



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

BOB MARTINEZ CENTER
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

April 7, 2014

**CERTIFIED MAIL #7013 1710 0002 1762 6574
RETURN RECEIPT REQUESTED**

Mr. James R. McDaniel
Community Redevelopment Agency
City of Plant City, PO Box C
Plant City, Florida 33564-9003

Subject: Site Rehabilitation Completion Order
Former McGinnes Lumber Co
511 S Collins Street
Plant City, Hillsborough County
FDEP Facility ID# 298944505
Discharge Date: June 20, 2011 (Non-program)
Discharge Score: 9

Dear Mr. McDaniel:

The Environmental Protection Commission of Hillsborough County (EPCHC), on behalf of the Florida Department of Environmental Protection (Department), has reviewed the Site Assessment Report (SAR) and No Further Action Proposal (NFAP) dated January 3, 2014 (received January 13, 2014), prepared and submitted by PPM Consultants for the petroleum product discharge referenced above. All the documents submitted to date are adequate to meet the site assessment requirements of Rule 62-780.600, Florida Administrative Code (F.A.C.). In addition, documentation submitted with the SAR/NFAP confirms that criteria set forth in Subsection 62-780.680(1), F.A.C., have been met. Please refer to the attached maps of the source property and analytical summary tables. The SAR/NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the facility for petroleum product contamination associated with the discharge referenced above, except as set forth below.

- (1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the facility, the Department may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the SAR/NFAP or otherwise allowed by Chapter 62-780, F.A.C.
- (2) Additionally, you are required to properly abandon all monitoring wells, within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(5), F.A.C.

Please send a copy of the approved assessment document to Darrin W. Herbst of the Southwest Florida Water Management District within 30 days of receiving this Order.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

- (A) If you choose to accept the Department's decision regarding the SAR/NFAP you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.
- (B) If you choose to challenge the decision, you may do the following:
 - (1) File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or
 - (2) File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to Subsection 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Community Redevelopment Agency shall mail a copy of the request to Community Redevelopment Agency, at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Community Redevelopment Agency, shall mail a copy of the petition to Community Redevelopment Agency at the time of filing. Failure to file a petition within this

time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Subsection 120.569(2), F.S. and Rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

- (a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;
- (b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- (c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- (d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
- (e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

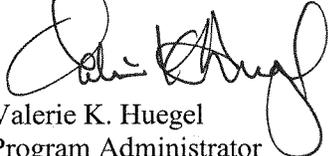
Questions

Any questions regarding the EPCHC's review of the SAR/NFAP should be directed to Hal Koechlein at (813) 627-2600. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

Mr. James R. McDaniel
FDEP Facility ID# 298944505
Page 4
April 7, 2014

The FDEP Facility Number for this facility is 298944505. Please use this identification on all future correspondence with the Department or the EPCHC.

Sincerely,



Valerie K. Huegel
Program Administrator
Petroleum Restoration Program

VKH/hk

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to
§120.52 Florida Statutes, with the
designated Department Clerk, receipt
of which is hereby acknowledged.



Clerk
(or Deputy Clerk)



Date

Attachments

ec: Yanisa Angulo, FDEP Southwest District Office – Yanisa.Angulo@dep.state.fl.us
Hal Koechlein, EPCHC – koechleinh@epchc.org
Roy Therrien, PPM, – roy.therrien@ppmco.com
Darrin W. Herbst, P.G., Southwest Florida Water Management District –
darrin.herbst@watermatters.org
David Arnold, Southwest Florida Water Management District – davidn.arnold@watermatters.org
FDEP File

P.G. CERTIFICATION

Site Assessment Report (SAR) and No Further Action Proposal (NFAP) dated January 3, 2014 (received January 13, 2014), for Former McGinnes Lumber Co, 511 S. Collins Street Plant City, FDEP Facility ID# 298944505.

I hereby certify that in my professional judgment, the components of this Site Assessment Report and Further Action Proposal prepared for the June 20, 2011 petroleum product discharge discovered at the above-referenced facility satisfy the requirements set forth in Chapter 62-780, Florida Administrative Code (F.A.C.), and that the conclusions in this report provide reasonable assurances that the site rehabilitation objectives stated in Chapter 62-780, F.A.C., have been met.

X I personally completed this review.

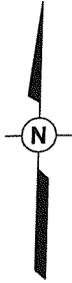
_____ This review was conducted by _____
working under my direct supervision.



Harold Koechlein, P.G.
Professional Geologist # 874
EPCHC

3/11/14

Date



0 10 20
SCALE: 1"=20'
(Approximate)

WEST RENFRO STREET

CONCRETE SIDEWALK

CONCRETE OBSTRUCTION

CONCRETE RETAINING WALL

PARCEL A

GRASS

SB-A5

SB-UST-N
0.03

MW-107

SB-UST-W
0.16

SB-UST-E
0.10

SB-UST-S
0.29

TMW-4
(DESTROYED)

FORMER
UST AREA

LOADING
DOCK

CONCRETE
CURB AND
GUTTER

CONCRETE

RAISED,
CONCRETE
FOUNDATION

LEGEND:



MONITORING WELL LOCATION



TEMPORARY MONITORING WELL LOCATION



SOIL BORING LOCATION (8/3/12)

0.26

BENZO (a) PYRENE CONCENTRATION (mg/kg)

(RED TEXT SHOWS AN EXCEEDANCE OF RESIDENTIAL SCTL OF 0.149 (mg/kg)

mg/kg

MILLIGRAMS PER KILOGRAM

NOTE:

SOIL SAMPLES COLLECTED
FROM 1' - 2' INTERVAL.

PPM

PPM CONSULTANTS, INC.
www.ppmco.com

DRAWN BY:

BWH

DRAWN DATE:

12/03/13

PROJECT NUMBER:

716811

BILLING GROUP:

TASK 4D

CITY OF PLANT CITY
FORMER MCGINNESS LUMBER
COMPANY
(AKA STOCK BUILDING SUPPLY)
511 SOUTH COLLINS
PLANT CITY, FLORIDA

FAC

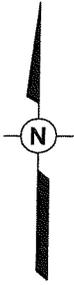
#298944505

PARCEL A
SITE MAP

FIGURE
NUMBER

3

WEST RENFRO STREET



0 10 20
SCALE: 1"=20'
(Approximate)

CONCRETE SIDEWALK

CONCRETE
RETAINING
WALL

PARCEL A

GRASS

EXCAVATION 1

A1SW-3
0.01

A1B-2
0.06

SB-UST-N

A1SW-5
0.02

A1SW-6
0.01

MW-107

SB-UST-E

SB-UST-W

SB-UST-S

TMW-4
(DESTROYED)

A1SW-1
0.03

FORMER
UST AREA

SOUTH EVERS STREET

CONCRETE
CURB AND
GUTTER

LOADING
DOCK

CONCRETE

RAISED,
CONCRETE
FOUNDATION

LEGEND:

- MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- SOIL BORING LOCATION (8/3/12)
- CONFIRMATION SOIL BORING (AUGUST 21 & 29, 2012)
- EXCAVATION TO 2' BGS

0.26 BENZO (a) PYRENE CONCENTRATION (mg/kg)
(RED TEXT SHOWS AN EXCEEDANCE OF RESIDENTIAL SCTL OF 0.149 (mg/kg))

mg/kg MILLIGRAMS PER KILOGRAM

NOTE:
SOIL SAMPLES C
FROM THE 2-FOI

PPM

PPM CONSULTANTS, INC.
www.ppmco.com

CITY OF PLANT CITY
FORMER MCGINESS LUMBER
COMPANY
(AKA STOCK BUILDING SUPPLY)
511 SOUTH COLLINS
PLANT CITY, FLORIDA

PARCEL A
EXCAVATION MAI

FAC# 29 89 44505

DRAWN BY:
BWH

PROJECT NUMBER:
716811

DRAWN DATE:
12/03/13

BILLING GROUP:
TASK 4D

TABLE 4A: SOIL ANALYTICAL DATA - BTEX, MTBE, & TRPH

Facility Name: Parcel A - Former McGinness Lumber
 FDEP Brownfield ID: BF291002001, FDEP Storage Tank ID: 29/8944505, USEPA Brownfield Cleanup Grant ID: 95481711

Sample ID	Date Collected	Sample Depth (Feet BGS)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)	TRPH (mg/kg)
FDEP Leachability-Based SCTL								
FDEP Residential Direct Exposure-Based SCTL			0.007	0.5	1,500	0.2	0.09	340
SB-UST-N 1-2'	08/03/12	1-2	0.00024 U	0.00058 U	0.00082 U	0.00017 U	0.00022 U	5.9 U
SB-UST-S 1-2'	08/03/12	1-2	0.0041	0.0029	0.0013 I	0.0042	0.00026 U	110
SB-UST-E 1-2'	08/03/12	1-2	0.00021 U	0.00051 U	0.00071 U	0.00015 U	0.00019 U	7.3 I
SB-UST-W 1-2'	08/03/12	1-2	0.0012 I	0.0014 I	0.00076 U	0.00016 U	0.00020 U	6.1 I
DUP-UST (SB-UST-N)	08/03/12	1-2	0.00029 U	0.0013 I	0.0010 U	0.00022 U	0.00027 U	5.3 U

OVA = organic vapor analyzer
 mg/kg = milligrams per kilogram
 MTBE = Methyl tert-butyl ether
 TRPHs = Total Recoverable Petroleum Hydrocarbons
 I = (EPA) - Estimated value below the lowest calibration point. Confidence correlates with concentration.
 SCTL = FDEP Soil Cleanup Target Level per Chapter 62-777 of the Florida Administrative Code
 Red/bold type indicates that the concentration exceed FDEP Soil Cleanup Target Level

TABLE 1A: GROUNDWATER ANALYTICAL DATA - BTEX, MTBE, AND TRPH

Facility Name: Parcel A - Former McGinness Lumber
 FDEP Brownfield ID: BF291002001. FDEP Storage Tank ID: 29/8944505. USEPA Brownfield Cleanup Grant ID: 95481711

Well	Sample Date	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	TRPH (µg/L)
FDEP GCTL		1	40	30	20	20	5,000
FDEP NADSC		100	400	300	200	200	50,000
MW-107	06/16/11	0.1 U	0.3 U	0.2 U	0.4 U	0.05 U	440 V
(MW-7)	07/30/12	0.23 U	0.20 U	0.20 U	0.22 U	0.28 U	23 U
Dup-3	07/30/12	0.23 U	0.20 U	0.20 U	0.22 U	0.28 U	23 U
(MW-107)							

Notes:

Historical data obtained from Cardno TBE 2011 UST Closure Assessment Report

MW-7 was renamed MW-107 as part of the overall cleanup activities at the Plant City Brownfield sites (former Gro Mor Fertilizer and the former Stock Building Supply / McGinness Lumber)

µg/L = micrograms per liter

I = Estimated value below the lowest calibration point. Confidence correlates with concentration.

V = Indicates the analyte was detected in both the sample and the associated method blank

U = Not Detected

GCTL = FDEP Groundwater Cleanup Target Level per Chapter 62-777, Table I of the Florida Administrative Code (F.A.C.)

NADSC = FDEP Natural Attenuation Default Source Concentration per Chapter 62-777, Table V of the F.A.C.

Concentrations in **bold/red type** exceed FDEP GCTLs.

TABLE 1B: GROUNDWATER QUALITY DATA
 TABLE 1B GROUNDWATER - PAHs

Facility Name: Parcel A - Former McGinness Lumber
 FDEP Brownfield ID: BF291002001. FDEP Storage Tank ID: 29/8944505. USEPA Brownfield Cleanup Grant ID: 95481711

Sample Location	Date	Concentration (µg/L)																		
		Naphthalene	1-Methyl-naphthalene	2-Methyl-naphthalene	Anthracene	Acenaphthene	Acenaphthylene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g, h, i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenz (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	Phenanthrene	Pyrene	
FDEP GCTL		14	28	28	2100	20	210	0.05	0.2	0.05	2100	0.05	210	0.5	4.8	0.005	280	280	0.05	210
FDEP NADSC		140	280	280	21,000	200	2,100	5	20	5	2,100	5	2,100	50	480	0.5	2,800	2,800	5	2,100
MW-107	06/16/11	0.031 U	0.026 U	0.025 U	0.02 U	0.028 U	0.022 U	0.011 U	0.011 U	0.007 U	0.012 U	0.017 U	0.012 U	0.017 U	0.01 U	0.011 U	0.03 U	0.03 U	0.011 U	0.022 U
(MW-7)	07/30/12	0.045 I	0.029 U	0.033 I	0.021 U	0.029 U	0.023 U	0.012 U	0.0095 U	0.0074 U	0.013 U	0.018 U	0.013 U	0.018 U	0.011 U	0.012 U	0.032 U	0.021 U	0.012 U	0.023 U
Dup-3	07/30/12	0.065 I	0.030 U	0.042 I	0.021 U	0.030 U	0.023 U	0.012 U	0.0096 U	0.0074 U	0.013 U	0.018 U	0.012 U	0.018 U	0.011 U	0.012 U	0.032 U	0.021 U	0.012 U	0.023 U
(MW-107)																				

Notes:

Historical data obtained from Cardno TBE 2011 UST Closure Assessment Report
 MW-7 was renamed MW-107 as part of the overall cleanup activities at the Plant City Brownfield sites (former Gro Mor Fertilizer and the former Stock Building Supply / McGinness Lumber)
 µg/L = micrograms per liter
 U = Not Detected
 L = GTL (EPA) - Greater than upper calibration limit. Actual value is known to be greater than the upper calibration range.
 GCTL = FDEP Groundwater Cleanup Target Level per Chapter 62-777, Table I of the Florida Administrative Code (F.A.C.)
 NADSC = FDEP Natural Attenuation Default Source Concentration per Chapter 62-777, Table V of the F.A.C.
 Numbers in bold/red type exceed FDEP GCTLs.

TABLE 4C: SOIL ANALYTICAL DATA - BENZO(A)PYRENE EQUIVALENT COMPOUNDS

Facility Name: Parcel A - Former McGinness Lumber

FDEP Brownfield ID: BF291002001, FDEP Storage Tank ID: 29/8944505, USEPA Brownfield Cleanup Grant ID: 95481711

Sample ID	Date Collected	Depth Interval (Feet BGS)	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Indeno(1,2,3-cd)pyrene	B(a)P Equivalent
Direct Exposure Residential SCTL			#	0.1	#	#	#	#	#	0.1
Direct Exposure Industrial SCTL			#	0.7	#	#	#	#	#	0.7
Leachability SCTL			0.8	8	2.4	24	77	0.7	6.6	8
PRE-EXCAVATION										
SB-UST-N 1-2'	08/03/12	1 - 2	0.014	0.018	0.036	0.014	0.023	0.0089 U	0.016 I	0.03
SB-UST-S 1-2'	08/03/12	1 - 2	0.25	0.18	0.33	0.10	0.30	0.041 I	0.13	0.29
SB-UST-E 1-2'	08/03/12	1 - 2	0.090	0.054	0.12	0.033	0.11	0.019 I	0.073	0.10
SB-UST-W 1-2'	08/03/12	1 - 2	0.15	0.098	0.17	0.064	0.21	0.021 I	0.094	0.16
DUP-UST (SB-UST-N)	08/03/12	1 - 2	0.022	0.016	0.033	0.0090	0.032	0.0081 U	0.017 I	0.03
POST-EXCAVATION										
A1SW-1	08/21/12	2	0.013	0.024	0.012 I	0.0097	0.014	0.0086 U	0.0085 U	0.03
A1SW-5	08/21/12	2	0.0049 I	0.011	0.014	0.0073 I	0.0064	0.0088 U	0.0087 U	0.02
A1SW-6	08/29/12	2	0.0024 I	0.0023 U	0.0048 I	0.0022 U	0.0023 I	0.0085 U	0.0084 U	0.01
A1SW-3	08/29/12	2	0.0017 U	0.0023 U	0.0031 U	0.0022 U	0.0014 U	0.0084 U	0.0083 U	0.01
A1B-2	08/29/12	2	0.028	0.043	0.065	0.015	0.037	0.0086 U	0.025 I	0.06

Benzo(a)pyrene conversions tables are attached.

All results in mg/Kg (milligrams per Kilogram)

= Site concentrations for carcinogenic polycyclic aromatic hydrocarbons must be converted to Benzo(a)pyrene equivalents before comparison with the appropriate direct exposure SCTL for Benzo(a)pyrene using the approach described in the February 2005 Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777, F.A.C.

*Benzo(a)Pyrene conversion tables are attached

mg/Kg = milligrams per liter

Concentrations in bold/ired type exceed SCTLs.

SCTL = Soil Cleanup Target Level per Chapter 62-777, F.A.C., Table II

BGS = Below ground surface

I = Estimated value below the lowest calibration point. Confidence correlates with concentration.

U = Non Detect