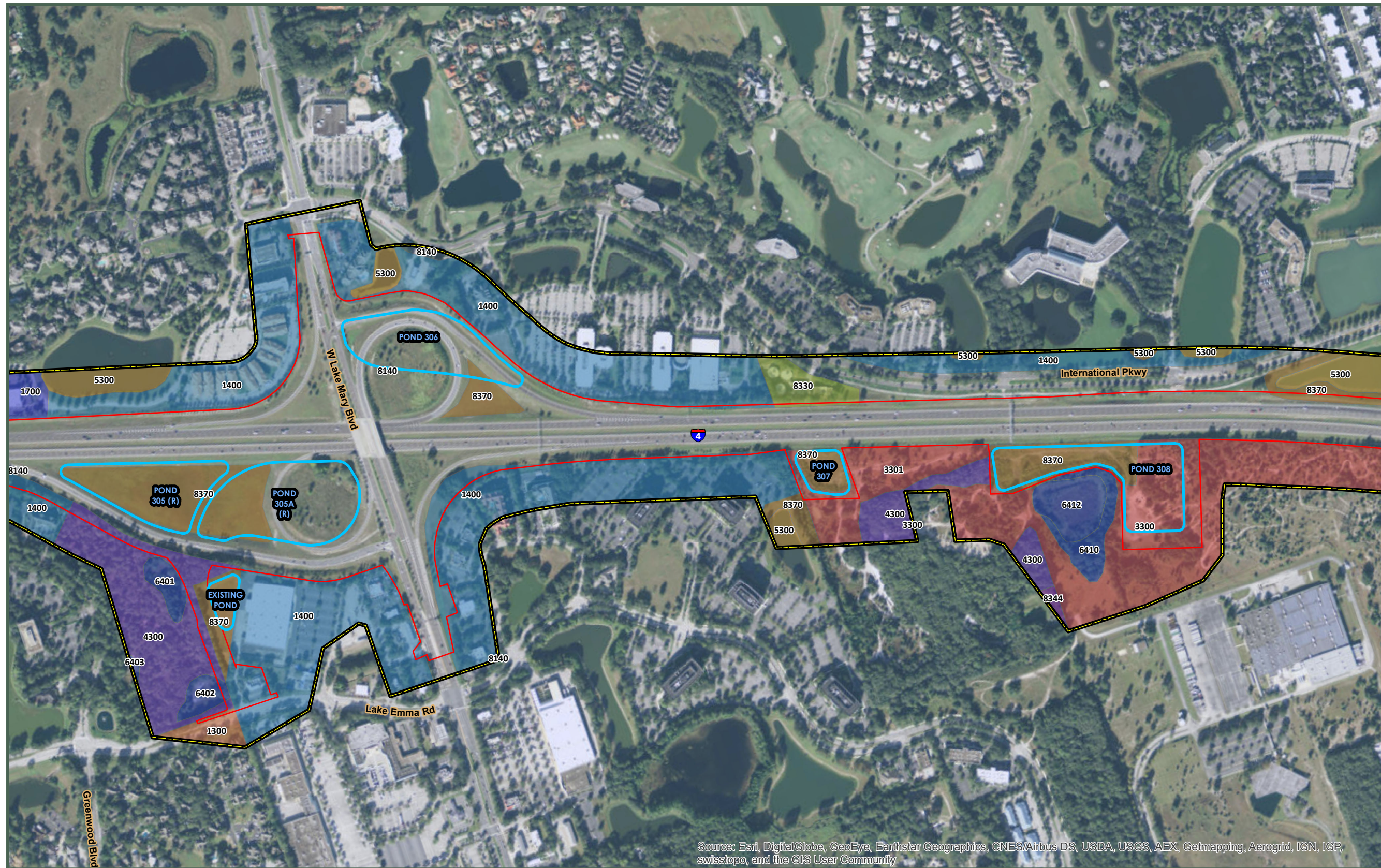
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Figure B -Land Use and Habitat Coverage Map: Sheet 3 of 7





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Land Use and Habitat Coverage**

- 1100: Residential, LD
- 1200: Residential, MD
- 1300: Residential, HD
- 1400: Commercial and Services
- 1550: Other Light Industrial
- 1700: Institutional
- 1840: Marinas & Fish Camps
- 1850: Parks & Zoos
- 1860: Recreational
- 1900: Open land
- 2100: Cropland & Pastureland
- 3100: Herbaceous
- 3300: Mixed Rangeland
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- 5100: Streams & Waterways
- 5200: Lakes
- 5300: Reservoirs
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6300: Wetland Forested Mixed
- 6400: Vegetated Non-Forested Wetlands
- 8120: Railroads
- 8140: Roads and Highways
- 8310: Power Facilities
- 8320: Power Transmission Lines
- 8330: Water supply plants
- 8340: Sewage treatment
- 8370: Surface water collection basins

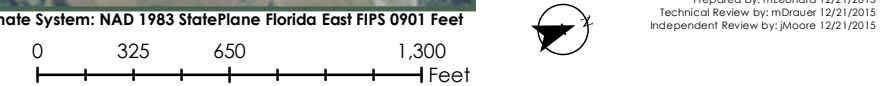
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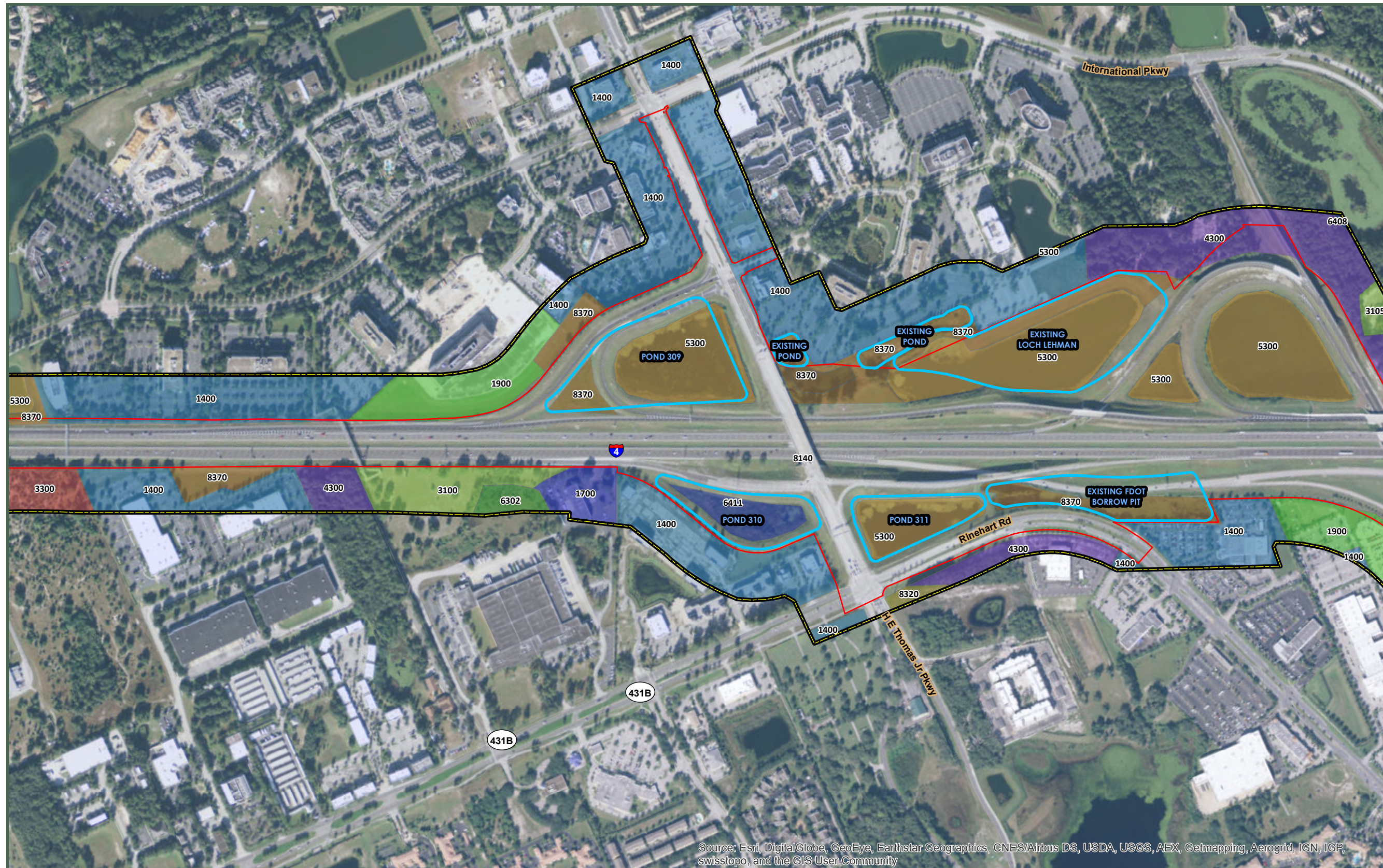
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Figure B -Land Use and Habitat Coverage Map: Sheet 4 of 7







### Map Key

**SR 400 PD&E - Segment 3 Limits**

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

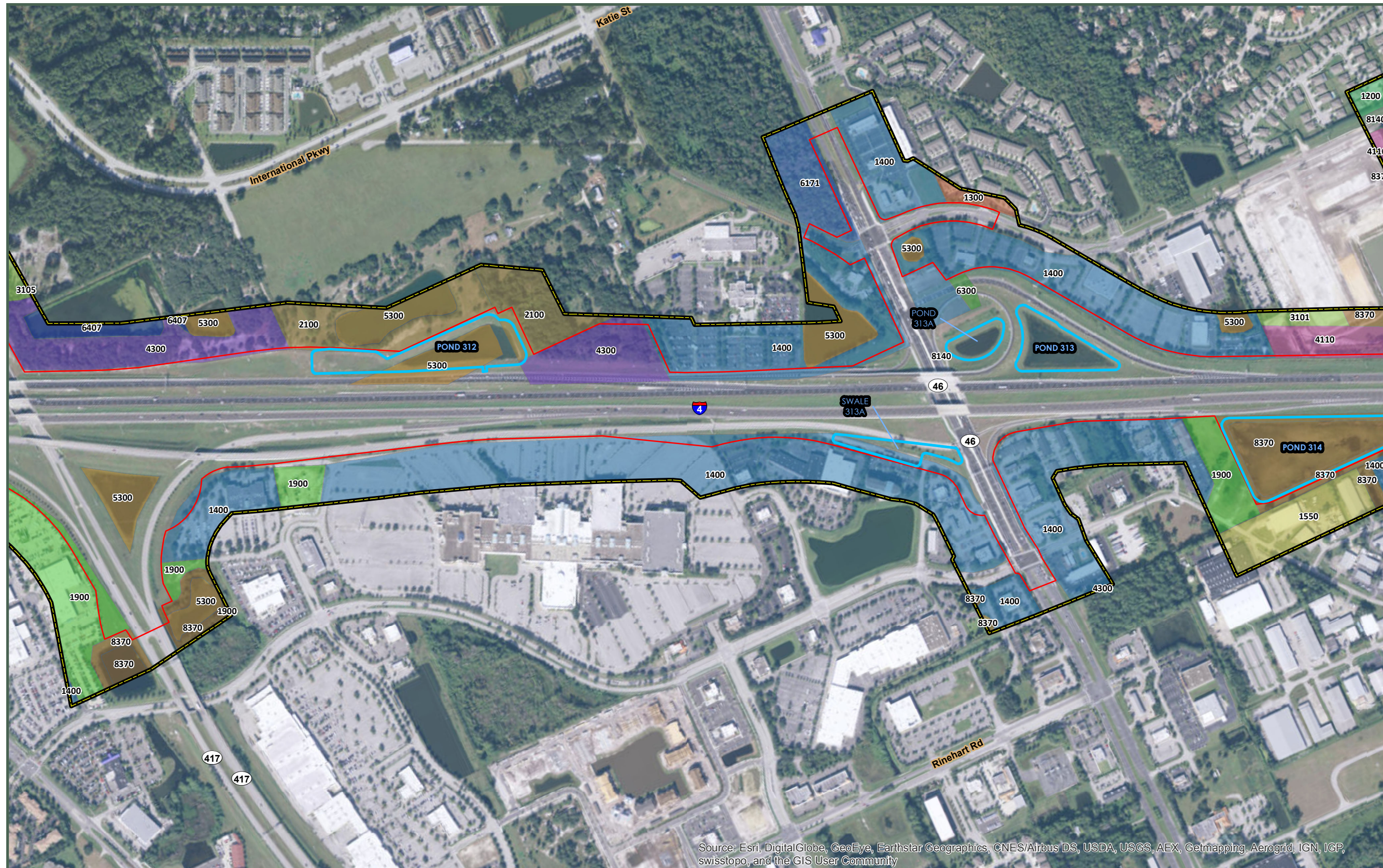
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0 325 650 1,300 Feet

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Figure B -Land Use and Habitat Coverage Map: Sheet 5 of 7





### Map Key

**SR 400 PD&E - Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)
- Pond Sites (12/10/2015)

**Land Use and Habitat Coverage**

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- 1700: Institutional
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- 6300: Wetland Forested Mixed
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- 8140: Roads and Highways
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- 8320: Power Transmission Lines
- 8330: Water supply plants
- 8340: Sewage treatment
- 8370: Surface water collection basins

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Land Use and Habitat Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

Project Location:  
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Figure B -Land Use and Habitat Coverage Map: Sheet 6 of 7



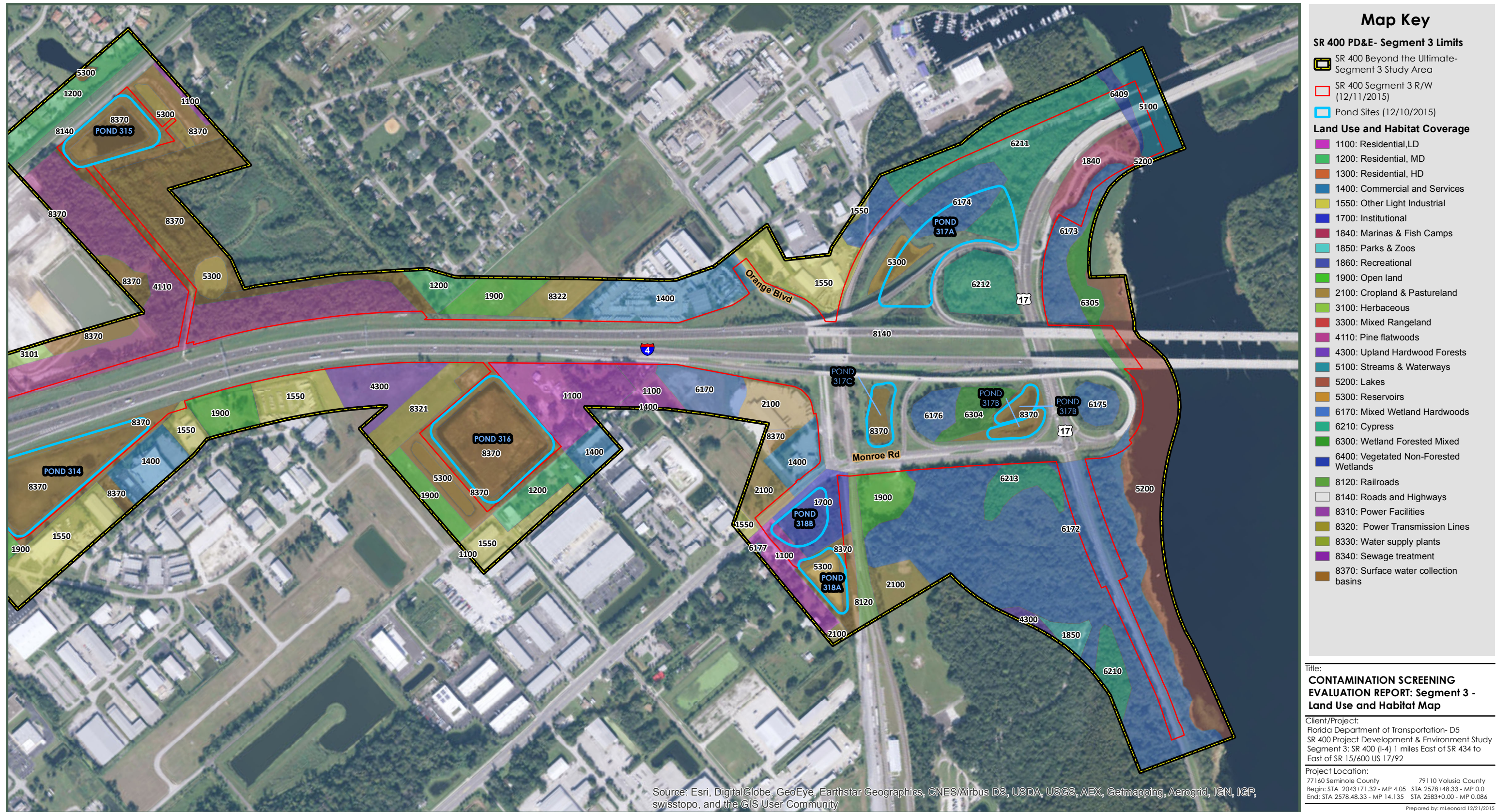


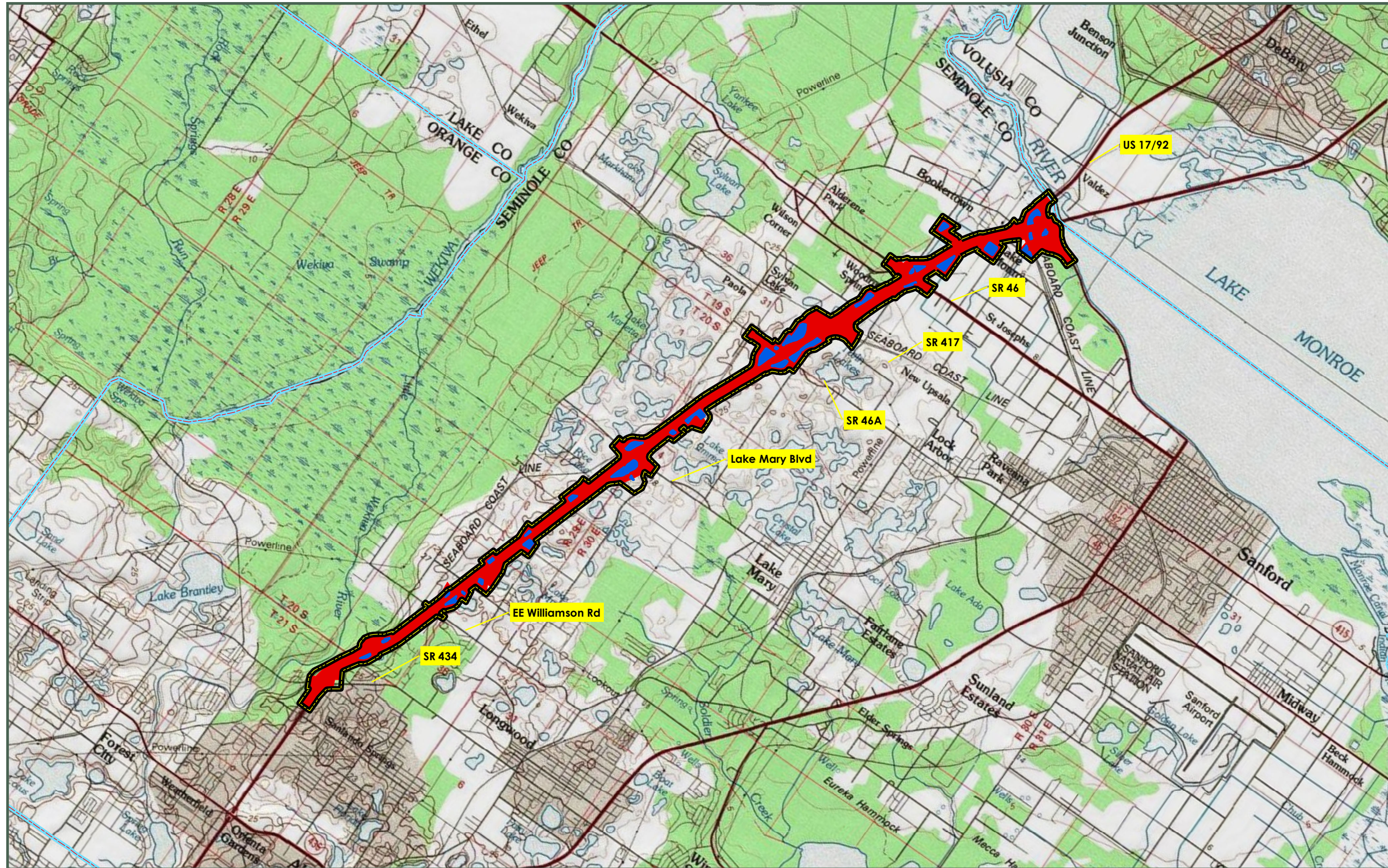
Figure B -Land Use and Habitat Coverage Map: Sheet 7 of 7

1" = 650'

SR 400 (I-4) Project Development and Environment (PD&E) Study | FM No. 432100-1-22-01

20242301.68





### Map Key

- SR 400 (I-4) PD&E Limits**
- I-4 Beyond the Ultimate-Segment 3 Study Area
- Pond Sites (12/10/2015)

**Title:**  
 CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - USGS Topographical Map

**Client/Project:**  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

**Project Location:**  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: JMoore 12/21/2015

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

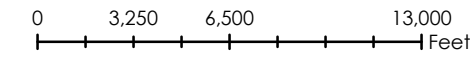
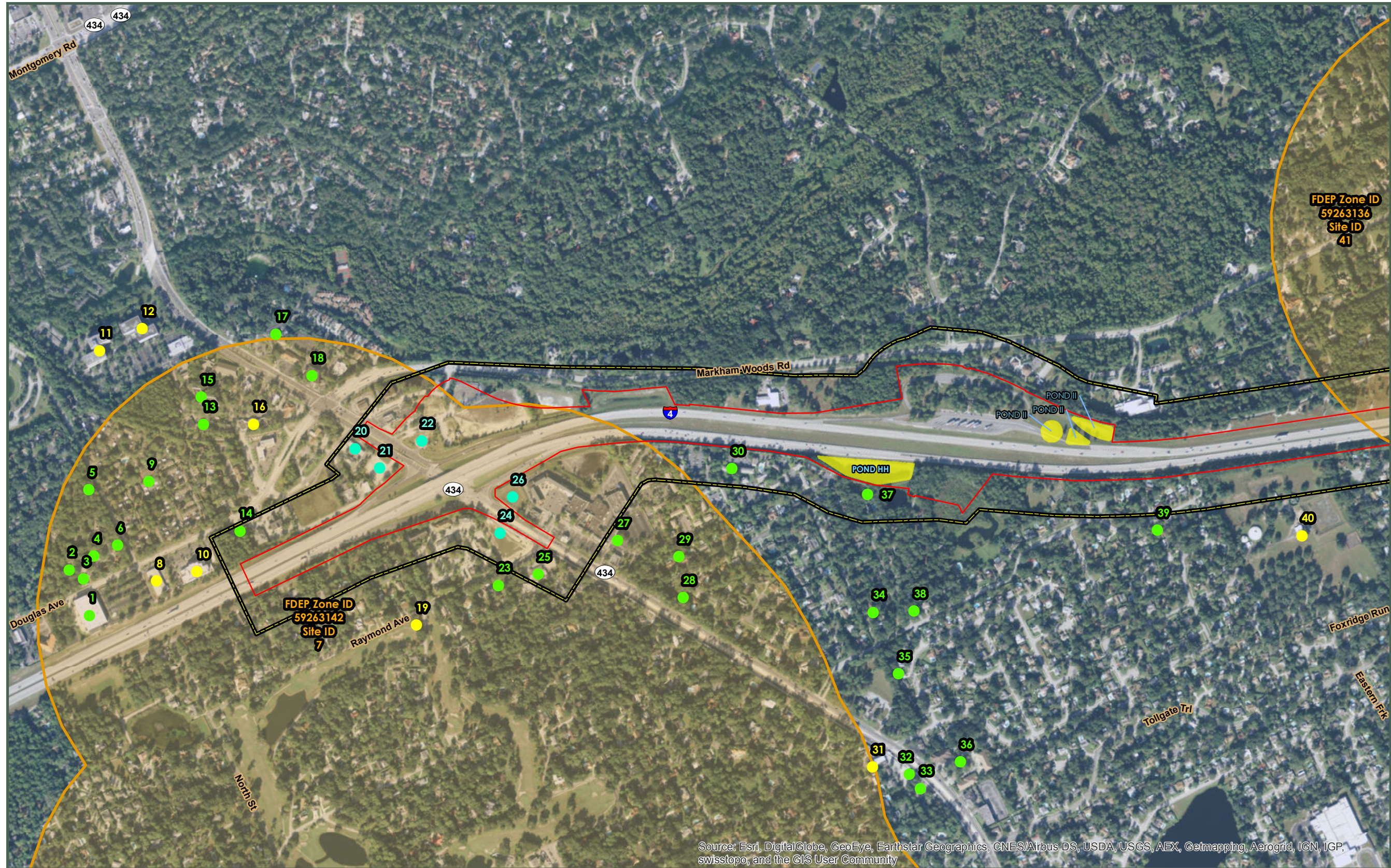


Figure C: USGS Topographical Map





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)

**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Plumes**

- Med, Site # 41: Plume ID 59263136
- Med, Site # 7: Plume ID 59263142

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

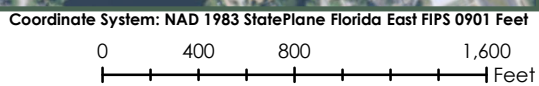
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**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Contamination Sites Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

Project Location:  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Figure D - Sheet 1 of 6







### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)

**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Plumes**

Med, Site # 41: Plume ID 59263136

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Title: CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Contamination Sites Map

Client/Project: Florida Department of Transportation- D5 SR 400 Project Development & Environment Study Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

Project Location: 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: JMoore 12/21/2015

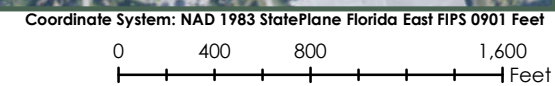
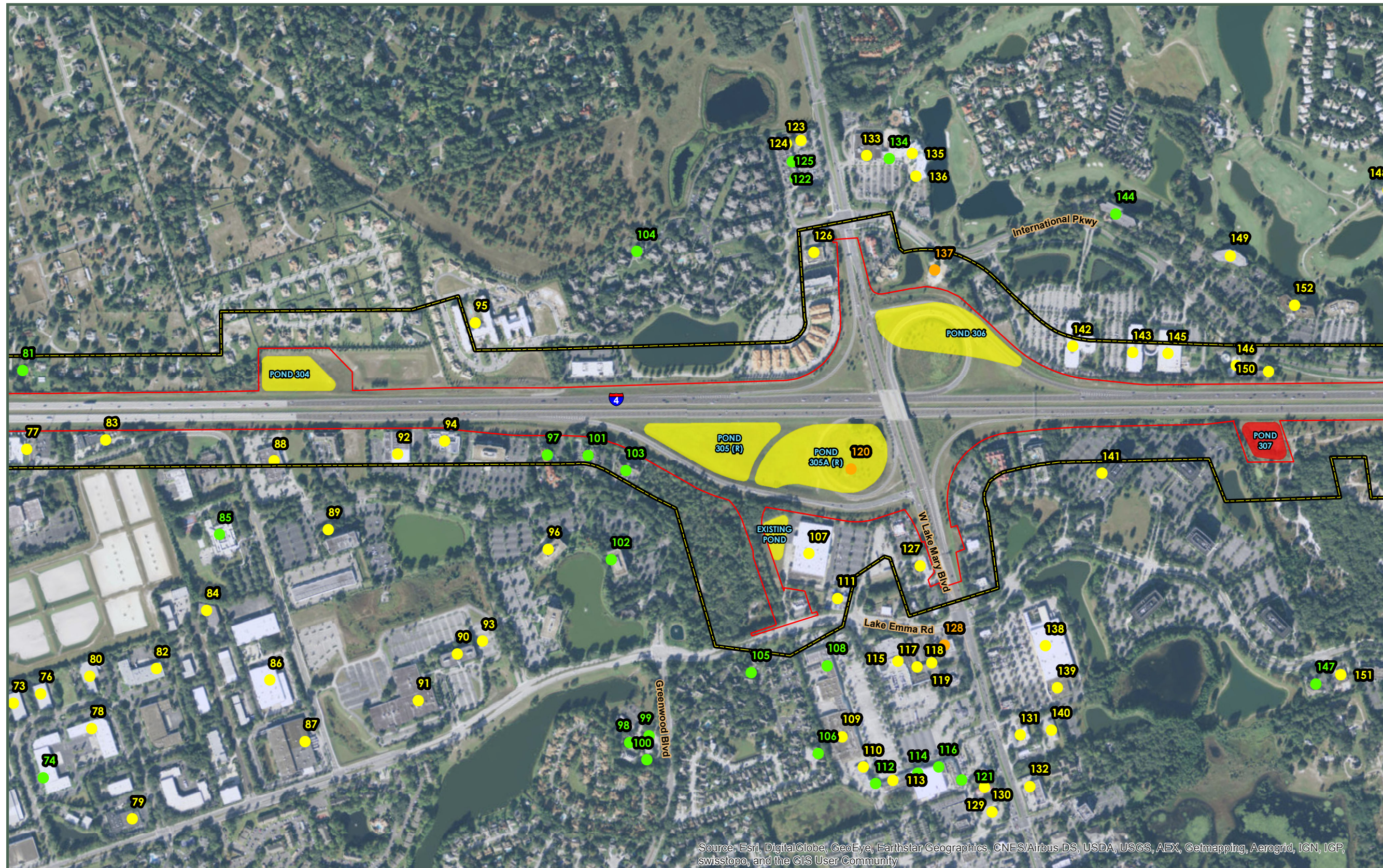


Figure D - Sheet 2 of 6





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)

**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Sites**

- Med, Site # 120, Miscellaneous Debris Pile
- Med, Site # 128, The Pantry #2003
- Med, Site # 137, Shell Lake Mary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

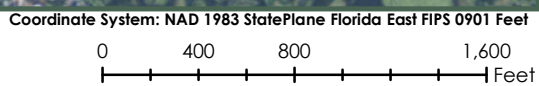
Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Contamination Sites Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
 Segment 3: SR 400 (I-4) 1 miles East of SR 434 to East of SR 15/600 US 17/92

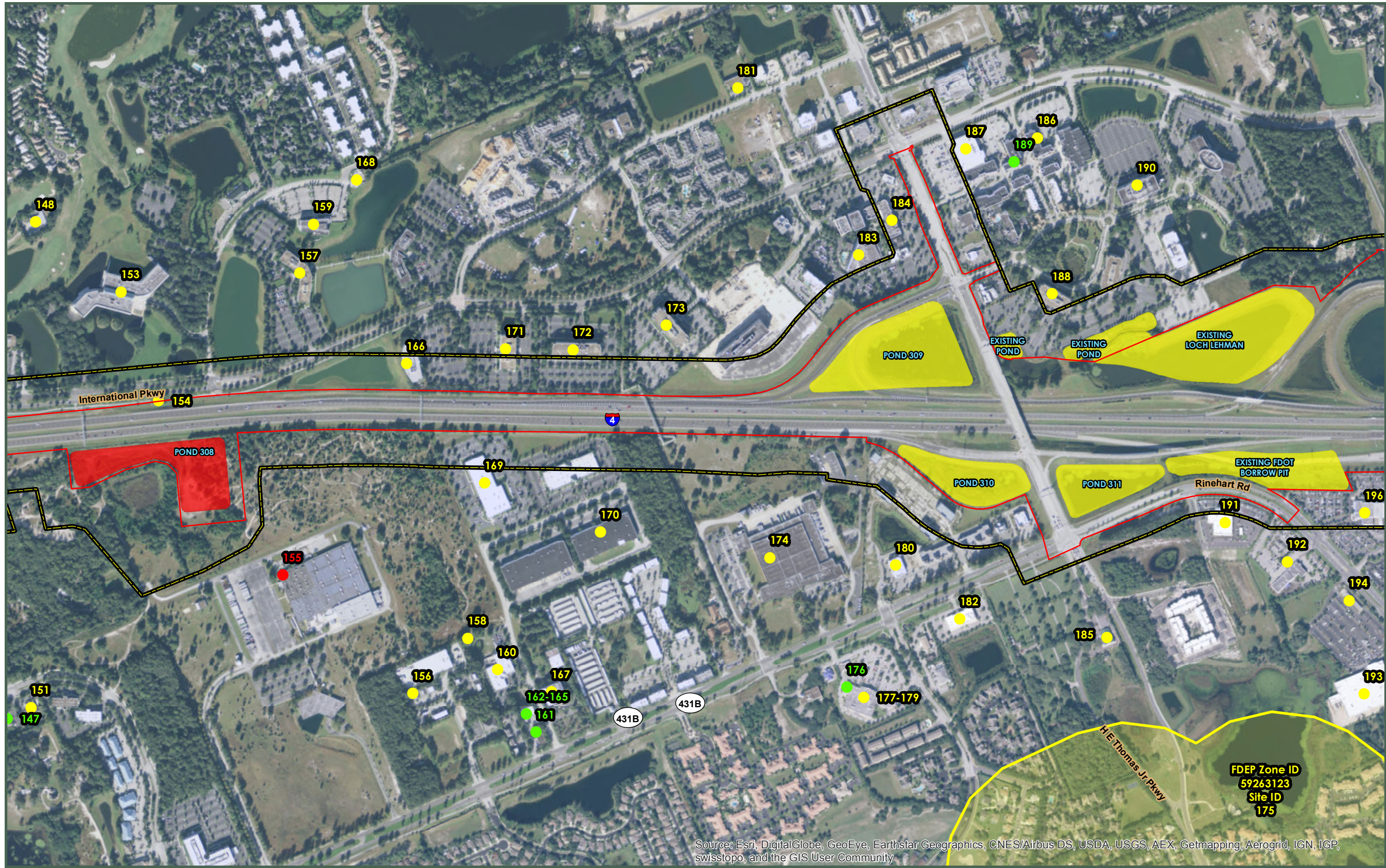
Project Location:  
 77160 Seminole County 79110 Volusia County  
 Begin: STA 2043+71.32 - MP 4.05 STA 2578+48.33 - MP 0.0  
 End: STA 2578.48.33 - MP 14.135 STA 2583+0.00 - MP 0.086

Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Figure D - Sheet 3 of 6







### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)

**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Sites**

- High, Site # 155, Advanced Solar Photonics

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Contamination Sites Map**

Client/Project:  
 Florida Department of Transportation- D5  
 SR 400 Project Development & Environment Study  
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Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
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Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

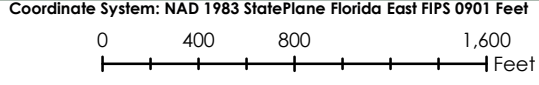
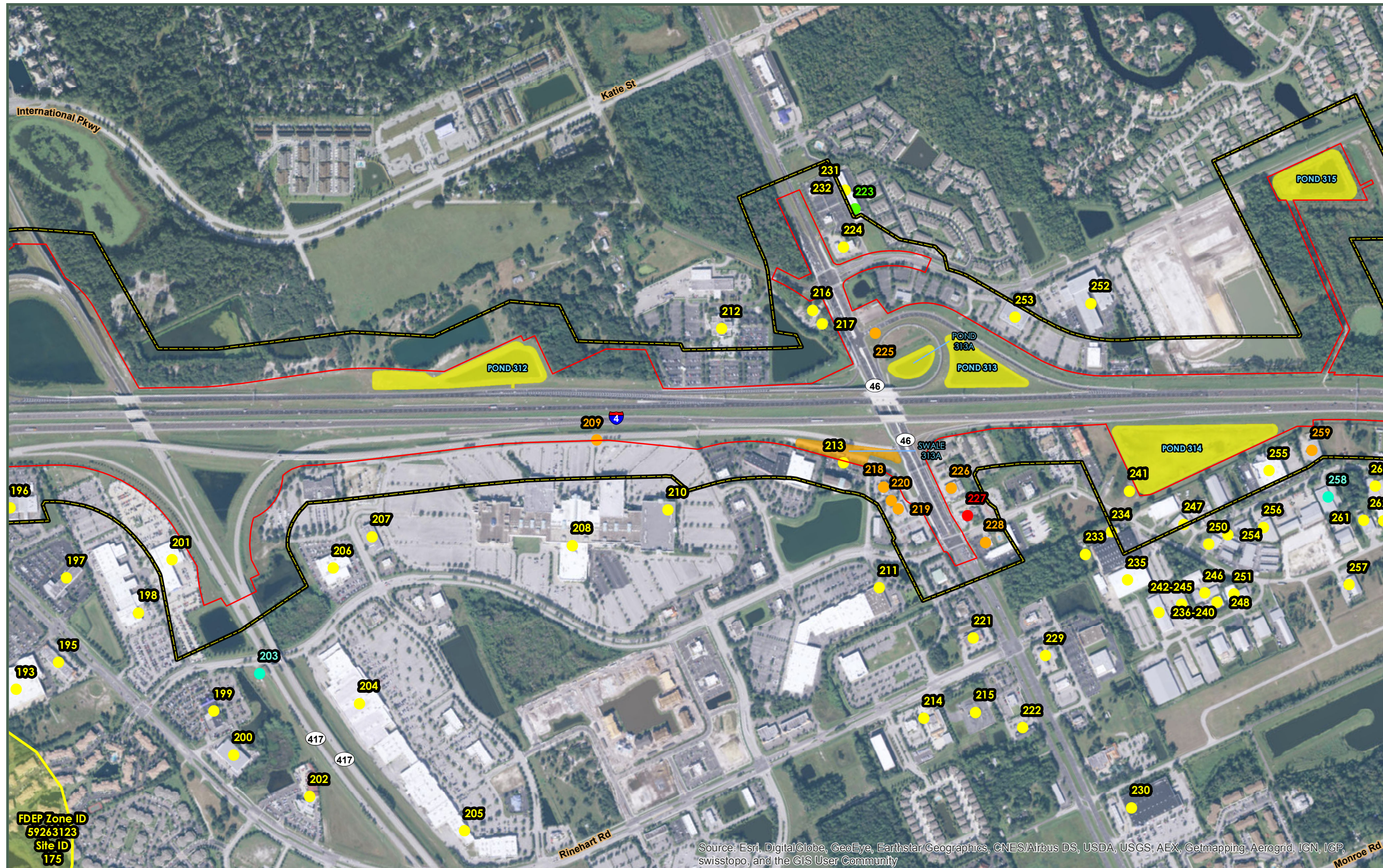


Figure D - Sheet 4 of 6





### Map Key

**SR 400 PD&E- Segment 3 Limits**

- SR 400 Beyond the Ultimate-Segment 3 Study Area
- SR 400 Segment 3 R/W (12/11/2015)

**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Sites**

- High, Site # 227, Sunshine Food Mart #345
- Med, Site # 209, JSK Trucking (Spill Site)
- Med, Site # 218, IHOP Restaurant
- Med, Site # 219, 7-Eleven Store #34832
- Med, Site # 220, Cathy's Fruit Strand
- Med, Site # 225, Former BP/Amoco #60331
- Med, Site # 226, Sunshine Food Mart #306
- Med, Site # 228, Days Inn #54
- Med, Site # 259, Velocity Powerboats

Title:  
**CONTAMINATION SCREENING EVALUATION REPORT: Segment 3 - Contamination Sites Map**

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Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: jMoore 12/21/2015

Figure D - Sheet 5 of 6





### Map Key

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**Pond/Swale Risk Ratings**

- Low
- Medium
- High

**Site Risk Ratings**

- No
- Low
- Low/Medium
- Medium
- High

**Plume Risk Ratings**

- Low
- Medium

**Medium/High Risk Sites**

- Med, Site # 259, Velocity Powerboats
- Med, Site # 276, The Pantry #2406
- Med, Site # 280, Miracle Marble & Acryl Group

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

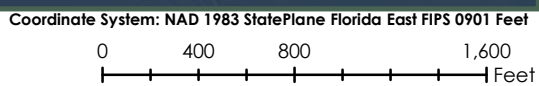
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Prepared by: mLeonard 12/21/2015  
 Technical Review by: mDrauer 12/21/2015  
 Independent Review by: JMoore 12/21/2015

Figure D - Sheet 6 of 6





## **APPENDIX B**

## I-4 PD&E Segment 3 Pond Site Photographs



Pond Site HH



Pond Site II





Pond Site 300



Pond Site FPC 300-A





Pond Site FPC 300-B



Pond Site 301





Pond Site 302



Pond Sites 303-A1 and 303-A2





Pond Site 303-B2



Pond Site 304





Pond Site 305



Pond Site 306





Pond Site 307



Pond Site 308





Pond Site 308



Pond Site 309





Pond Site 309



Pond Site 310





Pond Site 311



Pond Site 313





Pond Site 313A



Swale 313A





Pond Site 314



Pond Site 315





Pond Site 316



Pond Site 317A





Pond Site 317B



Pond Site 317B





Pond Site 317C



Pond Site 318A





Pond Site 318B

### I-4 SEGMENT 3 SITE PHOTOS



Site 1: ScanDesign Building, listed as Danka Office Imaging Company



Site 2: Cordell, Mitchell MD OB/GYN





Site 3: Former Site of The Pain Institute



Site 4: Vanderschaaf Chiropractic Clinic



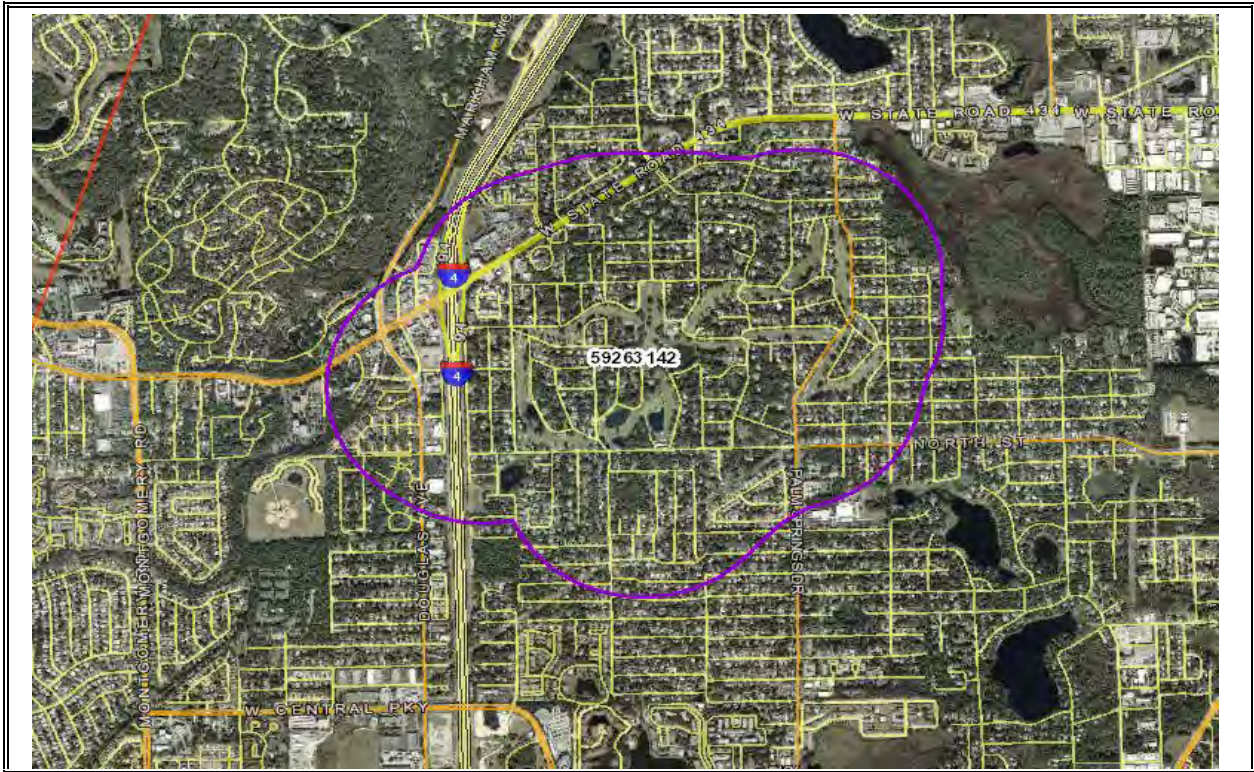


Site 5: Private Residence listed as The Bumper Doctor of Orlando



Site 6: Dr. Warren L Spencer DDS





Site 7: Groundwater Contamination Plume #59263142



Site 8: Grainger





Site 9: Site listed as GQH Global Quality Healthcare



Site 10: Sihle Insurance Group





Site 11: 3D Systems Inc.



Site 12: Cal Comp and Seminole Sports Physical Therapy





Site 13: Maitland Health Counseling SVC



Site 14: Porter Orthodontics





Site 15: Multiple Doctors' Offices A



Site 16: Tranz Nails & Spa





Site 17: Oh, Cheryl I MD



Site 18: Waste Pro of Florida Inc.





Site 19: Rolling Hills Golf Club



Site 20: 7-Eleven Store #34851





Site 21: Former Site of Exxon #34851



Site 22: FDOT Right-of-Way, former Hess #09517





Site 23: Joel Crossman



Site 24: Former Site of BP #15312





Site 25: Sanlando United Methodist Church, listed as Julie Tomlin



Site 26: Former Site of Mobil #11256





Site 27: Former Site of R & R Truck Sales INC



Site 28: Private Residence listed as Class Act Clean and Laundry



Service



Site 29: Private Residence listed as Magic Triangle





Site 30: Site listed as Medic 7 Transport



Site 31: Capital Cleaners, formerly Brantley 2 Tailoring & Dry Cleaning





Site 32: Former Site of Comfortable Care Dental Group



Site 33: Former Site of Alliance Medical Group INC





Site 34: Private Residence listed as Randolph Gas Service



Site 35: Private Residence listed as Rainbow Pest Control Services





Site 36: Watson Realty Corporation



Site 37: Gerald Collier





Site 38: Lawrence Heath

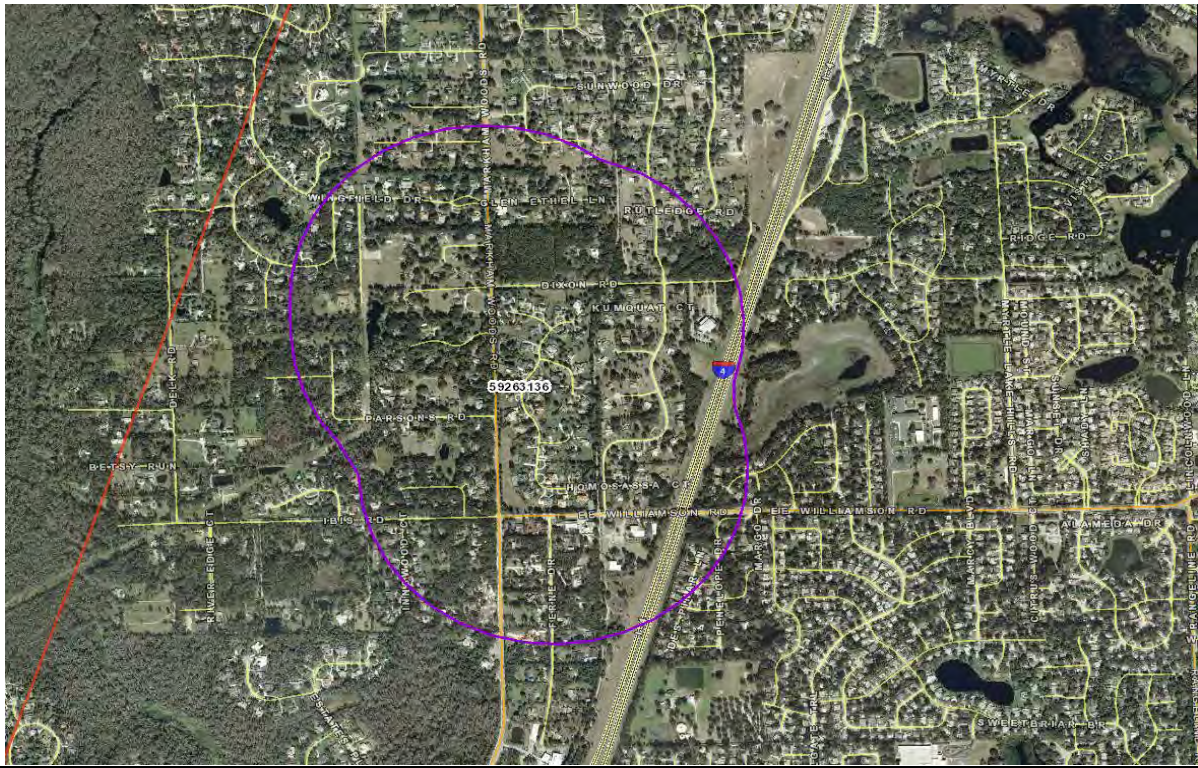


Site 39: Private Residence listed as Manny's Van Lines





Site 40: Utilities of FL-DES Pinar WTP & WWTP



Site 41: Groundwater Contamination Plume #59263136





Site 42: A Touch of Class by Sandra



Site 43: Private Residence listed as Max Aarons Trucking





Site 44: Private Residence listed as David Gomez Towing



Site 45: Cell Tower with Diesel Powered Generator A





Site 46: Private Residence listed as Wood N Things



Site 47: Private Residence listed as Desert Palms Trucking by Larry





Site 48: Private Residence listed as Roger Bellow Jr. Transportation



Site 49: Markham Woods Cleaners, Metz Motor Cars, and Vral Body Shop





Site 50: Markham Woods Animal Hospital



Site 51: Debra Alder Photography





Site 52: Ray Hemly's Painting



Site 53: Private Residence listed as Saint's 111 All Florida Sealcoat





Site 54: Bolling Farms



Site 55: Private Residence listed as Hagen Homes Inc.





Site 56: Cell Tower with Natural Gas Generator A



Site 57: Private Residence listed as Eyeseemages by Toya Flewellyn





Site 58: Angel Crespo



Site 59: Private Residence listed as K M Performance Parts & Accessories





Site 60: Emerys Erection & Dismantling



Site 61: Sprint-Nextel Lake Mary MSO





Site 62: Recotan Corporation A



Site 63: AREP Lake Mary





Site 64: Leisure Bay Inc.



Site 65: Myrtle Lake Progress Energy Substation





Site 66: Cell Tower with Natural Gas Generator B



Site 67: Cell Tower with Diesel Generator A





Site 68: Jon Feazell Civil War & Antiques



Site 69: York International Corporation





Site 70: Cell Tower with Diesel Generator B



Site 71: Sewage Treatment Facility Lake Mary





Site 72: AT&T Mobility Location



Site 73: Seminole County Public Schools, formerly Dorez Corporation





Site 74: Island Dental Supply



Site 75: Physician Associates of Florida PA



Site 76: AutoPower Corporation, formerly Ligonier Ministries and Perkin Elmer Corporation



Site 77: WOFL TV





Site 78: Curascript Specialty Distribution



Site 79: Faro Technologies





Site 80: Wesco Turf Supply



Site 81: Private Residence listed as J A M Transportation Company





Site 82: Priority Healthcare Corporation



Site 83: Good Life Broadcasting



Site 84: Quantum Technology Inc.



Site 85: Florida Ear & Balance Center





Site 86: Progressive Communication



Site 87: Recotan Corporation B, formerly Calibron Inc.





Site 88: Duke Energy



Site 89: CSDV Limited Partnership





Site 90: Florida Polymers Inc.



Site 91: Spectrum Industries Inc.





Site 92: Scholastic Book Fairs



Site 93: Lake Emma Corporate Office Park





Site 94: Filutowski Cataract and Lasik Institute and Lake Mary Surgical Center



Site 95: Oakmonte Village





Site 96: AHS Information Services, formerly Sunbelt Systems Concepts



Site 97: La Quinta Inn & Suites





Site 98: Lake Mary Family Medicine and Pediatric Associates of Central Florida



Site 99: The Douglas Center and Access Transport Services Inc.



Site 100: Lake Mary Dental





Site 101: Homestead Studio Suites



Site 102: Weeks Realty LP





Site 103: Extended Stay America Florida Inc.



Site 104: F Doio Painting by Frank Dori





Site 105: Harold Kennedy



Site 106: Private Residence listed as Painted Illusions





Site 107: Gander Mountain Company #350



Site 108: Daniel Yachter





Site 109: K Mart #3642



Site 110: Swim 'N Fun Pool Supplies





Site 111: Lake Mary Car Wash and Oil Change



Site 112: Quality Images 1 HR Photo





Site 113: Town-N-Country Cleaners



Site 114: Frank Elaty MD



Site 115: Dainty Nails & Spa



Site 116: Albertsons #4363 Photo Lab





Site 117: Lake Mary Companion Animal Hospital



Site 118: #1 Nails





Site 119: The Clothes Doctor, formerly Dry Clean World



Site 120: Miscellaneous Debris Pile – The southeast circle ramp at the Lake Mary Boulevard interchange





Site 121: Lake Emma Dental LLC



Site 122: Regency Health



Site 123: First Class Cleaners



Site 124: Elite Nails and Spa





Site 125: Elase Plastic Surgery



Site 126: Walgreens #5245





Site 127: 7-11 Store #34871, formerly Exxon Service Station #4-0181



Site 128: The Pantry #2003/Handy Way Food Store #2003





Site 129: Tires Plus



Site 130: Chevron Lake Mary PC #132





Site 131: Circle K #2708971, formerly BP Amoco #60332



Site 132: Ecco Nails & Spa





Site 133: Winn Dixie #2380



Site 134: Multiple Doctors' Offices B





Site 135: Dryclean R US, formerly DryClean USA #11522



Site 136: CVS Pharmacy #3920





Site 137: Shell Lake Mary, formerly Exxon #4-0375



Site 138: Home Depot #0264





Site 139: Banfield Pet Hospital of Lake Mary



Site 140: Goodyear Action Gator Tire





Site 141: Primera Office Park including Duke Energy North America LLC



Site 142: Convergys IMG Inc. A





Site 143: Convergys IMG Inc. B



Site 144: Contravest Management Company





Site 145: Convergys IMG Inc. C



Site 146: Seminole County Heathrow WTP





Site 147: Charmaine Ortiz DMD



Site 148: Country Club at Heathrow Golf Course





Site 149: Defalco Advertising Inc.



Site 150: Bellsouth Telephone Inc. #39280





Site 151: Lake Emma Animal Hospital



Site 152: SAP/ MI Homes/ Syniverse





Site 153: American Automobile Association



Site 154: Emergency Generator on International Parkway





Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson



Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson





Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson



Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson





Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson



Site 155: Advanced Solar Photonics LLC, formerly Siemens and Stromberg-Carlson





Site 156: Maria Tartibi



Site 157: Chase Bank





Site 158: Cell Tower with Natural Gas Generator C

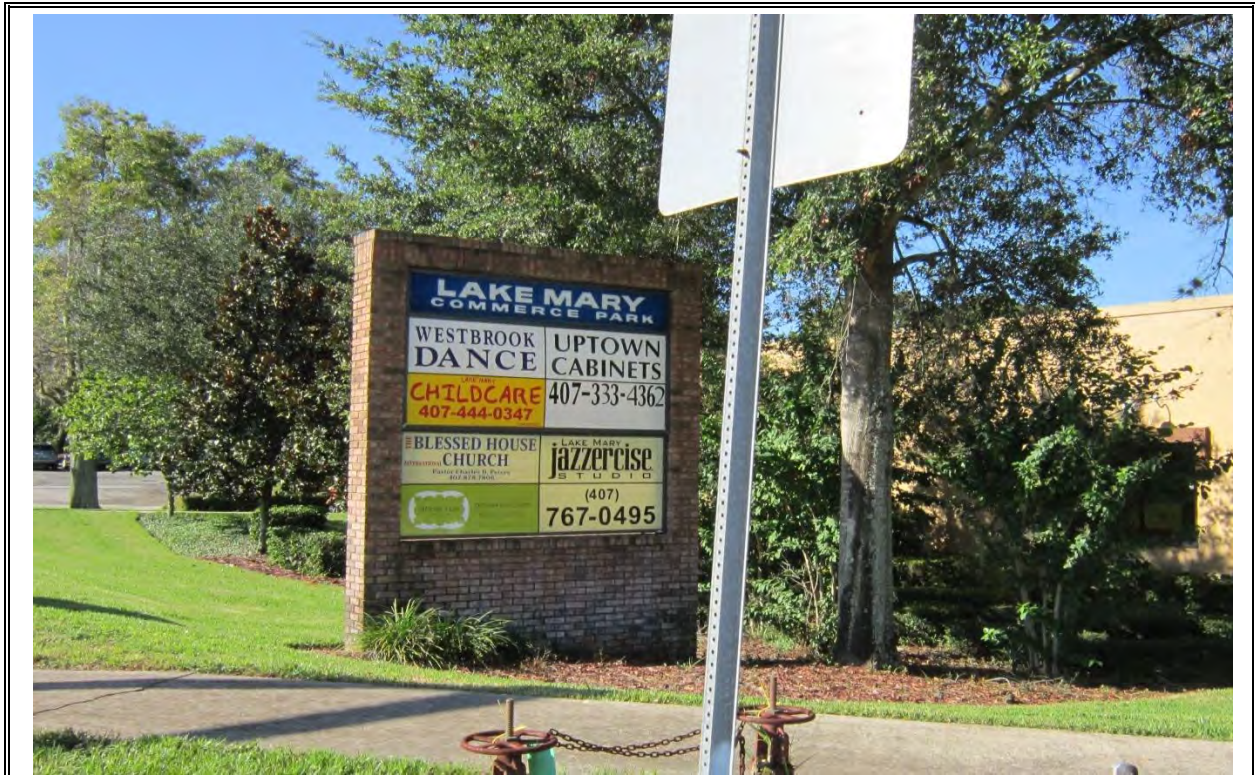


Site 159: Seminole State College





Site 160: Lake Mary Fire Station 37



Site 161: Porter Paints





Site 162: Florida Vein Care and Cosmetic Center



Site 163: Dr. Kevin T Bonn DMD





Site 164: Logan Eye Care LLC, formerly Lake Mary Chiropractic Center, Skyemed, and Sphinx Health Inc.



Site 165: Dunn Cordoba and Savastano Orthodontics





Site 166: Precision Play Media Group



Site 167: Charisma Media, formerly Numa Corporation





Site 168: Seminole County Utilities Generator



Site 169: 21<sup>st</sup> Century Insurance





Site 170: ABB Power T & D Company INC



Site 171: Symantec A





Site 172: Colonial Center Heathrow 901 Building

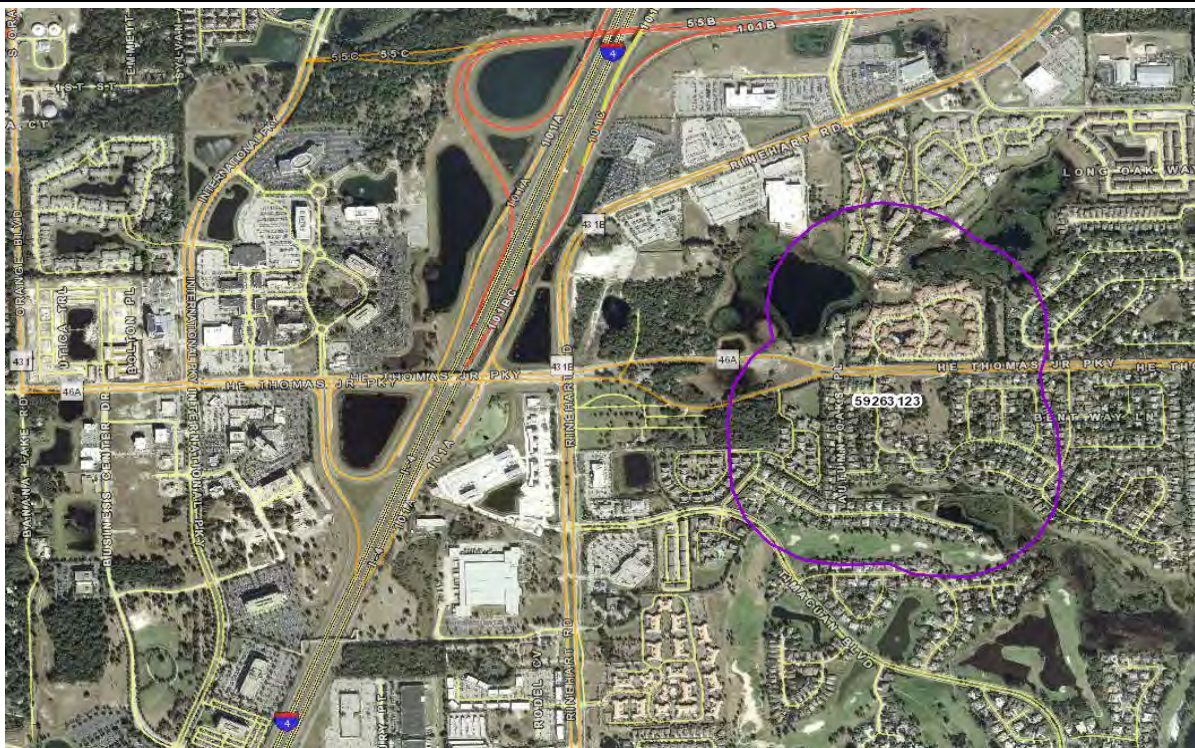


Site 173: Symantec B





Site 174: US Postal Service 05-71-3262



Site 175: Groundwater Contamination Plume #59263123





Site 176: Leslie's Pool Supplies



Site 177: Publix Super Market #833





Site 178: For Your Nails plus Tan



Site 179: Orchid Cleaners





Site 180: CVS Pharmacy #3270



Site 181: AT&T, formerly Bellsouth Telephone INC #301BH



Site 182: Florida Cancer Specialists



Site 183: Marriot Orlando Lake Mary





Site 184: Golden Touch Dry Cleaners



Site 185: Oaklawn Funeral Home & Cemetery





Site 186: Colonial Town Park Unlisted Sites



Site 187: Publix Super Market #1304





Site 188: BNY Investment Management Services LLC



Site 189: Dr. Tim Tiralosi DMD





Site 190: Pershing LLC



Site 191: Sanford Infiniti





Site 192: Autonation Acura



Site 193: Sam's Club #4785



Site 194: Sam's Gas #4785



Site 195: Platinum Nails & Spa





Site 196: Autonation Honda Sanford



Site 197: Mercedes-Benz of North Orlando





Site 198: David Maus Toyota



Site 199: Carmax #7247





Site 200: Seminole Powersports



Site 201: David Maus Chevrolet





Site 202: Evolution Auto



Site 203: Granite Construction Company





Site 204: Target #1966



Site 205: Koi Nails and Spa





Site 206: Fields Chrysler Jeep Dodge Ram



Site 207: Sears Auto Center





Site 208: Seminole Towne Center Mall



Site 209: JSK Trucking Inc. Spill Site – Approximate location





Site 210: Dillard's Department Store



Site 211: Gateway Plaza, former Site of Northgate West, Seminole Farms Trust IV





Site 212: Autonation Ford Sanford



Site 213: Former Site of Stuckey's Pecans Shoppe





Site 214: Top Dog Express Car Wash and Oil Change



Site 215: FPL Rinehart Substation





Site 216: Seminole County Fire Station #34



Site 217: Cell Tower with Diesel Generator E





Site 218: IHOP Restaurant, formerly Mobil #02-DHW



Site 219: 7-Eleven Store #34832, formerly Mobil Service Station #02-D68, Mobil On-the-Run





Site 220: Cathy's Fruit Stand



Site 221: CVS Pharmacy #5195





Site 222: Tire Kingdom #121



Site 223: Pinch-A-Penny





Site 224: 7-Eleven Food Store #33347



Site 225: FDOT Right-of-Way, former BP Amoco #60331



Site 226: Sunshine Food Mart #306, formerly Sunoco #0613-4043 and Speedway #9859



Site 227: Sunshine Food Mart #345, formerly Chevron #47968





Site 228: Days Inn #54



Site 229: Racetrac #686





Site 230: BJ's Wholesale Club #133 at West Lake Super Center



Site 231: Your Neighborhood Cleaners





Site 232: La Beaute Nails & Spa



Site 233: Seminole County Lake Monroe WTP





Site 234: Former site of SMT Sanford LLC and ABB Inc.



Site 235: Mathews Associates Inc.





Site 236: Diamonds Electric Signs and Lighting



Site 237: PoliceCars Orlando



Site 238: A & S Electropolishing



Site 239: Cordeida Light, formerly Spun Brass Inc.





Site 240: Former Site of Superior Screen Printing and Kid U Noting



Site 241: Gas Facility at Andre Court





Site 242: Former Site of Street Customz Inc., and Thoroughbred Powerboats Inc.



Site 243: Former Site of Macedo Motorsports





Site 244: Action Label Co Inc., formerly Gale Products Inc.



Site 245: Direct Furnishings, Duke Properties





Site 246: Furniture Design Gallery



Site 247: Oglesby Construction Inc., formerly Haley Construction Inc.





Site 248: Emulsion Engineering Inc., formerly Orlando Rivet & Manufacturing Company



Site 249: Five R Truck and Trailer





Site 250: Former Site of Highway Valets Inc.



Site 251: Circuitronics Corporation, formerly Environmental Technology Inc.





Site 252: Audi North Orlando



Site 253: Bill Heard Chevrolet





Site 254: Cell Tower with Diesel Powered Generator F



Site 255: Sanford Harley Davidson





Site 256: High Reach 2, formerly Nations Rent #61



Site 257: Life Gas





Site 258: Former Site of Mathews Associates Inc.



Site 258: Former Site of Mathews Associates Inc.





Site 259: Velocity Powerboats, formerly Yamaha Golf Cart Corporation



Site 260: Tecta America, formerly General Works LLC





Site 261: Art Sensations Inc., formerly Flo-Rite Paints Inc.



Site 262: Go Electronics, formerly J & S Ink





Site 263: Omega Medical Imaging, formerly Emtek Products Inc. and C & S X-Ray Systems



Site 264: Powerplay Motorsports





Site 265: Maronda Systems



Site 266: RX Plus Pharmacy





Site 267: Advantage Medical Systems LLC



Site 268: Shields Environmental Inc.





Site 269: Omnicare of Central Florida



Site 270: Pro Build, formerly Maronda Systems





Site 271: Wharton Smith Corporate Office



Site 272: Florida Rock Industries









Site 275: CSX Transportation INC



Site 276: The Pantry #2406





Site 277: Donnie Myers RV Service LLC



Site 278: La Mesa RV Center Inc.





Site 279: Former Site of Jean's Furniture



Site 280: Miracle Marble and Acryl Group Inc.





Site 281: Florida Metal Polishing Inc. and Ocean State Production Services Inc.



Site 282: The Briar Team





Site 283: Acme Metal



Site 284: Former Site of William L. Strop Auto Body





Site 285: Former Site of Rex Meyer Yachts Inc.



Site 286: Florida Detroit Diesel Allison North Inc. formerly Coastal Power Products, Inc.





Site 287: Seminole County Port Authority of Sanford



Site 288: ETUS Inc.





Site 289: Water Specialists Technologies LLC



Site 290: FDOT Diesel Powered Generator





Site 291: Featherlite Coaches Inc.



Site 292: Marinas LLC, formerly Hidden Harbor Marina





Site 293: Initial Marine Corporation



Site 294: FPL Sanford Plant

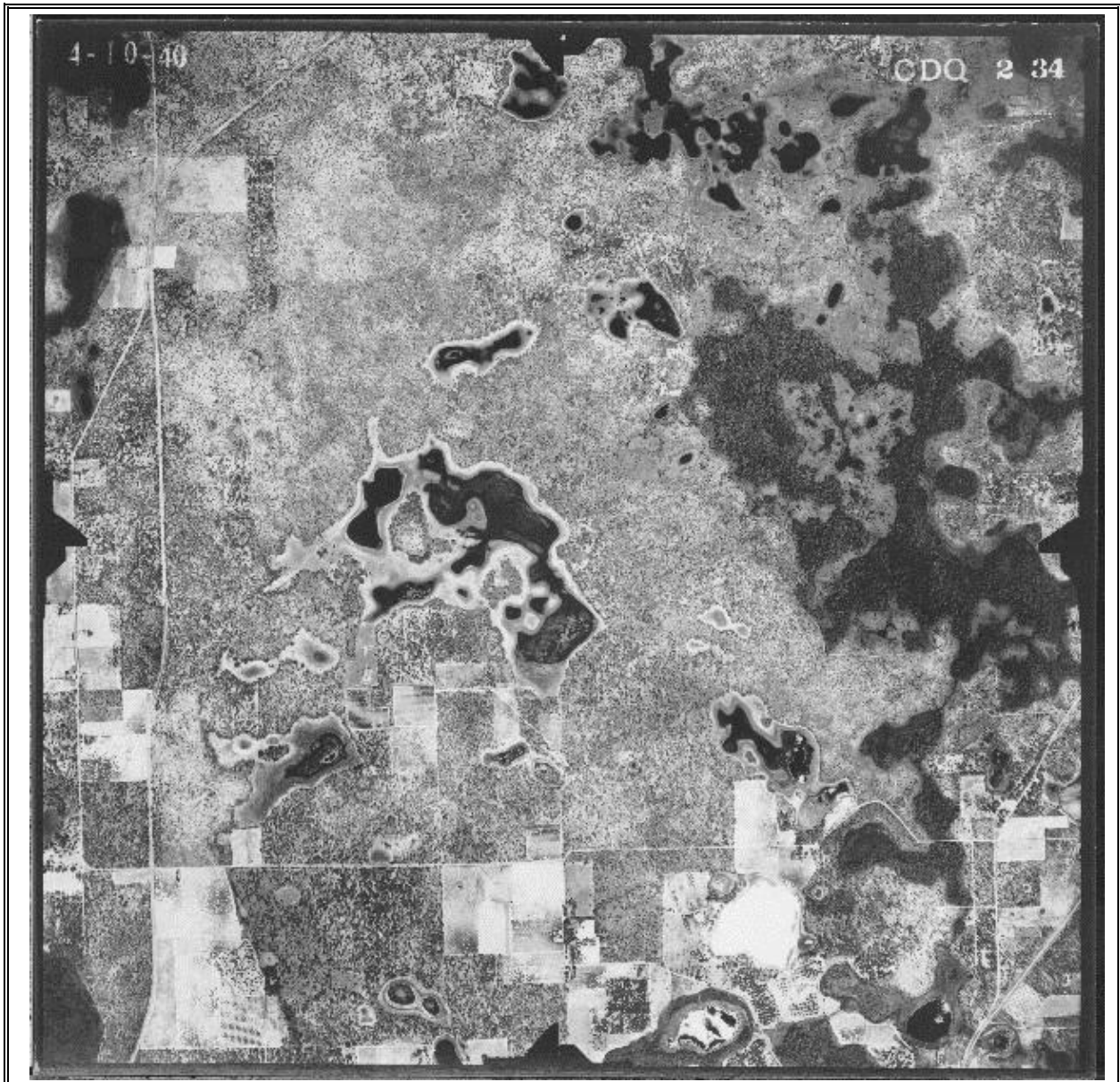


## **APPENDIX C**

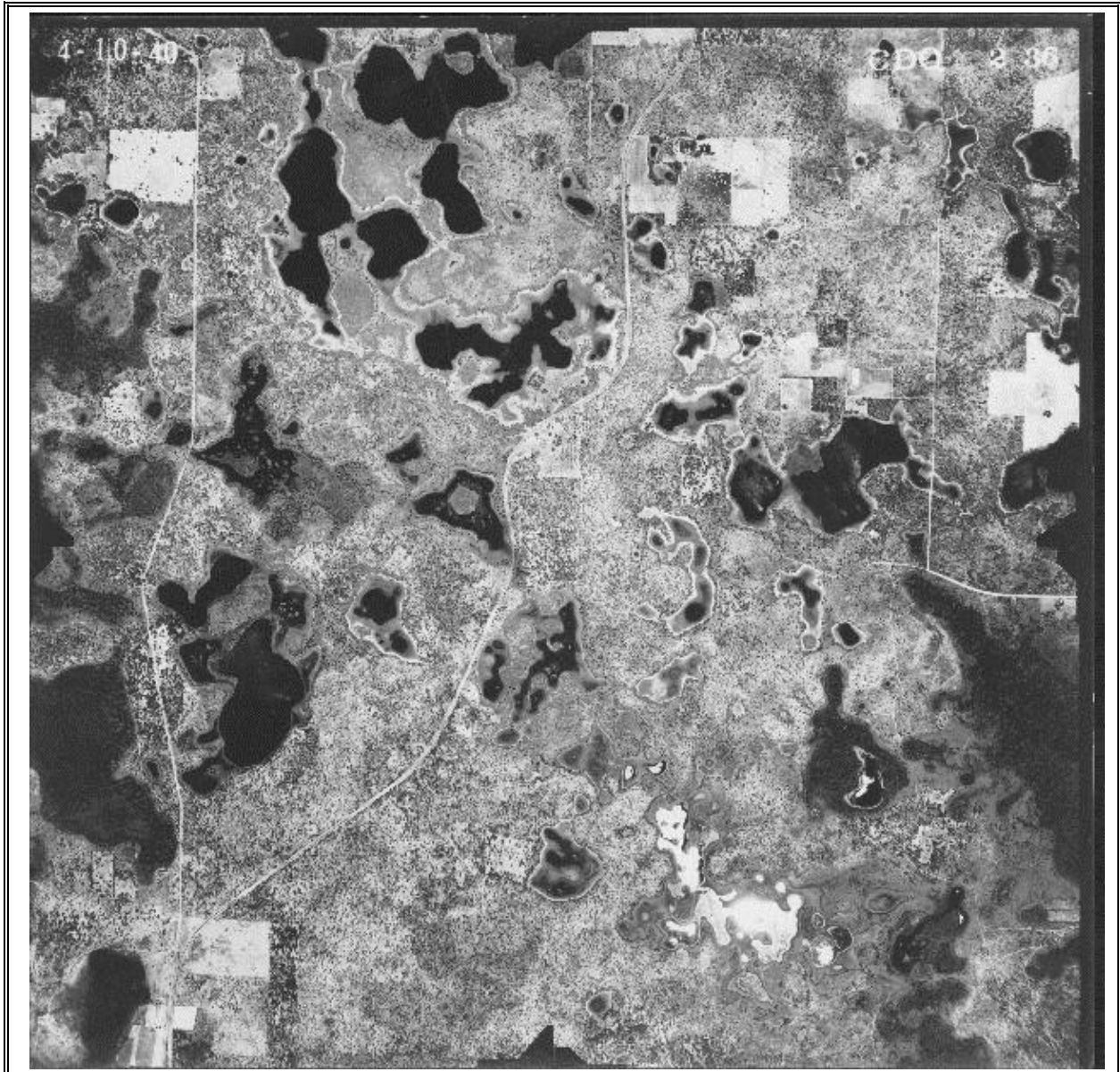


Aerial Photography: 1940A



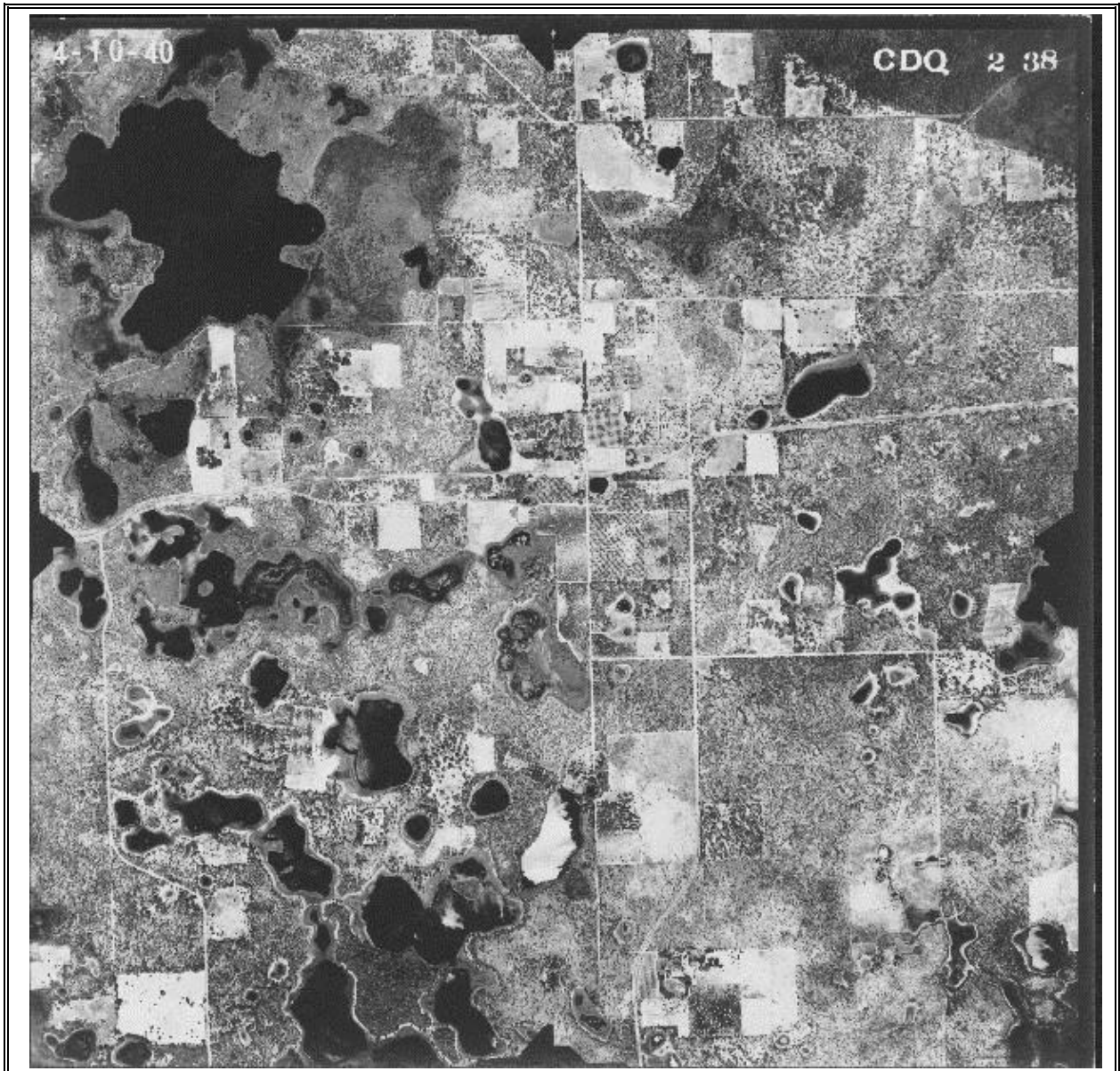


Aerial Photography: 1940B



Aerial Photography: 1940C





Aerial Photography: 1940D



Aerial Photography: 1940E





Aerial Photography: 1957A

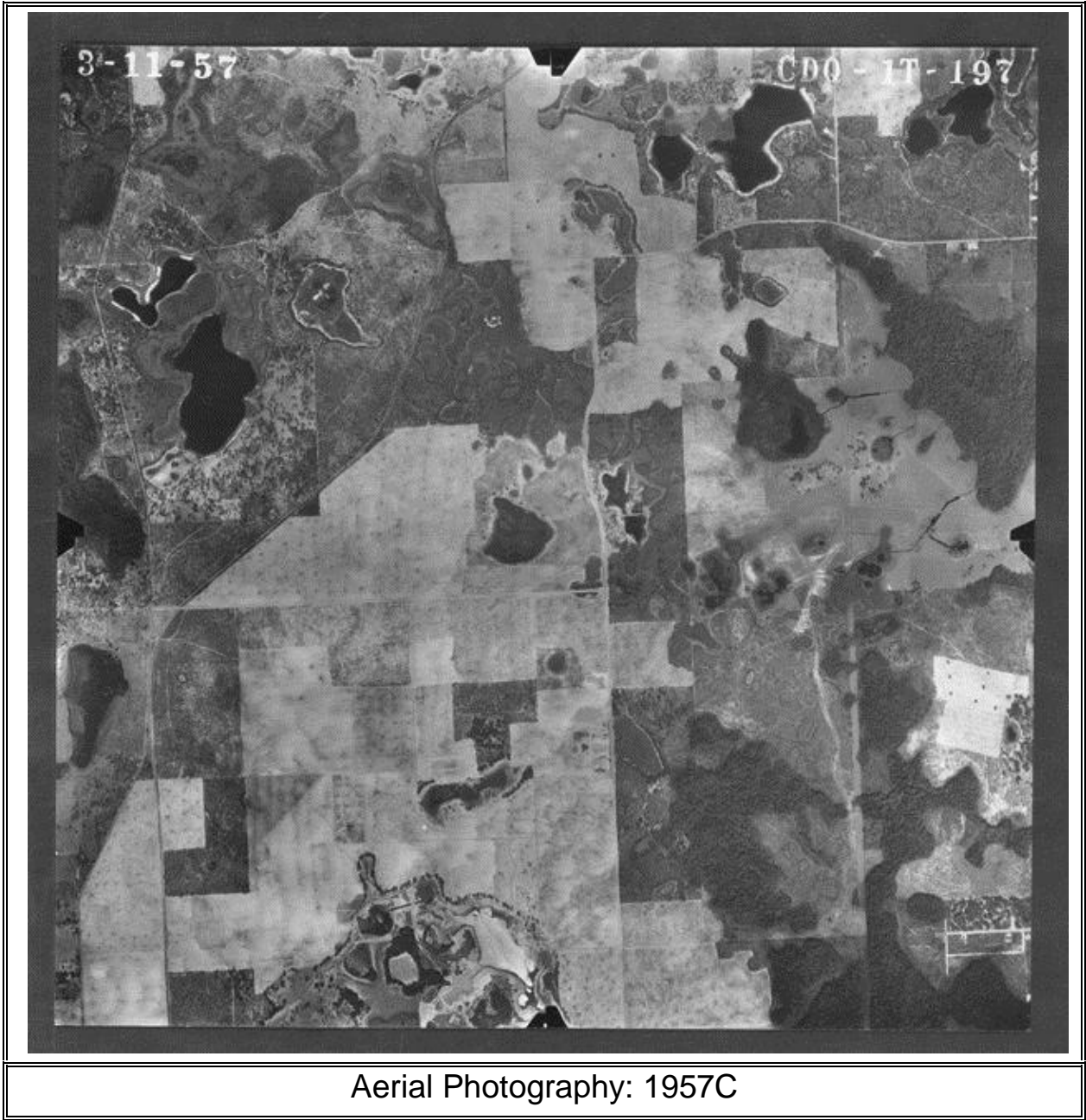
3-27-57

CDO-2T-33

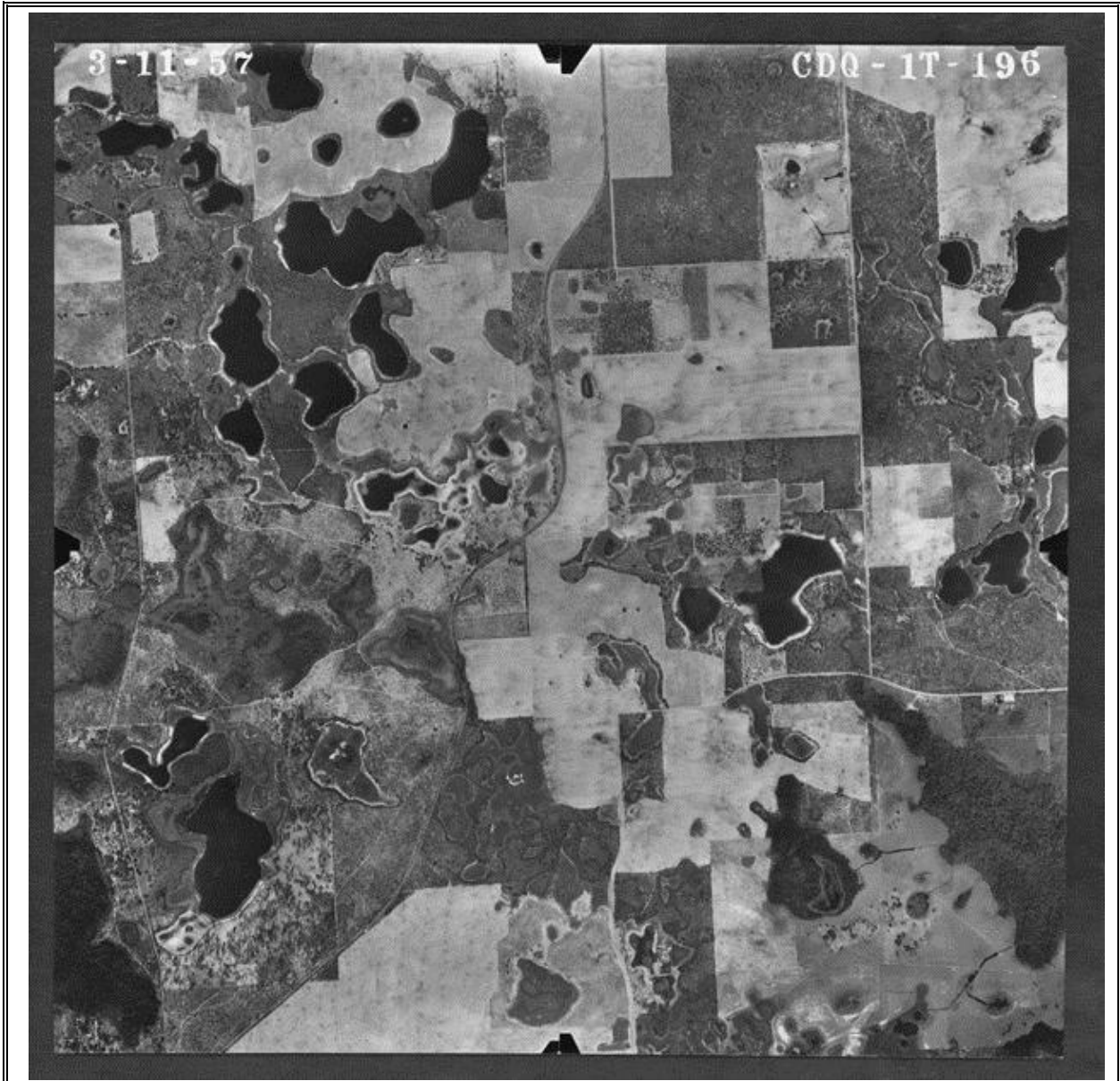


Aerial Photography: 1957B



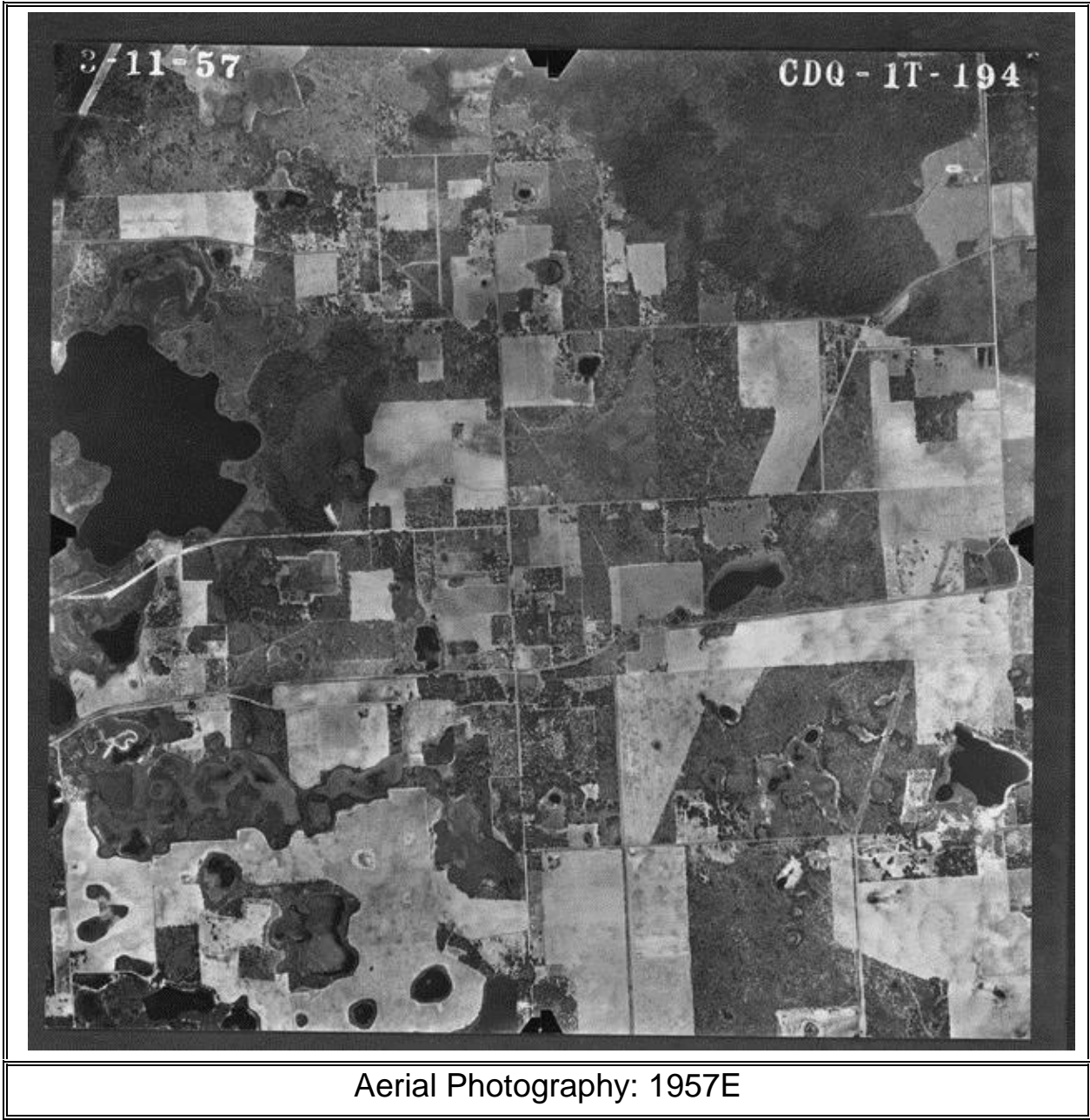


Aerial Photography: 1957C



Aerial Photography: 1957D





Aerial Photography: 1957E



Aerial Photography: 1957F





Aerial Photography: 1957G



Aerial Photography: 1972A





Aerial Photography: 1972B

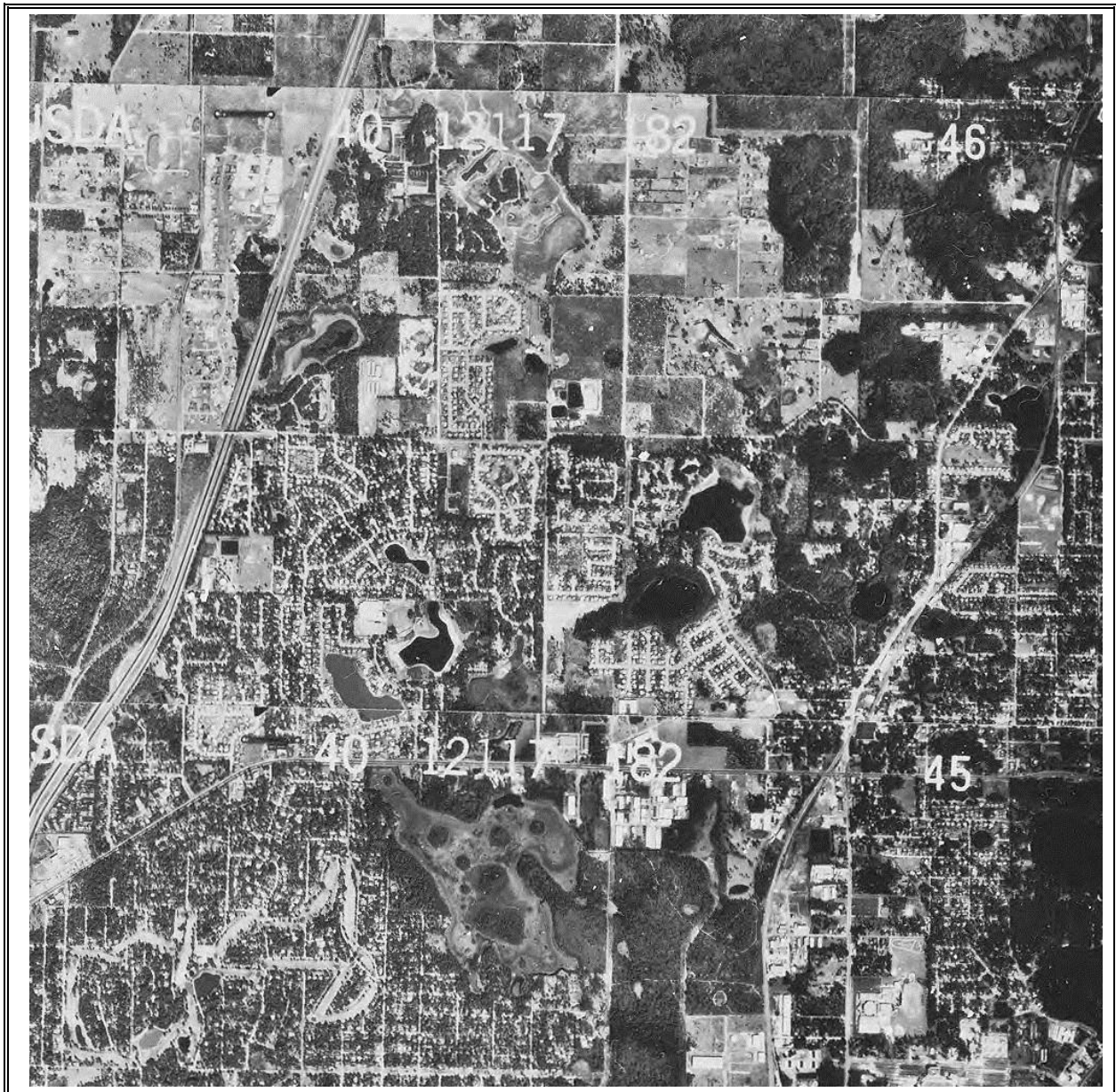


Aerial Photography: 1972C





Aerial Photography: 1981A

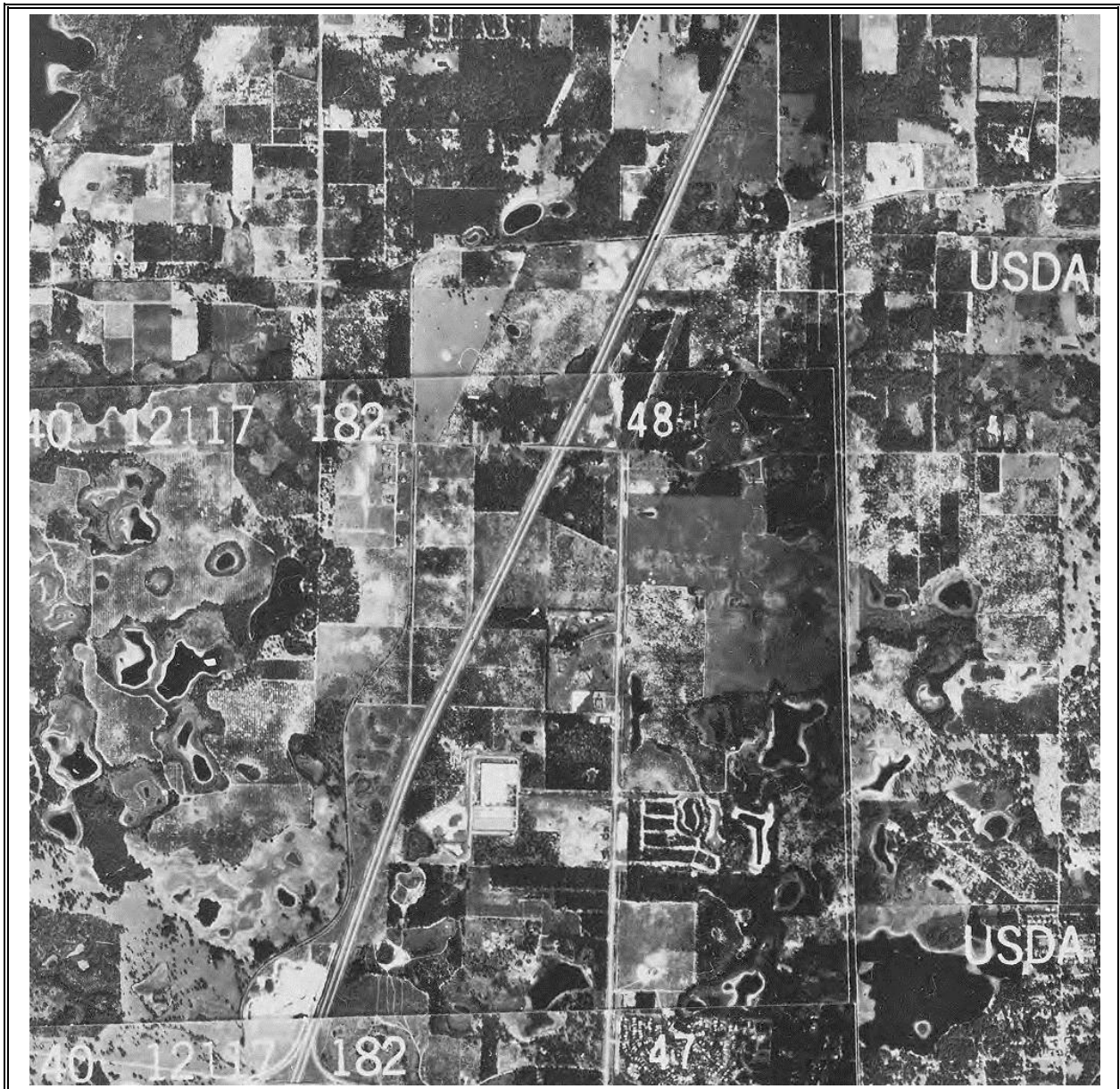


Aerial Photography: 1981B



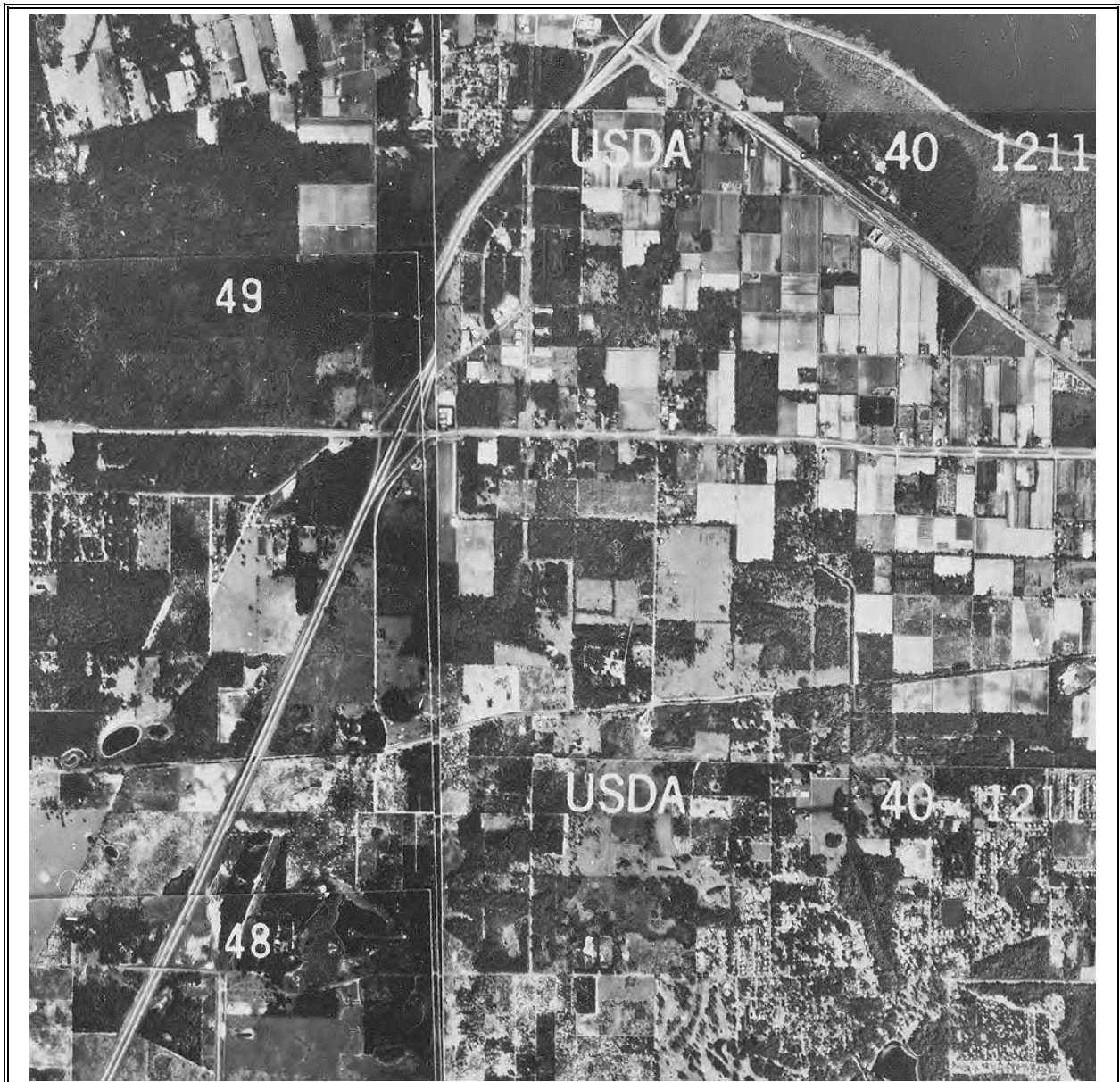


Aerial Photography: 1981C

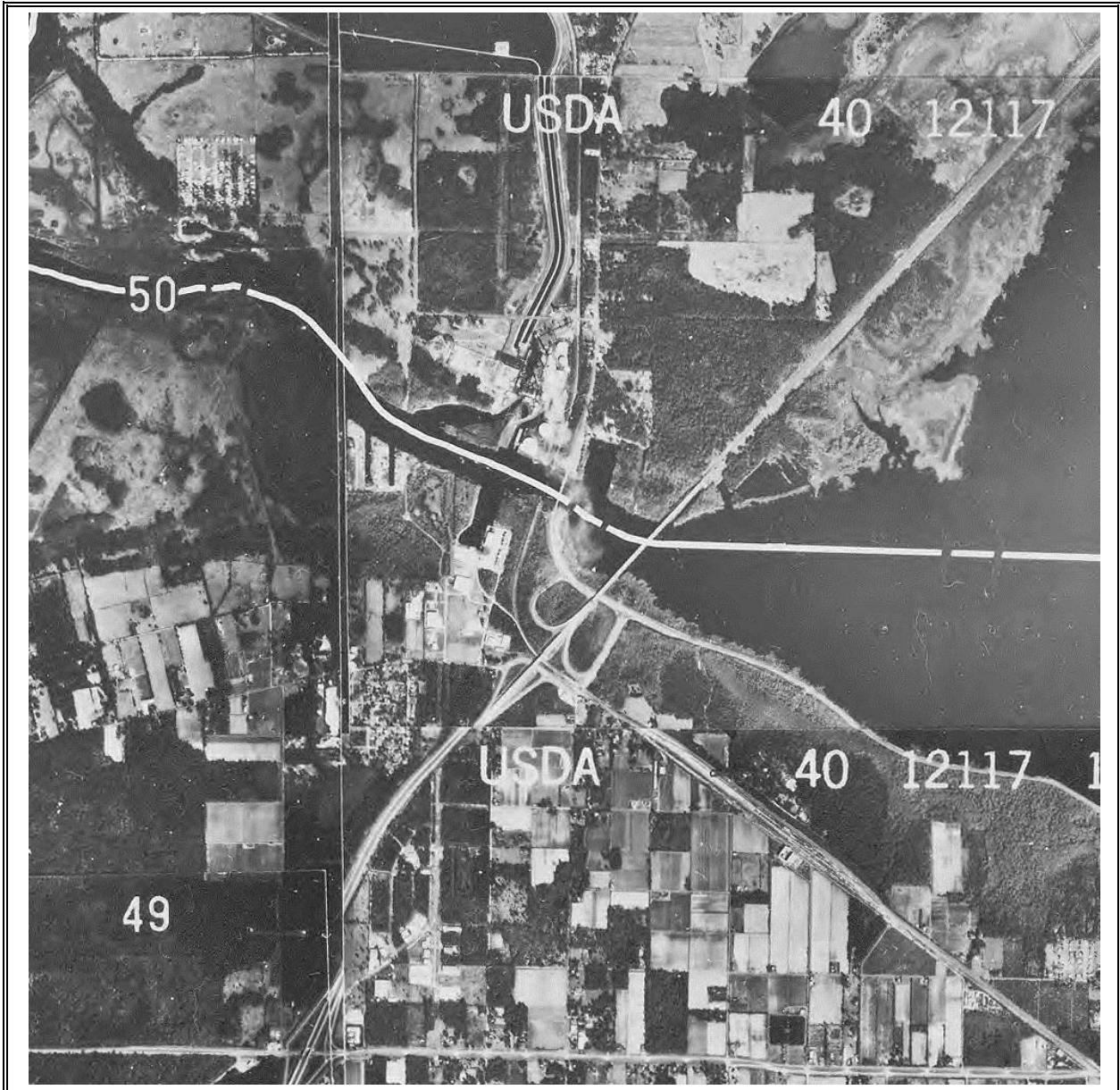


Aerial Photography: 1981D





Aerial Photography: 1981E

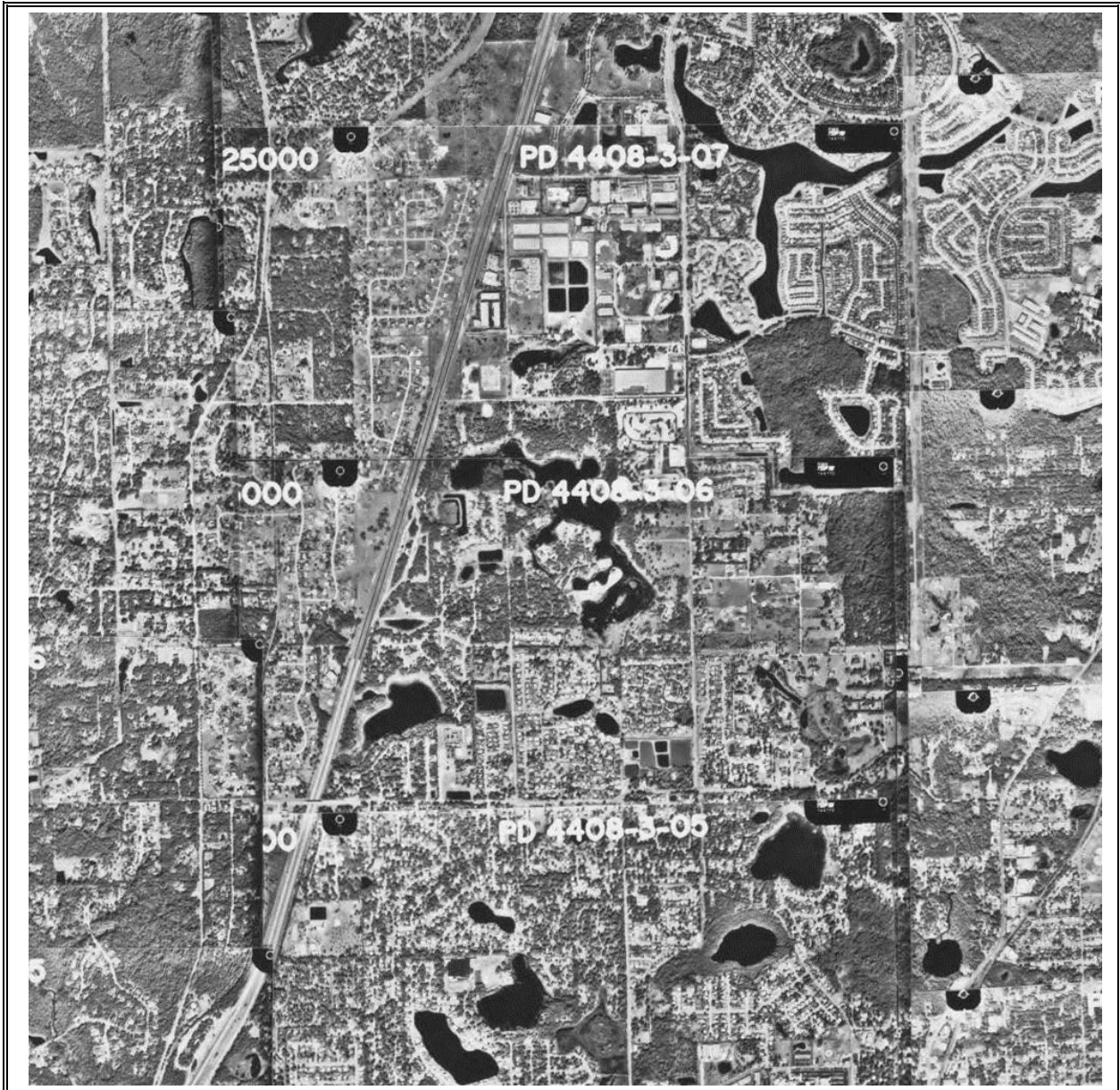


Aerial Photography: 1981F



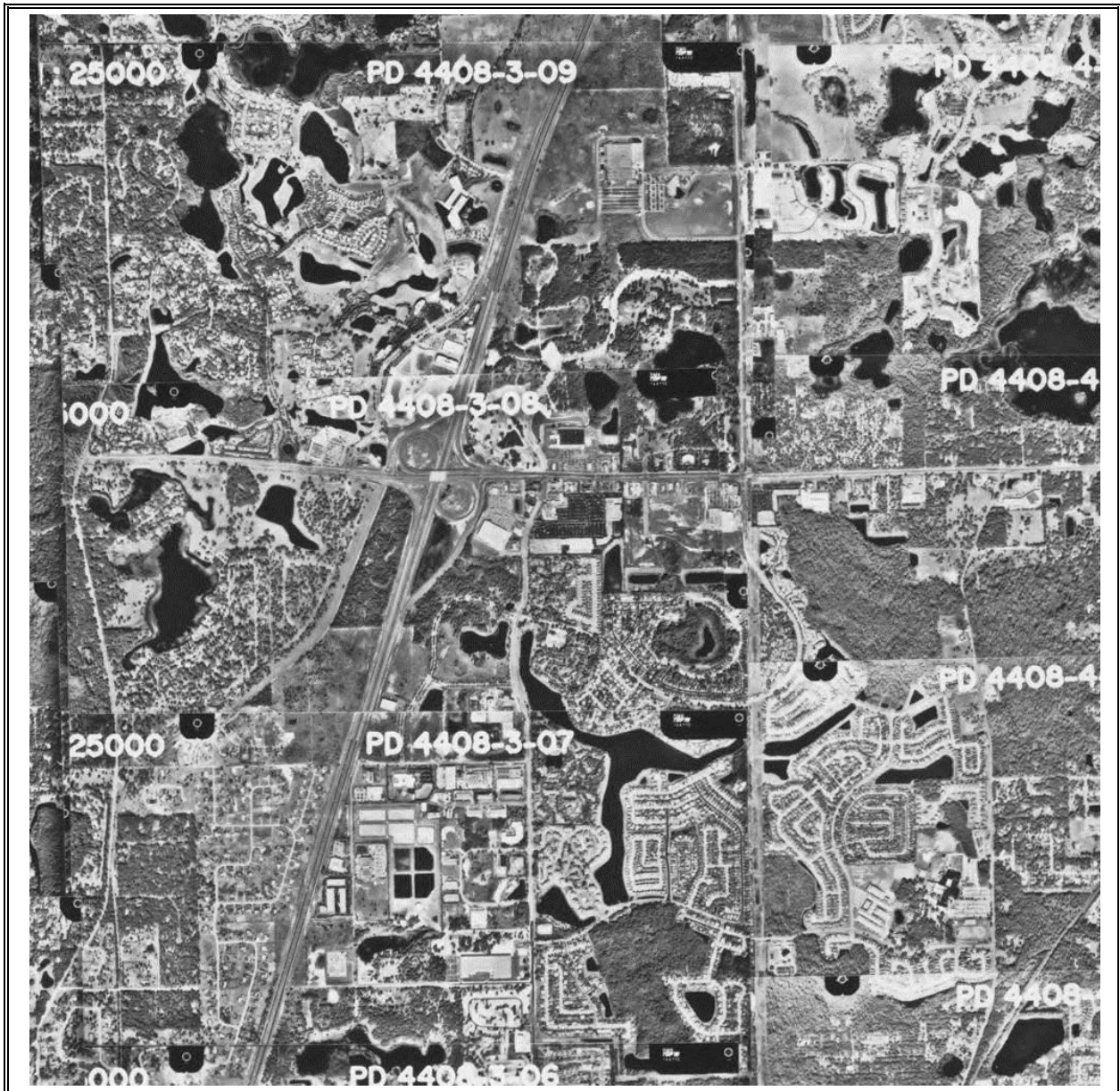


Aerial Photography: 1995A



Aerial Photography: 1995B





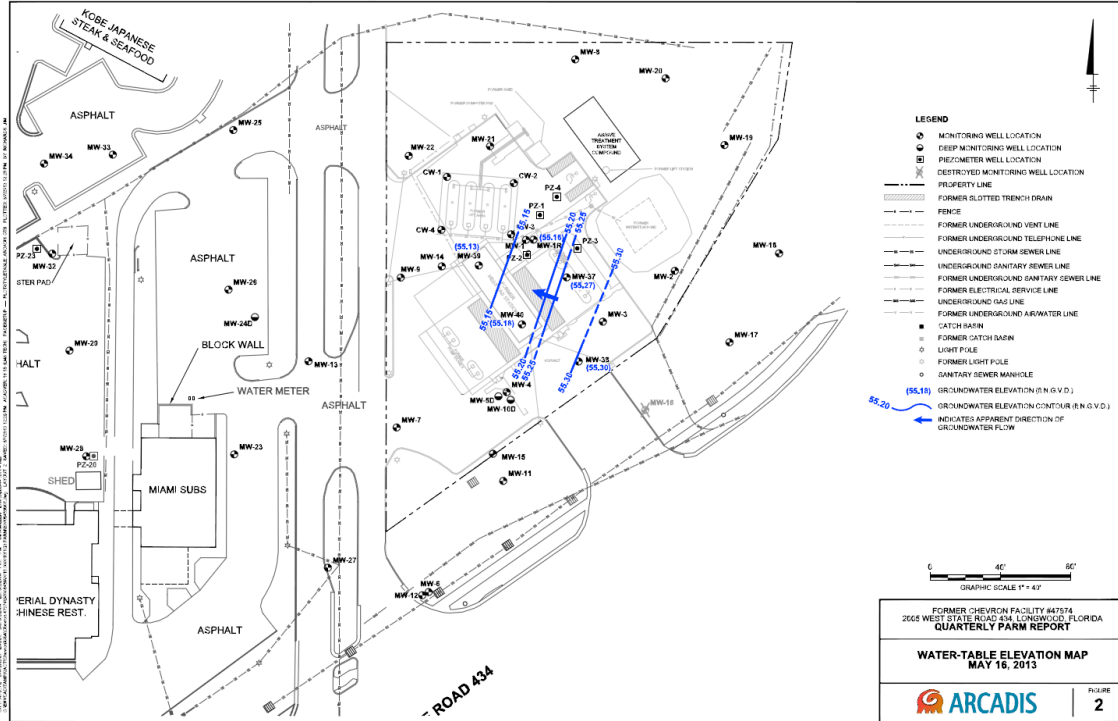
Aerial Photography: 1995C



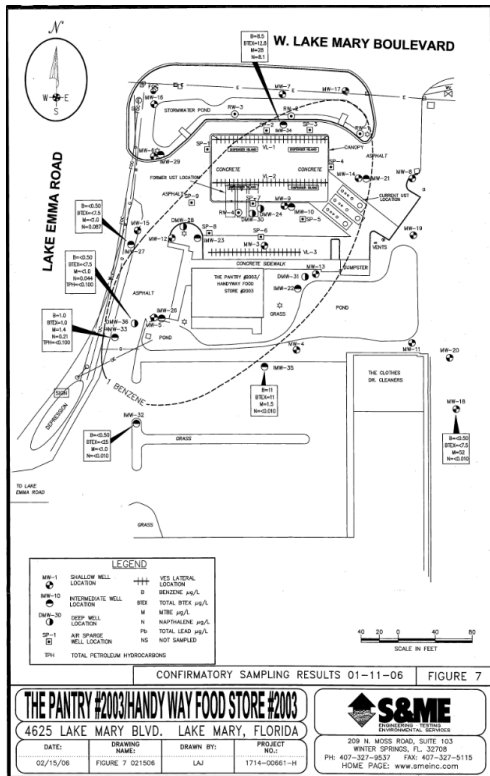
Aerial Photography: 1995D



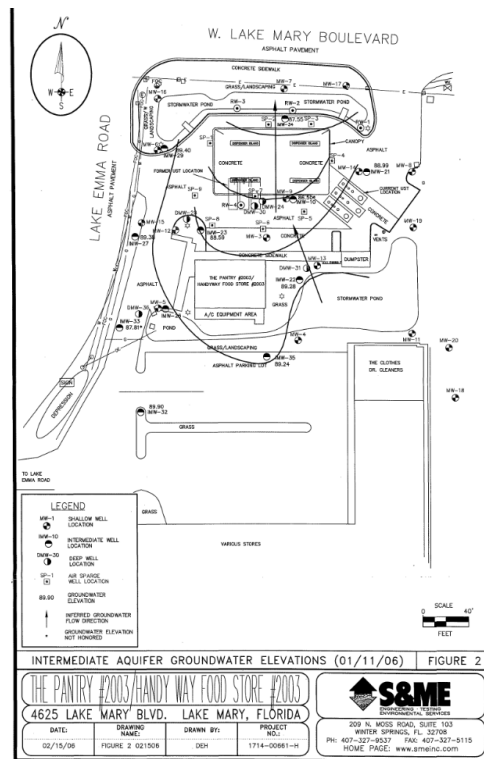
## **APPENDIX D**



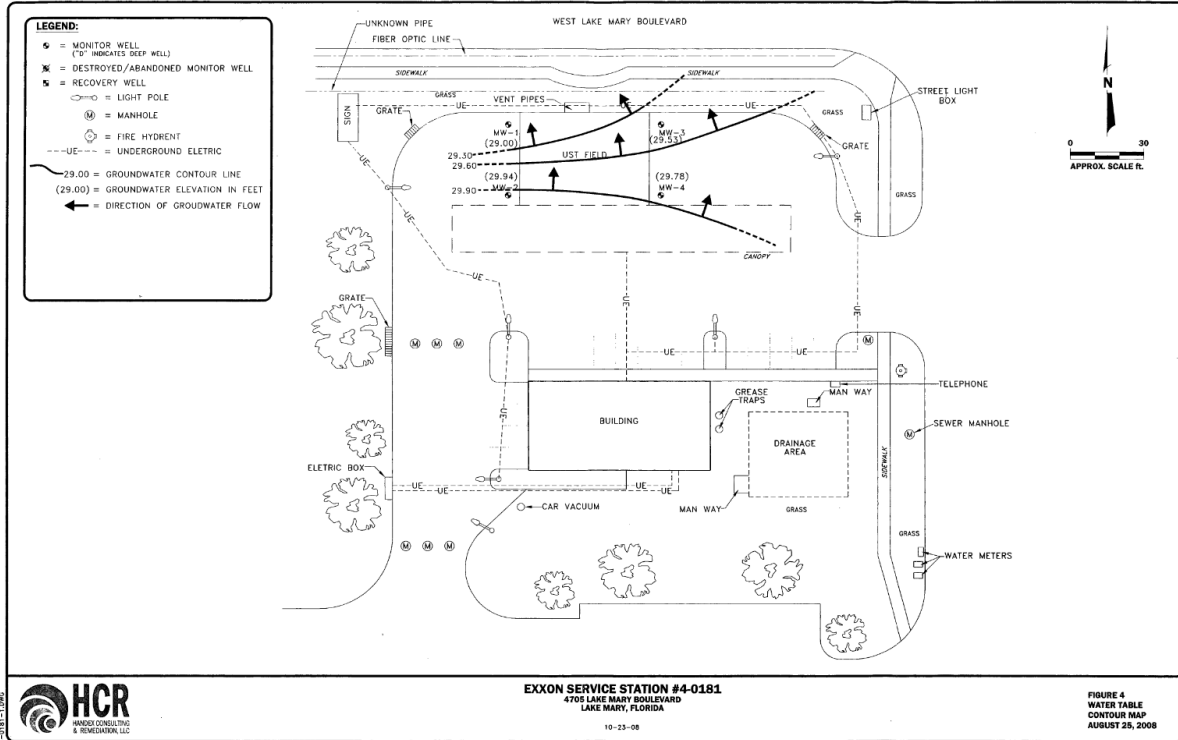
Site 22 - FDOT ROW former Hess #09517



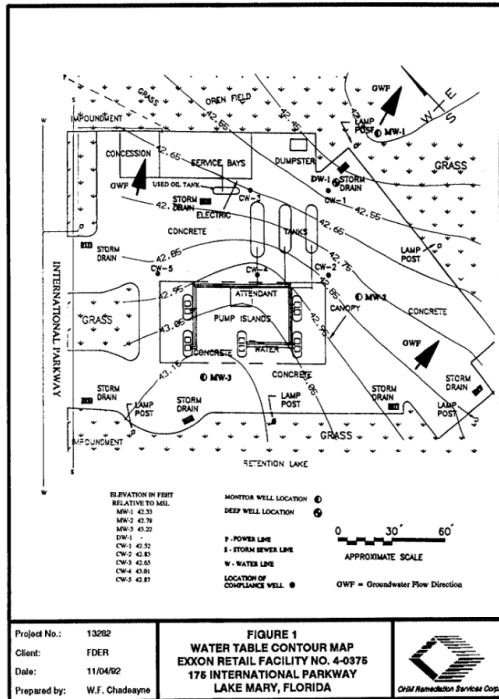
Site 128 - The Pantry #2003



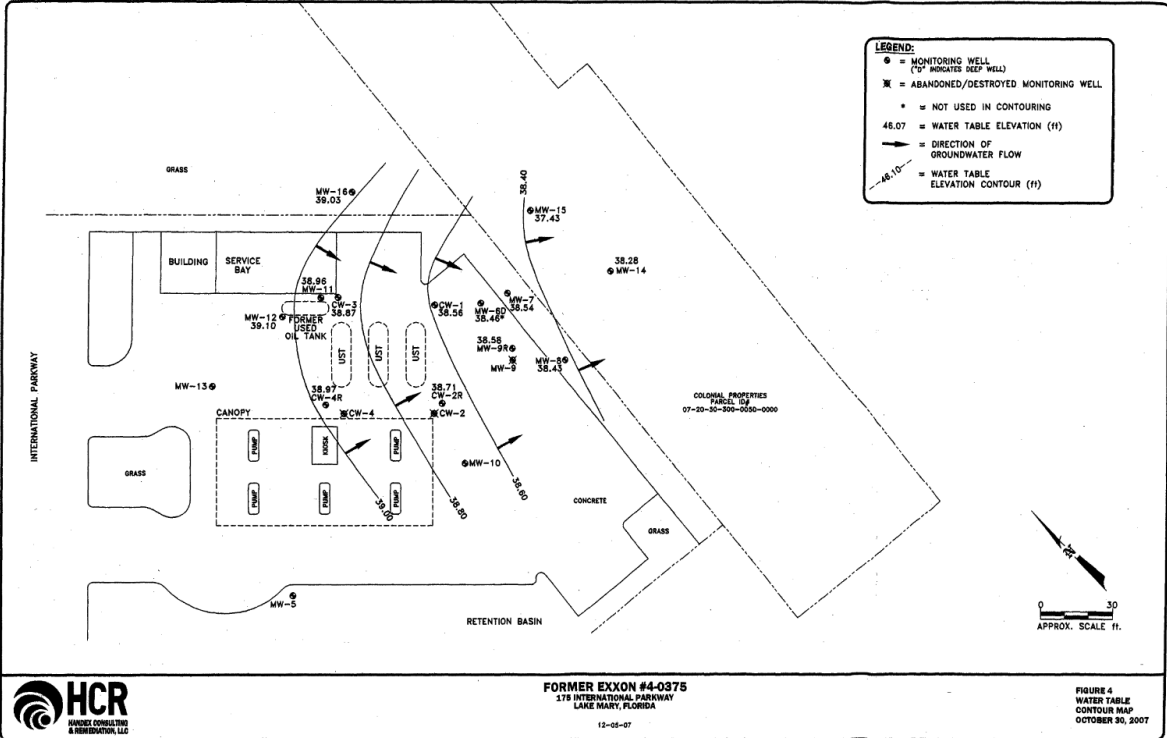




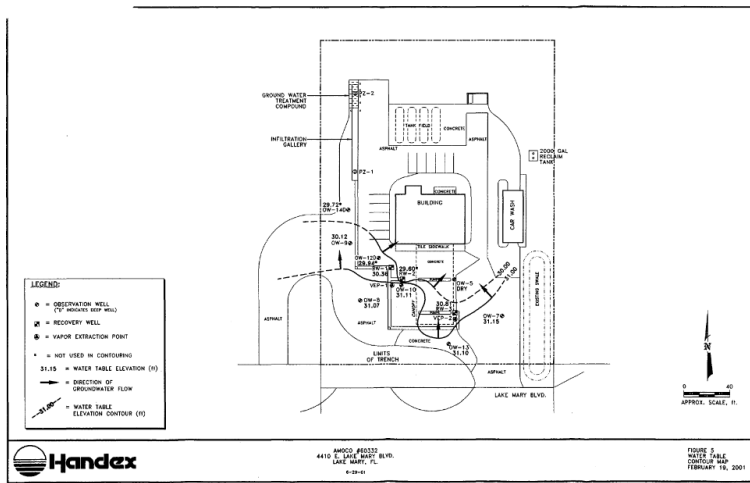
Site 127 - 7-Eleven Store #34871, formerly Exxon Service Station #4-0181



Site 137 - Shell Lake Mary, former Heathrow Exxon

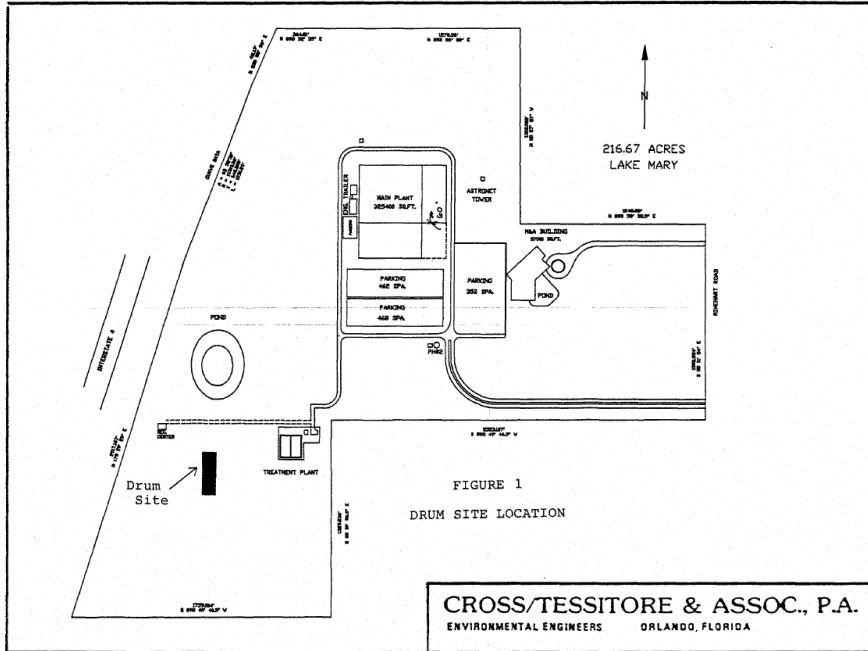


Site 137 - Shell Lake Mary, former Heathrow Exxon

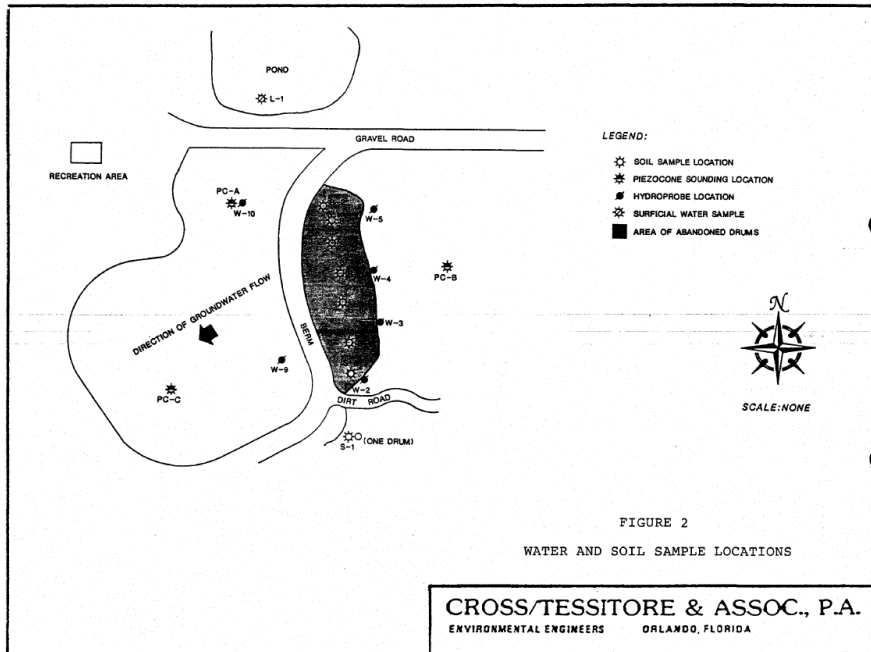


Site 131 - Circle K #2708971, former BP Amoco #60332

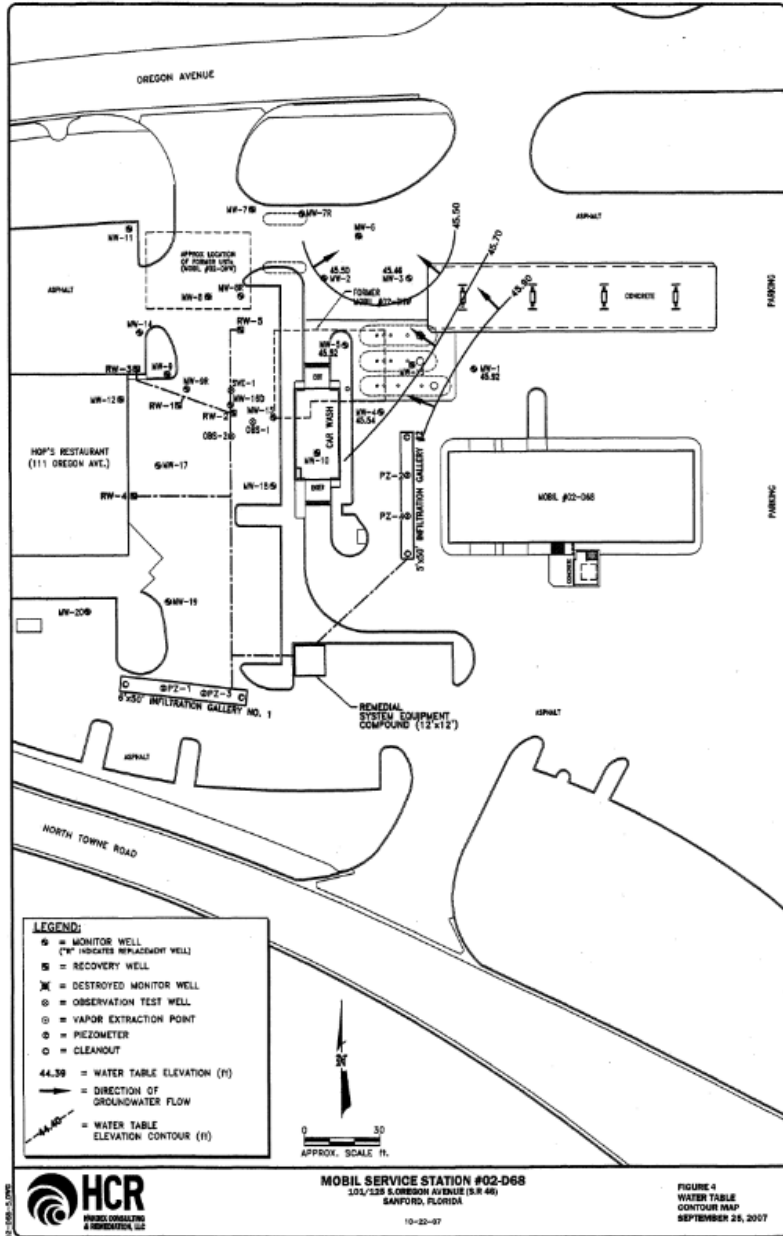




Site 155- Siemens

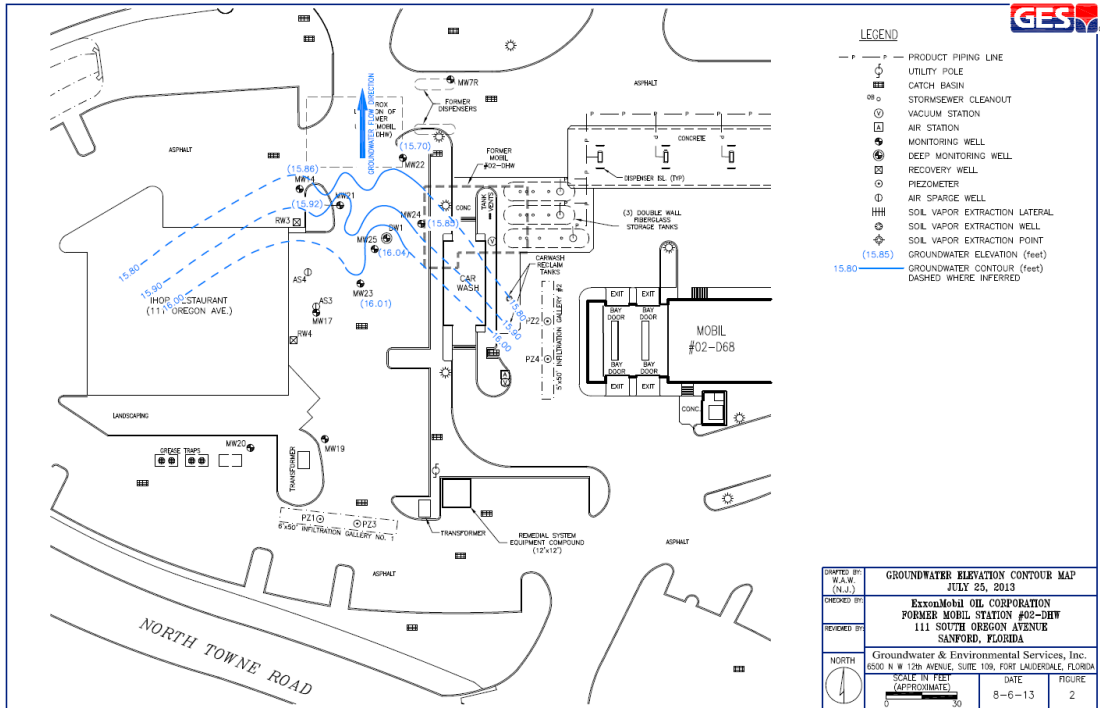


Site 155 - Siemens

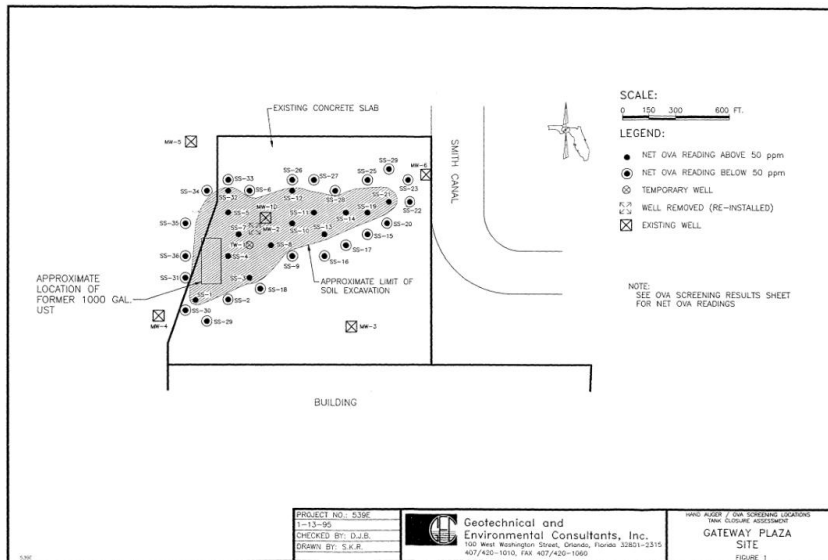


Site 219 - 7-eleven #34832

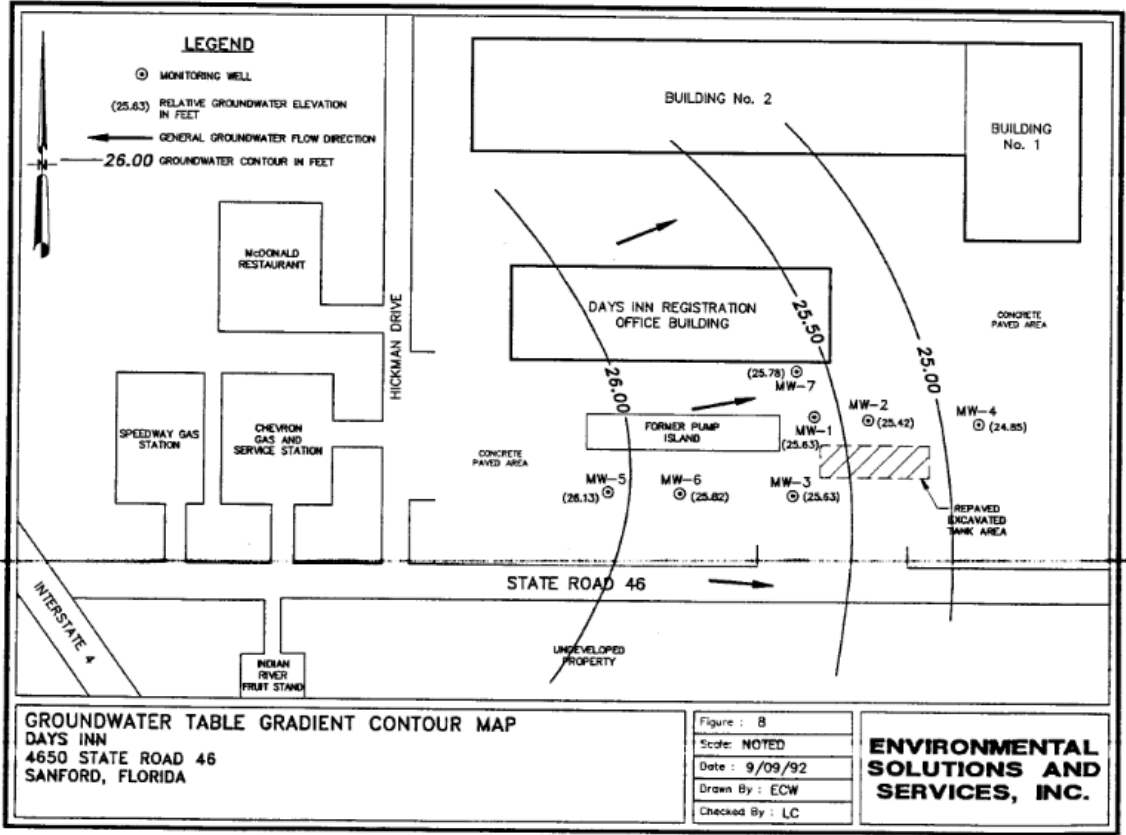




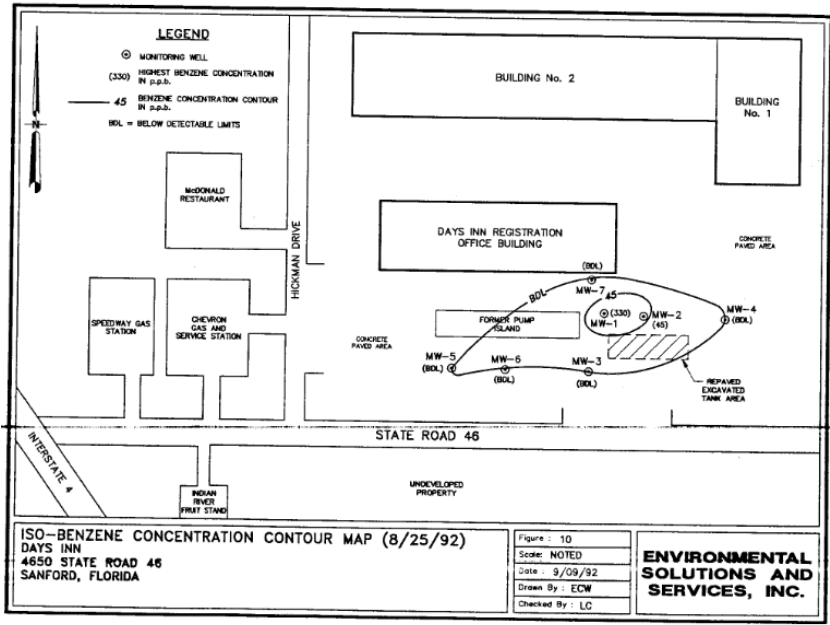
Site 218 - IHOP, formerly Mobil #02-DHW



Site 211 - Gateway Plaza

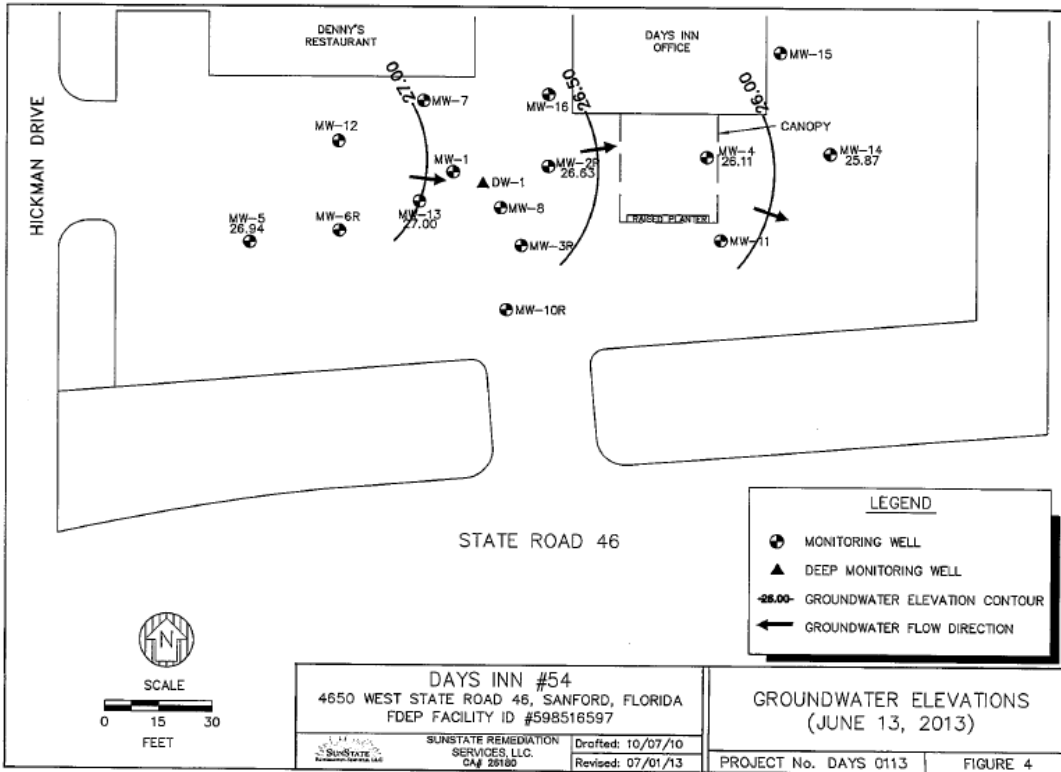


Site 228 - Days Inn #54

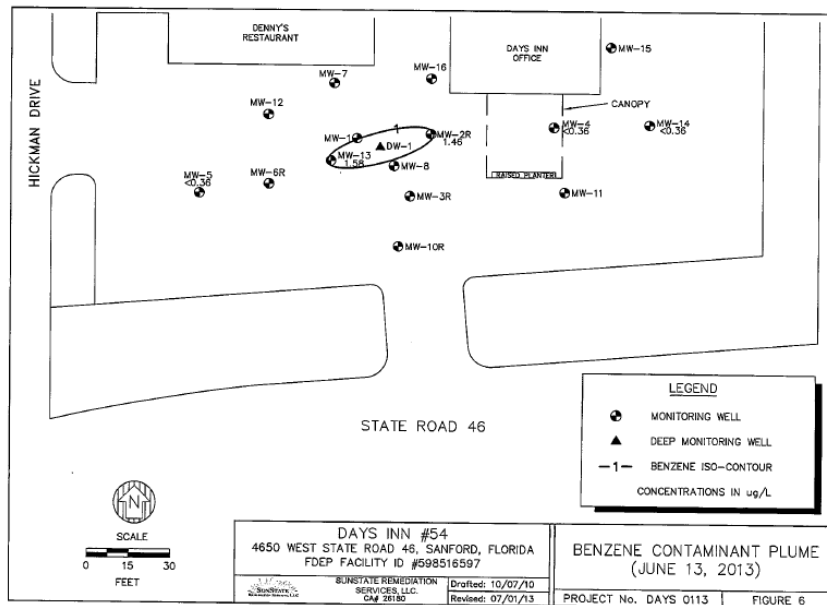


Site 228 - Days Inn #54

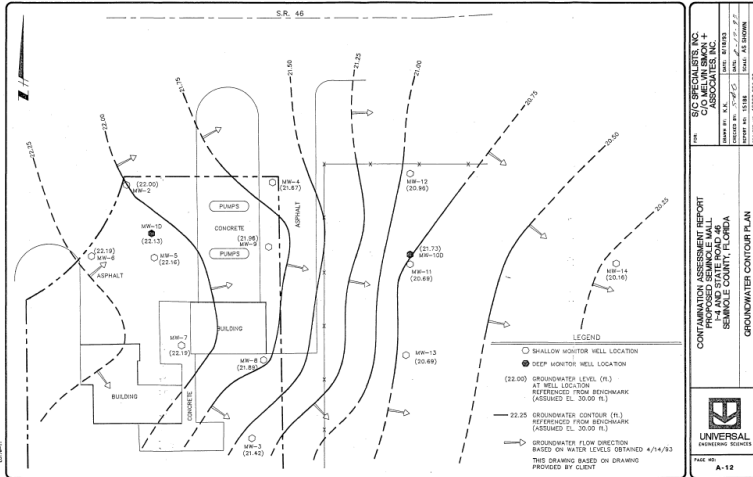




Site 228 -Days Inn #54



Site 228 - Days Inn #54



**SGS SPECIALISTS, INC.**  
 CIVIL ENGINEERING &  
 ENVIRONMENTAL SCIENCE  
 10000 W. STATE ROAD 46  
 SUITE 200  
 TAMPA, FL 33613  
 PHONE: 813/973-7777  
 FAX: 813/973-7777  
 LICENSE NO. 12122-000002

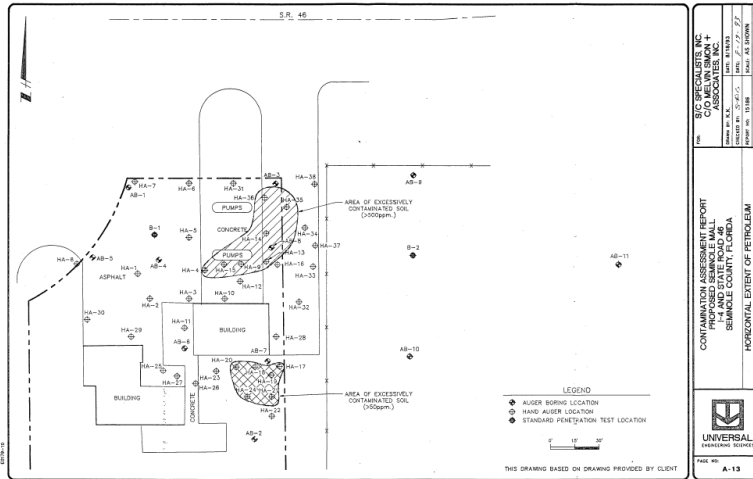
**CONTAMINATION ASSESSMENT REPORT**  
 PROPOSED BRICKLE WALL  
 17th AND STATE ROAD 46  
 BRICKLE COUNTY, FLORIDA

**GROUNDWATER CONTOUR PLAN**

**UNIVERSAL**  
 ENGINEERING SCIENCES

PAGE # **A-12**

Site 220 - Cathy's Fruit Stand



**SGS SPECIALISTS, INC.**  
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 ENVIRONMENTAL SCIENCE  
 10000 W. STATE ROAD 46  
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 TAMPA, FL 33613  
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 FAX: 813/973-7777  
 LICENSE NO. 12122-000002

**CONTAMINATION ASSESSMENT REPORT**  
 PROPOSED BRICKLE WALL  
 17th AND STATE ROAD 46  
 BRICKLE COUNTY, FLORIDA

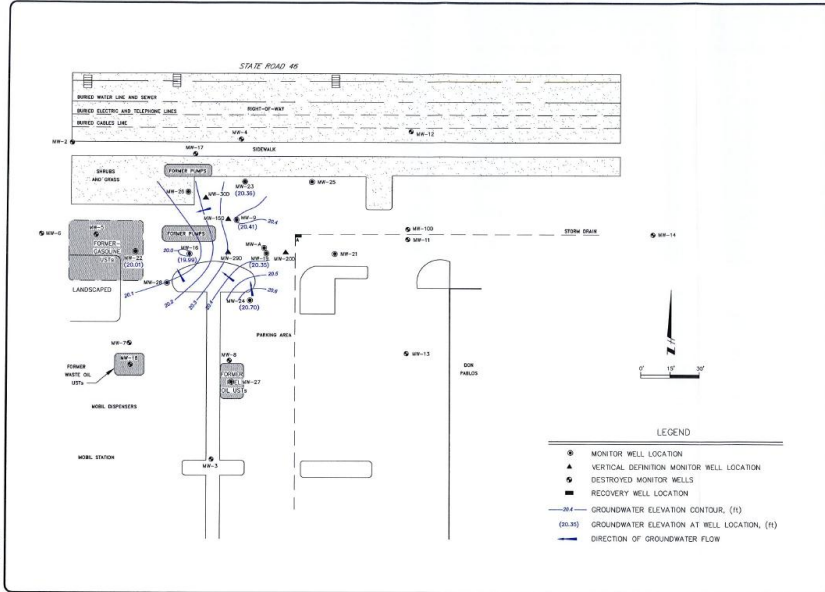
**AREAS OF EXCESSIVELY CONTAMINATED SOIL**

**UNIVERSAL**  
 ENGINEERING SCIENCES

PAGE # **A-13**

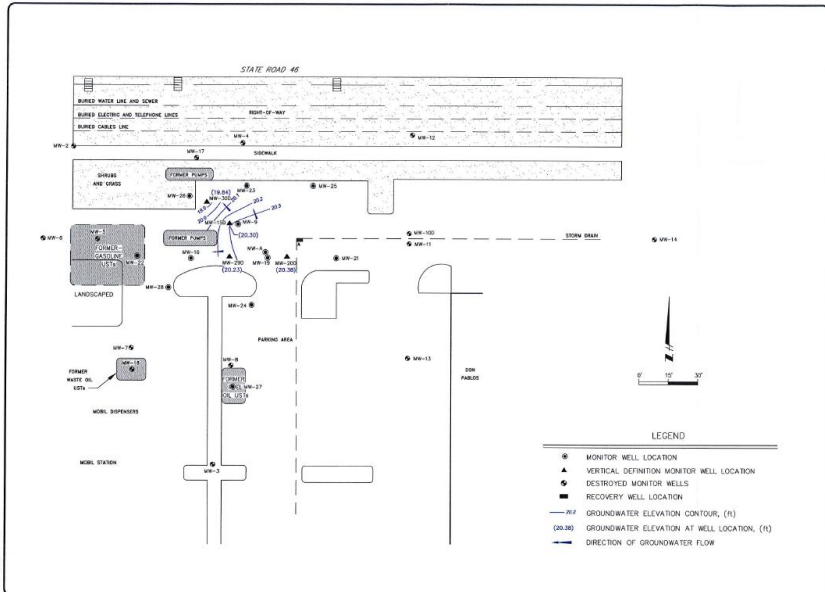
Site 220 - Cathy's Fruit Stand





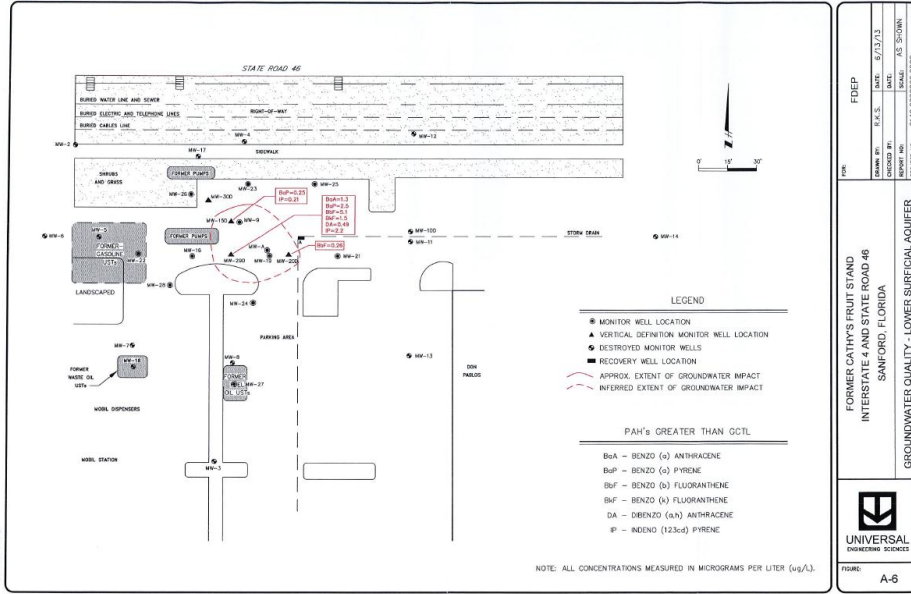
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DATE: 6/23/23	SCALE: AS SHOWN
PROJECT NO: 07-40-000002-0000	
FORMER CATHY'S FRUIT STAND INTERSTATE 4 AND STATE ROAD 46 SANFORD, FLORIDA	
POTENTIOMETRIC SURFACE - UPPER SURFICIAL AQUIFER (S2313)	
FIGURE: A-3	

Site 220 - Cathy's Fruit Stand

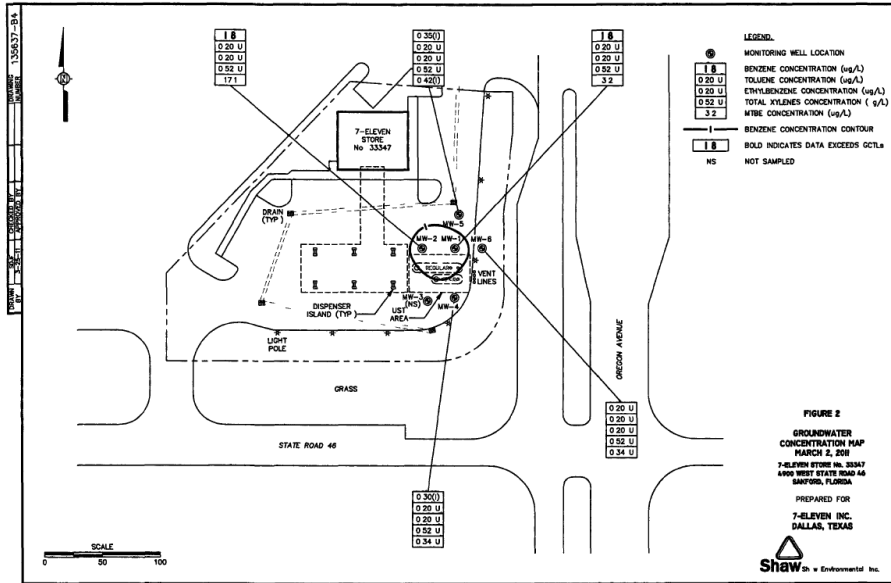


FDEP	
DATE: 6/23/23	SCALE: AS SHOWN
PROJECT NO: 07-40-000002-0000	
FORMER CATHY'S FRUIT STAND INTERSTATE 4 AND STATE ROAD 46 SANFORD, FLORIDA	
POTENTIOMETRIC SURFACE - LOWER SURFICIAL AQUIFER (S2313)	
FIGURE: A-4	

Site 220 - Cathy's Fruit Stand

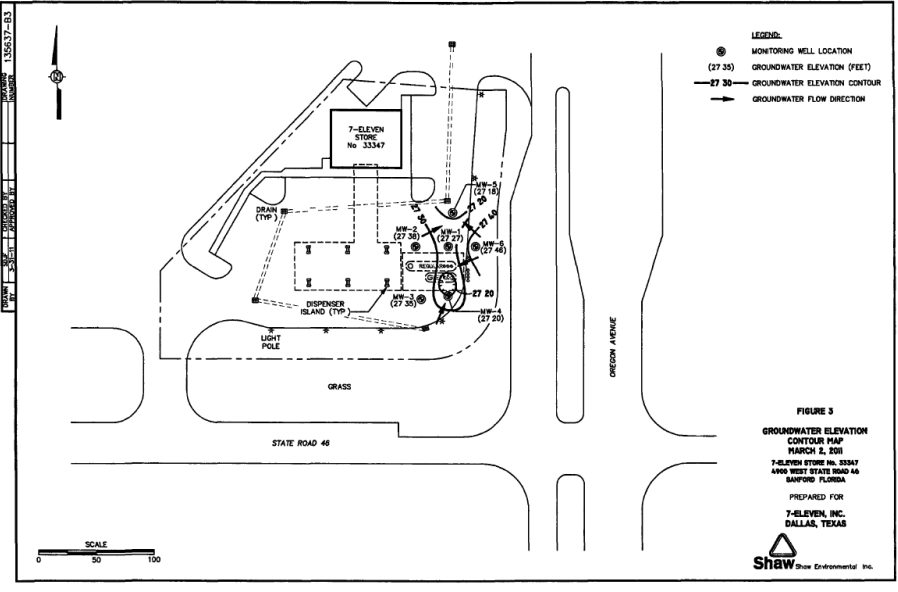


Site 220 - Cathy's Fruit Stand

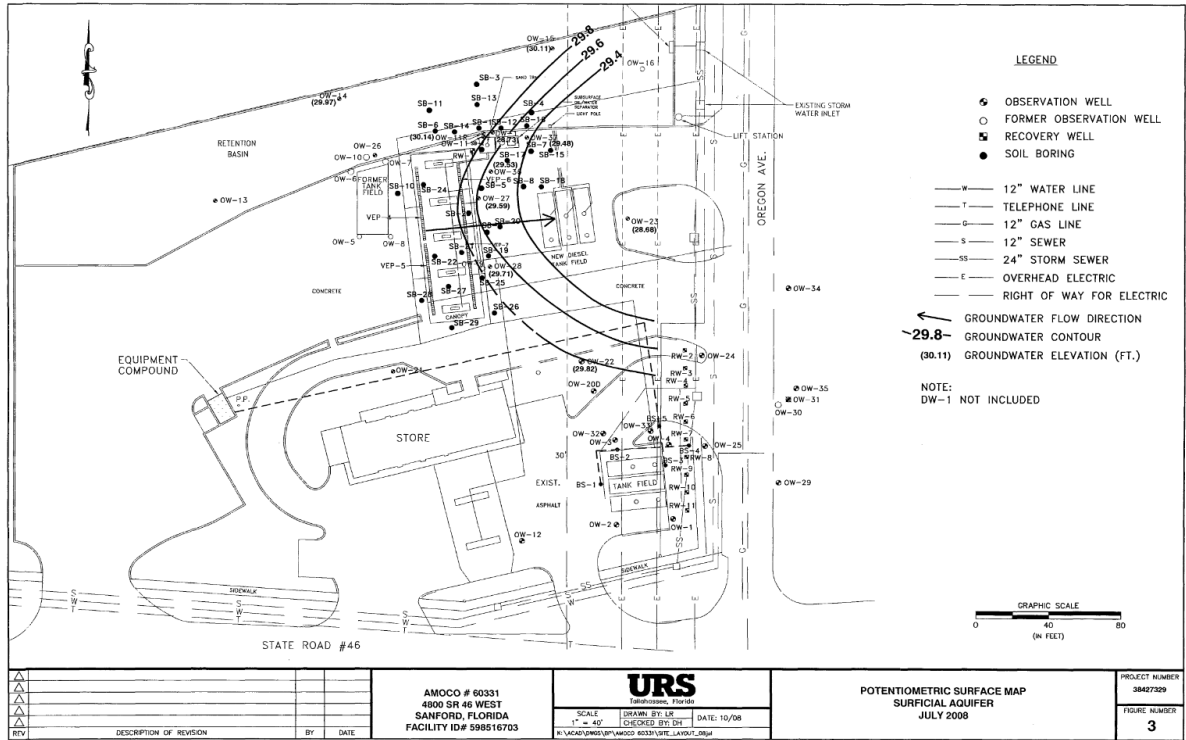


Site 224 - 7-Elevn Food Store #33347

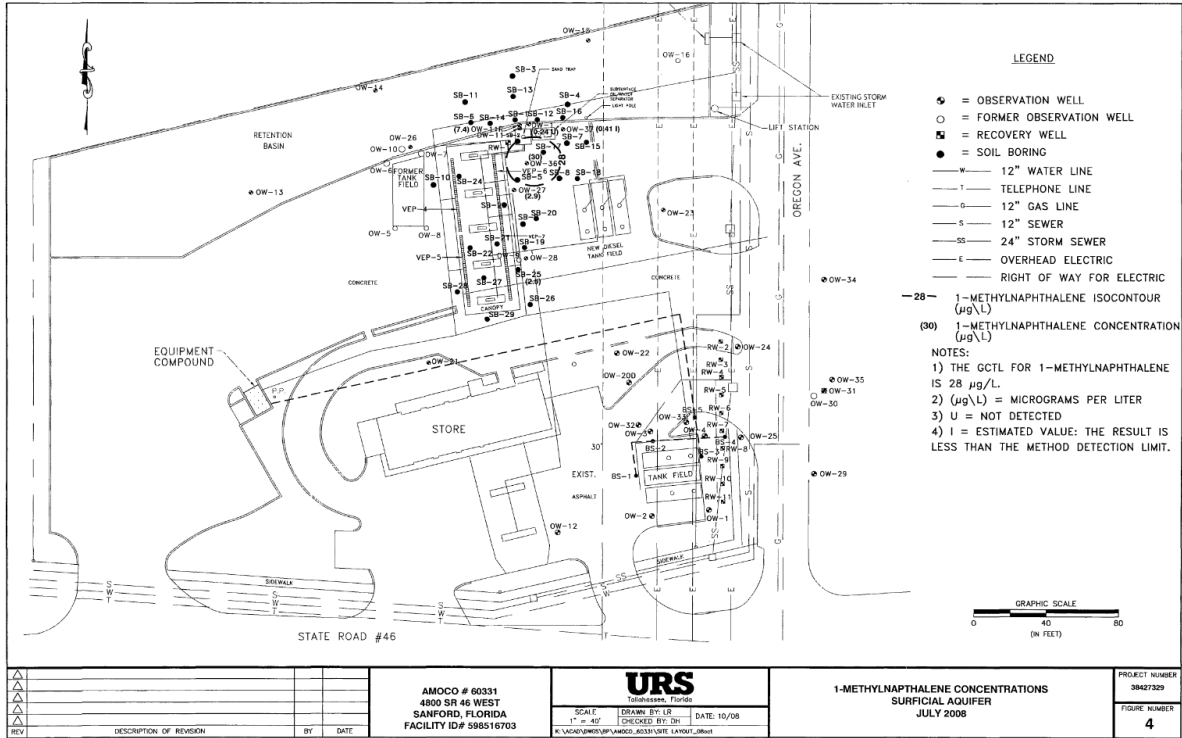




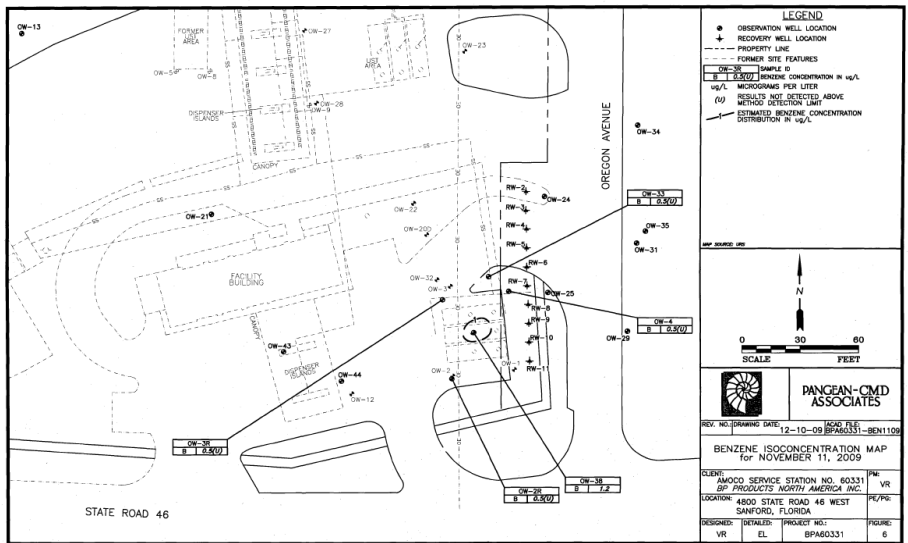
Site 224 - 7-Eleven Food Store #33347



Site 225 - BP Amoco #60331

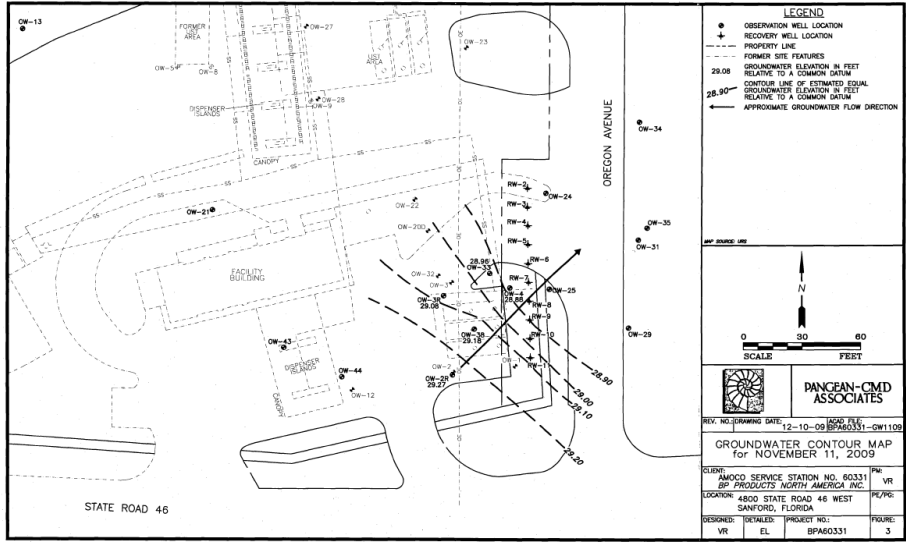


Site 225 - BP Amoco #60331

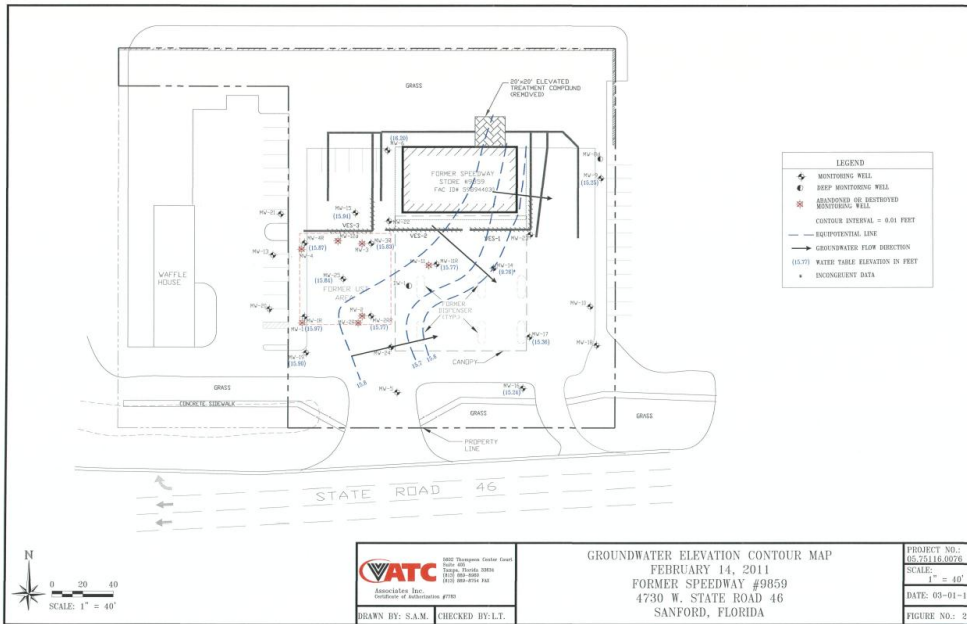


Site 225 - BP Amoco #60331

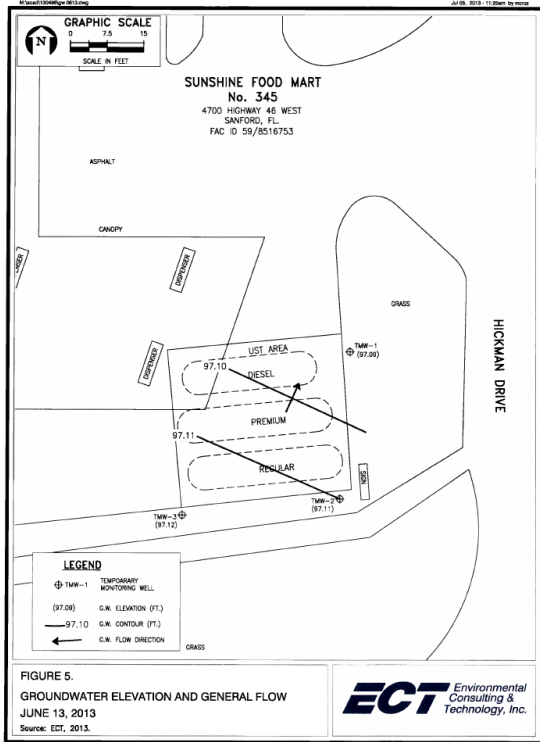




Site 225 - BP Amoco #60331

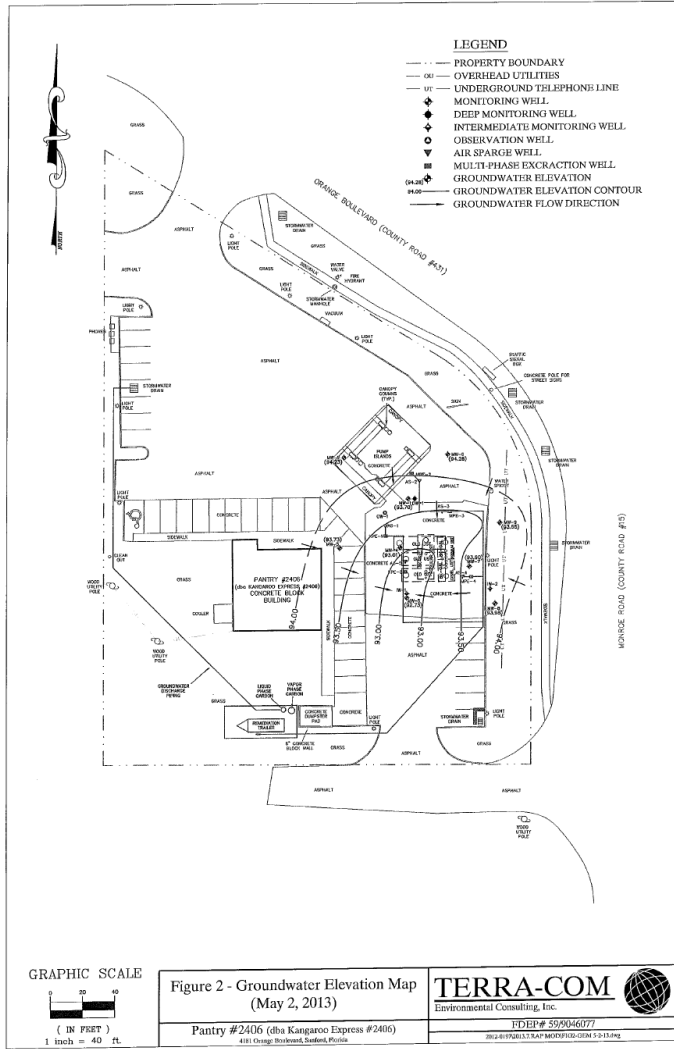


Site 226 - Sunshine Food Mart #306, former Speedway

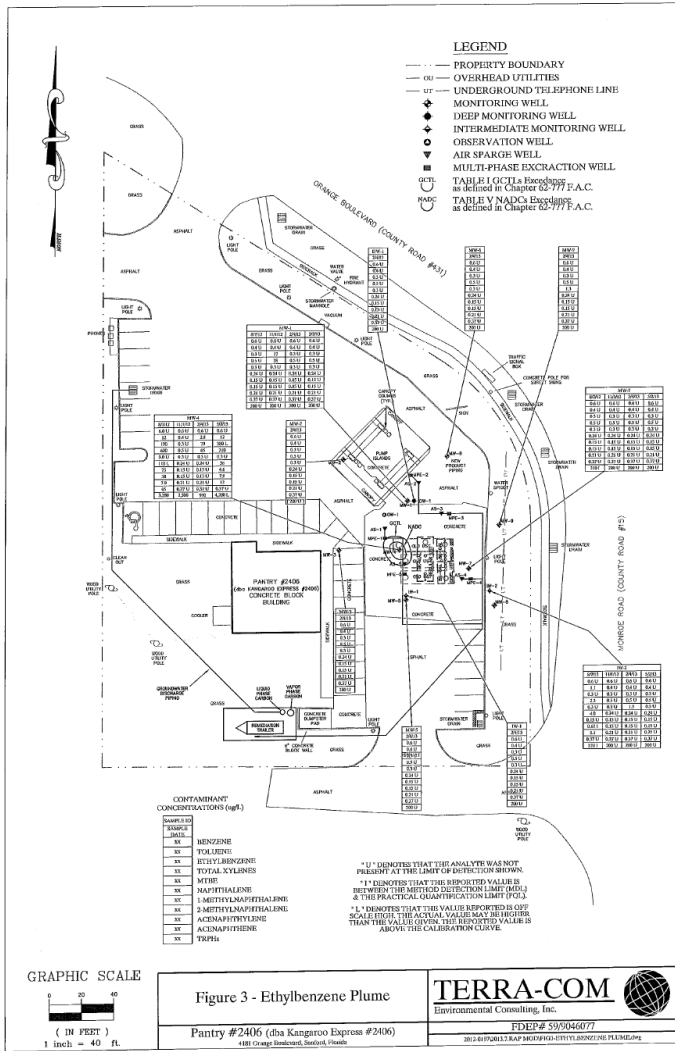


Sit 226 -Sunshine Food Mart #345





Site 276 - The Pantry #2406



Site 276 - The Pantry #2406