



City of Casselberry
Economic Development Division

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Mr. Don West
 Environmental Management Support, Inc
 8601 Georgia Avenue, Suite 500
 Silver Spring, MD 20910
 Phone 301-589-5318

November 22, 2011

RE: City of Casselberry Application for 2012 US EPA Brownfield Cleanup Grant

Dear Mr. West:

The City of Casselberry is pleased to enclose a proposal to the US EPA for a Brownfields Cleanup grant in the amount of \$200,000. This grant will support the City's efforts to remediate industrial contamination on the City-owned Police Department property in the City's Community Redevelopment Area. The successful cleanup of this site is critical in the City's effort to enhance human health, the environment, and the economic vitality of this area.

Requires Information	
A Applicant Information	City of Casselberry Economic Development Department 95 Triplet Lake Drive Casselberry, FL 32707
B Applicant DUNS number	06-480-3513
C Funding Requested	<i>i.</i> Grant type - Cleanup <i>ii.</i> Federal Funds Requested: \$200,000 <i>iii.</i> Contamination: Petroleum \$200,000
D Location: City of Casselberry, FL	E:Site Location City of Casselberry Police Department Property 4195 South U.S. Highway 17-92, Casselberry, Florida 32707
F:Contacts: i. Project Director - Pamela Lynch Economic Development Coordinator 95 Triplet Lake Drive Phone: 407-262-7700 ext. 1107 Casselberry, FL 32707 Fax: 407-262-7763 plynch@casselberry.org	ii. Highest Ranking Elected Official- Charlene Glancy (Mayor) 95 Triplet Lake Drive Phone: 407-262-7700 ext. 1107 Casselberry, FL 32707 Fax: 407-262-7763 Email: cglancy@casselberry.org
Date Submitted: November 22, 2011	Project Period: August 2012 – August 2015
Population:	<i>i.</i> City of Casselberry- 26,241 <i>ii.</i> n/a

The City of Casselberry appreciates the opportunity to apply for FY 2012 EPA Brownfields Cleanup funding to support environmental justice efforts and restoration of economic vitality in its communities.

If you have any questions, please do not hesitate to contact either myself or Mayor Glancy.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Lynch". The signature is written in black ink and is positioned above the printed name and title.

Pamela Lynch
Project Director, Brownfields Grants Program

Ranking Criteria for Cleanup Grants

1. Community Need

a. Health, Welfare and Environment

i) The City of Casselberry is located in the southernmost portion of Seminole County in east central Florida. Encompassing approximately 8 square miles, the City is located just 20 miles northeast of downtown Orlando. Two major roadways, U.S. Highway 17-92 and State Road 436, intersect, connecting the City of Casselberry to all of Central Florida. The area of the corridor where the City of Casselberry is located is highly travelled but is not a destination/stop point for the commuter traveler. Interstate 4 is just west of the City and provides connectivity to the rest of the state. Two major airports service the community; Orlando International, located approximately 40 minutes southwest and Sanford-Orlando Airport, located approximately 15 minutes away.

The City of Casselberry was incorporated in 1965; however, the area now known as Casselberry has a long history. Archaeological evidence suggests that Native Americans, known as the St. Johns people, were living in the Casselberry area between 800 and 1565 CE. A blockhouse known as Fort Concord was constructed on the shores of Lake Concord in 1849 to protect local settlers during conflicts during the Seminole Wars. After the Homestead Act was passed in 1862, settlers began homesteading the land around Lake Concord and the Triplet Chain of Lakes. The area's first subdivision was platted in 1889. The Town of Casselberry was developed in the early 1900's as Fern Park Estates and was incorporated on October 10, 1940. The town was developed around the fernery industry, producing Asparagus Plumosus ferns for floral arrangements throughout the United States and Canada. The area's ferneries became some of the world's largest producers. With the beginning of World War II the ferneries were declared non-essential and the town's founder, Hibbard Casselberry, secured government contracts for the manufacturing of bandoliers, bomb parachutes, and hospital tent liners. Historic uses such as the local ferneries and manufacturing plants that once dotted the City's landscape left their environmental mark. Later commercial and industrial uses have also impacted the environmental health of the City, leaving Casselberry with a broad range of potential brownfield sites in its boundaries.

The Police Department site is located within the City's Town Center District in the City's Community Redevelopment Area. The Police Station is the subject site for this application. The site is currently improved with a two-story concrete-block constructed structure currently occupied by the Casselberry Police Department and is located in the center of the Town Center District.

The Town Center District is located within the heart of the City which is currently devoid of natural, vacant properties, or manmade improvements and does not contribute aesthetically to the image and redevelopment goals of the City a "destination center" for the area. The Police Department property has previously been utilized for residential land uses, an appliance service company, irrigation design & supply company, a pawn shop, a shoe repair store, a coin laundromat, and auto repair and service stations. The proposed funding will be used to address cleanup activities of contaminated groundwater caused by previous land uses. **If this centrally located property is not remediated, over time, it has the potential to negatively impact both developed and undeveloped surrounding and nearby properties.** Surrounding properties at risk include the playground and park and Lake Concord located adjacent to the rear of the Site, as well as residential homes along the shores of the lake. In an effort to achieve the City's goal as a destination area, a newly constructed playground and park is utilized daily by young children,

toddlers, and women of child bearing age. The park is often a family destination for picnics and barbeques, as well as City-sponsored concerts, “movies-in-the-park” and holiday events which attract citizens of all ages. If left unremediated, there are obvious potential negative impacts to the plants and wildlife that live and feed within and around the lake, including residents that fish the lake recreationally or to supplement their food source during the current difficult economic times.

Health risks of hazardous contamination, such as exposure to benzene which is an on-site contaminant, can be severe and include neurological damage, intestinal damage, paralysis, increased risk of pneumonia and cancers. These chemicals distribute quickly and leave the body slowly (ASTDR 2006). This contamination can impact the already impoverished population by increasing potential health risks that may induce cancer, birth defects, and asthma and/or lowered immune system. The Police Department site and the Town Center District are particularly vulnerable given its substantially younger population (17.6% under 18), low per capita income, and significant population of women of child bearing age (33.8 %). There are a number of health issues presented within the community that would suggest its population has been disproportionately impacted by environmental problems. The following table represents data provided by the Florida Dept. of Health for the Seminole County community where Casselberry is located and the United State Department of Health:

	US	State	County		US	State	County
Adults who currently smoke	17.9%	17.1%	20.7%	Colorectal cancer age-adjusted death/100,000	35.2	14.3	14.9
Stroke age-adjusted death rate/100,000	40.6	30.5	21.1	Breast cancer age adjusted incidence rate/100,000	124.0	139.5	120.9
Breast cancer age-adjusted death rate/100,000	23.5	20.8	24.8	Prostate cancer age-adjusted incidence rate/100,000	156.0	159.0	111.4
Prostate cancer age-adjusted death/100,000	24.4	17.5	22.2	Low birth weights (<2500 grams)	8.2%	8.7%	8.1%
Adults who have been diagnosed with asthma	8.0%	8.3%	7.0%	Neonatal death rate	4.5%	4.5%	4.7%
Premature births (<37 weeks)	12.2%	13.9%	13.0%				

The county in which the City’s lies statistically has a higher rate of deaths due to many types of cancer such as breast (24.8% to 20.8%), prostate (22.2% to 17.5%), and colorectal (14.9% to 14.3%) in comparison to state cases. Identifying/eliminating these threats will improve quality of life via reduced risk of exposure to all forms of hazardous substances

An inventory of environmental data revealed over 100 regulatory listed sites within a 2 mile radius of the City’s Town Center District which included the following:

- Landfills
- Computer manufacturing facilities
- Automotive repair facilities
- Wood Product and Lumber Yards
- Fuel Facilities
- Small engine repair facilities
- Salvage Yards
- Paint and Body Shops
- Car dealerships
- Boat supply and repair facilities
- Dental facilities

In an effort to promote the re-development goals the City of Casselberry applied and was awarded an EPA Grant for Petroleum Brownfield Properties and an EPA Grant for Hazardous

Substance Brownfield Properties. Using the Assessment funds, the City to date has performed the following investigation:

Property Name	Task Completed	Environmental Concern	Distance from Casselberry Police Station
Target Outparcel Property	Phase I, Phase II	Gasoline Service Station	adjacent
City Center	Phase I	Gasoline Service Station	800 feet
Lake Concord Property	Phase I, Phase II	Underground Storage Tank	adjacent
Timberlane	Phase I	Potential Septic System	1.5 miles
2840 US 17-92	Phase I	Lumber Storage Yard	3,500 feet
Contestable Redevelopment	Phase I	Electronics Manufacturer and Gasoline Station	1.25 miles
95 Concord Drive	Phase I	Former Printing Operations	800 feet

As noted, there are several sites that have been investigated in the general proximity of the Police Department site, thus showing the need to promote the redevelopment and rehabilitation of the area.

b. Financial Need

The Police Department property is located within the Town Center District in the City's Community Redevelopment Area which is the targeted area for the Brownfield program. The following table illustrates general demographics for the Community Redevelopment Area, Seminole County, State of Florida and USA.

	City of Casselberry	Seminole County	State of Florida	National
Population - 2010 Estimate¹	26,241	422,718	18,801,310	308,745,538
Race:				
White	80.1%	78.2%	75.0%	72.4%
Black or African American	8.0%	11.1%	16.0%	12.6%
Asian	2.9%	3.7%	2.4%	4.8%
Hispanic or Latino	22.6%	17.1%	22.5%	16.3%
Median Household Income in 2009¹	\$44,618	\$56,201	\$44,755	50,221
Per Capita Income 2009¹	\$23,019	\$29,744	\$26,539	\$ 26,530
Poverty Rate 2010³	13.8%	10.6%	16.5%	15.3%
Unemployment Rate Sept. 2011²	9.8%	9.6%	10.6%	9.1% ²

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>.

² Data is from the Bureau of Labor Statistics and is available at www.bls.gov

³ U.S. Census Bureau, 2010 American Community Survey

Minorities: The City of Casselberry has a substantial and growing minority population. As shown in the table above, 8.0% of the City population is African American and 22.6% are classified as Hispanic. An estimated 15.7% of City residents report residing in a predominantly Spanish-speaking home. The City's Hispanic population grew a staggering 92.1% between 1990 and 2000 and continued to increase of over 73% between 2000 and 2010. In addition to the numbers reflected in the table above, it is important to note that the City is home to many unreported Hispanic residents.

According to a 2007 report on the impact of undocumented residents compiled by the Connecticut State Data Center at the University of Connecticut, undocumented residents in Florida are estimated to account for an additional 1,082,080 residents¹. Central Florida is particularly impacted due to the high volume of hospitality and construction jobs which offer

employment opportunities. These populations are particularly sensitive to environmental impacts as their status as undocumented residents or “aliens” subjects them to a limited pool of housing and employment opportunities. Undocumented residents typically live in the most precarious of housing units and are employed in jobs with the highest hazard levels, both environmental and otherwise. Also, as these residents are undocumented, any income that they may earn is not taxed; however the city must still provide them much needed services. This fact along with other factors put a strain on the City’s services and budget

Low Income: Seminole County, located in the “I-4 Corridor” between Daytona and Tampa is one of the most affluent Counties in a “corridor” of more affluent counties in the State of Florida. This area, and Seminole County in particular, is home to residents that typically are better educated and enjoy higher paying jobs (and benefits) than residents in other counties in Florida. Businesses, many of which have moved their corporate offices from other parts of the United States to Seminole County, offer jobs in technology, computers, high-tech manufacturing, defense, space, and similar industries, and this can be seen when comparing Seminole County’s Median Household income to the State of Florida (exceeds by almost \$11,500), as well as the national average (exceeds by almost \$6,000). Therefore, the disproportionate difference in Median Household income for residents of City of Casselberry, when compared to nearby areas in its own county, is shocking. *It is a small disadvantaged island surrounded by an affluent sea.* The City also has lower per capita incomes and higher poverty rates than Seminole County as a whole. According to the 2010 American Community Survey the City has a 13.8% poverty rate, compared to just 10.6% in the County. Casselberry residents also have lower median and per capita incomes than both Seminole County and the state of Florida. It is because of these lower incomes that the City has a lower tax base than many neighboring communities. This means that the City is unable to put money into many of the brownfield sites located in the City.

Unemployment: In 2005, prior to the onset of the current recession, unemployment rates hovered around 3.3%. The current unemployment rate for the City is estimated at a staggering 9.8%. If these estimates were to include unemployed residents who have been out of work for over a year, they would likely be much higher. What is particularly troubling about these facts is that recent economic events like the European debt crisis have conspired to make the future economic forecast for the City even worse.

Housing Crisis: The devastating construction and real estate market crash has resulted in high rates of foreclosure and declining home values and has compounded the issues resulting from high unemployment and lower income levels in the City. Florida had the nation’s fourth-highest foreclosure rate in third quarter 2009, according to data released by RealtyTrac Inc. One in every 368 Florida home received a foreclosure filing in September 2011, with Central Florida as one of the worst hit. The City of Casselberry has not escaped unscathed. Its tax base has realized substantial losses and it is estimated that it will take at least 18 months before the foreclosure crisis is contained. Already strained by an aging housing stock (the average age of housing units is 30 years) and a substantial number of mobile homes (accounting for over 11% of the total housing stock), the City has faced dramatic budget constraint from the housing crisis.

Educational Attainment: To further complicate the situation facing the City, limited education of residents makes job diversification and re-employment difficult. Of the City’s adult residents over age 25, 75.2% are lacking a college degree of any kind, 69.6% have not completed High School and 3.5% have less than a 9th grade education. Only 16.4% hold bachelor’s degrees or higher.

Children and Pregnant Women: Compared to the state, Casselberry is home to a considerably younger population. The average age within the City is 37.9. An estimated 4,355 children under 18 reside here, accounting for 17.6% of the City's population. The population is comprised of 50.4% women, of which 33.8 % are of child bearing age. These population groups are particularly and disproportionately subject to higher rates of poverty and subsequently are at greater health risk from environmental factors. This is due in large part because they are more likely to live in older, substandard housing units. This is particularly true in Casselberry.

Health and Disease Data: There are a number of health concerns within the City resulting from environmental contamination. Former computer manufacturing plants, long since abandoned, are located in the northeastern and southwestern most portions of the City. The sites have had a host of environmental contamination concerns. The City is aware of a plume of hazardous substances stemming from both sites, which could potentially impact surrounding municipal reservoirs. Additionally, the environmental inventory conducted on a small 2 mile radius within the City, revealed documented evidence of 23 drinking water wells contaminated by Ethylene Dibromide, a soil fumigant.

Like many communities, recent economic events have drastically impacted the City's budget. Leading into the fiscal year 2011, the City of Casselberry is facing the worst economic struggle since the Great Depression. Over the last 5 years, property valuations within Seminole County have declined \$15,900,000 resulting in property tax losses of \$48,000,000. During the same time period, property tax reforms enacted by the State legislature reduced the county's property tax revenues by \$32,100,000. A desperately sluggish economy and high unemployment rates forced sales tax and gas tax revenues to plummet by \$11,500,000 and \$1,800,000 respectively. The resulting net decline of \$67,000,000 in operating revenue has been felt within the City, which relies on the services provided and tax dollars collected at the County level.

Once reliable revenues sources are in decline and the City's tax base has contracted over 11% in a single year. The City faced devastatingly difficult decisions entering the present budget cycle, unsure if the provision of even basic fire and emergency services would be feasible for the City to fund. City residents have faced economic struggle as well. The recession has caused unemployment levels to skyrocket from a tame 3.3% in 2005 to a shocking 9.6% in 2009. Poverty rates are also on the rise. Household and per capita incomes for City residents are lower than state averages and have declined during the recent recession. According to the 2010 American Community Survey the City has a 13.8% poverty rate, compared to just 10.6% in the County. Casselberry residents also have lower median and per capita incomes than both Seminole County and the state of Florida.

2. Project Description and Feasibility of Success

a. Project Description.

i) Proposed Project. The City is requesting \$200,000 in cleanup funds for petroleum cleanup activities at the City owned Police Department property located in the Town Center District. The site is currently improved with a two-story concrete-block constructed structure currently occupied by the Casselberry Police Department. This property has previously been utilized as residential land uses, an appliance service company, irrigation design & supply company, a pawn shop, a shoe repair store, a coin laundromat, and auto repair and service stations. No documented cleanup activities have been performed at site. A Phase II Subsurface Investigation conducted in 2011 as part of the City's Petroleum Assessment grant. The soil sampling analytical results from the soil samples collected from nine soil borings installed at the Site have revealed no concentrations of parameters analyzed were above Florida Department of Environmental

Protection Soil Cleanup Target levels. The Groundwater analytical results from the sample collected from the nine permanent monitoring wells installed at the Site revealed benzene, ethylbenzene, isopropylbenzene, and naphthalene were detected at concentrations exceeding their respective Florida Department of Environmental Protection Groundwater Cleanup Target Levels. Naphthalene and isopropylbenzene were also detected at concentrations exceeding their respective Florida Department of Environmental Protection Natural Attenuation Default Concentrations. The groundwater flow direction (northeast) has been determined to flow toward Lake Concord which is located directly adjacent to the Site. The groundwater contamination has been delineated and is contained to the Site. A limited Contamination Assessment Report was submitted to the Florida Department of Environmental Protection.

As part of the redevelopment of the area the Police Department building is being considered as a location for a business incubator. Business incubators are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts. Remediation of the Site could also spur the redevelopment of the adjacent properties in the Town Center District, which is likely to include a multi-use apartment complex (nearby undeveloped Community Center site to the south, across Triplet Lake Drive), an "Iron Chef"-style restaurant (vacant paved parcel to the north), and commercial/retail development (vacant lot to the west, across US Highway 17). These proposed redevelopment uses would potentially provide desperately needed affordable housing and all levels of jobs.

ii) Cleanup Plan. A Draft Analysis of Cleanup Alternatives (Attachment E) was prepared for the subject property. Based upon the geology of the subject property and the building structure located on the subject property, air sparging with soil vapor extraction was evaluated to be the best remediation option for the subject property. The goal of the active remediation is to reduce site concentrations of contaminants of concern below 90 percent of the baseline groundwater contaminant concentration levels as defined in Chapter 62-770, Florida Administrative Code, guidelines. The following tasks will be conducted as part of the cleanup of the Site: installation of 14 1-inch air sparge wells, installation of 14 2-inch SVE wells, purchase of one SVE system, purchase of one air sparge system, purchase of carbon vessels, installation of all trenching, piping, electrical, telemetry and control systems, site restoration, remedial system startup and testing of system, permitting, monthly and quarterly operation & maintenance site visits and monitoring for 3 years, quarterly groundwater sampling for three years, and one year of natural attenuation monitoring. It is anticipated that the cleanup of the site should be accomplished within 3 year from implementation.

B. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging other Resources

Budget Categories	Project Tasks					
	QAPP/HASP	ABCA/RAP	Remedial Activities	Community Relations	Programmatic Support	Total
Personnel				\$7,500.00		\$7,500.00
Fringe Benefits						
Travel ¹				\$5,000.00		\$5,000.00
Equipment ²						
Supplies				\$2,500.00		\$2,500.00
Contractual ³	\$5000.00	\$10,000.00	\$160,000.00		\$10,000.00	\$185,000.00

Budget Categories	Project Tasks					
Total	\$5,000.00	\$10,000.00	\$160,000.00	\$15,000.00	\$10,000.00	\$200,000.00
Cost Share ⁴			\$40,000			
1	Travel to brownfields-related training conferences is an acceptable use of these grant funds					
2	The City of Casselberry will comply with the procurement procedures contained in 40 CFR 31.36, or for non-profits,					

i) Describe Plan

TASK 1: Development of a Site Quality Assurance Project Plan and a Site Health & Safety Plan \$5,000 has been budgeted for the preparation a Site Specific Quality Assurance Project Plan (QAPP) and a site Health & Safety Plan (HASP), consistent with EPA QAPP guidelines and the new FDEP Standard Operating Procedures.

TASK 2: Analysis of Brownfields Cleanup Alternative (ABCA) /FDEP Approved Remedial Action Plan (RAP). \$10,000 is budgeted for the completion of an EPA ABCA and the completion of an FDEP Remedial Action Plan (RAP) under the Florida Petroleum Contamination Site Cleanup Criteria, Chapter 62-770 FAC. The City will finalize the enclosed draft ABCA outlining the cleanup alternatives for remediating the groundwater at the Police Department Property. The RAP will include calculations on the aerial extent of the groundwater contamination and calculations on the amount of groundwater that will be remediated.

TASK 3: Remedial Activities \$160,000 (80% of the cleanup budget) is budgeted for remedial activities in accordance with the Florida Petroleum Contamination Site Cleanup Criteria, Chapter 62-770 FA C. Remedial Activities include three years of soil vapor extraction and air sparging with groundwater monitoring.

TASK 4: Community Relations Plan and Community Outreach. \$15,000 has been budgeted for the community relations plan, including development of strategic partnerships and community involvement; dissemination of information and comments to/from the community and stakeholders, as well as community meetings and printed materials. A budget of \$5,000 in travel funds for attendance at national/regional brownfields-related training conferences/ workshops. Additionally, \$2,500 is budgeted for printing/reproduction of materials that will be used in outreach efforts. Another \$7,500 is budgeted to hold workshops pertaining to brownfields redevelopment opportunities, project replicability for other social services agencies, and inform/educate the public concerning the project.

TASK 5: Programmatic Support. A budget of \$10,000 for programmatic support is planned. This task will provide the ability to track and measure the progress toward achieving site cleanup and redevelopment goals. The tracking and measurement will be implemented by providing the EPA quarterly reports, MBE/WBE forms, entering information into ACRES, EPA work plans, and other activities necessary to maintain compliance with EPA cooperative agreement terms and conditions. The cost also includes procurement cost for environmental contractor.

Matching Funds: The subject property is eligible for cleanup funding from the Petroleum Cleanup Participation Program (PCPP) pursuant to Sections 376.3071(13) and 376.30711, Florida Statutes (F.S.). Pursuant to Subsection 376.3071(13), F.S., this site has already been approved under PCPP for no more than a total of \$400,000 of site rehabilitation funding assistance. A copy of the approval letter is included in Attachment D of the Threshold Evaluation. A portion of these funds will be utilized for the as the matching contribution required by the grant. The cleanup grant fund will ensure the completion of the cleanup portion of this project. Therefore, no financial gap is anticipated.

ii) Tracking and Measuring Progress. The City will track outcome/output measures on a quarterly and cumulative basis:

- Completions of ABCA, RAP, and QAPP
- Installation of required remediation equipment
- Effectiveness of remedial activities
- Amount of funds leveraged toward assessment & remediation of site
- Amount of total project funds leveraged for completion of project
- Amount of recreational space created
- # of construction jobs leveraged at brownfields redevelopment sites
- Outreach to other agencies regarding brownfields tools & redevelopment opportunities
- # of workshops held & public meetings attended
- Non-EPA assessment/ cleanup dollars leveraged

iii) Leveraging. For the completion of the remedial activities at the Police Department site the site will be utilizing the balance (approximately \$360,000) of the funding provided by the Petroleum Cleanup Participation Program. In addition, The City will utilize the brownfields program as a multi-layered incentive approach to implement redevelopment in the Town Center District. A primary layer of incentives for the Town Center District is provided by the Florida Brownfields Program and includes: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2,500 tax refund/ each new job created in the community redevelopment area; Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects); and Brownfields Liability Protections (as provided statutorily). State incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on redevelopment projects.

The primary source of funding for the operation of the City's redevelopment activities is Tax Increment Financing (TIF). TIF is calculated by taking the difference in the taxable value of the City's community redevelopment area when it was established in 1995 and the current year. The taxes (both City and County) generated by the incremental difference are reserved for the City's community redevelopment area activities in the City's community redevelopment area Trust Fund.

C) Programmatic Capability and Past Performance

i) Programmatic Capability. The City has designated Pamela Lynch as the project manager for this project. Pamela serves as the City's Economic Development Coordinator and has an extensive background in community development. Ms. Lynch has also served as project manager for the City's current US EPA-Brownfields Petroleum and Hazardous Substances assessment grants - BF-95460410-0 which was awarded to the City in 2010. She has also worked for a land development company, a real estate investment trust, and a national homebuilder. She has been on City staff for approximately 2 years. In her tenure, she has worked closely with residents, business owners and City staff in her daily operations and is well known and trusted within the community. She will work to ensure that the City's objectives and the needs of the community are met through the activities of this program. Due to the limited tax base of the City, the City can only afford to employ one person to manage their brownfield activities. In the absent of Ms. Lynch, Mr. Donald Martin, Community Development Director, will oversee the project manager function.

The City of Casselberry has the ability to manage the grant through Ms. Pamela Lynch, Economic Development Coordinator, supported by qualified legal and environmental

professionals either contracted or on City staff. The City will contract through the Consultants Competitive Negotiation Act (Florida Statutes) with an experienced brownfields environmental consultant to support brownfields redevelopment/cleanup activities. City will manage the brownfields program with its legal counsel and with procurement activities through its purchasing ordinance, complying with all requirements. The City's project manager will closely coordinate all grants administration and reporting efforts with the City's consultant to ensure that they are properly conducted. All grant/ contracts managed by the City of Casselberry are current on reporting requirements and in compliance with all contract terms/conditions. In the event that employee turnover occurs during the course of the grant project period, the City will follow tight procedures to ensure properly qualified and experienced personnel are found to fill vacancies as quickly as possible.

ii) **Adverse audit findings.** There was one finding indicated by the City's auditors relating to Internal Controls. During their evaluation of the City's internal controls, the auditors noted that the accounting policies and procedures had not been updated for several years and that monitoring and risk assessment activities were not formally documented. The auditors recommended that the City's accounting and reporting policies and procedures be updated annually, and that Monitoring and Risk Assessment activities performed be formally documented.

In response to this finding, the City has begun the process for the revision and expansion of existing policies and procedures. Once completed, the City will review procedures within functional areas of the Finance Department. Compliance with existing policies and procedures will be tested. Assessment of risk will be made for the area under examination. Should an internal control weakness be identified, a recommendation for compensating control will be determined. Formal procedures will be updated for the inclusion of new internal controls and other changes. The review of procedures will be documented and reported to the Finance Director in the form of a memorandum.

iii) **Past Performance**

Currently or Has Ever Received an EPA Brownfields Grant. The City was awarded a US EPA-Brownfields Assessment: Petroleum/Hazardous Substances- BF-95460410-0- Award Amount: \$400,000. Date Awarded: August, 2010. Remaining Balance at the end of the first year is \$153,982.57 for the petroleum grant and \$155,981.43 for the hazardous substances grant. The funded work has been implemented by conducting Phase I's prepared in accordance with EPA's All Appropriate Inquiry Rule and ASTM D1527-05, Standard Practice for Environmental Assessments and Phase II's prepared following the criteria of the Florida Brownfields Cleanup Criteria Rule 17-785. Health and Safety Plans and the Generic Quality Assurance Project Plan (QAPP) have also been submitted. The QAPP is consistent with the EPA Region 4 "*Interim Generic & Site Specific Quality Assurance Project Plan Guidance for Brownfield Site Assessments and/or Cleanups*" The City has completed 2 Phase Is, 2 Phase II Environmental Site Assessments, 3 site determinations, three site specific quality assurance project plans, and three site profile forms for the Petroleum Assessment Grant. The City has completed and 5 Phase Is, 1 Phase II, one Site Determination, one Site Specific Quality Assurance Project Plan, and six Property Profile Forms for Hazardous Substances Assessment Grant. The City has also submitted six Quarterly Reports, three MBE/WBE Utilization Forms, and has uploaded the appropriate information to the ACRES Database after task completion

The City has maintained a successful history of managing this agreement, meeting and complying with reporting requirements, submitting final acceptable technical reports, and

reporting on its progress and results under this agreement. For this Clean-up Grant, the City will procure the services of a qualified environmental engineering firm to implement remediation requirements for this grant. The City's project manager will closely coordinate all grants administration and reporting efforts with the City's consultant to ensure that all are properly conducted.

3. Community Engagement and Partnerships

a. Community Involvement. The City has actively engaged affected community members and stakeholders from all sectors in its efforts related to sustainable cleanup and redevelopment of brownfields area. The City regularly communicates via email and meetings to establish/ maintain interest. The City uses public notices in the announcements in City utility bills, announcements at public meetings, and postings on the City's website. The City currently invites community members and local businesses to workshops/presentations, and offers brownfields presentations to local community based and professional organizations. According to the 2010 Census, over 20% of Casselberry residents reported speaking English less than "very well." The City has partnered with the Hispanic Business Initiative Fund, a nonprofit group within the community, who has pledged translation services to the City. In addition, the City makes full use of bilingual City staff and consultants to ensure that Spanish-speaking residents are informed and involved throughout the process of brownfields redevelopment. The City recognizes the importance of outreach programs to its non-English speaking residents, most of whom speak Spanish.

The City of Casselberry has worked with the community to create a vision for Town Center District's future. A series of public meetings, interviews, and workshops on the City's brownfields program and the Town Center District's redevelopment goals have been held since the end of 2010. Key stakeholders in the Town Center were interviewed for their input in the brownfields redevelopment process. Other groups who could assist with brownfield site identification and public outreach were also identified. At these meetings, there was general agreement on the importance and interest in the future of the Town Center. Goals of the Redevelopment Plan include producing a higher level of aesthetic quality in development than the norm, creating a unique image/identity, preserving the character of historic neighborhood areas, and encouraging new mixed-use development throughout the area. Other desired outcomes included higher standards of development/ environment quality in implementation of proposed future land uses, sense of place, definition of the Town Center as a major downtown gateway/destination area, incorporation of residential/mixed uses in a pedestrian-friendly setting.

The City of Casselberry is committed to involving all members of the affected community. In order to ensure the proper community involvement and a continuous line of communication, the City initiated a Brownfield Advisory Board to serve the City's brownfield redevelopment program. Community-based organizations such as financial institutions, real estate companies, state regulatory agencies, and East Central Florida Regional Planning Council were selected as representative to serve on the Brownfield Advisory Board to assist in identifying potential brownfields sites, help develop history of sites, publicize projects, explain goals of assessment program, and keep the community informed. . The Brownfield Advisory Board has assisted in visioning and goal setting to establish community priorities for reuse of brownfields sites. The Brownfields Advisory Board's goal is broad-based grassroots involvement of community members from the targeted community. Public meetings had been held at least twice yearly and as-needed to monitor progress, advice on reuse of brownfields sites, and inform the public of progress and results of program activities. Public input and prioritization will continue though implementation of the Cleanup Grant

The community in general, and stakeholders in particular, are viewed as primary implementers of the Town Center project, thus their continued involvement is critical. The City made the draft cleanup documents EPA ABCA and FDEP Remedial Action Plans (RAP) available for review and comment by the surrounding community in the website. The City will also receive and address comments by the community to be incorporated in a revised ABCA and RAP documents.

b. Partnerships with Local & State Environmental & Health Agencies. The City of Casselberry has a long, successful history of formulating/maintaining partnerships with local, regional, state and federal government agencies in its brownfields program since inception. The success of The City of Casselberry's brownfields program is in large part due to the cooperation of numerous environmental and health agencies. FDEP, US EPA, Florida Dept. of Management Services, Florida Department of Health, and Seminole County Health Department have all played roles in the successful implementation of the City's brownfields program. Seminole County Department of Public Safety, Petroleum Storage Tanks Bureau, Petroleum Cleanup Program has been working closely with the City in the assessment of the Police Station and various other sites. The City of Casselberry intends to continue to build a network of resources with the ability and motivation to realize its vision for brownfields redevelopment, while providing education on other integral planning principles. For example, the FDEP Central District Brownfield Coordinator is a member of the City's Brownfield Advisory Board. The City also encourages it's subcontractors to utilized the Central Florida Workforce Board in order to hire workers from the local community. The City of Casselberry/ has developed/ sustained partnerships with stakeholders, local, regional, state, and federal agencies to ensure appropriate cleanups and resulting redevelopment of brownfields sites:

<u>Regional & Local Economic Development & Planning Groups:</u> Central Florida Development Council; Seminole County and Central Florida Community Redevelopment Agencies; Seminole County Planning & Development Department Seminole County Economic Development Department; East Central Florida Regional Planning Council; and St John's Water Management District
<u>State & Federal Agencies:</u> US Departments of Defense/Office of Economic Adjustment and Transportation; Housing and Urban Development; Economic Development Administration; Enterprise Florida; Florida Department of Environmental Protection; Office of Greenways and Trails; Florida Department of Community Affairs; Community Development Block Grants Administration; Florida Department of Health – Seminole County Health Department; Department of Emergency Management; Central Florida Regional Planning Council; and Governors Office of Tourism, Trade and Economic Development
<u>Local Non-profits and Developers for Economic Development & Housing Projects:</u> Habitat for Humanity, Florida Brownfields Association, and Florida Redevelopment Association
<u>Local Government:</u> Seminole County Public Schools, Seminole County Public Health Department, City of Casselberry Community Redevelopment Agency

c. Community Based Organizations (CBOs). The City is fortunate to have the support of several community based organizations for its brownfields program. The following organizations have pledged supportive roles in the brownfields program. They have provided written letters of support / commitment. *Please see Attachment G for copies of the letters.*

CBO	Description	Role	Contact
Seminole County Regional Chamber of Commerce	Chamber of Commerce	Public Outreach & Marketing	Frank Hale, President/CEO 1055 AAA Dr., #153 Heathrow, FL 32746
Casselberry Community Redevelopment Agency	Agency focused on redevelopment / revitalization	Public Outreach & Marketing	Paul Daigle, CRA Chairman 95 Triplet Lake Drive Casselberry, FL 32707

CBO	Description	Role	Contact
Seminole County Economic Development Department	Entity of Government for Job Creation	Public Outreach & Education	William McDermott, Economic Development Dir. 1055 AAA Dr., #145 Heathrow, FL 32746
Casselberry Chamber of Commerce	Chamber of Commerce	Public Outreach & Serve on Advisory Committees	Pamela Lynch, Board Dir. 894 East Semoran Blvd. Casselberry, FL 32707
Christian HELP	Assistance w/ unemployed by helping them find jobs	Advertise grant & help recruit for any jobs that are needed for the program.	Sandi Vidal, Executive Dir 450 Seminola Boulevard Casselberry, FL 32707
JVD Construction Company, Inc.	Concrete Contractors Company	Use of facilities to hold clean-up grant meetings	James DiSalvatore, Owner 350 Anchor Road Casselberry, FL 32707
BB & T Bank	A well-established banking organization	Assist with creating & distributing informational brochures	Roberta Weis, Vice President 894 E. State Road 436 Casselberry, FL 32707
State Farm – Glenn Ritchie Agency	A mutual insurance company	Public Outreach & Marketing	Glenn Ritchie, Owner 186 State Road 436 Casselberry, FL 32707
Air Flow Designs	Heating & air conditioning company	Provide available meeting space for clean-up grant meetings	Jesse Burd, Purchasing Manager P.O. Box 180308 Casselberry, FL 32707
HHH Management Inc.	Plaza Owner & Asset Management Company	Public Outreach & Serve on Advisory Committees	Don Rosenthal, Director P.O. Box 273760 Boca Raton, FL 33427
LPL Financial	Financial Advisors	Assist with creating & distributing informational brochures	Sharon Hunt, Investment Consultant 950 S. Winter Park Drive, Suite #107 Casselberry, FL 32707
John Edward Jones, a Professional Association	Attorney and Counselor at Law	Provide available meeting space for clean-up grant meetings	John Jones, Attorney 5200 S. U.S. Hwy. 17-92 Casselberry, FL 32707
Fiends of the Park	Resident Volunteer Organization	Tree plantings and park cleanup	William Hufford President

4. Project Benefits

a. Welfare and/or Public Health. Beyond economic and physical blight, the Town Center District faces health risks due to hazardous substance contamination, as discussed previously. The Police Department property has previously been utilized as residential land uses, an appliance service company, irrigation design & supply company, a pawn shop, a shoe repair store, a coin laundromat, and auto repair and service stations. The proposed funding will be used to address cleanup activities of contaminated groundwater caused by previous land uses. If this centrally located property is not remediated, over time, it has the potential to negatively impact both developed and undeveloped surrounding and nearby properties. Surrounding properties at risk include the playground and park and Lake Concord located adjacent to the rear of the Site, as well as residential homes along the shores of the lake. In an effort to achieve the City's goal as a destination area, a newly constructed playground and park is utilized daily by young children,

toddlers, and women of child bearing age. The park is often a family destination for picnics and barbeques, as well as City-sponsored concerts, "movies-in the-park" and holiday events which attract citizens of all ages. If left unremediated, there are obvious potential negative impacts to the plants and wildlife that live and feed within and around the lake, including residents that fish the lake recreationally or to supplement their food source during the current difficult economic times.

The City's brownfields program will use redevelopment of environmentally impaired properties to stimulate economic development and the target property for remediation that otherwise would pose a health risk to local communities. The proposed conversion of the Police Station redevelopment is anticipated to spur further redevelopment of blighted properties into affordable housing and small businesses within the Town Center District. With the additional development of small businesses and residential developments located together in the small Town Center District, it would promote a more healthy lifestyle as workers would be encouraged to walk or take public transportation to work instead of driving. This equitable redevelopment principle would aid in decreasing the City's carbon footprint. The City sees its brownfields program as a tool to deliver resources to improve environmental justice in the Town Center District. Through the redevelopment process, removal of blighted properties can have a powerful effect, improving residents' perception of and actual safety, resulting in increased pride/participation in the community. Without attention brought to these areas and the ability to begin cleanup of harmful contaminants, the Town Center District will continue to stagnate both economically and socially. Also, due to the current relative absence of housing and businesses in the adjacent properties from the Police Determent site, the remediation activities will have minimal impacts to the residents. In any case, proper fencing, scrim, hay bales, lockable gates, and signage will be utilized at the sites to protect residents that may pass by during site rehabilitation from dust, run-off, heavy equipment, etc.

b. Economic Benefits and/ or Greenspace

i) Economic benefits. Once a bustling area with mixed residential/commercial/industrial uses, the Town Center District's is now home to many vacant/underutilized buildings and vacant land. Public perception of Town Center District includes toxic contamination from an industrial past. Successful cleanup of the Police Department site will stimulate economic/community redevelopment, open space/greenspace. The Police Department building is being considered as a location for a business incubator. Business incubators are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts. Remediation of the Site could also spur the redevelopment of the adjacent properties in the Town Center District, which is likely to include a multi-use apartment complex (nearby undeveloped Community Center site to the south, across Triplet Lake Drive), an "Iron Chef"-style restaurant (vacant paved parcel to the north), and commercial/retail development (vacant lot to the west, across US Highway 17). These proposed redevelopment uses would potentially provide desperately needed affordable housing and all levels of jobs including dishwashers/bus boys, servers/hostesses, sous chefs/master chefs/managers at the restaurant and salespeople and managers at the retail/commercial uses. The presence of an "Iron Chef"-style restaurant, with its potential for outdoor dining while viewing beautiful Lake Concord, its fountain and scenic walkway, would attract clientele from affluent surrounding areas of Seminole County who are not currently spending money in the City. New retail/commercial uses would attract additional customers and the City would benefit from

additional sales taxes from the restaurant and retail development. Tenants at the new apartment building and employees from the new retail/restaurant establishments are like to shop and eat locally at the supermarkets, box-wholesalers shops, fast food establishments and other restaurants that are already located along US Highway 17, further increasing the potential for additional sources of tax revenue and additional job opportunities as exiting stores hire new staff due to the influx of new customers.

Successful redevelopment would also help to improve environmental justice in the Town Center District, which is an area with a very negative environmental legacy. Through revitalization of the former impacted area, the City anticipates increased residential, and commercial, where blighted properties currently exist.

In conjunction with the redevelopment vision, the City stresses affordable, workforce housing in brownfields redevelopment efforts. The redevelopment vision notes the need for mixed-use residential development for sale and/or rent by mixed-income households. The City plans to expand the residential population in the Town Center District, plus establish it as a critical component of its downtown goals. The City plans to redevelop brownfields sites to provide much needed housing that will also increase the tax base and provide additional economic development opportunities for reestablishing quality housing. These opportunities increase the probability of attracting retail/office development and other commercial activities - and the jobs related to these businesses. The primary roles of the City's Brownfields Program in relation to economic development activities are 1) to return underutilized/ abandoned properties to productive reuses for economic development projects; and 2) to create value added, higher paying jobs for residents. Positive economic development factors/incentives the brownfields program can provide:

- Resources for the cleanup of contaminated properties.
- Opportunities for redevelopment of brownfields to viable economic development and housing projects to create jobs & or expand the local tax base.
- Use of Florida economic development tax abatement and business relocation incentives to create viable redevelopment opportunities for high wage job creation.
- Ability to access additional federal/state/local brownfields grants appropriations/resources (e.g., HUD BEDI/108 Loans, EDA Public Works Development Facilities Program, EDA Economic Adjustment Program, SBA loan programs, Minority Worker Training Program).
- Health Care - Improvements to health care and potential creation of health care related jobs via up to 75% of cleanup cost by Voluntary Clean Up Tax Credits (up to \$500,000 annually) and up to 75% State Brownfields Loan Guarantee for primary loans on new health care facilities.
- The Florida Brownfields Program includes as incentives: FDEP Voluntary Cleanup Tax Credit Program (up to 75% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund for each new job created); Brownfields Loan Guarantee Program (up to 75% loan guarantee for brownfields projects); Brownfield Liability Protections (as provided by law).

ii) Other non-economic benefits associated with the site to be reused for greenspace or other not-for-profit activities. It is estimated that every brownfields acre redeveloped preserves over four acres of open space/greenspace through the use of existing infrastructure. Surrounding properties at risk include the playground and park and Lake Concord located adjacent to the rear

of the Police Department site, as well as residential homes along the shores of the lake. Remediation of this site will prevent the endangerment of the adjacent park due to migration of the contamination. From a regional perspective, reuse of urban core brownfield properties supports the need to limit urban sprawl and protects stressed natural resources/habitat. Casselberry's Comprehensive Plan addresses sustainability issues relative to redevelopment of brownfields: improved landscaping; parks and open space protections; impact fees; cooperation with private, local, state and federal programs in acquisition/maintenance of unique vegetative communities, plus protection and enhancing surface and groundwater; land management for fire protection, wildlife habitat, and area-wide resource management plans/studies for wildlife, native plants, surface water restoration, closed basin needs, and endangered/threatened species of special concern, and restoration plans to maintain wetlands/native forest/wildlife populations with state/regional agencies; development of a unified stormwater plan and requirements for on-site stormwater in new construction. The Comprehensive Plan actively promotes and encourages environmental responsibility beyond energy and water conservation to incorporate environmentally sensitive site planning, resource efficient building materials and superior indoor environmental quality.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse- A primary focus of the City's brownfields plan is to reverse local urban sprawl and economic dislocation, and correct the disproportionate concentration of contaminated sites in Town Center District. Current zoning provides for a new range of more economically viable and sustainable uses at substantially greater intensities, thus contributing to enhance economic use and property values. A core concept is to concentrate on revitalization of obsolete areas resulting in the preservation of historic resources; creation of livable downtown urban centers and communities; enhancing racial and economic diversity in the neighborhoods that comprise the Town Center District. The proposed conversion of the Police Station into a business incubator means that the current utilities infrastructure would be re-used. This redevelopment is also anticipated to spur further redevelopment of blighted properties into affordable housing and small businesses within the Town Center District. With the additional development of small businesses and residential developments located together in the small Town Center District, it would promote a more healthy lifestyle as workers would be encouraged to walk or take public transportation to work instead of driving, thus decreasing the City's carbon footprint.

Appendix A

Threshold Criteria for Cleanup Grants

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

a. Eligible Entity - The City of Casselberry, Florida, is eligible to apply for the EPA Cleanup Grant because it is a local unit of government under 40 CFR Part 31.3.

b. Site Ownership- The City of Casselberry is the sole owner of the Police Department property that is the subject of this brownfields cleanup grant proposal.

2. Letter from the State or Tribal Environmental Authority See Attachment B

3. Site Eligibility and Property Ownership Eligibility Petroleum Only Site

a. Basic Site Information. (a) Name of the site- Police Department Property; (b) **Address of site**

4195 South U.S. Highway 17-92, Casselberry, Florida 32707; (c) **Current owner of the site**- The City of Casselberry acquired the property on June 12, 1995;

b. Status and History of Contamination at the Site. (a) The Economic Development Department of the City of Casselberry is applying for EPA brownfields cleanup funding for the Casselberry Police Station property to address petroleum contamination in groundwater. (b) The site's historical land use includes residential land uses, an appliance service company, irrigation design & supply company, a pawn shop, A shoe repair store, a coin Laundromat, and auto repair and service stations. The site is currently used for the City of Casselberry Police Station. (c) A Phase I Environmental Assessment conducted in 1995 revealed that auto repair and service stations had occupied the site from 1968 through 1995. During the redevelopment of the site by the City of Casselberry in 1996, gasoline impacted soils were encountered. A Limited Site Assessment (LSA) conducted in 2003 revealed benzene was detected in soil at concentrations exceeding its Florida Department of Environmental Protection (FDEP) soil cleanup Target Level (GCTL). The LSA also revealed benzene, toluene, ethylbenzene, total xylenes, and naphthalene were detected in groundwater samples collected above their respective FDEP Groundwater Cleanup Target Levels (Chapter 62-777 F.A.C.). In 2011, as part of the City of Casselberry USEPA Brownfields Petroleum Assessment Grant, a Limited Contamination Assessment (LCAR) was performed at the subject property. Analysis of the soil samples collected during the LCAR revealed no soil contamination at the subject property. Review of groundwater samples during the LCAR revealed ethylbenzene, isopropylbenzene, naphthalene, 1-methylnaphthalene, and 2-methylnaphthalene concentrations exceeding their respective FDEP GCTLs. The groundwater contamination is contained to the subject property. (d) The site became contaminated as a result of its use throughout the years as an auto repair facility.

c. Sites Ineligible for Funding. According to research, the subject site is (a) **not** listed or proposed for listing on the National Priorities List; (b) **not** subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; (c) **not** subject to the jurisdiction, custody, or control of US government.

d. Sites Requiring a Property-Specific Determination. N/A. This property does not meet the criteria described in Appendix 1, Section 1.5 titled "Particular Classes of Sites Eligible for Brownfields Funding Only with Property-Specific Determinations."

e. Environmental Assessment Required for Cleanup Proposals. A Limited Contamination Assessment Report (LCAR) was submitted to the EPA Brownfield Coordinator and the Florida Department of Environmental Protection (FDEP) on October 24, 2011. The services documented in the LCAR were performed in general accordance with the FDEP Limited Contamination Assessment Report Preparation Guidance dated June 9, 2000. Services included

potable and non-potable well survey, soils and groundwater assessment/deliniation, remedial technology comparison, and opinion of cost.

i. Petroleum Sites.

i) Current and Immediate Past Owners. The site is currently owned by the City of Casselberry. The property was purchased in July 12, 1995 from Mr. Michael Nasser 2434 Valley Avenue, Winchester, Virginia 22601; Ms. Pauline Holland 1159 Joliette Road, Richmond, VA 23235; Ms. Thelma Deeb 743 Marcastle Drive, Orlando, FL 32807; Ms. Dorothy Khoury 607 Cynthia Drive, Longview, TX 75605; and Ms. Lila Byrd 1207 Ensenada Avenue, Orlando, FL under one single transaction

ii) Acquisition of Site. The City acquired the subject property on July 12, 1995. Warrantee Deeds are located in Attachment C.

iii) No Responsible Party for the Site. The City affirms that it neither dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site, and further affirms that it took reasonable steps with regard to the contamination at the site.

iv) Cleaned Up by a Person Not Potentially Liable. The City affirms it neither dispensed or disposed of petroleum or petroleum product, or exacerbated existing petroleum contamination at the site, and further affirms it took reasonable steps with regard to contamination at the site.

v) Relatively Low Risk. The City's research into the Police Department property's risk level revealed a relatively low risk status compared to other petroleum and petroleum product only contaminated sites due to the source being removed from the site and no public drinking water wells located on the site. According to agency files, this facility had a petroleum discharge reported in 1996 due to evidence of contamination during the construction of the subject building. The underground storage tanks were closed-in-place in 1988 and later removed. Groundwater contamination has been contained to the Police Department site. A letter from the FL Dept. of Environmental Protection (FDEP) verifying eligibility of the property is included as Attachment D.

vi) Judgments, Orders, or Third Party Suits. The City affirms that no responsible party including the City of Casselberry, is identified for the site through a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

vii) Subject to RCRA. The City affirms that the site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

viii) Financial Viability of Responsible Parties. No responsible party has been identified.

4. Cleanup Authority and Oversight Structure

a. The City will enter the Casselberry Police Station property into the Petroleum Cleanup Program in accordance with Chapter 62-770 FAC. The Seminole County Department of Public Safety, Petroleum Storage Tanks Bureau, Petroleum Cleanup Program (SCPCP) is a contracted local program to the Florida Department of Environmental Protection to conduct oversight of petroleum contaminated sites within Seminole County in accordance with Rule 62-770 FAC. This regulation provides the framework and schedule for any remaining assessment and the remediation activities. The City will comply with competitive procurement provisions for contracting of a qualified environmental engineering firm (familiar with brownfields assessment and remediation process within the state of Florida) for remedial activities at this location. A

Draft ABCA has been developed detailing the proposed remedial scope of services (Attachment E).

The City will develop a Site Specific Quality Assurance Project Plan (QAPP) as required by EPA prior to initiating any confirmatory sampling activities on the site. The City will provide general project oversight and environmental coordination through a qualified engineering firm. It is anticipated that the Casselberry Economic Development Division will provide overall project review and enhanced public involvement associated with the project. The SCPCP will provide technical review of all cleanup and remedial documents. The City has been engaged in this project from its inception and will provide project support/ coordinate review of documents via the Casselberry Economic Development Division.

b. Impact of Cleanup response activities to adjacent or neighboring properties. The City will work closely with the community to develop a site access plan to minimize inconvenience to neighboring residents and businesses, if needed. If necessary, it will hold an informational meeting for surrounding businesses and residents to receive input on site access issues and recommendations on this topic. The Casselberry Police Station property is located in a commercial/residential/industrial area of the City and it is not anticipated that remedial activities or installation of remediation equipment will cause disruptions of business or lack of access to adjacent residential properties. The contamination identified is currently contained to the subject property and is not anticipated to migrate to the downgradient property. In the event that access to the downgradient property is needed, the City of Casselberry is also the current owner of this property. If site access is required of adjacent properties not owned by the City, the City will enter into site access agreements outlining locations of equipment, remedial activities and conditions agreeable to adjacent property owners even though this is not anticipated. An OSHA Health & Safety Plan will be developed to insure potential health and safety issues will be addressed for workers under OSHA 1910.120 and the surrounding community.

5. Cost Share

a. The City of Casselberry is applying for \$200,000 in EPA Brownfields Cleanup funding for the Casselberry Police Station property. The required 20% match is \$40,000 which the City will provide from cleanup funding from the FDEP Petroleum Cleanup Participation Program (PCPP) (non-federal) pursuant to Sections 376.3071(13) and 376.30711, Florida Statutes (F.S.). Pursuant to Subsection 376.3071(13), F.S., this site is eligible under PCPP for no more than a total of \$400,000 of site rehabilitation funding assistance (Attachment D).

b. Hardship Waiver. N/A. The City has the capacity to meet the cost share requirement through the FDEP PCPP.

6. Community Notification. The City published ads in the *Orlando Sentinel* newspaper on Thursday, November 10, 2011. The legal advertising notified the community stakeholder that a meeting is being held to discuss the grant proposal and to solicit public comments on the proposal and the proposed use of funds. The meeting was held on Monday, November 21, 2011 at 12:00 p.m. at City Hall, 95 Triplet Lake Drive, Casselberry, Florida 32707. In addition, copies of the grant proposal were available for review and comment starting November 14, 2011 through November 21, 2011 at the City's website www.casselberry.org Copies of the ads, meeting summaries, and website notification are included as Attachment F. No public comments were generated during this process.

Appendix B

Letter from State Environmental Authority



Florida Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

November 3, 2011

Mr. Philip Vorsatz
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, Georgia 30303

OCD WCU 11-0573

Dear Mr. Vorsatz:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Casselberry's Brownfields grant application for a Petroleum or Petroleum Products Cleanup Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-11-07, titled "Proposal Guidelines for Brownfields Cleanup Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen the City of Casselberry's cleanup and redevelopment efforts at the Casselberry Police Station site. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their brownfields project. The Department recommends that the City of Casselberry contact George Houston II, P.G., the Central District Brownfields Coordinator, at (407) 897-4322, to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Vivian F. Garfein, Director
Central District Office

VFG/jm

c: Pamela Lynch, Economic Development Division, City of Casselberry, PLynch@casselberry.org
Flormari Blackburn, Principal Engineer, AMEC, FBLACKBURN@mactec.com
George Houston II, P.G., FDEP Central District Brownfields Coordinator, George.houston@dep.state.fl.us
Barbara Caprita, EPA Region 4 Florida Grants Coordinator, caprita.barbara@epa.gov
Nicole Comick-Bates, EPA Region 4 Florida Grants Coordinator, bates.nicole@epa.gov
Lauren Milligan, FDEP Florida State Clearinghouse Environmental Manager, lauren.milligan@dep.state.fl.us
Kim Walker, FDEP Brownfields Liaison, kim.walker@dep.state.fl.us

**EPA R4 BROWNFIELD GRANT
SITE ELIGIBILITY DETERMINATION GUIDELINES**

To be used for determining site eligibility for Phase II Environmental Site Assessments under community-wide Assessment Grants and cleanups under RLF Grants

A. GENERAL INFORMATION

1. Grantee Name: City of Casselberry
2. Grant Number: BF95460410
3. Grant Type(104(k) Assessment, 104(k) RLF): Assessment
4. Work to be conducted by grantee (Phase I Assessment, Phase II Assessment, Phase III Assessment, Cleanup): Phase II Assessment
5. How much funding do you anticipate spending on the site? Please note that there are funding limitations for site-specific activities. For assessments, no more than \$200,000 per site, with the possibility of a waiver for up to \$350,000. For cleanups, no more than \$200,000 per site.

\$20,000

6. Date of proposed work: To be determined
7. Date of this document: April 20, 2011

B. BASIC SITE INFORMATION

1. Site Name: Police Department Parcel (Parcel No. 08-21-30-513-0B00-0020)
2. Site Address: Highways 17-92 and Melody Lane, Casselberry, Seminole County, Florida
3. Who is the current owner of the site? City of Casselberry
4. Describe grantee's relationship with the owner, and the owner's role in the work to be performed: The grantee, City of Casselberry, is the owner of the property.

5. Known or Suspected Contaminant(s) (check one):

- Hazardous Substance
- Mine Scarred Land
- Controlled Substances
- Hazardous Substances Commingled with Petroleum
- Petroleum Only

6. Identify when and how the site became contaminated; describe previous know uses. If the land has been vacant for many years, why does the grantee think that it is contaminated?

A discharge Reporting Form (DRF) was submitted to the Florida Department of Environmental Protection (FDEP) on February 26, 1996 (attached). The DRF indicated the release of petroleum substance at the site. MACTECs review of a report dated January 8, 2003 by S&ME. Inc. performed for the current owner of the subject property ("grantee") revealed petroleum constituents detected above FDEP groundwater cleanup target levels. This document also noted that a gasoline station previously operated at this site.

7. Does the site meet the definition of a Brownfields Site? (Is the site "real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants'?)

- YES NO

C. SITE NOT ELIGIBLE FOR FUNDING BY STATUTE

The grantee must supply that following information to their best of their knowledge:

1. Is the facility listed (or proposed for listing) on the National Priorities List? YES NO
2. Is the facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into the parties under CERCLA? YES NO
3. Is the facility subject to the jurisdiction, custody, or control of the US government. (LAND held in trust by the US government for an Indian tribe is eligible.) YES NO

Note: If the answer is YES to any of the above (C.1-3) the property is not eligible.

D. SITES ONLY ELIGIBLE FOR FUNDING WITH A PROPERTY SPECIFIC DETERMINATION BY EPA:

1. Is the site/facility subject to a planned or ongoing CERCLA removal action? YES NO
2. Has the site/facility been subject of a unilateral administrative order, court order, an administrative order on consent or judicial consent decree that has been issued to or entered into by the parties, or been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water ACT (SWDA)? YES NO
3. Is the site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and has a corrective action permit or order issued or modified to require corrective measures? YES NO
4. Is the site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle C of RCRA and is subject to closure requirements specified in a closure plan or permit? YES NO
5. Has the site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA? YES NO
6. Has the site/facility received funding for remediation from the leaking Underground Storage Tank (LUST) Trust Fund? YES NO

Note: If the answer is YES to any of the above (D. 1-6) , a property specific determination is required. The grantee must submit additional information, which can be found in Appendix A to this document.

E. HAZARDOUS SUBSTANCE/COMMINGLED CONTAMINATION SITES (for Petroleum only sites, skip to F)

1. Does the grantee own the site? YES NO

2. Answer the following if the grantee is the current site owner. (If the grantee is not the current site owner, skip to F):

- a. Is the owner a Unit of State or Local Government or Other

- b. Is the owner is a governmental unit, how was the property acquired?
 Tax Foreclosure Donation Eminent Domain Bought it outright Other
(Explain)
Date acquired: _____
(If property was acquired by one of the first three options, do not need to answer c or d)

- c. Did the owner conduct All Appropriate Inquiry prior to airing the property?
 YES NO

- d. Did the owner take responsible steps with regards to the contamination at the site?
 YES NO

- e. Do they have a defense to CERCLA liability? (see FY06 ARC Guidelines p 21, Sec. 6 - 11)
 YES - Bona Fide Prospective Purchaser (BFPP)
 YES - Contiguous Property Owner
 YES - Innocent Land Owner
 YES - Indian Tribe
 NO

- f. Are they liable at the site as an Operator, Arranger, or Transporter OR None Applicable

- g. Did all disposal of hazardous substances at the site occur before they acquired the property? YES NO

- h. Did they cause or contribute to any release of hazardous substances at the site? YES NO

3. Answer the following if the grantee *is not the owner*:

F. PETROLEUM ONLY CONTAMINATION SITES

Petroleum sites need a written site eligibility determination by the state or EPA

- 1. If the state has made the petroleum eligibility determination, the grantee must provide EPA with the letter from the state.

2. If the state was unable to make the determination, EPA must make the determination consistent with the Guidelines (note that EPA staff will need to refer to Appendix 3 of the FY06 Guidelines to conduct the petroleum determination). The grantee must provide information regarding the following:

- a. Whether the site is of "relatively low risk" compared with the other "petroleum - only sites in the state. Two key questions for this determination follow:
 1. Have Leaking Underground Storage Tank funds been expended at this site? YES NO
 2. Have Federal Oil Pollution Act response funds been expended at this site? YES NO
- b. Whether there is a viable responsible party at the site. Key questions for this determination follow:
 1. Was the site last acquired through tax foreclosure, abandonment equivalent government proceedings? YES NO
 2. Has responsible party been identified through:
 - a) A judgment rendered in a court of law or an administrative order that would require any party to assess, investigate, or cleanup the site; YES NO ~~or~~
 - b) A ~~filed enforcement action~~ brought by federal or state authorities that would require any party to assess, investigate, or cleanup the site; YES NO; see Attached FDEP Letter
 - c) A citizen unit, contribution action or third party claim against the current or immediate past owner, that would, if successful, require that party to assess, investigate, or clean up the site. YES NO

Skip to "b.5" if the site was acquired through tax foreclosure, abandonment or equivalent government proceedings; if not, answer question b.3 and 5.4

3. The current owner is the City of Casselberry. Has the current owner:
 - a) Dispensed of petroleum or petroleum product at the site? YES NO
 - b) Owned the property during the dispensing or disposal of petroleum product at the site? YES NO
 - c) Exacerbated the contamination at the site YES NO
 - d) Taken reasonable steps with regard to contamination at the site, YES NO Conducted previous assessment work (2003).
4. The immediate past owners are: *transitions occurred @ same time shared ownership*

Mr. Michael Nasser
2434 Valley Avenue, Winchester, Virginia 22601

Ms. Pauline Holland
1159 Joliette Road, Richmond, VA 23235

Ms. Thelma Deeb
743 Marcastle Drive, Orlando, FL 32807

Ms. Dorothy Khoury
607 Cynthia Drive, Longview, TX 75605

Ms. Lila Byrd
1207 Ensenada Avenue, Orlando, FL

5. Has the immediate past owner:
- a) Dispensed of petroleum or petroleum product at the site? YES NO, The previous operator of the site is Auto Service Station, no information could be found on this business
 - ? * b) Owned the property during the dispensing or disposal of petroleum product at the site? YES NO
 - c) Exacerbated the contamination at the site YES NO
 - d) Taken reasonable steps with regard to contamination at the site, YES NO
6. Based on the above, for purposes of Brownfields funding, is there a responsible party? YES NO If Yes go on to #6, if "No" proceed directly to F.2.C. The site is presently owned by the City and there is no other responsible party.
7. If there is a responsible party, is that party viable (has adequate financial resources to pay for assessment of the site). YES NO If NO, explain that basis for that conclusion:

If there is a viable responsible party, the petroleum site is ineligible. If there is no responsible party, or if there is a responsible party who is not viable, continue. NOTE: States may apply their own laws and regulations to make the petroleum site determination instead of the previous questions; if they do, the grantee must submit their determination and rationale.

- c. Whether the grantee is potentially liable for cleaning up the site. Key questions for this determination follow:
- i. Has the grantee ever:
 - a) Dispensed or disposed of petroleum or petroleum products at the site? YES NO
 - b) Exacerbated the contamination at the site? YES NO
 - d. Is the site subject to any order issued under Sec. 9003(h) of the Solid Waste Disposal Act? YES NO

G. ACCESS

Does grantee have access or an access agreement for this property? YES NO

H. SITE ELIGIBILITY DETERMINATION BY EPA PROJECT OFFICER

Please Note: If there are any questions on eligibility, OR of the grantee owns the sign it wishes to work on, the P>O> should consult with EPA Legal counsel.

Site is is not eligible for site assessment activities using EPA Brownfields Funds

--OR--

Site is eligible but requires and EPA Property-Specific Determination, for which additional information was provided.

for Wanda Jennings
Terry Self
EPA Project Officer

07/07/2011
Dates:

I. EPA NOTIFICATION TO APPLICANT OF SITE ELIGIBILITY

Date Sent: 07/07/2011

Copy of Notification Attached: YES NO

APPENDIX A: INFORMATION TO SUPPORT PROPERTY SPECIFIC DETERMINATION by EPA

MACTEC reviewed a Limited Site Assessment Report by SM&E dated January 8, 2003 for the site. Review of the report revealed SM&E advanced nine soil borings to five feet below land surface (bls) in the vicinity of the former auto service station where a petroleum release was reported in 1996. Review of the results revealed elevated organic vapor analyzer (OVA) readings above 1000 parts per million (ppm) were detected in seven of the soil borings). SM&E also collected groundwater samples from temporary well points installed in the soil borings which were analyzed at a mobile laboratory on-site. Review of the groundwater analytical results revealed contaminants of concern were detected above FDEP GCTLs.

Based upon the analytical results, SM&E recommended a Site Assessment be conducted at the site.

MACTEC also reviewed a Limited Site Assessment for the site conducted by LJ Nodarse and Associates (Nodarse) dated September 1, 2003. Review of the report revealed Nodarse advanced three temporary wells at the auto service station property along the property boundaries to facilitate the collection of groundwater samples from each well point. Review of the results revealed no contaminants of concern were detected above FDEP GCTL. Nodarse also surveyed the top-of-casing elevations of the well points to evaluate the groundwater flow direction and collected groundwater elevation readings. Review of the groundwater elevations revealed the groundwater flow direction is to the northeast toward Lake Concord.

Based upon the analytical results, Nodarse recommend additional Site Assessment activities to verify the results obtained during the SM&E Limited Site Assessment.

Appendix C

Property Deed

9/1/95

KT#37051HW/aa

MARYANNE MORSE
CIRCUIT COURT

SEMINOLE COUNTY, FL
RECORDS & VERIFICATION

This Warranty Deed

Made this 7/6/95 day of June 1995
by
MICHAEL J. NASSER
2434 VALLEY AVENUE WINCHESTER, VIRGINIA 22601

724835

95 JUL 12 AM 10:04

OFFICIAL RECORDS
BOOK PAGE
2939 0836
SEMINOLE CO. FL.

hereinafter called the grantor, to
CITY OF CASSELBERRY

whose post office address is: 95 Triplet Lake Drive
Casselberry, Florida
32707-3399

Grantee's SSN:
hereinafter called the grantee:

(Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SEMINOLE County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 08-21-30-513-0B00-0020
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Held, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

1) Signature: Patricia Paul Beardsley [LS]
Print Name: Patricia Paul Beardsley MICHAEL J. NASSER

2) Signature: Mary Jean Alderman [LS]
Print Name: Mary Jean Alderman

Documentary Tax Pd. \$ 385.00 [LS]

Intangible Tax Pd. [LS]

County Clerk Mark Wright [LS]

State of VIRGINIA
County of Winchester

The foregoing instrument was acknowledged before me this 6th day of June July, 1995
by MICHAEL J. NASSER

who is personally known to me or who has produced SATISFACTORY EVIDENCE as identification, and who did take an oath.

PREPARED BY: MARK WRIGHT
RECORD & RETURN TO:
Kampf Title and Guaranty Corporation
200 West First Street
Sanford, Florida 32771
File No: 37051-*****

Notary Signature: Peggy Nasser
Print Name: Peggy Nasser
Notary Public
My Commission Expires: 11-30-98
My Commission No.: []
(SEAL)



This instrument was prepared by Kampf Title and Guaranty Corp., 200 W. First Street, Sanford, Florida, as a necessary incident to the fulfillment of conditions contained in a Title Insurance Commitment issued by it

OFFICIAL RECORDS
BOOK PAGE
2939 0837
SEMINOLE CO. FL.

Schedule A

COMMENCE AT THE INTERSECTION OF THE NORTH SIDE OF MELODY LANE AND THE EAST SIDE OF U.S. HIGHWAY 17-92, RUN NORTH 16 DEGREES 02' 30" EAST ALONG SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 16 DEGREES 02' 30" EAST ALONG THE EAST SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 76.04 FEET TO THE NORTHWEST CORNER OF LOT 2 OF REPLAT OF LOT 2, BLOCK B, CASSELBERRY, FLORIDA, AND LOT 3, BLOCK QA, QUAIL POND ADDITION, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 85 DEGREES 12' 30" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 330.54 FEET, MORE OR LESS, TO THE SHORES OF LAKE CONCORD, THENCE SOUTHERLY ALONG THE SHORES OF LAKE CONCORD TO A POINT 5 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 2 AT THE SHORES OF LAKE CONCORD, THENCE SOUTH 67 DEGREES 24' 30" WEST 221.6 FEET, THENCE NORTH 73 DEGREES 57' 30" WEST 137 FEET TO THE POINT OF BEGINNING.

This Warranty Deed MARYANNE MORSE
CLERK OF CIRCUIT CO.

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

95 JUL 12 AM 10: 03

Made this 22nd day of JUNE 704834

by PAULINE HOLLAND A/K/A POLLY N. HOLLAND
1159 JOLIETTE ROAD RICHMOND, VA 23235

hereinafter called the grantor, to
CITY OF CASSELBERRY

whose post office address is: 95 Triplet Lake Drive
Casselberry, Florida
32707-3399

Grantee's SSN:
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, confirms and confirms unto the grantee, all that certain land situate in
SEMINOLE County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 08-21-30-513-0800-0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS: Jeffrey S. Judd Polly N. Holland
PRINT NAME: Jeffrey S. Judd (Ms. Polly N. Holland, et al.)
1159 Jolietta Road
Richmond, VA 23235

WITNESS: Betty S. Tooley
PRINT NAME: Betty S. Tooley

Documentary Tax Pd. 385.00

Intangible Tax Pd.

Clerk - Seminole

State of Virginia County By: KY O.C.
County of Chesterfield

The foregoing instrument was acknowledged before me this 22nd day of June, 19 95, by PAULINE HOLLAND A/K/A POLLY N. HOLLAND

who is personally known to me or who has produced SATISFACTORY EVIDENCE as identification.

PREPARED BY: MARK WRIGHT
RECORD & RETURN TO:
Kampf Title and Guaranty Corporation
200 West First Street
Sanford, Florida 32771
File No: 37051-4-4-

Notary Name: Maryanne Morse
Notary Public
My Commission Expires: 12-31-95

OFFICIAL RECORDS
BOOK PAGE
2939 0834
SEMINOLE CO. FL

This instrument was prepared by Kampf Title and Guaranty Corp., 200 West First Street, Sanford, Florida, contained in a Title Insurance Commitment issued by it

KAMPF TITLE & GUARANTY CORPORATION
P.O. BOX 38
SANFORD, FLORIDA 32771

OFFICIAL RECORDS
BOOK 2939 PAGE 0835
SEMINOLE CO. FL.

Schedule A

COMMENCE AT THE INTERSECTION OF THE NORTH SIDE OF MELODY LANE AND THE EAST SIDE OF U.S. HIGHWAY 17-92, RUN NORTH 16 DEGREES 02' 30" EAST ALONG SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 16 DEGREES 02' 30" EAST ALONG THE EAST SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 76.04 FEET TO THE NORTHWEST CORNER OF LOT 2 OF REPLAT OF LOT 2, BLOCK B, CASSELBERRY, FLORIDA, AND LOT 3, BLOCK QA, QUAIL POND ADDITION, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 88 DEGREES 12' 30" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 330.54 FEET, MORE OR LESS, TO THE SHORES OF LAKE CONCORD, THENCE SOUTHERLY ALONG THE SHORES OF LAKE CONCORD TO A POINT 5 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 2 AT THE SHORES OF LAKE CONCORD, THENCE SOUTH 67 DEGREES 24' 30" WEST 221.6 FEET, THENCE NORTH 73 DEGREES 57' 30" WEST 137 FEET TO THE POINT OF BEGINNING.

11/10/2010
Certified Copy

File No: 37051

9/50

KT#37051M/ea

This Warranty Deed

MARYANNE MORSE
CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

724833
A.D. 1995

95 JUL 12 AM 10: 00

Made this 3rd day of JUNE
by
THELMA DEEB
743 MARSCASTLE DRIVE ORLANDO, FLORIDA 32807

hereinafter called the grantor, to
CITY OF CASSELBERRY

whose post office address is: 95 Triplet Lake Drive
Casselberry, Florida
32707-3399

Grantee's SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienas, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in
SEMINOLE County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 08-21-30-513-0800-0020
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] 2251 W. ST. BRICKS CIR. [LS]

WITNESS:
PRINT NAME: Ned Aicle

[Signature] 2251 W. ST. BRICKS CIR. [LS]

WITNESS:
PRINT NAME: Traci Aicle

Name: _____ [LS]

Documentary Tax \$1 _____ [LS]

Intangible Tax Pd. _____ [LS]

Clerk Seminole

County By: [Signature] D.C. [Signature] [LS]

THELMA DEEB [LS]

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 3rd day of June, 1995, by THELMA DEEB

who is personally known to me or who has produced SATISFACTORY EVIDENCE as identification.

PREPARED BY: MARK WRIGHT
RECORD & RETURN TO:
Kampf Title and Guaranty Corporation
200 West First Street
Sanford, Florida 32771
File No: 37051-***

Print Name: Traci B. Aicle
Notary Public
My Commission Expires: 5/21/96
Sueded By Service as Co
No. 00201184
[Signature]



This instrument was prepared by Kampf Title and Guaranty Corp., 200 West First Street, Sanford, Florida, as a necessary incident to the fulfillment of conditions contained in a Title Insurance Commitment issued by it.

KAUFMANN TITLE CORP.
200 WEST FIRST STREET
SANFORD, FLORIDA 32771

OFFICIAL RECORDS
BOOK PAGE
2939 0833
SEMINOLE CO. FL.

Schedule A

COMMENCE AT THE INTERSECTION OF THE NORTH SIDE OF MELODY LANE AND THE EAST SIDE OF U.S. HIGHWAY 17-92, RUN NORTH 16 DEGREES 02' 30" EAST ALONG SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 16 DEGREES 02' 30" EAST ALONG THE EAST SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 76.04 FEET TO THE NORTHWEST CORNER OF LOT 2 OF REPLAT OF LOT 2, BLOCK B, CASSELBERRY, FLORIDA, AND LOT 3, BLOCK QA, QUAIL POND ADDITION, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 85 DEGREES 12' 30" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 330.54 FEET, MORE OR LESS, TO THE SHORES OF LAKE CONCORD, THENCE SOUTHERLY ALONG THE SHORES OF LAKE CONCORD TO A POINT 5 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 2 AT THE SHORES OF LAKE CONCORD. THENCE SOUTH 67 DEGREES 24' 30" WEST 221.6 FEET, THENCE NORTH 73 DEGREES 57' 30" WEST 137 FEET TO THE POINT OF BEGINNING.

File No: 37051

certified copy

This Warranty Deed

MARYANNE MORSE
CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

724832

95 JUL 12 AM 10:03

Made this 20th day of June

A.D. 19 95

by
DOROTHY KHOURY
607 CYNTHIA DRIVE LONGVIEW, TEXAS 75605

hereinafter called the grantor, to
CITY OF CASSELBERRY

whose post office address is: 95 Triplet Lake Drive
Casselberry, Florida
32707-3399

Grantor's SSN:
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in
SEMINOLE County, Florida, viz

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 08-21-30-513-0B00-0020
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accrued subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence.

Ed J. Montemilet 2916 Susan St. LS
PRINT NAME: Ed J. Montemilet Longview, TX 75604

Andrew G. Khoury 3100 McCann # 708 LS
PRINT NAME: ANDREW G. KHOURY Longview, TX 75605

3100 McCann # 708 LS
Documentary Tax Pld. \$ 385.00

Intangible Tax Pd. Clerk Seminole
County By: [Signature] D.C. Dorothy A. Khoury LS
DOROTHY KHOURY

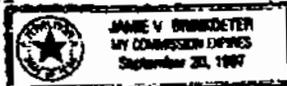
State of Texas
County of Gregg

The foregoing instrument was acknowledged before me this 20 day of June, 1995
by DOROTHY KHOURY

who is personally known to me or who has produced SATISFACTORY EVIDENCE as identification.

PREPARED BY: MARK WRIGHT
RECORD & RETURN TO:
Kampf Title and Guaranty Corporation
200 West First Street
Sanford, Florida 32771
File No: 37051-*

James V. Brinkster
Print Name: NOTARY AND AS WITNESS
Notary Public
My Commission Expires



OFFICIAL RECORDS
BOOK PAGE
2939 0830
SEMINOLE CO. FL.

This instrument was prepared by Kampf Title and Guaranty Corp., 200 West First Street, Sanford, Florida, as a necessary incident to the fulfillment of conditions contained in a Title Insurance Commitment issued by it.

KAMPF TITLE & GUARANTY CORP.
200 WEST FIRST STREET
SANFORD, FLORIDA 32771

2939 0831
SEMINOLE CO. FL.
OFFICIAL RECORDS
BOOK PAGE

Schedule A

COMMENCE AT THE INTERSECTION OF THE NORTH SIDE OF MELODY LANE AND THE EAST SIDE OF U.S. HIGHWAY 17-92, RUN NORTH 16 DEGREES 02' 30" EAST ALONG SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 125 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 16 DEGREES 02' 30" EAST ALONG THE EAST SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 76.04 FEET TO THE NORTHWEST CORNER OF LOT 2 OF REPLAT OF LOT 2, BLOCK E, CASSELBERRY, FLORIDA, AND LOT 3, BLOCK QA, QUAIL POND ADDITION, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 85 DEGREES 12' 30" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 330.54 FEET, MORE OR LESS, TO THE SHORES OF LAKE CONCORD, THENCE SOUTHERLY ALONG THE SHORES OF LAKE CONCORD TO A POINT 5 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 2 AT THE SHORES OF LAKE CONCORD, THENCE SOUTH 67 DEGREES 24' 30" WEST 221.6 FEET, THENCE NORTH 73 DEGREES 57' 30" WEST 137 FEET TO THE POINT OF BEGINNING.

File No: 37051

A Certified Copy

110

SP#37051HW/ee

MARYANNE MORSE
CLERK OF CIRCUIT CO.

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

This Warranty Deed

724831

95 JUL 12 AM 10: 02

Made this 28th day of June A.D. 1995

by
LILA N. BYRD
1207 ENSENADA AVENUE ORLNADO, FLORIDA

hereinafter called the grantor, to
CITY OF CASSELBERRY

whose post office address is:
95 Triplet Lake Drive, Casselberry,
Florida 32707-3399

Grantee's SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Seminole County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 08-21-30-513-0800-0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 94

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.

Witness: MARK WRIGHT [Signature] LILA N. BYRD [Signature] LS

Witness: SUSIE SMITH [Signature] Documentary Tax Pd. \$ 315.00 LS

Intangible Tax Pd. Clerk Seminole County By: [Signature] D.C. LS

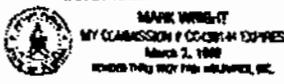
State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of June, 19 95 by LILA N. BYRD

who is personally known to me or who has produced SATISFACTORY EVIDENCE as identification.

PREPARED BY: MARK WRIGHT
RECORD & RETURN TO:
Kampf Title and Guaranty Corporation
200 West First Street
Sanford, Florida 32771
File No: 37051-***4-

Notary Public: MARK WRIGHT
My Commission Expires 3/7/99
COMMISSION NO: CC 483144



This instrument was prepared by Kampf Title and Guaranty Corporation, 200 West First Street, Sanford, Florida, 32771. It is subject to the terms and conditions contained in a deed book of the same title issued by it.

KAMPF TITLE & GUARANTY CORP.
P.O. BOX 28
3,200 W. FIRST STREET
SANFORD, FLORIDA 32771

WD-1
5/93

2939 0829
OFFICIAL RECORDS
BOOK PAGE
SEMINOLE CO. FL.

Schedule A

COMMENCE AT THE INTERSECTION OF THE NORTH SIDE OF MELODY LANE AND THE EAST SIDE OF U.S. HIGHWAY 17-92, RUN NORTH 16 DEGREES 02' 30" EAST ALONG SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 125 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 16 DEGREES 02' 30" EAST ALONG THE EAST SIDE OF U.S. HIGHWAY 17-92 A DISTANCE OF 76.04 FEET TO THE NORTHWEST CORNER OF LOT 2 OF REPLAT OF LOT 2, BLOCK B, CASSALBERRY, FLORIDA, AND LOT 3, BLOCK QA, QUAIL POND ADDITION, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 85 DEGREES 12' 30" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 330.54 FEET, MORE OR LESS, TO THE SHORES OF LAKE CONCORD, THENCE SOUTHERLY ALONG THE SHORES OF LAKE CONCORD TO A POINT 5 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 2 AT THE SHORES OF LAKE CONCORD, THENCE SOUTH 67 DEGREES 24' 30" WEST 221.6 FEET, THENCE NORTH 73 DEGREES 57' 30" WEST 137 FEET TO THE POINT OF BEGINNING.

File No: 37051

Appendix D
FDEP Property Eligibility Letter



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

November 14, 2011

Mr. Phil Vorsatz, Coordinator
Region 4 Brownfields and Land Revitalization
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
Waste Management Division
Brownfields/State Support Section
61 Forsyth Street
Atlanta, Georgia 30303

Dear Mr. Vorsatz:

The City of Casselberry has requested that the Florida Department of Environmental Protection (Department) provide a Brownfields petroleum eligibility determination for its application for an EPA Brownfields Cleanup grant for the following site:

- Casselberry Police Station Site
4195 US Highway 1792
Casselberry, Seminole County, Florida

The request was submitted to the Department on October 25, 2011 by the City's Environmental Consultant, Flormari Blackburn, AMEC.

The Department is not able to make the eligibility determination in accordance with EPA requirements and requests that EPA make the brownfields petroleum eligibility determination for this site. However, we can provide the following information:

Casselberry Police Department Site: The site located at 4195 US Highway 1792 is listed in the Department Storage Tank Compliance Management data base under the name "Auto Service Station". The DEP facility ID number for the site is FAC ID 598516552. The site has one reported discharge (2/27/96) and is eligible for state funded cleanup through the Petroleum Cleanup Participation Program (PCPP). The priority ranking score for the site is 50 and is currently being worked on under the State's PCPP.



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Mimi A. Drew
Secretary

February 14, 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

City of Casselberry
95 Triplet Lake Dr.
Casselberry, FL 32707

Subject: Auto Service Station
17-92 & Melody Lane
Casselberry, FL
FDEP Facility ID# 598516552
Discharge Date: February 27, 1996

Dear Sir or Madam:

The Florida Department of Environmental Protection's records indicate that you are responsible for the clean up of petroleum contamination at the above referenced site. This is to notify you that, based upon this site's current priority score (50) indicating a potential threat to human health and the environment, cleanup funding from the Petroleum Cleanup Participation Program (PCPP) is now available pursuant to Sections 376.3071(13) and 376.30711, Florida Statutes (F.S.). Pursuant to Subsection 376.3071(13), F.S., this site is eligible under PCPP for no more than a total of \$400,000 of site rehabilitation funding assistance. The following details the requirements of the PCPP. Please review each section carefully.

REQUIREMENTS TO PARTICIPATE

1. Submit a Limited Contamination Assessment Report

If you choose to participate in the PCPP, please provide the Department with a limited contamination assessment report (LCAR), which must include a proposed course of action and estimated cost to achieve site rehabilitation, within 120 days of receipt of this

letter. Guidance on preparing the LCAR is enclosed. The Department will not reimburse the costs of preparing a LCAR. **Two copies of the LCAR should be submitted to the Department through York Risk Services Group, Inc., Environmental Division, at the FDEP letterhead address, Mail Station 4595.**

2. PCPP Agreement & Financial Assurances

Upon receipt and review of the LCAR, a site manager will be assigned and will contact you to begin negotiating a PCPP agreement. Once the parties have agreed upon a course of action and total costs, the site manager will fill in the appropriate information in the PCPP Agreement. As required by statute, the PCPP Agreement will provide for you to pay 25 percent of the costs. When you receive the PCPP Agreement you must sign it and return it to the site manager. After execution of the PCPP agreement, you must designate a contractor qualified under Subsection 376.30711(2)(b), F.S.

3. Reduction of Costs of LCAR and/or Copayment requirements

The cost to you of the LCAR and the copayment may be reduced or eliminated if the owner and all operators responsible for restoration demonstrate that they are financially unable to comply with the copayment and LCAR requirements. The Department shall take into consideration the owner's and operator's net worth in making the determination of financial ability. If you assert such an inability to comply with these requirements, please contact Roger Rook at (850) 245-8822 immediately for the "Ability to Pay Analysis" forms or download them at www.dep.state.fl.us/waste/categories/pcp/pages/pcpp.htm.

4. Failure to Respond

Failure to respond to this correspondence may result in the Department terminating the above referenced site's eligibility for state funded cleanup under PCPP. Such termination of eligibility means the above referenced site shall be turned over to the appropriate enforcement authorities and, pursuant to Chapters 376 and 403, F.S., the Department will pursue enforcement against all responsible parties to compel clean up.

Additionally, if after written notification of the commencement of the negotiation process, we cannot complete the negotiation of a cost sharing agreement within 120 days, the Department will terminate negotiations and the site will become ineligible for state funding pursuant to Subsection 376.3071(13)(c), F.S. Again, the result of the termination of PCPP eligibility is that all parties responsible for the contamination will have to rehabilitate the site in accordance with Chapter 62-770, Florida Administrative Code (F.A.C.).

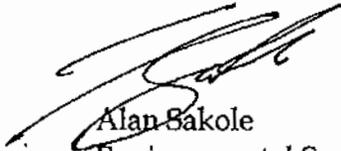
Page 3
February 14, 2011

If you choose not to participate in the PCPP, you must inform the Department and rehabilitate the site in accordance with Chapter 62-770, F.A.C., at your own expense.

If you wish to designate a contractor at this time, contingent upon execution of the PCPP Agreement, please complete the enclosed "Contractor Designation Form" to confirm your choice. You may also use the enclosed form to designate an alternative contact if you would prefer that the Department coordinate our efforts with your representative. **The CDF form must be notarized and returned to Ashli R. Harvey, Mail Station 4540, at the letterhead address.**

If you should have any questions, please contact me at (850) 671-6362, York Risk Services Group, Inc., Administrative Services Contractor to the Bureau of Petroleum Storage Systems (BPSS), Mail Station 4595, at the letterhead address.

Sincerely,



Alan Bakole
Environmental Supervisor
York Risk Services Group, Inc.
BPSS Administrative Contractor

cc: File
enclosures

Appendix E

Draft ABCA



**DRAFT OF ANALYSIS OF BROWNFIELDS CLEANUP
ALTERNATIVES**

**CASSELBERRY POLICE STATION
4195 US HIGHWAY 17-92
CASSELBERRY, SEMINOLE COUNTY, FLORIDA
FDEP Facility No. 598516552**

PREPARED FOR:

**THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
61 FORSYTHE STREET S.W.
ATLANTA, GEORGIA 30303**

PREPARED BY:

**AMEC E&I, INC.
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620**

November 22, 2011

AMEC PROJECT NO.: 6382-11-0257



November 22, 2011

Ms. Pamela Lynch
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707

**Subject: Analysis of Brownfield Cleanup Alternatives
Casselberry Police Station
4195 U.S. Highway 17-92
Casselberry, Seminole County, Florida
AMEC Project No.: 6382-11-0257**

Dear Ms. Lynch:

AMEC E&I, Inc. (AMEC) is pleased to submit this Analysis of Brownfield Cleanup Alternatives (ABCA) for the above-referenced site (subject property).

This document is intended for the use of The City of Casselberry, subject to contractual terms between The City of Casselberry and AMEC. The content and format of the enclosed ABCA is comparable to cleanup planning documents developed and approved in connection with previous EPA Region 4 Brownfields Grant programs. Specific cleanup alternatives and associated recommendations are presented in applicable sections of this report.

We appreciate your selection of AMEC for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,

AMEC E&I, INC.

Andrew Pinkerton
Staff Engineer II

Flormari Blackburn, P.E.
Principal Engineer

Correspondence:
AMEC
4150 N. John Young Parkway
Orlando, Florida 32804-2620 USA
Tel +1 (407) 522-7570
Fax +1 (407) 522-7576

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1.0 INTRODUCTION

This Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared by AMEC E&I, Inc. (AMEC), on behalf of the City of Casselberry (City), for the Casselberry Police Station Brownfields Site (subject property). The purpose of this ABCA is to compare available cleanup alternatives for the subject property, that will result in a Site Rehabilitation Completion Order (SRCO) under the applicable regulations found in Chapter 62-770, Florida Administrative Code (FAC). Site rehabilitation will be accomplished through a combination of remediating site contaminants of concern (COCs) to concentrations below remedial goals (RGs), and/or implementing institutional controls to prevent direct exposure to site contaminants. This ABCA primarily relies on data presented in the June 1995 *Phase I Environmental Site Assessment, Three Parcels, Gasoline Station* (Nodarse Environmental Services, Inc.), the January 8, 2003 *Limited Site Assessment, Casselberry Police Department (S&ME)*, the September 12, 2003 *Limited Site Assessment Report, Casselberry Police Department* (Nodarse Environmental Services, Inc.), and the October 24, 2011 *Limited Contamination Assessment Report* (AMEC) in support of this document. The LCAR performed by AMEC was funded by the City of Casselberry's Brownfields Assessment Grant Agreement number BF95460410-0 between the City and the United States Environmental Protection Agency (EPA).

2.0 BACKGROUND

2.1 Location and Current Use

The subject property consists of three parcels of land (Parcel Nos. 08-21-30-513-0B00-0020, 08-21-30-5BL-0B00-0030, 08-21-30-523-0000-0040) located at 4195 S. US Highway 17-92, Seminole County, Florida. The subject property is located at latitude 28.672676 degrees north and longitude - 81.337165degrees west (Figure 1 and Figure 2).

The subject property is improved with the Casselberry Police Station. The remainder of the subject property consists of vegetated land and asphalt paved parking which surrounds the subject building. The subject property may be accessed from US Highway 17-92 by one concrete aprons and by East Melody Lane by two concrete aprons.

2.2 Subject Property History

A Phase I Environmental Assessment conducted by Nodarse Environmental Services, Inc. (Nodarse) in 1995 revealed the subject property historically consisted of residential land uses, an appliance service company, irrigation design & supply company, a pawn shop, a shoe repair store, a coin laundromat, and auto repair and service stations. Nodarse's review of aerial photographs revealed that the subject property was initially developed between 1964 and 1968. Nodarse's review of city directories revealed an auto repair and service station has occupied the site from 1968 through 1995.

2.3 Physical Settings

2.3.1 Soil Survey

According to the USDA Web Soil Survey, the subject property is comprised of Urban Land. This miscellaneous area is covered by such urban facilities as shopping centers, parking lots, industrial buildings, houses, streets, sidewalks, airports, and related urban structures. The natural soil cannot be observed. The slopes are dominantly less than 2 percent by range to 5 percent. In areas mapped as Urban Land, 85 percent or more of the surface is covered by asphalt, concrete, buildings, and other impervious surfaces that obscure or alter the soils so that their identification is not feasible. Drainage systems have been established in most areas of Urban land. Depth to the seasonal high water table is dependent upon the functioning of the drainage system. Urban land has not been assigned to a capability subclass or to a woodland group. Depth to groundwater is 40 to 80 inches from the surface for 6 months of the year. Permeability is very rapid; available water capacity is very low; organic matter content and natural fertility is very low.

2.3.2 Geology

The Seminole County area is primarily underlain by sand, clay, limestone, dolomite, and anhydrite to about 2,300 feet below ground level (bgl). The principal artesian aquifer system in Seminole County is the Floridian Aquifer system which underlies all of Florida and parts of Georgia, Alabama, and South Carolina. Large diameter wells installed in the Floridian Aquifer system may yield more than 4,000 gallons per minute (gpm).

Undifferentiated surficial sediments are comprised mostly of loose, poorly sorted sands with varying amounts of organic matter (e.g., peat) and clay seams associated with marine terrace deposits. The

Hawthorn Formation underlies the surficial sediments. The upper portion of the Hawthorn Formation consists of a clayey sand that retards the vertical movement of water from the water table aquifer to the underlying limestone sections of the Hawthorn Formation and the carbonate formations comprising the Floridian Aquifer system. The contact between the surficial deposits and the underlying Hawthorn Formation is gradational. The Hawthorn Formation unconformably overlies the limestones and dolomites of the Ocala Limestone, when present, or the Avon Park Formation, when the Ocala Limestone is missing.

Groundwater in Seminole County generally occurs under non-artesian and artesian conditions. The non-artesian aquifer extends over most of the county, and the base of the aquifer is approximately 350 feet bgl. However, in parts of the county, the non-artesian aquifer may extend to a greater depth. Reported yields from wells in this aquifer are up to 30 (gpm).

Based on the soil borings advanced at the subject property by AMEC, the soils generally consisted of a two feet of a clayey sand fill material which transitioned to 5 feet of a medium grained silty-sand followed by approximately 5 feet of a fine brown organic layer which was then followed by tightly packed grey silty sand. A cross-section of the area is illustrated in Figure 3.

3.0 RECENT AND HISTORICAL SUBSURFACE INVESTIGATIONS

3.1 Historical Subsurface Investigations

Three investigations have been conducted on the subject property. These include:

- The April 17, 1995 Phase I Environmental Site Assessment (1995 Phase I ESA) conducted by Nodarse on Three Parcels, Gasoline Service Station;
- The January 8, 2003 Limited Site Assessment (2003 LSA) conducted by S&ME for the Casselberry Police Department;
- The September 12, 2003 Limited Site Assessment Report (2003 LSAR) for the Casselberry Police Department.

3.1.1 Phase I ESA

The 1995 Phase I ESA was conducted on the three parcels that make up the subject property (Parcel Numbers 21-36-90-119-9440, 21-36-90-105-9438, and 21-36-90-105-9439). The 1995 Phase IESA consisted of a physical inspection of the subject property and surrounding properties, interviews with site property owners and other responsible persons, a review of regulatory agency records and reports, and a review of historical records such as aerial photographs, Sanborn fire

insurance maps, and Polk city directories, for the purpose of determining if one or more recognized environmental conditions existed on the subject property.

The 1995 Phase I ESA revealed the subject property historically consisted of residential land uses, an appliance service company, Irrigation Design & Supply company, a pawn shop, A shoe repair store, a coin Laundromat, and auto repair and service stations. Nodarse's review of aerial photographs revealed that the subject property was initially developed between 1964 and 1968. Nodarse's review of city directories revealed an auto repair and service station has occupied the site from 1968 through 1995.

The 1995 Phase I ESA recommended that no additional environmental activities be conducted.

3.1.2 2003 LSA

In response to the City of Casselberry's Request for Proposal, S&ME, Inc. (S&ME) conducted a Limited Site Assessment at the subject property to determine current soil and groundwater conditions. S&ME advanced nine soil borings at the subject property to facilitate the collection of soil samples. The soil samples were screened with an Organic Vapor Analyzer utilizing Flame Ionization Detection (OVA/FID) from each soil boring at one-foot intervals until the water table was encountered, which was approximately five feet below land surface (bls). One confirmatory soil sample was collected and delivered to a certified laboratory for analyses according to EPA Methods 8021 (BTEX & MTBE), 8310 (PAHs) and FL-PRO (Total Recoverable Petroleum Hydrocarbons). S&ME stated that the results of that sample appear to indicate that soils with high OVA/FID results contain petroleum constituents but are below Florida's Soil Cleanup Target Levels; However, AMECs review of the results revealed the method detection limit for benzene was above benzene's FDEP SCTL.

Groundwater samples were also collected from each soil boring by use of a screen point sampler and a peristaltic pump. The groundwater samples were analyzed for benzene, toluene, ethylbenzene, total xylenes, and naphthalene. Review of the results revealed dissolved petroleum constituents exceeded FDEP Ground Water Cleanup Target Levels (GCTLs) exist in the groundwater

S&ME recommended that a comprehensive Site Assessment in accordance with Florida Administrative Code 62-770.600 be conducted to fully delineate the vertical and horizontal extent of petroleum hydrocarbon impacts to the soil and ground water

3.1.3 2003 LSAR

During the 2003 LSAR, Nodarse advanced three temporary wells at the Casselberry Police Station along the property boundaries to facilitate the collection of groundwater samples from each well point. The groundwater samples were analyzed for volatile organic compounds (VOCs). Review of the results revealed no contaminants of concern were detected above FDEP GCTLs. Nodarse also surveyed the top-of-casing elevations of the well points to evaluate the groundwater flow direction and collected groundwater elevation readings. Review of the groundwater elevations revealed the groundwater flow direction is to the northeast toward Lake Concord. Based upon the analytical results, Nodarse recommended additional Site Assessment activities to verify the results obtained during the SM&E Limited Site Assessment dated January 8, 2003.

3.2 Current Subsurface Investigation

In a letter dated February 14, 2011, the City of Casselberry was notified by the Florida Department of Environmental Protection (FDEP) that a Limited Contamination Assessment Report (LCAR) was required for the subject property. Under the Brownfield Assessment Grant, a Site Specific Quality Assurance Performance Plan (QAPP) and the LCAR were developed. AMEC also prepared a soil and groundwater sampling plan in order to facilitate the collection of soil and groundwater samples at locations which would augment the soil and groundwater results already collected from the subject property.

3.2.1 Initial Investigation

AMEC coordinated the advancement of 10 soil borings at the subject property. The locations of the soil boring were placed in location meant to supplement the soil sampling results reported by S&ME in their Limited Site Assessment Report prepared for the subject property dated January 8, 2003. A total of six soil samples were collected and analyzed during this LCAR soil sampling event. The soil samples were analyzed for VOCs by USEPA Methods 5035/8260B, semi-volatile organic compounds (SVOCs) by USEPA Method 3550/8270C, and TRPH by FL-PRO. Review of the analytical results revealed that no VOCs, SVOCs, or TRPH were detected above their respective applicable FDEP SCTLs.

Ten monitoring wells were also installed at the subject property to facilitate the collection of representative groundwater samples. One groundwater sample was collected from each of the monitoring wells and was sent to SRL for analysis. The groundwater samples were analyzed for VOCs by USEPA Methods 8260B, SVOCs by Method 8270 SIM, and TRPH by FL-PRO.

The groundwater analytical results revealed benzene, ethylbenzene, isopropylbenzene, naphthalene, 1-methylnaphthalene, and 2-methylnaphthalene were detected at concentrations exceeds their respective FDEP GCTLs. Naphthalene and isopropylbenzene were also detected at concentrations exceeding their respective FDEP natural attenuation default concentrations (NADCs).

4.0 ANALYSIS OF BROWNSFIELDS CLEANUP ALTERNATIVES

As previously stated no VOC, PAH of TRPH were detected above applicable FDEP SCTLs during the most recent soil sampling event. Therefore, no further action is recommended for the soils at the subject property at this time.

As previously documented, benzene, ethylbenzene, isoprpylbenzene, naphthalene, 1-methylnaphthalene, and 2-methylnaphthalene were detected in groundwater at the subject property at concentrations above their respective GCTLs. Isopropylbenzene and naphthalene were also detected in groundwater samples at concentrations above their respective NADCs. Based upon the analytical data collected to date and AMEC's experience with sites of similar sizes and similar contaminants, AMEC has prepared this ABCA with associated costs assuming a groundwater plume size at subject property comprises an area of approximately 25,000 square feet.

4.1 Cleanup Goal

The goal of the active remediation is to reduce site concentrations of contaminants of concern below 90 percent of the baseline groundwater contaminant concentration levels as defined in Chapter 62-770, FAC, guidelines.

4.2 Applicable Laws and Regulations

The cleanup will be overseen by the Seminole County Department of Public Safety, Petroleum Storage Tanks Bureau, Petroleum Cleanup Program under contract from FDEP conduct oversight of petroleum contaminated sites with Seminole County in accordance with Rule 62-770 Florida

Administrative Code. In addition, all documents prepared for this site are submitted to the state environmental department by a State of Florida Registered Professional Engineer under the guidance of Chapter 62-770 FAC. For this project, FDEP Chapter 62-777 FAC Table I Groundwater Cleanup Target Levels (GCTLs) and Table II Soil Cleanup Target Levels (SCTLs) will apply.

4.3 Groundwater Cleanup Alternative Analysis

AMEC evaluated five environmental cleanup/closure alternatives in response to the Phase I / Phase II findings noted in previous sections of this report. These alternatives include the following:

- Groundwater extraction a.k.a. "Pump and Treat".
- Soil Vapor Extraction (SVE).
- Air sparge/SVE.
- Biosparge.
- Bioremediation.

The following subsections provide further analysis of these cleanup alternatives in relation to typical brownfield redevelopment considerations. Associated cost estimates are provided with each alternative.

4.3.1 Pump and Treat

Pump and treat is one of the older and more versatile techniques for cleanup of contaminated groundwater in which groundwater is first extracted from the subsurface and then treated using air stripping, carbon adsorption, or biological treatment for organics, and physical/chemical methods for inorganic contaminants.

4.3.2 Soil Vapor Extraction

Soil vapor extraction (SVE) or soil vacuum extraction is a common, cost effective technique for removing volatile organic compounds from contaminated soils located above the groundwater table. The technique uses a vapor extraction well installed in the vadose zone to which a vacuum is applied to extract the adsorbed volatile organics from the soils in this zone. Off-gases are treated with granular activated carbon (GAC) before venting to the atmosphere. SVE has the advantage that it is an *in-situ* technology that may be implemented with a minimum of site disturbance and it has the potential to treat large volumes of soil at a reasonable cost.

4.3.3 Air Sparging

Air sparging is an *in-situ* remediation technique in which air is injected into the saturated zone through an air sparging well. The air travels both horizontally and vertically through the soil column, creating small air-filled channels in the saturated zone. The injected air contacts dissolved and adsorbed contaminants in the aquifer, causing volatile organic contaminants to volatilize. The volatilized organic components are carried by the air stream into the vadose zone, where they may be captured and removed using SVE. In addition to removal by volatilization, the sparged air maintains an increased level of dissolved oxygen in the aquifer that will enhance the natural biodegradation of organics. In general, air sparging is effective for constituents with greater volatility and lower solubility and for soils with higher permeability. At high air injection rates, the tendency for groundwater mounding and contaminant movement off-site must be carefully monitored. This technology needs to be used in conjunction with either SVE or DPE for maximum effectiveness.

4.3.4 Biosparging

Biosparging is defined as the process of injecting air at controlled pressures and volumes into the groundwater below the point of contamination. There are three mass transfer phenomena that take place during this process: volatilization of dissolved-phase organic compounds, increased mobility of the contaminants adsorbed to the aquifer material, and increased biological activity due to the microorganisms using the dissolved oxygen (DO) as an electron acceptor for growth and consuming the hydrocarbon plume. Biosparging differs from air sparging in one important respect; the goal of air sparging is to volatilize VOCs and remove them via stripping, while the goal of biosparging is to create an optimum environment for micro-organism growth. Biodegradability varies with the contaminant present in the plume. Since most petroleum compounds have been proven amenable to bioremediation, increasing the DO should stimulate the microbial activity within the contaminant plume. Similar effects on the aquifer and vadose occur with air sparging.

4.3.5 Bioremediation

Biodegradation or bioremediation involves indigenous micro-organisms that have been selectively adapted, or genetically altered introduced organisms that degrade organic components dissolved in groundwater. The end products of aerobic microbial degradation are carbon dioxide and water. Bioremediation can be accomplished *in-situ* by either natural or induced microbes. Natural *in-situ* bioremediation occurs in aquifers as the microbial populations become acclimated to the pollutant and degrade the contaminants into simpler compounds and ultimately carbon dioxide and water.

Induced bioremediation makes use of systems to modify the groundwater regime to optimize degradation rates. Modification of the groundwater environment may be accomplished by various withdrawal, injection, and re-circulation pumping systems that mix the contaminants with the groundwater and its microbial population. Bioremediation can also be accomplished by bioreactors constructed specifically to promote microbial growth in a vessel through which groundwater is pumped. Regardless of which type of mechanical system is used for bioremediation, the fundamental processes are essentially identical.

4.4 Cost Comparison

The costs presented below are based on an average cleanup time of three years. However, anisotropic subsurface and non-uniform groundwater flow conditions may extend the actual cleanup time and hence increase overall remediation costs to achieve no further action (NFA). The costs were estimated using information from sites with similar conditions.

4.4.1 MPE:

- Cost includes installation of additional 14 combination recovery/vapor wells, a MPE treatment system with all appurtenances, an air stripper and/or carbon adsorption, carbon vessels for vapor phase treatment, three years of operation and maintenance (O&M) monitoring, and one year of NAM monitoring.

Total Cost = \$585,000

4.4.2 Air Sparge with SVE:

- Cost includes installation of 14 additional SVE wells and 13 vertical air sparge wells, construction and installation of an air sparge/SVE system and all appurtenances, carbon vessels for vapor phase treatment, and three years of O&M and groundwater monitoring.

Total Cost = \$565,000

4.4.3 Bioremediation:

- Cost includes installation of approximately 120 injection wells with 5.0 foot centers (total area – approximately 25,000 square feet), application of selective micro-organisms (approximately three events), and three years of groundwater monitoring.

Total Cost = \$475,000

4.5 Proposed Remedial Action

Based upon the geology of the subject property and the police station structure located on the subject property, it is AMEC opinion that air sparging with SVE would be the best remediation option for the subject property.

Pump and treat was not considered because has its limitations. Monitoring of system performance often shows initially a substantial decrease in the contaminant concentrations in the affected groundwater zone followed by a declining rate of decreasing contaminant concentrations. In the worst case, the decline in contaminant concentrations is so small that the treatment system must operate for decades in order for the groundwater to meet cleanup standards. This uncertainty regarding duration of operation makes the ultimate cost of pump and treat methods quite high. Therefore, pump and treat is not recommended as a stand alone technique to address the residual fuel hydrocarbons at the subject property.

Biorremediation was not considered given the organic layer of soil located in-between a sandy lithology at the subject property. Bioremeiation limitation is that differences in underground soil layering and density may cause reinjected conditioned groundwater to follow certain preferred flow paths. Consequently, the conditioned water may not reach some areas of contamination.

4.6 ESTIMATED COSTS

Based upon the geology of the subject property and the police station structure located on the subject property, it is AMEC opinion that air sparging with SVE would be the best remediation option for the subject property.

Below is a cost estimate for purchasing remedial equipment and for implementation of an AS/SVE system at the subject property. The total estimated cost is accurate to within plus or minus 20 percent (+/- 20%) and will include the following costs by task:

• Installation of 14 additional (14) 1-inch air sparge wells	\$12,000
• Installation of 14 additional (14) 2-inch SVE wells	\$16,000
• Purchase of one SVE system	\$80,000
• Purchase of one air sparge system	\$40,000
• Purchase of carbon vessels	\$20,000
• Installation of all trenching, piping, electrical, telemetry and control systems	\$70,000
• Site Restoration	\$10,000
• Remedial system construction oversight (15 days)	\$40,000
• Startup and testing of system (4 days)	\$8,000
• Permitting	\$3,000
• Monthly and quarterly O&M site visits and monitoring for 3 years	\$126,000

- Quarterly groundwater sampling for three years \$105,000
- One year of NAM monitoring \$35,000

Capital Costs Total: \$565,000

** O&M cost could increase if there is fluctuation in system vacuum and if the system is operated for more than three years*

Notes:

Electrical costs to run the entire AS/SVE are estimated at \$2,000 per month and are not included.

1" = 30' 

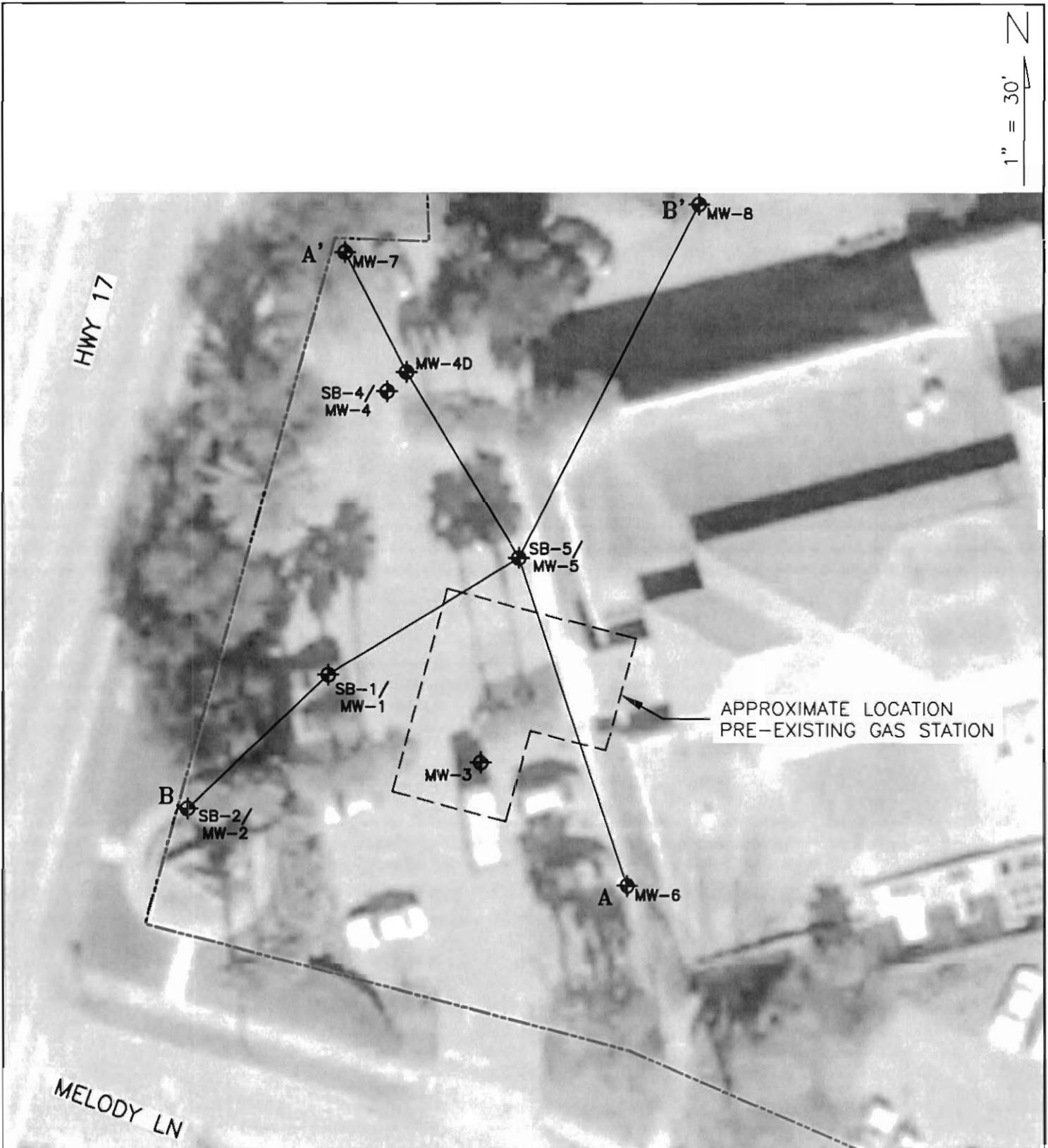


IMAGE SOURCE: LABINS HIGH RESOLUTION IMAGERY
 DATED 2009
<http://www.labins.org/>

LEGEND

 MONITORING WELL LOCATION

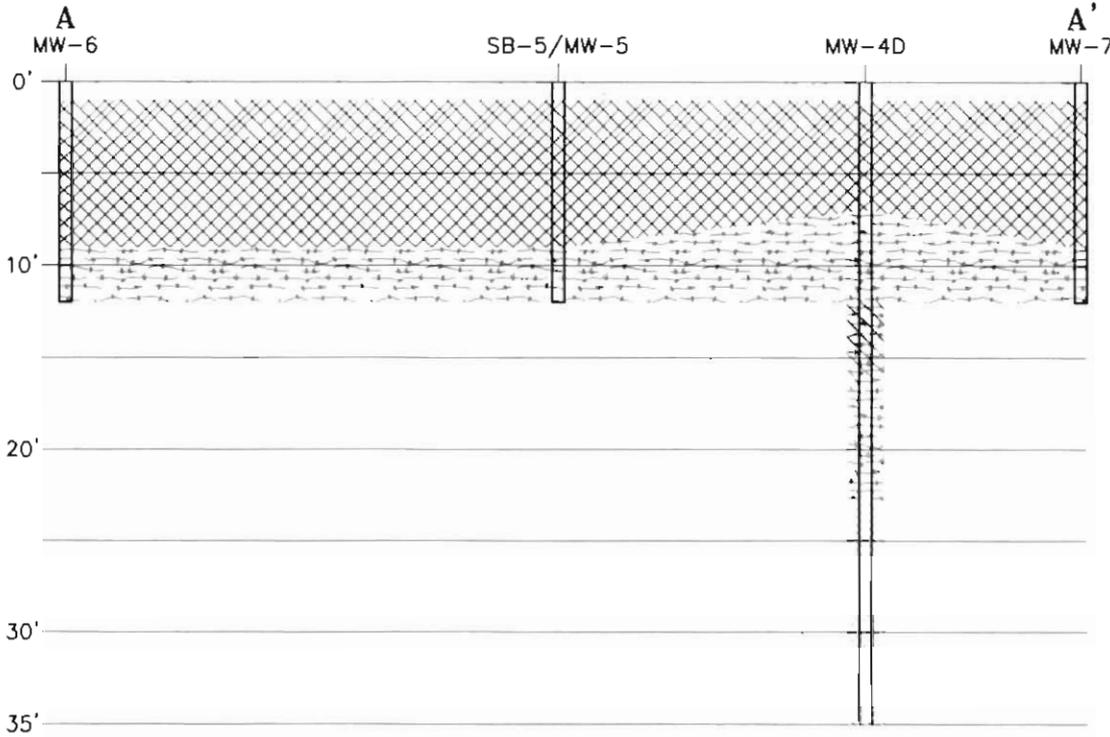
CASSELBERRY POLICE
 DEPARTMENT
 ADDRESS
 CASSELBERRY, FLORIDA



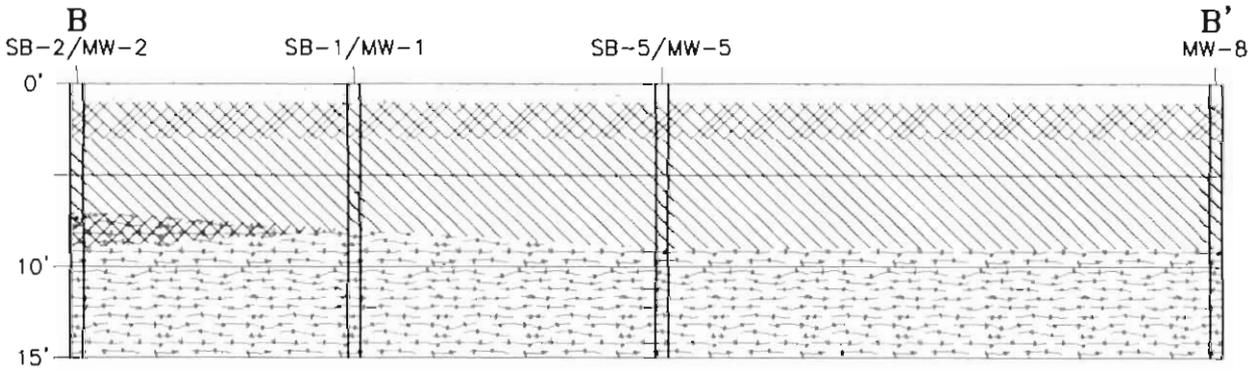
AMEC ENVIRONMENT & INFRASTRUCTURE
 4150 N. JOHN YOUNG PKWY, ORLANDO, FL 32804
 PHONE: (407) 522-7570 FAX: (407) 522-7576
 CERTIFICATE OF AUTHORIZATION #: 8050

DESIGN BY: SP
CHECKED BY:
DATE DRAWN: 02/07/11
PROJECT #: 6282-11-0257
DATE: 07

SHEET TITLE SOIL SECTIONS PLAN
FIGURE 3A



- LEGEND**
- ASPHALT/LIMEROCK
 - GREY SAND INTERMIXED W/ BROWN CLAY
 - GREY SILTY SAND
 - BROWN ORGANIC MATTER
 - DARK BROWN MEDIUM SAND W/ ORGANIC MATTER
 - BROWN MEDIUM SAND WITH ORGANIC MATTER
 - TAN MEDIUM SAND WITH ORGANIC MATTER
 - TIGHTLY PACKED FINE LIGHT BROWN SAND
 - TAN FINE SILTY SAND
 - FINE CLAYEY WHITE SAND
 - GREY SAND
 - GREY SILT W/ ORGANIC MATTER



CASSELBERRY POLICE
DEPARTMENT
ADDRESS
CASSELBERRY, FLORIDA



AMEC ENVIRONMENT & INFRASTRUCTURE
4150 N. JOHN YOUNG PKWY, ORLANDO, FL 32804
PHONE: (407) 522-7570 FAX: (407) 522-7578
CERTIFICATE OF AUTHORIZATION #: 60590

DRAWN BY: SP
CHECKED BY:
DATE: 09/08/07/11
PROJECT #: 60590-11-0007
PAGE: 01

SHEET TITLE
SOIL SECTIONS
PLAN

FIGURE 3B

Appendix F
Newspaper Advertising

The City of Casselberry is applying for a United States Environmental Protection Agency cleanup grant to remediate petroleum substance contamination, located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. A community stakeholder meeting is being held to discuss the grant proposal and to solicit public comments on the proposal and the proposed use of funds. The meeting will be held on Monday, November 21, 2011 at 12:00 p.m. at City Hall, 95 Triplet Lake Drive, Casselberry, Florida 32707. In addition, copies of the grant proposal will be available for review and comment starting November 14, 2011 through November 21, 2011 at the City's website www.casselberry.org. For more information about the proposal or the meeting, contact Ms. Pamela Lynch, Economic Development Division at 407.262.7700 ext 1107.

Orlando Sentinel

City Of Casselberry Finance
95 TRIPLET LAKE DR

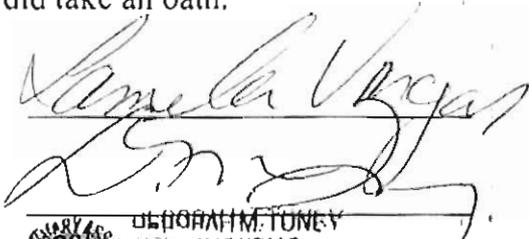
CASSELBERRY, FL 32707-3252

Before the undersigned authority personally appeared Jennifer Rhodes/Tamela Vargas/Deborah M. Toney, who on oath says that s/he is the Legal Advertising Representative of Orlando Sentinel, a daily newspaper published in Seminole County, Florida; that the attached copy of advertisement, being a Public Hearing in the matter of November 21, 2011 in the Seminole County, was published in said newspaper in the issue(s); of

11/10/11

Affiant further says that the said Orlando Sentinel is a newspaper published in said Seminole County, Florida, and that the said newspaper has heretofore been continuously published in said Seminole County, Florida, each week day and has been entered as second-class mail matter at the post office in said Seminole County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that s/he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The foregoing instrument was acknowledged before me this 10 day of November, 2011, Jennifer Rhodes/Tamela Vargas/Deborah M. Toney, who is personally known to me and who did take an oath.



DEBORAH M. TONEY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD938521
Expires 11/18/2013

Draft Grant Application Proposal for a US EPA
Clean-Up Grant
The City of Casselberry is applying for a United States Environmental Protection Agency cleanup grant to remediate petroleum substance contamination, located at 495 South U.S. Highway 17-92, Casselberry, Florida 32707. A community stakeholder meeting is being held to discuss the draft grant proposal and to solicit public comments on the proposal and the proposed use of funds. The meeting will be held on Monday, November 21, 2011 at 12:00 p.m. at City Hall, 95 Triplet Lake Drive, Casselberry, Florida 32707. In addition, copies of the draft grant proposal will be available for review and comment starting November 14, 2011 through November 21, 2011 at the City's website www.casselberry.org. For more information about the proposal or the meeting, contact Ms. Pamela Lynch, Economic Development Division at 407.262.7700 ext 1107.

CSE1158732

11/10/2011

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CASSELBERRY

Florida

You are here: [Home](#) > [Departments](#) > [Economic Development](#)

[Annexation](#)

[Business Assistance](#)

[Business Spotlight](#)

[Available Properties](#)

[Community Redevelopment Area](#)

[Current Projects](#)

[Maps](#)

[Department Directory](#)

[Forms](#)

Economic Development

Overview

The Economic Development Division takes a proactive approach to attract businesses to Casselberry and retain them by targeting growth industries including existing businesses. The growth of existing businesses as well as new businesses create an even stronger job market.

Our Mission

The Economic Development Division's mission is to implement a regional program designed to create economic stability and growth within the City with a particular emphasis on business attraction, high wage jobs, as well as business development and redevelopment

The primary responsibilities for the Division include:

- Promote economic development and redevelopment within Casselberry
- Enhance and encourage the retention of existing businesses and establishment of new businesses
- Pursue grants from Local, State, and Federal agencies to aid in maintaining the physical and economic integrity of the community
- Distribute and discuss the information for the available incentive programs
- Meet and greet business owners
- Promote downtown as the cultural, commercial, and entertainment center of the City and encourage activities that attract a diverse and multigenerational population
- Sustain and enhance existing community character
- Promote the City's resources to prospective businesses and industries

Want to learn about our Brownfield Environmental Clean-Up Grant Application package? We are holding a meeting on Monday, November 21st at 12:00 p.m. to discuss the details of this all important endeavor. Come to City Hall located at 95 Triplet Lake Drive, Casselberry, FL 32707. [View draft Brownfield Environmental Clean-Up Grant Application.](#)

Learn more about the Estados 11 Project proposed for the Lake Concord property, located at South U.S. Highway 17-92 and Lake Concord!

[View Chef Keith Keogh's presentation.](#) [View a Biography on Chef Keith Keogh.](#) [View City Staff Presentation of November 15, 2010.](#)

Calendar/Events

Code Red

Notify Me

Pay Utility Bill

Public Records

[Accessibility](#) | [Disclaimer](#) | [Site Map](#) | [Powered by DotPlus](#) | [Copyright Notices](#)

Under Florida law, all addresses are public records. If you do not wish your e-mail address released in response to a public records request, do not send electronic mail to this entity. In fact, courts find this often by phone or in writing.

Appendix G
Community Support Letters

ECONOMIC DEVELOPMENT DEPARTMENT



October 28, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

The Seminole County Economic Development Department offers this letter of support for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. If awarded, this cleanup grant would be used for a Brownfield site located at the Casselberry Police Station headquarters, 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We appreciate and strongly support the City of Casselberry's efforts for revitalization/redevelopment in our community and hope that you will give great consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

The Seminole County Economic Development Division is willing to provide information to the business community about this important grant program.

If you have any questions, please do not hesitate to contact me.

Regards,


William J. McDermott, CEcd
Director of Economic Development

Putting imagination to work



October 26, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

On behalf of the Casselberry Chamber of Commerce, please accept this letter of support for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. The awarding of this cleanup grant would be utilized for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site which houses the Casselberry Police Department headquarters.

We strongly support the City of Casselberry's efforts for revitalization/redevelopment in our community and hope that you will provide every possible consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

The Casselberry Chamber of Commerce is willing to assist the City of Casselberry by providing assistance with outreach of information to the business community via webpage and identification of potential end users.

If you have any questions, please do not hesitate to contact the Casselberry Chamber of Commerce.

Regards,

A handwritten signature in cursive script, appearing to read 'Pamela Lynch', is written over a faint, larger version of the same signature.

Pamela Lynch
Board Director



October 27, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter of support from the Casselberry Community Redevelopment Agency, for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. If awarded, this cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We appreciate and strongly support the City of Casselberry's efforts for revitalization/redevelopment in our community and hope that you will give great consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

The Casselberry CRA is willing to assist the City of Casselberry by offering to assist with community outreach for public meetings.

If you have any questions, please do not hesitate to contact me.

Thank you.

Regards,

Paul Daigle
CRA Chairman

A large, stylized handwritten signature in black ink, which appears to be "Paul Daigle". The signature is written over the typed name and title.



CONSTRUCTION COMPANY, INC.

Concrete Contractors

October 28, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

JVD Construction offers this letter of support for the City of Casselberry's submittal of a competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. This cleanup grant would be used for a Brownfield site located along South U.S. Highway 17-92 in Casselberry, Florida 32707 which is a major thoroughfare through the City. We were informed that the City of Casselberry has asked for funding by the U.S. Environmental Protection Agency to assist with the cleanup of this petroleum impacted site.

We greatly support the City of Casselberry's focus on revitalization/redevelopment of our community and hope that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

We cannot state enough that JVD Construction strongly supports the City of Casselberry in their efforts for bettering this already great City!

If you have any questions, please do not hesitate to contact me.

Sincerely,

J.V.D. CONSTRUCTION, INC.


James V. DiSalvatore

Casselberry Financial Center
894 E. State Rd. 436
Casselberry, FL 32707
(407) 339-2265

October 26, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter of support from BB & T Bank, for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. If awarded, this cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We affirmatively support the City of Casselberry's labors for revitalization/redevelopment in our community and hope that you will provide every possible consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

BB & T Bank is willing to assist the City of Casselberry by making informational brochures on this cleanup grant program available to the public.

If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely,



Roberta Weis
Vice President and Branch Manager

STATE FARM

Glenn Ritchie Agency

October 27, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter of support from Glenn Ritchie Agency for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. This cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707 which houses the Police Station headquarters. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We proudly support the City of Casselberry's focus on revitalization/redevelopment of our community and hope that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Again, the Glenn Ritchie Agency strongly supports the City of Casselberry in their efforts for betterment of the community.

If you have any questions, please do not hesitate to contact me.
Thank you.

Sincerely,



Glenn Ritchie, ChFC, CLU, CPCU
Agent / Business Owner

186 SR 436
CASSELBERRY, FL 32707
E-MAIL Glenn@sfGlenn.com

PHONE (407) 478-0771
FAX (407) 478-0991
WEB www.sfGlenn.com



STATE LICENSE: CACO12721

CENTRAL FLORIDA CORPORATE OFFICE

P.O. BOX 180308 • CASSELBERRY, FL 32718-0308 • (407) 831-3600 • FAX (407) 831-2893

October 27, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Air Flow Designs, Inc. enthusiastically supports the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. The cleanup grant monies would be utilized for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We greatly support the City of Casselberry's efforts for revitalization/redevelopment in our community and hope that you will provide every possible consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Air Flow Designs, Inc. is willing to assist the City of Casselberry by providing available meeting space, if needed, to hold cleanup grant program public meetings.

If you have any questions, please do not hesitate to contact my office.

Thank you.

Regards,

A handwritten signature in black ink, appearing to read "Jesse Burd".

Jesse Burd
Purchasing Manager

BRANCH OFFICES: CLERMONT, DAYTONA, JACKSONVILLE, ST. CLOUD and TAMPA



HHH MANAGEMENT INC.
An Asset Management Company

October 27, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

HHH Management Inc., as agent of Oxford Square, Ltd., offers this letter of support for the City of Casselberry's submittal of a competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. We understand that this cleanup grant would be used for a Brownfield site located along South U.S. Highway 17-92 in Casselberry, Florida 32707 which is a major thoroughfare through the City. We were informed that the City of Casselberry has asked for funding by the U.S. Environmental Protection Agency to assist with the cleanup of this petroleum impacted site.

We wholly support the City of Casselberry's focus on revitalization/redevelopment of our community and hope that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Again, HHH Management Inc. and Oxford Square, Ltd. strongly support the City of Casselberry in their efforts for betterment of the community and major corridors in our City.

If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely,

HHH MANAGEMENT, INC.

Donald Rosenthal
Director of Real Estate

LPL Financial

Destiny Consulting

Insurance Services and Products

October 27, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter of support from LPL Financial, for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. If awarded, this cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We proudly support the City of Casselberry's labors for revitalization/redevelopment in our community and hope that you will provide every possible consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

LPL Financial is willing to assist the City of Casselberry by having informational brochures on this cleanup grant program available to the public.

If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely,



Sharon Hunt
Investment Consultant

950 S. Winter Park Dr, Suite 107 • Casselberry, FL 32707
Office: (407) 260-9655 • Fax: (407) 260-1770

JOHN EDWARD JONES
A PROFESSIONAL ASSOCIATION
ATTORNEY & COUNSELOR AT LAW
TRIAL PRACTICE · PERSONAL INJURY
& WRONGFUL DEATH

5200 SO. U.S. HIGHWAY 17-92
CASSELBERRY, FLORIDA 32707
TELEPHONE (407) 834-5700

602 EAST FIFTH AVENUE
MOUNT DORA, FLORIDA 32757
TELEPHONE (352) 383-5400

MAILING ADDRESS:

POST OFFICE BOX 181985
CASSELBERRY, FLORIDA 32718-1985
FASCIMILE: (407) 834-6045

631 WEST MORSE BLVD., SUITE 200
WINTER PARK, FLORIDA 32789
TELEPHONE (407) 839-0866

VISIT OUR WEBSITE AT:
WWW.JOHNEWARDJONES.COM
EMAIL: JJONES@JEJLAW.COM

October 26, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter from the Law Offices of John Edwards Jones, PA in support of the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. The cleanup grant monies would be utilized for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

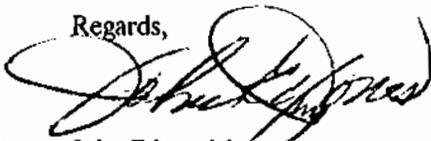
We greatly support the City of Casselberry's efforts for revitalization/redevelopment in our community and hope that you will provide every possible consideration to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

The Law Offices of John Edward Jones, PA is willing to assist the City of Casselberry by providing available meeting space, if needed, to hold cleanup grant program public meetings.

If you have any questions, please do not hesitate to contact my office.

Thank you.

Regards,



John Edward Jones
Attorney & Counselor at Law



October 20, 2011

Mr. Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

The Seminole County Regional Chamber of Commerce is pleased to support the City of Casselberry's submittal of a competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. This cleanup grant would be used for a Brownfield site located along South U.S. Highway 17-92 in Casselberry, Florida 32707 which is a major thoroughfare through the City. We were informed that the City of Casselberry has asked for funding by the U.S. Environmental Protection Agency to assist with the cleanup of this petroleum impacted site.

Quality of life and community improvement are key initiatives that the Chamber strongly supports to improve business and we strongly support the City of Casselberry's focus on revitalization/redevelopment of their community. We ask that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Again, the Seminole County Regional Chamber of Commerce strongly supports the City of Casselberry in their efforts for betterment of both the City and Seminole County. Together, municipalities, community and business are working together to improve quality of life, community and business here in Seminole County.

If you have any questions, please do not hesitate to contact me.

Thank you.

Regards,

Frank S. Hale
President/CEO



November 3, 2011
Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Casselberry Friends of the Park is a resident volunteer organization that is involved in community tree plantings, park clean-ups and other special parks projects. Our volunteers take pride in their community and donate numerous hours of service and talent to help preserve and protect our natural resources. Please accept this letter of support from Casselberry Friends of the Park, for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. This cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707 which houses the Police Station headquarters. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

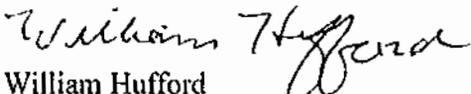
For several years, the Casselberry Friends of the Park has supported the City of Casselberry's focus on revitalization/redevelopment of our community and hope that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Casselberry Friends of the Park is willing to assist the City of Casselberry by having volunteers available, if needed, to support their efforts in this very important environmental clean-up process.

If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely,


William Hufford
President, Friends of the Park



November 7, 2011

Philip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

Please accept this letter of support from Christian HELP Foundation, Inc., for the City of Casselberry's competitive Brownfields cleanup grant application for an EPA Brownfields Cleanup Grant. This cleanup grant would be used for a Brownfield site located at 4195 South U.S. Highway 17-92, Casselberry, Florida 32707 which houses the Police Station headquarters. We were informed that the City of Casselberry has requested funds to assist with the cleanup of this petroleum product impacted site.

We proudly support the City of Casselberry's focus on revitalization/redevelopment of our community and hope that you will provide every consideration possible to the City of Casselberry's application for US EPA Brownfields Cleanup funds.

Christian HELP Foundation, Inc. is willing to assist the City of Casselberry by having marketing material available on the environmental cleanup grant program to the public. We would also be willing to advertise and help recruit for any jobs that become open as a result of this program.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Sandi Vidal
Executive Director

Board of Advisors

Victor Alvarado
IID

Dr. Charles Bell
First Baptist Church
Orlando

Paul Benjamin
The Dream Center

Dr. Scott Brady
Centra Care

Pastor Dale Brooks
Avalon Church

Dr. Steve Brown
Key Life Ministries

Carol Ann Dykes
UCF Incubator

Vanessa Echols
WFTV 9

Don Eslinger
Seminole County
Sheriff

Steve French
Lifework Leadership

Mark Goldstein
CF Christian Chamber

Bob Gregory, Jr.
Good News Jail
Ministry

Bud Hedinger
WFLA Radio

Dr. Joel Hunter
Northland A Church
Distributed

Bob Kyle
Chick-fil-A

Melony McKaye
288.3 FM

Ken Mikesell
WLCB Channel 45

Mark Nation
The Nation Law Firm

Jerry Ross
Disney Entrepreneur
Center

Dennis Salvagio
Attorney & Magic
Personality

Slade Smith
Absolutley Fitting

Riek Tesch
Campus Crusade

Brian Walsh
The Collage Companies

John Watts
First Presbyterian
Orlando

