

Contamination Technical Memorandum

10th Street and Boulevard of the Arts

Sarasota County, Florida

City No.: PO-002157

March 2024

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

TABLE OF CONTENTS

SECTION	Page
1.0 Executive Summary	1-1
2.0 Project Description	2-1
3.0 Methodology	3-1
4.0 Project Impacts	4-1
5.0 Conclusions and Recommendations	5-1

APPENDICES

Appendix	Title
Appendix A.....	Contamination Site Map
Appendix B.....	Aerial Photographs
Appendix C.....	Topographic Maps
Appendix D.....	EDM Report
Appendix E.....	Supplemental Files
Appendix F.....	Site Photographs

1.0 Executive Summary

This Contamination Technical Memorandum was prepared to support the redesign of 10th Street and Boulevard of the Arts. The report was prepared in accordance with Part 2, Chapter 20 of the Florida Department of Transportation’s (FDOT) Project Development and Environment Manual (PD&E) (effective July 1, 2023). The study area encompassed a 500-foot buffer beyond the defined project limits of 10th Street and Boulevard of the Arts.

The purpose of this report is to present the findings of a contamination screening for the study area; to identify, review, and evaluate known or potential contamination issues; provide risk ratings for properties, facilities, or sites that have the potential for contamination involvement with the proposed improvements; and to present recommendations for further evaluation when needed.

Thirty five contamination sites were assessed. Two sites (Map ID 21 and Map ID 30) were evaluated in both segments due to their proximity. A summary of their risk ratings is presented below:

Table 1: Number of Sites per Risk Rating – 10th Street			
High	Medium	Low	No
0	1	20	0

Table 2: Number of Sites per Risk Rating – Boulevard of the Arts			
High	Medium	Low	No
0	1	13	2

Based on the conclusions of this study and the risk ratings noted above, the following recommendations are made:

- Additional information may become available or site-specific conditions may change from the time this report was prepared and should be considered prior to proceeding with roadway construction. If the proposed improvements change, and/or new potential contamination sites have been identified, this report should be revised and updated to reflect those changes.
- For the locations rated No or Low for contamination, no further action is required. These locations have been determined not to have any contamination risk to the study area at this time.
- Two Medium rated sites (Map ID 6 and Map ID 14) were identified in the study area. Map ID 6 was identified within the 500-foot buffer of 10th Street, and Map ID 14 was identified within the 500 foot buffer of Boulevard of the Arts. Although Level II testing is typically

recommended for Medium rated sites, in this case the rating for Map ID 6 is due to the active nature of the gasoline station and Map ID 14 has unresolved contamination issues which may require additional effort relative to National Pollutant Discharge Elimination System (NPDES) permitting.

- In both cases, Level II field testing is not recommended at this time. Both sites should be reviewed prior to construction to verify regulatory status.

2.0 Project Description

The City of Sarasota is proposing a Complete Streets project, with safety improvements, for the 10th Street corridor from east of the US 41 (Tamiami Trail) roundabout to N. Orange Avenue and the Boulevard of the Arts from Sarasota Bay to N. Orange Avenue in Sarasota County.

The project will enhance approximately 1.25 miles of roadway by providing wider sidewalks, protected bicycle lanes, enhanced landscaping, and other infrastructure improvements within the City of Sarasota. The project will modify critical intersections throughout corridors that encompass neighborhoods that have been traditionally underserved. This project links the residential communities of Central Coconut, Gillespie Park, Downtown, Rosemary District, the Quay, and other underserved neighborhoods to recreational trail paths, employment centers, parks, essential services, schools, public amenities, and the Bay, a 53-acre waterfront park located on Sarasota Bay. The project includes approximately 0.54 miles of new protected bicycle lanes and sidewalk widening along 10th Street, 0.8 miles of shared-use markings and sidewalk widening on Boulevard of the Arts, a roundabout at 10th Street and N. Orange Avenue, and a raised intersection at US 41 and Boulevard of the Arts.

The 10th Street Complete Street project (see **Figure 1**) will incorporate variable cross-sections that replace excess vehicle capacity with enhanced bicycle and pedestrian facilities, shade/canopy trees, low-impact stormwater development, and pedestrian lighting. The improvements will maintain access to the in-road baffle box for ongoing service and maintenance and provide a proposed roundabout at N. Orange Avenue. Additionally, the City will install Street Advanced Featured Elements (S.A.F.E.) technology as needed with the project limits. S.A.F.E. is an advance warning, tactile in-road installment that would warn vehicles that they are approaching intersections and high pedestrian and bicyclist activity zone. The material will be installed into the roadway and would provide a feel similar to a rumble strip when approaching intersections and high pedestrian and bicyclist activity zones. S.A.F.E. technology is intended to improve the overall safety the roadway and provide a traffic calming element.

The Boulevard of the Arts Complete Street project (see **Figure 2**) will incorporate variable roadway cross sections with different aesthetic treatments. Planned improvements include but are not limited to sidewalk widening along both sides of the street, curb extensions at key intersections, drainage and stormwater capacity improvements, shade/canopy trees, hardscaping, enhanced landscaping, a mobility hub, and replacement of aerial utilities with subterranean alignments. The Boulevard of the Arts project will also use S.A.F.E. technology at intersections where there are high pedestrian and bicyclist volumes.

Project activities will be limited to the existing ROW and no acquisition or off-project easements are necessary.

Figure 1 - 10TH STREET PROJECT LOCATION MAP

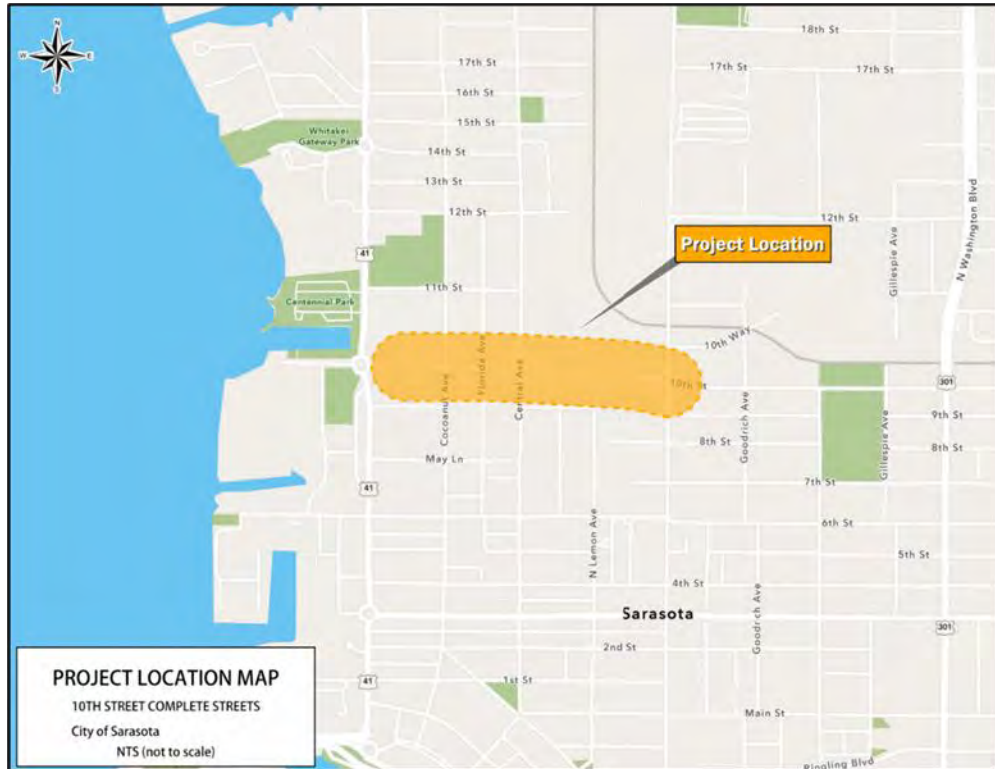
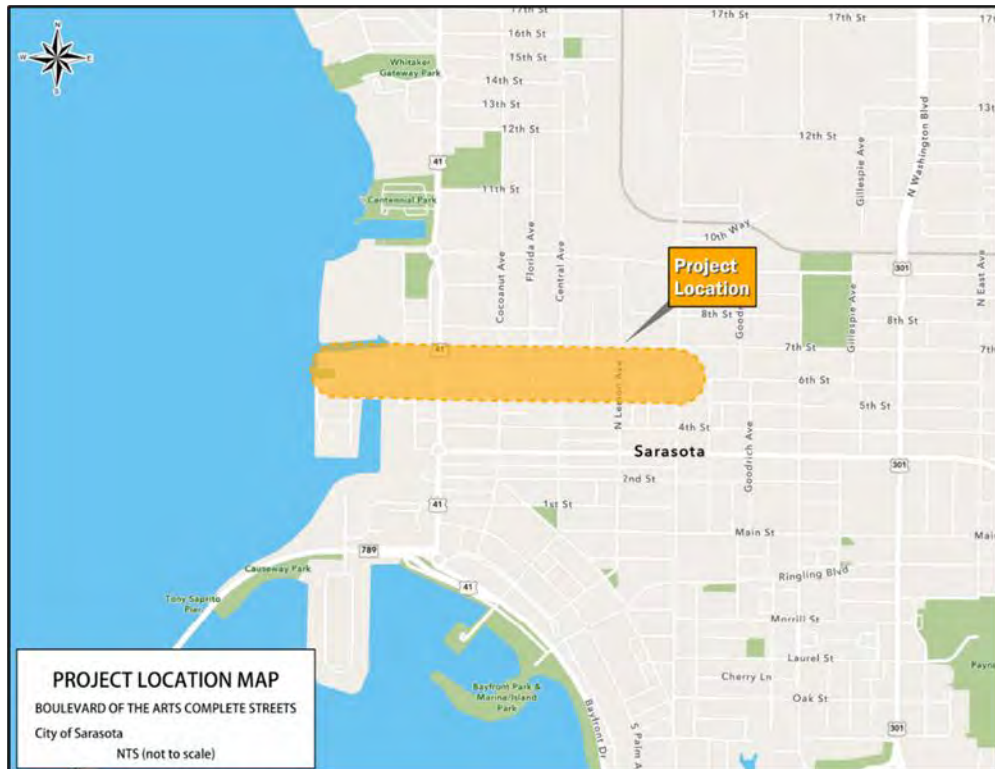


Figure 2 – BOULEVARD OF THE ARTS PROJECT LOCATION MAP



The purpose of this report is to support the design and engineering study by presenting the findings of a contamination screening evaluation. This report identifies and evaluates known or potential contamination sites within or adjacent to the study area that may affect implementation of the project. The report also presents recommendations for supplemental assessment, when necessary. The study was performed in general accordance with the FDOT PD&E Manual (effective July 1, 2023). The study area for this Contamination Technical Memorandum is defined as the combined total of 1.25 miles of 10th Street/Boulevard of the Arts and the search buffer to a distance of 500 feet.

3.0 Methodology

A contamination screening evaluation was conducted to identify contamination issues from properties or operations located within and near the project. This evaluation consisted of the following tasks:

- A Site Contamination Map (**Appendix A**) was generated to illustrate the locations of the contamination sites with respect to the study area. The study area is defined as the 1.25 combined miles of 10th Street/Boulevard of the Arts and a 500-foot search buffer.
- Aerial photographs obtained from Environmental Data Management; Inc. (EDM) were used to identify past potential contamination sites located within the project area. Aerial photographs dated 1948, 1951, 1962, 1969, 1977, 1986, 1998, 2005, 2014, and 2020 were reviewed and are provided in **Appendix B**.
- Topographic maps were reviewed to develop a history of the previous land uses within the study area and to identify sites which may have historical uses that pose contamination concerns. Topographic maps can prove useful in identifying contamination concerns such as railroads, mine lands, bulk storage tanks, and landfills/disturbed lands. Additionally, land use and water features, including elevation contours can be identified on topographic maps. Topographic maps dated 1944, 1973, 1987, 1992, and 1994 were provided. These maps were obtained from the digital map collections of the United States Geological Survey (USGS). Only 7.5 Minute Series maps were selected for this report. Copies of the historical topographic maps are presented in **Appendix C**.
- An environmental database search using EDM was conducted in December 2023, to identify facilities, or listings within the study area associated with documented or suspected petroleum or hazardous materials contamination. The study was performed in general accordance with the FDOT PD&E Manual (effective July 1, 2023) with a search buffer of 500 feet. The EDM report is used as a preliminary screening tool to identify facilities that are registered with various county, state, and federal agencies. EDM's report is provided in **Appendix D**. Documents were reviewed to determine if contamination impacts will affect the project area. The facilities identified within the study area are discussed in **Section 4.0**.
- Supplemental Information made available through FDEP OCULUS files may provide relative information not included within the EDM report. These resources are presented in **Appendix E**.

- A site reconnaissance was performed on January 15, 2024, to identify new and/or undocumented contamination sites, and to verify locations of documented contamination sites. Select photographs are provided in **Appendix F**.
- Information found on the Sarasota County Property Appraiser database was reviewed for suspect contamination sites where other resources may not have provided ample information for a particular site; or to determine addresses, parcel boundaries, and other pertinent information.
- Risk ratings were assigned for each contamination site after evaluating the findings produced by the previously mentioned methodologies. The rating system defined in the FDOT PD&E Manual is divided into four categories of risk which express the degree of concern for contamination problems. The four degrees of risk ratings are No, Low, Medium, and High and are defined as follows:
 - No Risk Site: a review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact to the project. It is possible that contaminants have been handled on the property. However, findings indicate that contamination impacts are not expected.
 - Low Risk Site: a review of available information indicates that past or current activities on the property have an ongoing contamination issue; the site has a hazardous waste generator identification number, or the site stores, handles, or manufactures hazardous materials. However, based on the review of conceptual or design plans and/or findings from the screening process, it is not likely that there would be any contamination impacts to the project.
 - Medium Risk Site: after a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to make a determination as to the potential for contamination impact, and there is reasonable suspicion that contamination may exist, the property should be rated at least as a “Medium.” Properties used historically as gasoline stations and which have not been evaluated or assessed by regulatory agencies, sites with abandoned in place underground petroleum storage tanks, or currently operating gasoline stations should receive this rating.
 - High Risk Site: after a review of all available information and conceptual or design plans, there is appropriate analytical data that shows contamination will substantially impact construction activities, have implications to right-of-way acquisition, or have other potential transfer of contamination related liability.

4.0 Project Impacts

Based on the methodologies performed, thirty five known contamination sites were identified within the study area which may impact the roadway improvements. Risk ratings for 10th Street are provided in **Table 3**. Risk ratings for Boulevard of the Arts are provided in **Table 4**. The location of each contamination site is illustrated in **Appendix A**. Aerial photographs provided by EDM are available in **Appendix B**. Topographic maps provided by EDM are available in **Appendix C**. EDM’s report is available in **Appendix D**. Supplemental files from the FDEP OCULUS database and Map Direct are available in **Appendix E**. Select site photographs are available in **Appendix F**.

Table 3: Potential Contamination Sites – 10 th Street						
Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
4	<p style="text-align: center;">Sarasota City-Centennial Park 1059 North Tamiami Trail Facility ID: 9200868</p> <p style="text-align: center;">Sarasota City-Helmsman Marina 10th Street Facility ID: 9100233</p>	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance Map Direct	<p style="text-align: center;">Former USTs 470 feet west of 10th Street western project limits</p> <p style="text-align: center;">Former ASTs beyond 500 feet of 10th Street western project limits</p> <p style="text-align: center;">Former USTs 700 feet northwest of 10th Street western project limits</p>	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted one Aboveground Storage Tank (AST), two structures, and heavy machinery from 1948 to 1962. Two structures depicted in 1969. Vacant land with exposed soil near the areas of the former ASTs, and structures were depicted from 1977 to 1986. Paved parking lot, boat access ramp, and docks depicted from 1998 to 2020 with little to no changes. Topographic maps (Appendix C) depicted the site as shaded green indicating “woods,” beige indicating “built up land,” and with four black squares indicating “structures” in 1944. Beige shading was depicted indicating “built up area,” and a rectangle outline indicating “fencing” from 1973 to 1992. Red shading was depicted indicating “densely built up area,” and two solid parallel lines indicating “roads” outlining the parking lot in 1994.</p> <p>Facility ID: 9200868 – EDM’s report (Appendix D) identified this site as a closed local government facility with two discharges dated October 14, 1991 and April 23, 2018. The FDEP’s Storage Tanks & Contamination Monitoring (STCM) database identified five former ASTs (one 1,309,500-gallon residual oils, three 155,000-gallon diesel, and one 888-gallon fuel oil) and two former USTs (one 6,000-gallon diesel, and one 6,000-gallon unknown/unreported) existed at this facility. All five ASTs (exceeding 500 feet of western project limits for 10th Street) were removed in the 1960s, and both USTs were removed in 2018. FDEP OCULUS files (Appendix E) provided a Site Assessment Report (SAR) dated July 21, 2020, stating a Preliminary Contamination Assessment Report was submitted in 1992 for the 1991 discharge after contaminated soil (presumably related to the former ASTs) was discovered during excavation activities for a retention pond. Remediation activities were conducted from October 1992 to November 1993. The FDEP issued a NFA for this facility January 14, 1994. Contamination was again encountered during roadway widening activities for Tamiami Trail in April 2018. The discharge was discovered after petroleum impacted water was pumped into a culvert. Around 6,000-gallons of impacted water were removed from the culvert. Two USTs were identified (470 feet west of western project limits for 10th Street ROW) and removed from the facility. Around 3,352-gallons of impacted water within the USTs were removed from the site. Remediation/monitoring activities were conducted from April 2018 to July 2020. No soil or groundwater exceedances were depicted in this recent SAR. The SAR recommended the issuance of an NFA for this facility. The FDEP later issued an SRCO on November 25, 2020 for the 2018 discharge. Well abandonment activities were conducted in 2021. No subsequent files were provided after 2021.</p> <p>Facility ID: 9100233 – This facility was identified after review of the FDEP’s Map Direct database. This former facility exceeds the 500 foot search buffer for 10th Street ROW but is located on the same parcel (parcel clips the 500 foot buffer) as Sarasota City-Centennial Park. FDEP OCULUS files provided a Limited Contamination Assessment Report dated April 1991 stating, four 4,000-gallon (leaded and unleaded) USTs were removed from this facility in 1990. A discharge was discovered and reported during UST removal activities. The former USTs were located 700 feet northwest of 10th Street western project limits. Contamination assessment activities were conducted from 1990 to 1991. The Limited Contamination Assessment Report concluded with the recommendation for this facility to receive and NFA from the department. The FDEP issued an NFA for this facility on May 19, 1991, after review of the April 1991 report.</p> <p>During the site reconnaissance, this site was observed as Don Roehr Boat Ramps, Centennial Park, and a grassy lot with a cement pathway. A fenced temporary construction staging area (exceeding 500 feet of 10th Street ROW) was also observed with wood pallets, wood poles, bricks, concrete, and two 5-gallon buckets. No contamination concerns were observed within the study area from the ROW.</p> <p>Risk Rating: Given the issuance of an NFAs for both 1991 discharge dates, and SRCO for the 2018 discharge, this site is assigned a risk rating of Low.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
5	Hog Creek Restoration 10 th Street & US 41 Facility ID: ERIC_10012, 161706	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel adjoining Boulevard of the Arts and US 41 ROWs Parcel is 370 feet west of 10 th Street western project limits	Not listed if any	Low	<p>Contamination Concern(s): EDM’s report (Appendix D) identified this site as a historical entry in its Voluntary Cleanup Sites database. The site’s status was listed as closed with a program status listed as complete with conditions. No regulatory files were provided for either Facility ID number that was provided. The FDEP’s Map Direct database depicted the listing for this site within the southeast quadrant of the 10th Street and US 41 intersection. The parcel this listing is tied to is 370 feet west of the western project limits for 10th Street and adjoining both ROWs for Boulevard of the Arts and US 41. Also present within this parcel are Map ID’s 1 (Van Wezel Performing Arts Hall), and Map ID 3 (Sarasota City Exhibition Hall).</p> <p>During the site reconnaissance, this site was observed as 10th Street/US 41 roundabout, Map ID 1, and Map ID 3, paved parking lots, Sarasota Lawn Bowling Club, Sarasota Orchestra, Art Center of Sarasota, Sarasota Garden Club, Central Broadway Park, and Bay Park. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of documented contamination concerns, this site is assigned a risk rating of Low.</p>
6	7-Eleven Food Store #40347 1012 North Tamiami Trail Facility ID: 8520669, 373467, ERIC_10092	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	150 feet northwest of 10 th Street ROW	Petroleum	Medium	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted railroad tracks and a grassy field in 1948. Vacant/grassy field was depicted from 1951 to 1962. Structures resembling a retail gas station and canopy were depicted from 1969 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted railroad tracks, and the surrounding area as shaded beige indicating “built up area” in 1944. Red shading was depicted indicating “densely built up area” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this site as an active retail gas station with six separate reported discharges dated: June 6, 1988, November 17, 1993, January 14, 1994, November 24, 1994, April 14, 2006, and May 8, 2006. The FDEP’s STCM database states four USTs (one 8,000-diesel, and three 12,000-gallon unleaded gasoline) are in service at this facility. Five former USTs (two 12,000-gallon unleaded gasoline, two 6,000-gallon unleaded gasoline, and one 6,000-gallon diesel) were removed from the facility. Only two of the six discharges (September 6, 1988 and May 8, 2006) are confirmed discharges that have supporting laboratory data. The remaining four discharges are either duplicate entries, issued a status of No Cleanup Required (NREQ), or are false reports.</p> <p>Facility ID: 8520669 – FDEP OCULUS files (Appendix E) provided a Supplemental Site Assessment Report (SSAR) dated June 1, 2010, describing the site history from 1988 to 2010. The 1988 discharge was reported when gasoline odor was detected in a monitoring well near the UST farm. Subsequently, this facility was entered into the Early Detection Incentive program. A Contamination Assessment Report (CAR) was submitted and approved by the FDEP in 1990. A remedial Action Plan (RAP) was submitted in 1992 with the intended purpose of installing a soil vapor extraction system but was never installed/performed. No remediation activities have been conducted since 1994 due to this facility’s score remaining below funding thresholds. Another SAR was conducted in 2004. Additional assessments occurred from 2006 to 2009. Impacted soil was encountered on April 14, 2006, during spill bucket replacement activities, and a discharge was reported and submitted on May 8, 2006. Source removal activities included the removal of thirteen drums of impacted soil from the spill bucket area. The May 8, 2006 discharge was issued an SRCO by the FDEP on February 5, 2009. RAP activities for the 1988 discharge continued simultaneously at this facility until 2013. Post Active Remedial Monitoring (PARM) activities began in 2013. A Semi-Annual Natural Attenuation Monitoring (NAM) Report dated July 11, 2018, depicted petroleum concentrations have remained below established GCTLs for two consecutive groundwater sampling events (December 2017 and June 2018). The nearest sampled monitoring well is located 150 feet northwest of 10th Street ROW. The NAM report suggested the issuance of an SRCO. The FDEP later issued an SRCO on February 26, 2019, for the 1988 discharge. A Sarasota County letter dated October 5, 2022, found this facility within compliance with the FDEP’s storage tank rules and regulations. No subsequent files were provided. This facility is listed within 500 feet of 10th Street ROW and could trigger the testing requirements necessary for NPDES permitting.</p> <p>Facility ID: ERIC_10092 – This facility ID is incorrectly associated with the 7-Eleven Food Store located on the northeastern quadrant of the Tamiami Trail and 10th Street intersection. The data provided under this Facility ID matches and is associated with Map ID 4 (Sarasota City Centennial Park) located on the northwestern quadrant of the 10th Street and US 41 roundabout.</p> <p>Facility ID: 373467 – No regulatory files were provided under this number. This Facility ID number also corresponds with MAP ID 4.</p> <p>During the site reconnaissance, this site was observed as an operational Sunoco/7-Eleven retail gas station. Three groundwater monitoring wells were observed near the UST farm.</p> <p>Risk Rating: Given this facility’s status as an active retail gas station and effect on NPDES permitting, this site is assigned a risk rating of Medium.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
7	Publix Super Market #1023 1044 North Tamiami Trail Facility ID: 9808547	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Emergency generator/AST is 50 feet north of 10 th Street ROW	Petroleum	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted woods, and a grassy lot from 1948 to 1951. Two structures (presumably residential) were depicted from 1962 to 2005. One new structure (presumably Publix) was depicted from 2014 to 2020. Topographic maps (Appendix C) depicted the site as shaded beige indicating “built up area” in 1944. Red shading was depicted indicating “densely built up area” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a non-retail fuel user with one 1,000-gallon diesel AST in service for an emergency generator. No reported discharges are associated with this facility. FDEP OCOLUS files (Appendix E) provided a Sarasota County Letter dated March 17, 2023, stating this facility was found in compliance with the FDEP’s storage tank rules and regulations. Contamination impacts are not anticipated. During the site reconnaissance, this site was observed as Publix Grocery store with one emergency generator/AST in service 50 feet north of 10 th Street ROW. Risk Rating: Given the lack of reported discharges, and the non-retail use of the AST, this site is assigned a risk rating of Low.
11	Icehouse Inc. 1314 10 th Street Facility ID: 8631178	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel is adjoining south of 10 th Street and west of Central Avenue ROWs Former UST 90 feet south of nearest 10 th Street ROW	Petroleum Lead	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted one structure (presumably Icehouse Inc.) from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted a rectangle shaded black indicating “structure” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user. One 2,000-gallon unleaded gasoline UST was removed in 1990. One discharge dated October 2, 1990, is associated with this facility. FDEP OCOLUS files (Appendix E) provided a SAR dated March 21, 2001, describing the site history. Closure assessment/tank removal activities were conducted in October 1990. Impacted soil was encountered and removed from the north end of the UST pit (90 feet south of the nearest 10 th Street ROW) during tank closure activities. Excavation samples indicated that Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTEX) impacted soil was limited to depths of four to five feet below land surface (bls). This report concluded that no petroleum related concentrations exceeded their established Soil Cleanup Target Levels (SCTLs) or Groundwater Cleanup Target Levels (GCTLs) after additional samplings were conducted in 2001. This report did disclose that lead exceeded its GCTLs in only one monitoring well (MW-1), located 95 feet south of 10 th Street ROW. A Level II SAR dated November 21, 2001, stated groundwater samples collected from all monitoring wells (sampling occurred November 2, 2001) yielded no exceedances for lead above its established GCTLs at MW-1. The Level II SAR recommended the issuance of an NFA and for the abandonment of all monitoring wells at this facility. The FDEP issued an SRCO for this facility on April 29, 2002, after review of the 2001 SAR. Contamination impacts are not anticipated. During the site reconnaissance, this site was observed as Boo’s icehouse and dog bar. No contamination concerns were observed from the ROW. Risk Rating: Given the issuance of an SRCO, this site is assigned a risk rating of Low.
12	FL Avenue Studios 911 Central Avenue Facility ID: 8520701	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST farm 185 feet south nearest Central Avenue ROW	Petroleum	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted a rectangle shaded black indicating “structure” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with six USTs (one 500-gallon unknown contents, one 750-gallon unknown contents, one 7,500 leaded gasoline, one 7,500 diesel, one 8,000-gallon leaded gasoline, and one 8,000-gallon diesel) that were removed. One discharge dated November 17, 1988, is associated with this facility. FDEP OCOLUS files (Appendix E) provided a SAR dated October 26, 2000, stating this facility operated as Cities Transit Bus Station from the 1940s to the 1970s. Impacted soil was encountered within the vicinity of the UST farm during closure activities, located 185 feet south of Central Avenue ROW. Approximately 148 tons of impacted soil were excavated and removed. Excavation activities were halted due to structural concerns for an existing structure. A SAR Addendum dated June 2002 stated additional sampling activities were conducted within the previous area where excavation activities were halted. No petroleum related concentrations were depicted above their established GCTLs during monitoring well sampling activities on May 30, 2002. The Addendum recommended the issuance of NFA status for this facility given the recent data. The FDEP issued an SRCO dated June 9, 2004, after review of the SAR Addendum. During the site reconnaissance, this site was observed as Psalms Building. No contamination concerns were observed from the ROW. Risk Rating: Given the source removal activities, and the issuance of an SRCO, this site is assigned a risk rating of Low.

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
15	Cemex Central Avenue South Ready Mix 1022 Central Avenue Facility ID: 8520808	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	130 feet north of 10 th Street Row	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a railroad storage yard from 1948 to 1962. Railroad tracks (450 feet north of 10th Street ROW) were no longer depicted in 1969. Industrial storage yard was depicted from 1969 to 1986. The facility was first depicted in its modern configuration in 1998 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted two railroad tracks, and two black rectangles indicating “structures” in 1944. Red shading indicating “densely built up areas,” and a road were depicted from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a non-retail fuel user with two ASTs (one 8,000-gallon diesel, and one 12,000-gallon diesel) in service. Two former ASTs (one 8,000-gallon diesel, and one 12,000 heating oil) existed at the facility and were removed. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County Letter dated October 5, 2022, stating this facility was determined to be in compliance with the FDEP’s storage tank rules and regulations. No subsequent files were provided. Contamination impacts are not anticipated.</p> <p>During the site reconnaissance, this site was observed as Cemex Central Avenue Operations. Heavy machinery, cement trucks, and one AST (tank volume, and contents unknown) were observed. Site access was restricted due to security.</p> <p>Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.</p>
17	Salvation Army Sarasota Area Command 1400 10 th street Facility ID: 9818414	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	AST 210 feet south of the nearest 10 th Street ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted woods, and multiple structures (presumably residential) from 1948 to 1977. One structure was depicted with a parking lot from 1986 to 1998. Salvation Army Sarasota Area Command was first depicted in 2005 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted seven black rectangles indicating “structures” in 1948. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDMs report (Appendix D) identified this facility as a non-retail fuel user with one 2129-gallon diesel AST in service for an emergency generator. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County letter dated July 19, 2023, stating this facility is in compliance with the FDEP’s storage tank rules and regulations. The AST is 210 feet south of the nearest 10th Street ROW. No subsequent files were provided.</p> <p>During the site reconnaissance, this site was observed as Salvation Army Area Command. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.</p>
18	WWSB LLC 1477 10 th Street Facility ID: 9805920	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel adjoining 10 th Street ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a three structures and railroad tracks from 1948 to 1986. Vacant grassy lot with was depicted in 1998. WWSB LLC was first depicted as one structure with a paved parking lot in 2005 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted one black rectangle indicating “structure,” and two railroads in 1948. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a non-retail fuel user with one 1,000-gallon diesel AST in service for an emergency generator. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County Letter dated March 16, 2023, stating this facility is in compliance with the FDEP’s storage tank rules and regulations. No relative subsequent files were provided.</p> <p>During the site reconnaissance, this site was observed as ABC 7. Site access was limited due to security fencing. No contamination concerns were observed from the ROW. The location of the AST could not be verified from the ROW and remains unknown.</p> <p>Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
21	Casa Santa Marta 1576 8 th Street Facility ID: 9600166	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST was 290 feet southeast of nearest North Lemon Avenue ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot and two structures from 1948 to 1977. A structure (presumably Casa Santa Marta) was depicted first in 1986 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed,” and two black rectangles indicating “structures” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 500-gallon diesel UST that was used for an emergency generator. One discharge was reported, but no reported discharge date was provided for this facility. FDEP OCULUS files (Appendix E) provided a CAR dated January 22, 1999, stating the former UST at this facility was removed December 1, 1998. The former UST was 290 feet southeast of the nearest North Lemon Avenue ROW. The diesel contents of the former UST were pumped into a newly installed 550-gallon AST. The UST and product lines were removed. No visible stained soils or petroleum odors were observed during removal activities. Soil samples and groundwater samples were collected from the excavation area, but no petroleum related concentrations exceeded their established SCTLs or GCTLs. The FDEP issued an NFA status for this facility February 4, 1999, after reviewing the January 1999 CAR. No relative subsequent files were provided for the new 550-gallon AST at this facility. Contamination impacts are not anticipated at this facility.</p> <p>During the site reconnaissance, this site was observed as Casa Santa Marta apartment complex. The location of the active 550-gallon AST could not be determined during the site reconnaissance or aerial photograph review.</p> <p>Risk Rating: Given issuance of NFA status by the FDEP, this site is assigned a risk rating of Low.</p>
22	Sarasota City Old WTP 1085 North Orange Avenue Facility ID: 9600507	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST 70 feet north of 10 th Street ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted multiple structures (possibly associated with the railyard to the north), and a water tower from 1948 to 1977. One structure was depicted from 1986 to 2005. Two structures were depicted from 2014 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted seven black rectangles indicating “structures,” and a triangle with a black dot indicating “tank” in 1944. Red shading was depicted indicating “densely built up areas,” and a black dot indicating “water tower” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this closed local government facility with one former 250-gallon diesel UST used for an emergency generator. One reported discharge dated March 19, 1996, is associated with this facility. FDEP OCULUS files (Appendix E) provided a Supplemental SAR dated September 12, 2000, stating the former UST was removed from the facility in March 1996. Discharge was discovered during groundwater sampling activities subsequent to UST excavation. The former UST was 70 feet north of 10th Street ROW. Additional site assessments were conducted in 2000 to determine if soil/groundwater impacts exist downgradient of the source area. No petroleum concentrations were detected above their SCTLs at this facility. Four groundwater monitoring wells were sampled, and laboratory testing determined all tested concentrations were below their established GCTLs. This report recommended the FDEP to issue an NFA status or SRCO for the 1996 reported discharge. The FDEP issued an SRCO on February 5, 2002, after review of the Supplemental SAR dated 2000. No relevant subsequent files were provided. No contamination concerns were observed from the ROW.</p> <p>During the site reconnaissance, this site was observed as The Lock Up Self Storage, Sawa Design Studio, and Leader Design Studio.</p> <p>Risk Rating: Given the issuance of an SRCO by the FDEP, this site is assigned a risk rating of Low.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
23	St Marthas School 801 North Orange Avenue Facility ID: 8631218	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST was 270 feet east of the nearest Lemon Avenue ROW	Petroleum Lead	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted woods and a grassy lot in 1948. St Marthas School was first depicted in 1951 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted St Marthas School from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a close non-retail fuel user with two former USTs (one 500-gallon fuel oil, and one 2,000-gallon leaded gasoline) removed. One discharge dated June 25, 1991, is associated with this facility. FDEP OCULUS files (Appendix E) provided a Preliminary Contamination Assessment Report (PCAR) dated March 16, 1994, stating soil and groundwater testing were conducted after UST removal activities in June 1991. Site assessment activities resumed in 1994. Three piezometers, three groundwater monitoring wells, and eleven soil borings were installed/conducted at the former UST area, located 270 feet east of the nearest Lemon Avenue ROW. No excessively contaminated soils were identified. Groundwater sampling indicated all petroleum related concentrations were below their established GTLs except for a slight exceedance of lead. The detected lead concentration matched the State Rehabilitation Level of 50 ug/L. The PCAR concluded with the recommendation for the issuance of an NFA by the FDEP. After review of the PCAR 1994, the FDEP issued this facility an NFA on September 15, 1994. A Sarasota County Government Letter dated March 22, 1999, stated the 500-gallon heating oil was removed after the UST when the facility converted to electric heating. No subsequent files were provided.</p> <p>During the site reconnaissance, this site was observed as Sarasota Military Academy. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the issuance of an NFA from the FDEP, this site is assigned a risk rating of Low.</p>
24	Sarasota Transfer Co. 1012 Orange Avenue Facility ID: 9101817	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST location 40 feet east of North Orange Avenue	Unknown/not reported	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure (Presumably Sarasota Transfer Co.) from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted a black rectangle indicating “structure,” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 888-gallon UST (contents unknown) removed. The FDEP’s STCM database also listed the former UST with unknown/not reported contents as removed from site. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a storage tank registration form dated June 14, 1991, listing the tank as “not in use” since 1987 with zero gallons of contents inside of it. A site map dated April 16, 1991 depicted the UST 40 feet east of North Orange Avenue ROW. The form also provided correspondence stating the UST was to be removed in 30 days. No subsequent files were provided. Tierra emailed FDEP on 1/9/2024 inquiring if UST removal activities were conducted and received no response.</p> <p>During the site reconnaissance, this site was observed as Westcoast Black Theater Troupe. No UST fill ports, vents, or other contamination concerns were observed in the area of the former UST.</p> <p>Risk Rating: Given the lack of reported discharges, and the lack of observed UST venting/fuel ports, this site is assigned a risk rating of Low.</p>
25	Orange Sota LLC. / Independent Concrete Products 1074 North Orange Avenue Facility ID: 9102150, 8520833	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	8,000-gallon UST 400 feet northeast of North Orange Avenue ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted multiple structures (presumably associated with the railroad yard) from 1948 to 1998. Concrete foundation was depicted in 1998 and expanded in 2005. Site first appears in its modern configuration in 2014 with little to no changes observed in 2020. Topographic maps (Appendix C) depicted green shading that indicates “woods” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with three USTs closed-in-place (one 8,000-gallon unleaded gasoline, two 888-gallon contents unknown). No reported discharges are associated with this facility.</p> <p>Facility ID: 8520833 – FDEP OCULUS files (Appendix E) provided a Tank Registration Form dated February 17, 1988, listing the 8,000-gallon UST tank contents as unleaded gasoline, and the tank disposal method as “other.” A site map depicted the UST 400 feet northeast of the nearest North Orange Avenue ROW. No subsequent files were provided. Contamination impacts are not anticipated.</p> <p>Facility ID: 9102150 – FDEP OCULUS files provided a Storage Tank Notification Form dated May 15, 1990, listing two USTs (presumably the 888-gallon unleaded gasoline) as abandoned in place with zero gallons of product left. Both USTs were abandoned in 1990. No site maps were provided. The nearest parcel boundary is 255 feet northeast of North Orange Avenue ROW. Contamination impacts are not anticipated.</p> <p>During the site reconnaissance, this site was observed as Club Car golf cart office with six bay doors. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of contamination concerns, and the separation distances, this site is assigned a risk rating of Low.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
26	Davis Lumber Company 1038 North Orange Avenue Facility ID: 8943144	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel is 70 feet northeast of North Orange Avenue ROW	Kerosene Mineral Spirits	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted two structures from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted two black rectangles indicating “structures” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a non-retail fuel user with two ASTs (one 110-gallon non-regulated contents, and one 550-gallon kerosene) in service. No reported discharges are associated with this facility. The nearest parcel boundary is 70 feet northwest of North Orange Avenue ROW. FDEP OCOLUS files (Appendix E) provided a Postcard Notification Form dated February 17, 1988, identifying the 110-gallon AST contents as mineral spirits. No subsequent files were provided. The locations of the ASTs were not provided. Contamination impacts are not anticipated.</p> <p>During the site reconnaissance, this site was observed as Fabulous Finds thrift shop. The location of the two ASTs could not be determined during the site reconnaissance. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.</p>
27	Mechanical Rebuilders Inc. 1663 10 th Way Facility ID: 8734865	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST 410 feet northeast of North Orange Avenue	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot in 1948. One structure was depicted from 1951 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted green shading that indicates “woods” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 500-gallon unleaded gasoline UST removed. FDEP OCOLUS files (Appendix E) provided a CAR dated April 19, 1996, stating no soil or groundwater concentrations exceeded their established SCTLs or GCTLs from samples taken after tank removal activities. A site plan map provided in the CAR depicted the former UST was 410 feet northeast of the nearest North Orange Avenue ROW. The FDEP issued this facility NFA status April 26, 1996. No relevant subsequent files were provided. Contamination impacts are not anticipated.</p> <p>During the site reconnaissance, this site was observed as fenced dirt lot/truck storage yard with four dump trucks, and three trailers observed. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the issuance of NFA status, and separation distance, this site is assigned a risk rating of Low.</p>
28	Seaboard Coast Line Railroad	Aerial Photographs, Topographic Maps, Site Reconnaissance	240 feet north of North Orange Avenue ROW	Arsenic, Creosote, Pesticides, Herbicides	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted railroad tracks from 1948 to 2020. Topographic maps (Appendix C) depicted railroad tracks from 1944 to 1994.</p> <p>The railroad tracks were not identified in EDM’s report or other regulatory databases. Typically, hazardous substances such as: arsenic, creosote, pesticides, and herbicides were commonly dispersed along the railroad tracks to prevent plant growth and preserve the wooden railroad ties. The potential for residual contamination of these hazardous substances could impact project development and is considered a contamination risk.</p> <p>During the site reconnaissance, this site was observed as an active railroad line 240 feet northeast of 10th street ROW.</p> <p>Risk Rating: Given resurfacing efforts typically do not require extensive excavation of soil, and with a separation distance of 240 feet from the railroad to 10th Street ROW, this site is assigned a risk rating of Low.</p>
29	Former 10th Street Railroad 10 th Street ROW	Aerial Photographs, Topographic Maps, Site Reconnaissance	Within 10 th Street ROW	Arsenic, Creosote, Pesticides, Herbicides	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a former railroad within the 10th Street ROW from 1948 to 1951. 10th Street was first depicted in 1962 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted railroad tracks within the 10th street ROW in 1944. 10th street was depicted in 1973 with little to no changes to 1994.</p> <p>The railroad tracks were not identified in EDM’s report or other regulatory databases. Typically, hazardous substances such as: arsenic, creosote, pesticides, and herbicides were commonly dispersed along the railroad tracks to prevent plant growth and preserve the wooden railroad ties. The potential for residual contamination has most likely been mitigated during roadway construction efforts for 10th Street by the mixing/blending and removal of soils.</p> <p>During the site reconnaissance, this site was observed as 10th Street ROW.</p> <p>Risk Rating: Given the development of 10th Street, and the removal of the former railroad tracks, this site is assigned a risk rating of Low.</p>

Table 3: Potential Contamination Sites – 10th Street

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
30	Former Lemon Avenue Railroad 10 th Street, Lemon Avenue, and Boulevard of the Arts ROW	Aerial Photographs Topographic Maps Site Reconnaissance	Within 10 th Street ROW Within Boulevard of the Arts RPW Within and adjoining Lemon Avenue ROW	Arsenic, Creosote, Pesticides, Herbicides	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted railroad tracks from 1948 to 1962. Lemon Avenue was first depicted in 1969 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted railroad tracks from 1944 to 1992. The railroad tracks were not identified in EDM’s report or other regulatory databases. Typically, hazardous substances such as: arsenic, creosote, pesticides, and herbicides were commonly dispersed along the railroad tracks to prevent plant growth and preserve the wooden railroad ties. The potential for residual contamination has most likely been mitigated during roadway construction efforts for 10 th Street and Lemon Avenue by the mixing/blending and removal of soils. During the site reconnaissance, this site was observed as 10 th Street, Lemon Avenue, and Boulevard of the Arts ROW. Risk Rating: Given the development of Lemon Avenue, and the removal of the former railroad tracks, this site is assigned a risk rating of Low.
31	Former Railroad Yard	Aerial Photographs Topographic Maps Site Reconnaissance	Adjoining north 10 th Street and west of North Orange Avenue	Arsenic, Creosote, Pesticides, Herbicides Petroleum	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted a railroad yard from 1948 to 1986. Cemex Central Avenue South Ready Mix (Map ID 15), and Sarasota City Old WTP (Map ID 22) were depicted in 1998. WWSB LLC (Map ID 18) was depicted in 2005 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted a railroad yard with ten railroad tracks, multiple black squares indicating “structures,” and a triangle with a black dot in the center indicating “water tank” in 1944. Red shading indicating “densely built up areas,” railroad tracks, and a black circle indicating “water tower” were depicted from 1973 to 1994. The railroad yard was not identified in EDM’s report or other regulatory databases. Typically, hazardous substances such as: arsenic, creosote, pesticides, and herbicides were commonly dispersed along the railroad tracks to prevent plant growth and preserve the wooden railroad ties. The potential for residual contamination has most likely been mitigated during the removal of railroad tracks, redevelopment of the site into Map ID 15 , Map ID 22 , and Map ID 18 , and the roadway construction efforts for 10 th Street by the mixing/blending and removal of soils. During the site reconnaissance, this site was observed as a grassy vacant lot, Florida Power & Light Co. electrical substation, Map ID 15 , Map ID 18 , Map ID 22 , and Map ID 28 (Seaboard Coast Line Railroad). Risk Rating: Given the redevelopment of the former railroad yard, and the removal of the former railroad tracks, this site is assigned a risk rating of Low.
32	Sarasota City Property Emergency Generator/AST 950 Cocoanut Avenue	Site Reconnaissance	Generator is 20 feet southeast of 10 th Street and Cocoanut Avenue intersection ROW	Petroleum	Low	Contamination Concern(s): This site was not identified in EDM’s report, the FDEP’s Map Direct, or OCULUS databases. This site was identified during the site reconnaissance. During the site reconnaissance, a concrete pad with one diesel emergency generator and integrated AST (volume unknown) was observed 20 feet south of 10 th Street and Cocoanut Avenue intersection ROW. The subject parcel belongs to the City of Sarasota. This generator was not identified in the EDM’s report, the FDEP’s Map Direct, or OCULUS databases. No visible staining, distressed vegetation, or petroleum odors were detected/observed. Contamination impacts are not anticipated. Risk Rating: Given the non-retail usage of the emergency generator by the City of Sarasota, and the lack of observed contamination concerns, this site is assigned a risk rating of Low.

Table 4: Potential Contamination Sites – Boulevard of the Arts

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
1	Van Wezel Performing Arts Hall 777 North Tamiami Trail Facility ID: 8840251	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	390 feet northwest of Boulevard of the Arts ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted Sarasota Bay and shoreline from 1948 to 1951. Vacant land (presumably dredged sand) from shoreline expansion activities depicted in 1962. Development (presumably the Performing Arts Hall) was depicted in 1969. Performing Arts Hall was depicted from 1977 to 2020 with little to no changes. Topographic maps (Appendix C) depicted the site as shaded blue indicating “water/Sarasota Bay” in 1944. Beige shading was depicted indicating “built up area,” and one black pentagon indicating “structure” were depicted from 1973 to 1992. Red shading was depicted indicating “densely built up areas” in 1994.</p> <p>EDM’s report (Appendix D) identified this site as a closed nonretail fuel user with one 550-gallon unleaded gasoline Underground Storage Tank (UST) closed-in-place. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a storage tank registration form dated March 5, 1991, stating the UST was properly closed-in-place and filled with sand or concrete. Coordinates provided by the 1991 registration form indicated the location of the closed in place UST is 390 feet northwest of the nearest Boulevard of the Arts ROW. No site maps provided. No subsequent files were available.</p> <p>During the site reconnaissance, this site was observed as Van Wezel Performing Arts Hall. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of reported discharges, a separation distance of 390 feet, and the UST closed in place, this site is assigned a risk rating of Low.</p>
2	Hyatt Hotel 1000 Boulevard Of The Arts Facility ID: 9046937, ERIC_10005, 129480	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel adjoining south of Boulevard of the Arts ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted the Sarasota Bay shoreline from 1948 to 1951. Vacant land (presumably dredged sand) from shoreline expansion activities depicted from 1962 to 1969. Development (presumably Hyatt Hotel) was depicted from 1977 to 2020 with little to no changes. Topographic maps (Appendix C) depicted the site as shaded blue indicating “water/Sarasota Bay,” and green indicating “woods” in 1944. Beige shading was depicted indicating “built up area” in 1973. A purple shaded structure was depicted indicating “updated information” from 1987 to 1992. Red shading was depicted indicating “densely built up areas” in 1994.</p> <p>EDM’s report (Appendix D) identified this site as a closed nonretail fuel user with one former 550-gallon diesel UST removed from site. One discharge dated November 25, 1996, is associated with this facility. FDEP OCULUS files (Appendix E) provided a FDEP Letter dated June 18, 1997, stating two cubic yards of contaminated soil were discovered and removed during UST closure activities. Sampling activities were conducted from 1997 to 1999. The FDEP issued this facility a Site Rehabilitation Completion Order (SRCO) on January 13, 1999, for the 1996 discharge. No subsequent files were provided.</p> <p>During the site reconnaissance, this site was observed as Hyatt Regency Sarasota. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the removal of the former UST, and the issuance of an SRCO by the FDEP, this site is assigned a risk rating of Low.</p>
3	Sarasota City Exhibition Hall 801 North Tamiami Tral Facility ID: 9100769	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel is adjoining north of Boulevard of the Arts, and west of US 41 ROW’s Facility is 540 feet west of nearest US 41 ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure (presumably the Exhibition Hall) from 1948 to 2020 with little to no changes. Topographic maps (Appendix C) depicted the site as shaded black indicating “structure” from 1944 to 1994.</p> <p>EDM’s report (Appendix D) identified this site with a 560-gallon fuel oil UST. No discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County Letter dated March 22, 1999, stating multiple USTs existed and were removed from this facility. No reported discharges are associated with this facility. No maps were provided therefore the location of the fuel oil UST is unknown. No subsequent files were provided. Although the subject parcel is adjoining north of the Boulevard of the Arts and west of the US 41 ROW’s, the facility is 540 feet northwest of the nearest point of the project.</p> <p>During the site reconnaissance, this site was observed as the Municipal Auditorium. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.</p>

Table 4: Potential Contamination Sites – Boulevard of the Arts

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
8	Cocoanut Avenue Well 521 Cocoanut Avenue Facility ID: ERIC_10013, 160737	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Nearest parcel boundary is 110 feet southwest of Boulevard of the Arts ROW	Paint thinner Solvents	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot in 1948. A single structure was depicted from 1951 to 2005. A grassy lot was depicted in 2014. A paved parking lot was depicted in 2020. Topographic maps (Appendix C) depicted a rectangle shaded black indicating “structure” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility in the FDEP’s ERIC Waste/Voluntary Cleanup Sites List. FDEP OCULUS files (Appendix E) provided an FDEP Email Correspondence dated July 15, 2015, stating a complaint was filed to Sarasota County regarding reports of paint thinner odors at this facility in 1999 (parcel is 110 feet southwest of Boulevard of the Arts ROW). The FDEP issued a no further investigation status after review of a groundwater report dated October 13, 1999. No subsequent reports have been made available. During the site reconnaissance, this site was observed as a paved parking lot. No contamination concerns were observed from the ROW. Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.
9	Sarasota Housing Auth Mckown Tower 1300 6 th Street Facility ID: 9401653	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel is adjoining south of Boulevard of the Arts ROW	Petroleum	No	Contamination Concern(s): Aerial photographs (Appendix B) depicted multiple structures (presumably residences) from 1948 to 1962. Exposed soil and development were depicted in 1969. Sarasota Housing Auth Mckown Tower was first depicted in 1977 with little to no changes to 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a former non-retail fuel user. One former 150-gallon UST was removed in 1999. The subject parcel is adjoining south of Boulevard of the Arts ROW. The location of the former UST was not provided. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County letter dated June 5, 2008, stating no contamination impacts were encountered tank closure assessment activities on March 23, 1999. No subsequent files were provided. Contamination impacts are not anticipated. During the site reconnaissance, this site was observed as Mckown Tower condominiums. Scaffolding and a construction storage area were observed due to renovation/remodeling activities. No contamination concerns were observed from the ROW. Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of No.
10	Sarasota Housing Auth Tower Annex 1320 6 th Street Facility ID: 9401652	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	AST observed 400 feet south of Boulevard of the Arts ROW	Petroleum	No	Contamination Concern(s): Aerial photographs (Appendix B) depicted multiple structures (presumably residences) from 1948 to 1962. Exposed soil and development were depicted from 1969. Grassy lots were depicted in 1977. Sarasota Housing Auth Tower Annex was first depicted in 1986 with little to no changes to 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a former non-retail fuel user. One former 150-gallon UST was removed in 1999. The location of the former UST was not provided. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County letter dated June 5, 2008, stating no contamination impacts were encountered tank closure assessment activities on March 23, 1999. No subsequent files were provided. Contamination impacts are not anticipated. During the site reconnaissance, this site was observed as Mckown Tower Annex. One AST in the range of 500-gallons (presumably propane) was observed 400 feet south of Boulevard of the Arts ROW. Signage indicating the use/tank contents was not observed during the site reconnaissance. Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of No.
13	Bruces Automotive 741 Central Avenue Facility ID: 9300389	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel is 395 northwest of Boulevard of the Arts and Central Avenue ROW	Petroleum	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot from 1948 to 1951. One structure was depicted from 1962 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted the site as shaded beige indicating “built up area” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. EDM’s report (Appendix D) identified this facility as a closed retail station with three former USTs with unknown contents (one 550-gallon, one 2,000-gallon, and one 3,000-gallon) removed. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided an UST Removal Form dated April 27, 1993, listing all three USTs as removed from this facility. No subsequent relative files were provided. No maps depicting the locations of the USTs were provided. This facility is 395 feet northwest of the nearest Boulevard of the Arts and Central Avenue ROW. During the site reconnaissance, this site was observed as Home Resource furniture store. Cuts in the asphalt resembling a former pump island were observed 470 feet north of the nearest Central Avenue ROW. Risk Rating: Given the lack of reported discharges, and separation distances, this site is assigned a risk rating of Low.

Table 4: Potential Contamination Sites – Boulevard of the Arts

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
14	D&R of Sarasota Inc. 400 Central Avenue Facility ID: 8520675	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Confined plume 380 feet southeast of Central Avenue ROW	Petroleum	Medium	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure (resembling a retail gas station) from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed retail gas station with four former USTs (one 3,000-gallon leaded gasoline, one 3,000-gallon unleaded gasoline, and two 4,000-gallon unleaded gasoline) removed. Two discharges dated April 9, 1990, and May 7, 1992, are associated with this facility. FDEP OCULUS files (Appendix E) provided a FDEP Correspondence Email dated April 28, 2005, stating the May 7, 1992, discharge was assigned NREQ status. A Level 1 RAP Report dated March 30, 2023, stated all four USTs and associated piping were removed in October 1999. Contamination assessment activities occurred from 1999 to 2023. A groundwater contamination map depicted a total hydrocarbon plume confined to the southwestern corner of the facility 380 feet southeast of Central Avenue ROW. Groundwater contour maps depicted groundwater flow as radial. The report recommended the use of air sparging with soil vapor extraction as the most effective remedial strategy to finish remediation at this facility. A FDEP Letter dated May 4, 2023, stated the department approved the 2023 Level 1 RAP Report’s recommendation for air sparging activities. The department also noted that contamination impacts will not be completely mitigated and that a subsequent phase of site rehabilitation will be necessary to obtain an SRCO. Subsequent files detail correspondence between contractors over finances, design, and scope of work. No additional contamination assessments have been performed. This facility is listed within 500 feet of the nearest Central Avenue ROW and could trigger the testing requirements necessary for NPDES permitting.</p> <p>During the site reconnaissance, this site was observed as D&R Automotive. Five hydraulic lifts were observed 350 feet southeast of the nearest Central Avenue ROW. Four groundwater monitoring wells were observed north of the former UST farm.</p> <p>Risk Rating: Given the unresolved contamination impacts and effect on potential NPDES permitting, this site is assigned a risk rating of Medium.</p>
16	Sarasota County-Fire Rescue Station #1 1445 4 th Street Facility ID: 8520697	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former and Current UST farms 360 feet south of Lemon Avenue ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot in 1948. One structure was depicted from 1962 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDMs report (Appendix D) identified this facility as an active fire station owned by Sarasota County with two USTs (one 12,000-gallon unleaded gasoline, and one 12,000-gallon diesel), and one 1,850-gallon diesel AST in service. Three former USTs (one 550-gallon diesel, one 1,000-gallon unleaded gasoline, and one 2,000-gallon unleaded gasoline) were removed from the facility. Two additional former 3,000-gallon USTs (one unleaded gasoline, and one diesel) were closed-in-place at this facility. The former and current UST farms are 360 feet south of the nearest 10th Street ROW. Three reported discharge dates: August 30, 1990, September 14, 1990, and February 19, 2007, are associated with this facility. FDEP OCULUS files (Appendix E) provided a Sarasota County Routing Slip dated October 2, 1990, stating the August 30, 1990, and September 14, 1990, discharges are the same. The August 1990 discharge was identified during tank removal activities. The FDEP issued an SRCO dated October 31, 1996, for the August 1990 discharge. A Supplemental SAR dated April 8, 2009, stated the February 19, 2007, discharge was filed after petroleum impacted soil was discovered above established SCTLs during UST closure/abandonment activities. The FDEP issued this facility an SRCO on October 5, 2011, for the February 19, 2007, discharge. An FDEP letter dated February 4, 2022, found this facility in compliance with the department’s storage tanks regulations.</p> <p>During the site reconnaissance, this site was observed as Sarasota County Fire Rescue Station #1. A pump island was observed 360 feet southwest of Lemon Avenue ROW.</p> <p>Risk Rating: Given the separation distance of 360 feet from the nearest ROW, and the issuance of SRCOs for the discharges associated with this facility, and the non-retail use, this site is assigned a risk rating of Low.</p>

Table 4: Potential Contamination Sites – Boulevard of the Arts

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
19	Old Sarasota Icehouse 1500 6 th Street Facility ID: 9700750	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Parcel adjoining south of Boulevard of the Arts ROW Former UST 150 feet south of Boulevard of the Arts ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure (presumably Old Sarasota Icehouse) from 1948 to 2005. Grassy lot was depicted in 2014. Apartment complex depicted in 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 1,000-gallon waste oil UST. One discharge dated May 27, 1997, is associated with this facility. FDEP OCULUS files (Appendix E) provided an UST CAR dated July, 1997, stating the May 27, 1997, discharge was identified during tank removal activities, located 150 feet south of Boulevard of the Arts ROW. The UST originally contained diesel for an emergency generator. It was suspected that unauthorized use of this UST as a waste oil receptor was performed due to the waste oil accumulation within in and around the fill port. A twelve-inch diameter hole was noted during inspection of the UST prior to excavation. All potentially impacted soil (sixteen cubic yards) was removed from the facility and placed on visqueen for thermal treatment. Clean sandy fill was utilized and compacted back into the excavation area. Groundwater sampling was conducted and confirmed elevated concentrations of phenol and 4-methyl-phenol in the groundwater, but this report concluded that these elevated levels pose no threat to the environment or human health. The FDEP issued this facility NFA status on December 15, 1997.</p> <p>During the site reconnaissance, this site was observed as Boulevard Café, SRQ Windows, Rosemary and Thyme and apartments. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the issuance of an NFA by the FDEP, source removal, and likely mixing of soils during redevelopment/construction, this site is assigned a risk rating of Low.</p>
20	Perfection Water 1525 4 th Street Facility ID: 8520862	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST was 360 feet south of the nearest Lemon Avenue ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a structure from 1948 to 2020 with little to no changes observed. Topographic maps (Appendix C) depicted the site as dotted indicating “developed” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 1,000-gallon leaded gasoline UST. No reported discharges are associated with this facility. FDEP OCULUS files (Appendix E) provided a Storage Tank Registration Form dated February 8, 1991, listing the former UST as removed from the facility. A site map was provided and depicted the former UST area was 380 feet south of the nearest Lemon Avenue ROW. No subsequent files were provided. Contamination impacts are not anticipated.</p> <p>During the site reconnaissance, this site was observed as Food Beer, and Vin Cella restaurants. No contamination concerns were observed from the ROW.</p> <p>Risk Rating: Given the lack of reported discharges, separation distance, and UST removal, this site is assigned a risk rating of Low.</p>
21	Casa Santa Marta 1576 8 th Street Facility ID: 9600166	EDM Report, Aerial Photograph, Topographic Maps, Site Reconnaissance	Former UST was 450 feet northeast of nearest North Lemon Avenue ROW	Petroleum	Low	<p>Contamination Concern(s): Aerial photographs (Appendix B) depicted a grassy lot and two structures from 1948 to 1977. A structure (presumably Casa Santa Marta) was depicted first in 1986 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted the site as dotted indicating “developed,” and two black rectangles indicating “structures” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994.</p> <p>EDM’s report (Appendix D) identified this facility as a closed non-retail fuel user with one former 500-gallon diesel UST that was used for an emergency generator. One discharge was reported, but no reported discharge date was provided for this facility. FDEP OCULUS files (Appendix E) provided a CAR dated January 22, 1999, stating the former UST at this facility was removed December 1, 1998. The former UST was 450 feet northeast of the nearest North Lemon Avenue ROW. The diesel contents of the former UST were pumped into a newly installed 550-gallon AST. The UST and product lines were removed. No visible stained soils or petroleum odors were observed during removal activities. Soil samples and groundwater samples were collected from the excavation area, but no petroleum related concentrations exceeded their established SCTLs or GCTLs. The FDEP issued an NFA status for this facility February 4, 1999, after reviewing the January 1999 CAR. No relative subsequent files were provided for the new 550-gallon AST at this facility. Contamination impacts are not anticipated at this facility.</p> <p>During the site reconnaissance, this site was observed as Casa Santa Marta apartment complex. The location of the active 550-gallon AST could not be determined during the site reconnaissance or aerial photograph review.</p> <p>Risk Rating: Given issuance of NFA status by the FDEP, this site is assigned a risk rating of Low.</p>

Table 4: Potential Contamination Sites – Boulevard of the Arts

Map ID	Site Information	Source	Distance/Direction from Boulevard of The Arts or 10 th Street	Contaminants of Concern	Risk Rating	Comments
30	Former Lemon Avenue Railroad 10 th Street, Lemon Avenue, and Boulevard of the Arts ROW	Aerial Photographs Topographic Maps Site Reconnaissance	Within 10 th Street ROW Within Boulevard of the Arts ROW Within and adjoining Lemon Avenue ROW	Arsenic, Creosote, Pesticides, Herbicides	Low	Contamination Concern(s): Aerial photographs (Appendix B) depicted railroad tracks from 1948 to 1962. Lemon Avenue was first depicted in 1969 with little to no changes observed to 2020. Topographic maps (Appendix C) depicted railroad tracks from 1944 to 1992. The railroad tracks were not identified in EDM’s report or other regulatory databases. Typically, hazardous substances such as: arsenic, creosote, pesticides, and herbicides were commonly dispersed along the railroad tracks to prevent plant growth and preserve the wooden railroad ties. The potential for residual contamination has most likely been mitigated during roadway construction efforts for 10 th Street and Lemon Avenue by the mixing/blending and removal of soils. During the site reconnaissance, this site was observed as 10 th Street, Lemon Avenue, and Boulevard of the Arts ROW. Risk Rating: Given the development of Lemon Avenue, and the removal of the former railroad tracks, this site is assigned a risk rating of Low.
33	Construction Site & Staging Yard 468, 601, & 668 Quay Commons Trail	Aerial Photographs Topographic Maps Site Reconnaissance	Adjoining south Boulevard of the Arts ROW Adjoining west US 41 ROW	Petroleum Solvents	Low	Contamination Concern(s): This site was not identified in EDM’s report, the FDEP’s Map Direct, or OCULUS databases. This site was identified after reviewing aerial photographs, and during the site reconnaissance. Aerial photographs (Appendix B) depicted grassy fields from 1948 to 1951. Two structures resembling a strip mall were depicted in 1962. An additional structure was depicted in 1969 with little to no changes observed to 1977. A parking lot was depicted adjoining the strip mall structures in 1986 with little to no changes observed to 2005. Vacant grassy lot (no structures or parking lot), and exposed soil (possibly shell fragments) were depicted in 2014. A car lot was depicted in 2020. Topographic maps (Appendix C) depicted the site as shaded green indicating “woods” in 1944. Red shading was depicted indicating “densely built up areas” from 1973 to 1994. During the site reconnaissance, this site was observed as an active construction site and staging yard in the southwestern quadrant of Boulevard of the Arts and US 41 intersection (adjoining both). This staging area is utilized for the construction of condominiums to the south. Metal piping, scaffolding material, scrap metal, wooden pallets, bagged pebbles, multiple 5-gallon paint buckets, pavers, metal storage/shipping crates, fire extinguishers, and plastic barriers were observed from the ROW. No ASTs or fuel sources were observed from the ROW. Site access was not permissible due to fencing. Risk Rating: Given the lack of reported discharges, this site is assigned a risk rating of Low.
34	Goodyear Auto Service 401 North Lemon Avenue	Aerial Photographs Topographic Maps Site Reconnaissance	360 feet south of Lemon Avenue ROW	Petroleum Solvents	Low	Contamination Concern(s): This site was not identified in EDM’s report, the FDEP’s Map Direct, or OCULUS databases. This site was identified during the site reconnaissance as Goodyear Auto Service center, located 360 feet south of the nearest Lemon Avenue ROW. Six hydraulic lifts were observed inside the facility. Typically used/waste oil is stored onsite at these facilities as well. No ASTs or UST fuel ports were observed from the ROW. Risk Rating: Given the lack of reported discharges, and the separation distance, this site is assigned a risk rating of Low.
35	Construction Site 1563 4 th Street 420, 430, 502, 506, & 510 Kumquat Court	Aerial Photographs Topographic Maps Site Reconnaissance	150 feet southeast of Boulevard of the Arts ROW	Petroleum	Low	Contamination Concern(s): This site was not identified in EDM’s report, the FDEP’s Map Direct, or OCULUS databases. This site was identified during the site reconnaissance as an active condominium construction site, located 150 feet southeast of Boulevard of the Arts ROW. One generator was observed in use at this site. Site access was not permissible due to fencing. No contamination concerns such as ASTs were observed near the generator, or elsewhere at this site. Risk Rating: Given the lack of reported discharges, and the separation distance, this site is assigned a risk rating of Low.

5.0 Conclusions and Recommendations

Based on the results of this contamination screening evaluation, risk ratings were assigned in accordance with the FDOT contamination rating system. A summary of the assigned risk ratings for mainline contamination sites is provided below:

Table 5: Risk Rating Summary – 10th Street	
Risk Rating	Number of sites
High	0
Medium	1
Low	20
No	0

Table 6: Risk Rating Summary – Boulevard of the Arts	
Risk Rating	Number of sites
High	0
Medium	1
Low	13
No	2

Based on the conclusions of this study and the risk ratings noted above, the following recommendations are made:

- Additional information may become available or site-specific conditions may change from the time this report was prepared and should be considered prior to proceeding with roadway construction. Contamination reports older than one year should be updated with current information. If the design is altered or changed in any way, this report should be reviewed and modified, as necessary.
- For the locations rated No or Low for contamination, no further action is required. These locations have been determined not to have any contamination risk to the study area at this time.
- Two Medium rated locations (Map ID 6 and Map ID 14) were identified within the study area. Although Level II testing is typically recommended for Medium rated sites, in this case the rating for Map ID 6 (within the 500-foot buffer for 10th Street) is due to the active nature of the gasoline station and Map ID 14 (within the 500-foot buffer for Boulevard of the Arts) has unresolved contamination issues which may require additional effort relative to NPDES permitting.
- In both cases, Level II field testing is not recommended at this time. Both sites should be reviewed prior to construction to verify regulatory status.