



December 10, 2013

Mr. David Van Landingham  
Broward County Environmental Protection and Growth Management Department  
Pollution Prevention, Remediation, & Air Quality Division  
One University Drive, Suite 203  
Plantation, FL 33324

**RE: Remedial Action Plan Addendum II**  
**EPAC Project #: 2077167**  
**EAR #: 0871**  
**Fort Lauderdale Country Club, Maintenance Facility Site**  
**415 E. Country Club Circle**  
**Plantation, FL 33317**

Principals representing the City of Ft. Lauderdale and Ft. Lauderdale Country Club recently met to discuss the details of the current Approved Remedial Action Plan (RAP). The parties discussed and agreed to again request a second modification of the approved RAP with the following changes:

The original approved remedial action plan specifies the contaminated soil located on the City of Ft. Lauderdale owned portion of the contaminated areas, with levels between 2.1 and 12 mg/kg, were to be removed and replaced with clean soil. The contaminated soils on the Ft. Lauderdale Country Club owned section of the maintenance facility were to be removed only over 12 mg/kg. An amendment to the approved RAP was approved on June 28, 2013.

The City of Ft. Lauderdale and the Country Club have now agreed to request a more consistent remediation strategy. As such, the parties request to follow the industrial 12 mg/kg soil standard for all properties at the maintenance facility. The parties request the following summary of changes from the amended approved RAP as set forth below.

All of the changes or additions to the Amended Approved RAP are stated numerically as follows:

- 1) Contaminated soil with arsenic levels above 12 mg/kg will be excavated from both the City of Ft. Lauderdale and the Ft. Lauderdale Country Club owned parcels, at the maintenance facility, and all excavated soil above 12 mg/kg will be transported off site for disposal at a secure landfill.
- 2) There will be no material stockpiled to create berms along the southern perimeter of the FLCC property.

- 3) Recycled Lime sludge will not be used as fill material after excavation.
- 4) Prior to excavation, deep monitoring wells, with depths over 15 feet will be abandoned in place using abandonment procedures approved by the South Florida Water Management District. All other wells within the excavation zones including the deep wells will be replaced with like wells once site restoration is completed.
- 5) Sheet pile steel will no longer be utilized around each of the existing buildings. A safety perimeter utilizing best management procedures will be maintained around each building during excavation activities. EPAC will excavate down to only 4 feet adjacent to the building in a sloped fashion, away from the building's edge. Upon the completion of the soil remediation, EPAC will install an impervious liner called Permalon, followed by a concrete apron as a final cover around the base of each existing building.
- 6) During the excavation process, soil screening will be performed to determine the condition of the remaining soil arsenic content. Each soil sample will be screened with a field test kit, at an interval of 5 feet horizontally and in increments of 5 feet vertically. Screening results will be recorded according to depth and location and if *deemed acceptable* will be verified through laboratory analysis for final reporting to the Department.
- 7) Fill material will be provided as three distinct types, all of which are obtained from certified sources. The areas excavated past the water table will be filled with lime sand. The rationale being that the higher ph of the lime sand will bind the dissolved arsenic and pull it out of solution. Once the excavation is out of the water zone, the fill will be a mix of silica sand and rock, filled up to within 8 inches of grade. The soil will be compacted in lifts of six inches. This material will then be covered with 6 inches of compacted lime rock and eventually covered with 1 and ½ " of asphalt cover.

All other components of the approved Remedial Action Plan are to remain as approved.  
If you have any comments as to the content please advise and we can discuss.



Beda C. Dondi, P.G.  
Director of Environmental Services  
Inc.

Joseph Ziegler , P.E.  
Engineering Environmental Solutions,

Cc: Michael O'Brien, FLCC  
Todd Hiteshew, City of Ft. Lauderdale  
Stephen Tilbrook, Shutts and Bowen  
DJ Williams-Persad, City of Fort Lauderdale

**EPAC Environmental Services, Inc.**  
F/K/A Environmental Property Assessment, Inc.  
1001 S. W. 46th Avenue | Pompano Beach, Florida 33069  
Broward (954) 974-7055 | Fax (954) 974-0776  
Statewide 1-800-375-2965

