



1 February 2024

VIA Electronic Mail

Mr. Andres Defelice, Mr. Oscar Sol, and Mr. Boris Grandison
Green Mills Group, LLC
3323 W. Commercial Blvd., Suite E220
Fort Lauderdale, Florida 33309

Re: Pantry of Broward Test Pit Memo – 221 NW 3rd Avenue, Fort Lauderdale, FL 33311

Dear Mr. Defelice and Mr. Sol:

On 19 December 2023 and 31 January 2024, Lion Point Engineering, LLC (“Lion Point” or the “Consultant”) oversaw environmental test pit explorations/excavations at 221 NW 6th Street (also referred to as Sistrunk Boulevard), Fort Lauderdale, FL 33311 (Broward County Tax Parcel ID 494234076600; referred to as the “Site”) on behalf of Green Mills Group, LLC (the “Client” or “Green Mills Group”).

This work was aimed at evaluating if underground storage tanks (USTs) are present in the southern portion of the Site as theorized in Universal Engineering Sciences’s (UES’s) Phase I Environmental Site Assessment (ESA) dated 30 November 2021, its Phase II ESA dated 8 November 2022, and its Non-Destructive Investigation dated 25 October 2022.

Findings – December 2023 Test Pit

Prior to initiating excavation activities, Sunshine 811 was contacted to identify buried utilities at the Site. The excavated area was outlined with utility markings (the “white lined area”) and its global positioning system (GPS¹) coordinates were recorded as:

- Northwestern boundary (26.129933° N, -80.146640°W);
- Northeastern boundary (26.129928° N, -80.146605°W);
- Southeastern boundary (26.129779° N, -80.146771°W); and
- Southwestern boundary (26.129859° N, -80.146686°W).

The dimensions of the white lined area were approximately 36.5 feet (from NW to NE), 22.5 feet (from NE to SE), 37 feet (from SE to SW), and 23 feet (from SW to NW), with an area of approximately 850 square feet.

Lion Point mobilized to the Site on 19 December 2023 with its subcontractor, Chuck’s Backhoe Service, Inc. of Pompano Beach, FL to install test pits within a white lined area.

¹ The Solocator mobile app was used to determine GPS coordinates.

Soils were excavated to approximately four feet below land surface (ft bls) and groundwater was encountered at the base of the excavation. Intermittent field screenings of excavated soil were conducted by placing soil in a mason jar until it was about half-full. Aluminum foil was placed tightly over each mason jar to allow potential organic vapors to collect in the top of the jar. The jar was allowed to sit for five to 15 minutes, after which time a Mini Rae 3000 organic vapor analyzer (OVA) equipped with a photoionization detector (PID) was used to measure the readings in each sample jar.

Field screenings of soil were performed at depths of 2, 3.5, and 4 feet bls and the highest reading was 0.4 parts per million (ppm), which was recorded at a depth of 2 ft bls. Visual evidence of a release (e.g., an oil sheen or stained soil) was **not** observed. At the conclusion of the excavation, the first test pit was approximately 200 square feet by 4 feet deep. During the excavation, soil from the test pit was stockpiled in the undisturbed portion of the white lined area. A soil sample from the stockpile was field screened and determined to be less than 1 ppm, and the soil was then backfilled (using a last out/first in method) into the test pit with no tanks having been identified.

The second test pit was initiated in the center of the white lined area and an underground storage tank (UST) was encountered at about 3 ft bls. Upon discovery of the UST the excavation pivoted to determining its length. The measured length of the tank was at least 13 feet, and two subsurface pipes were also found. Lion Point did not excavate the full length of the tank because this investigation was designed to be exploratory, with a formal closure process to follow. Similarly, to the test pit above, visual evidence of a release (e.g., an oil sheen or stained soil) was **not** observed. Four soil samples were field screened using the OVA and the highest reading was 0.7 ppm. At the conclusion of the excavation, the area of the test pit was approximately 400 square feet, and it was excavated to the depth of the center of the tank at approximately 3-4 ft bls. During the excavation, soil from the test pit was stockpiled in the undisturbed portions of the white lined area and due to the absence of detectable contamination, soil was backfilled using a last out/first in method.

Findings – January 2024 Test Pit

A Ground Penetrative Radar (GPR) survey conducted in January 2024 identified additional anomalies that were indicative of buried tanks that were outside of the area previously investigated. Lion Point again mobilized to the Site on 31 January 2024 with its subcontractor, Chuck's Backhoe Service, Inc. of Pompano Beach, FL to perform a second test pit investigation covering a much larger area in the southern half of the property.

Two approximately 24-foot-long USTs were unearthed next to each other. The northwestern tank was the tank identified during the December 2023 investigation and its entire length was uncovered to identify its capacity. The dimensions of these tanks appear to be 24 ft by 6 ft (diameter), which would result in an approximately 20,000-gallon volume capacity each. The surface of the tanks appears to have been compromised and a fair amount of sand occupies the interior of both USTs. The tanks are referred to as UST A and UST B and their approximate locations are depicted in **Figure 1**. The approximate GPS location of UST A is 29.129931° N, -80.146449° W.

OVA screenings were collected from opening in the top of both tanks and the highest reading was 0.5 ppm. No visual impacts were observed, and intermittent soil screenings were not identified above 0.5 ppm. The groundwater table was not encountered.

Four USTs ranging in length from approximately 8 ft by 13 ft were identified to the south of USTs A and B. The approximate volume of each tank is estimated at approximately 5,000-gallons.

The approximate GPS coordinates for the USTs are:

- UST C (11 ft length) – 26.129851 ° N, -80.146591° W; 12:28
- UST D (13 ft length) - 26.129877 ° N, -80.146513° W; 13: 17
- UST E (12 ft length) – 26.129905 ° N, -80.146517° W; 13:50
- UST F (8 ft length) - 26.129905 ° N, -80.146551° W;

Similarly, no OVA readings were detected from soil samples that were collected around the USTs and near piping. Additionally, no visual impacts were observed.

Conclusion

There are a total of six USTs at the Site and two excavations around the USTs did not identify free product or staining near the USTs. The subsurface around the USTs consisted of pea gravel (typical of fill material) and mostly of fine to coarse sand and the depth to the water table is approximately 4 ft bls. Pieces of concrete were occasionally identified in the test pits. It does not appear that a release has occurred; however, prior to redevelopment of the Site, the USTs should registered and closed in accordance with Florida Administrative Code (F.A.C.) Underground Storage Tank Systems Chapter 62-761 and Broward County's Section 27-317.

Recommendations

Green Mills is required to submit an Environmental Review to Broward County to verify that environmental licenses and enforcement issues related to the County's Natural Resource Protection Code have been resolved. A review fee is based upon the size and nature of the project. Lion Point recommends initiating the Environmental Review process with the Urban Planning Division through Broward County's ePermits System at <https://www.broward.org/ePermits>.

Additionally, a New Storage Tank Facility License or Tank Modification Application will need to be filed with Broward County. A Storage Tank Facility Registration Form also needs to be submitted to the Florida Department of Environmental Protection (FDEP). Specific information related to the capacity and former contents can be assumed as we have not been able to locate verifiable information to populate the documents. The applications may be signed by either the owner or operator. Lion Point understands that the Site is presently owned by the City of Fort Lauderdale; however, the Client may opt to sign the documents as an operator of the Site. After the UST permits have been approved, notice should be given to Broward County at least 48 hours prior to field efforts to formally close the UST (i.e., perform field sampling and/or excavation of the tank/closing it in place). The sampling procedures to be followed are outlined in Florida Department of Environmental Protection's (FDEP's) Instructions for Conducting Sampling

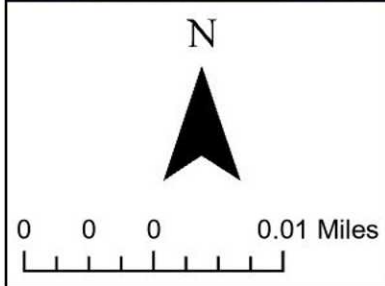
During Underground Storage Tank Closure. A Tank Closure Assessment Report must be submitted to Broward County within 60 days of completion of formal tank closure assessments.

Sincerely,

Patrick Ceres 2/1/2024

Patrick Ceres, P.E. (FL)
Managing Principal

FIGURE



Underground Storage Tank Locations	
221 NW 6th Street, Fort Lauderdale, FL 33309	
State of Florida, Maxar, Microsoft	2023



PHOTOLOG

Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

Date: 19 December 2023

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 1

Orientation: Northwest

Comments: A view of the central test pit.



Photograph 2

Orientation: West

Comments: A view of the top of the UST (shown with white marking along the top).



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

Date: 19 December 2023

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 3

Orientation: NA

Comments: A view from the top of the UST to ground surface.



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 4

Orientation: North

Comments: A view of the piping and UST B.



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 5

Orientation: West

Comments: A view of
USTs A and B.



Lion Point Engineering, LLC
Photolog

Client: Green Mills Group, LLC

Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 6

Orientation: East

Comments: An image of
UST C oriented south.



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

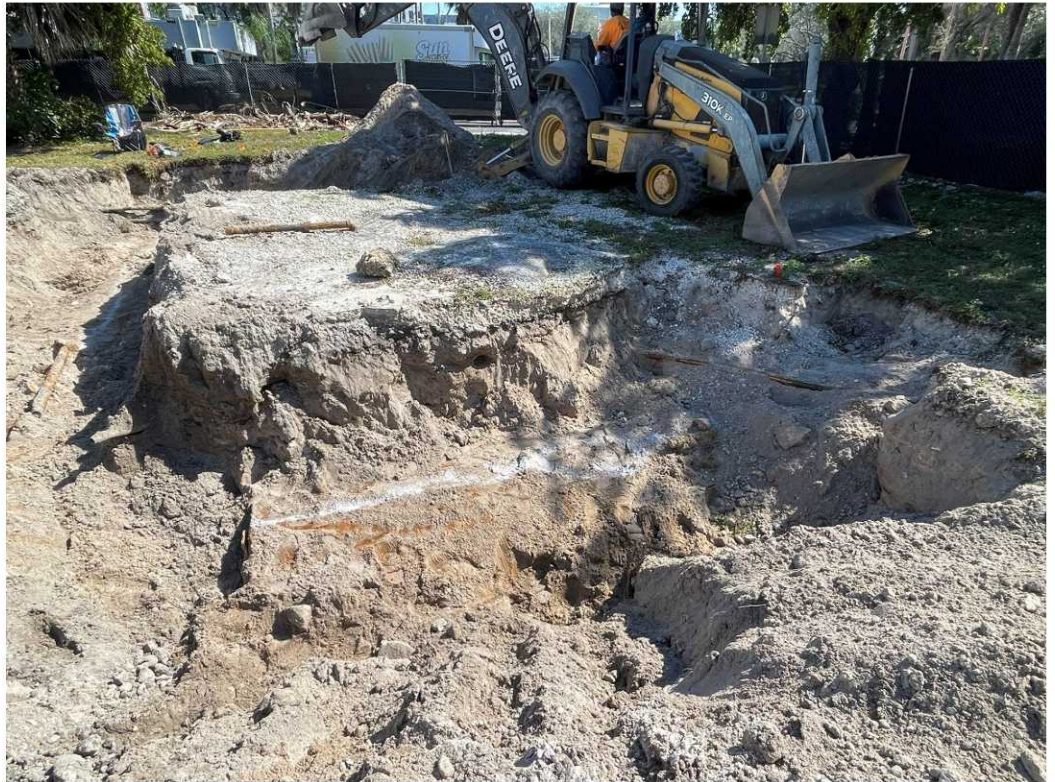
Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 7

Orientation: Southeast

Comments: An image of UST C oriented southeast.



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

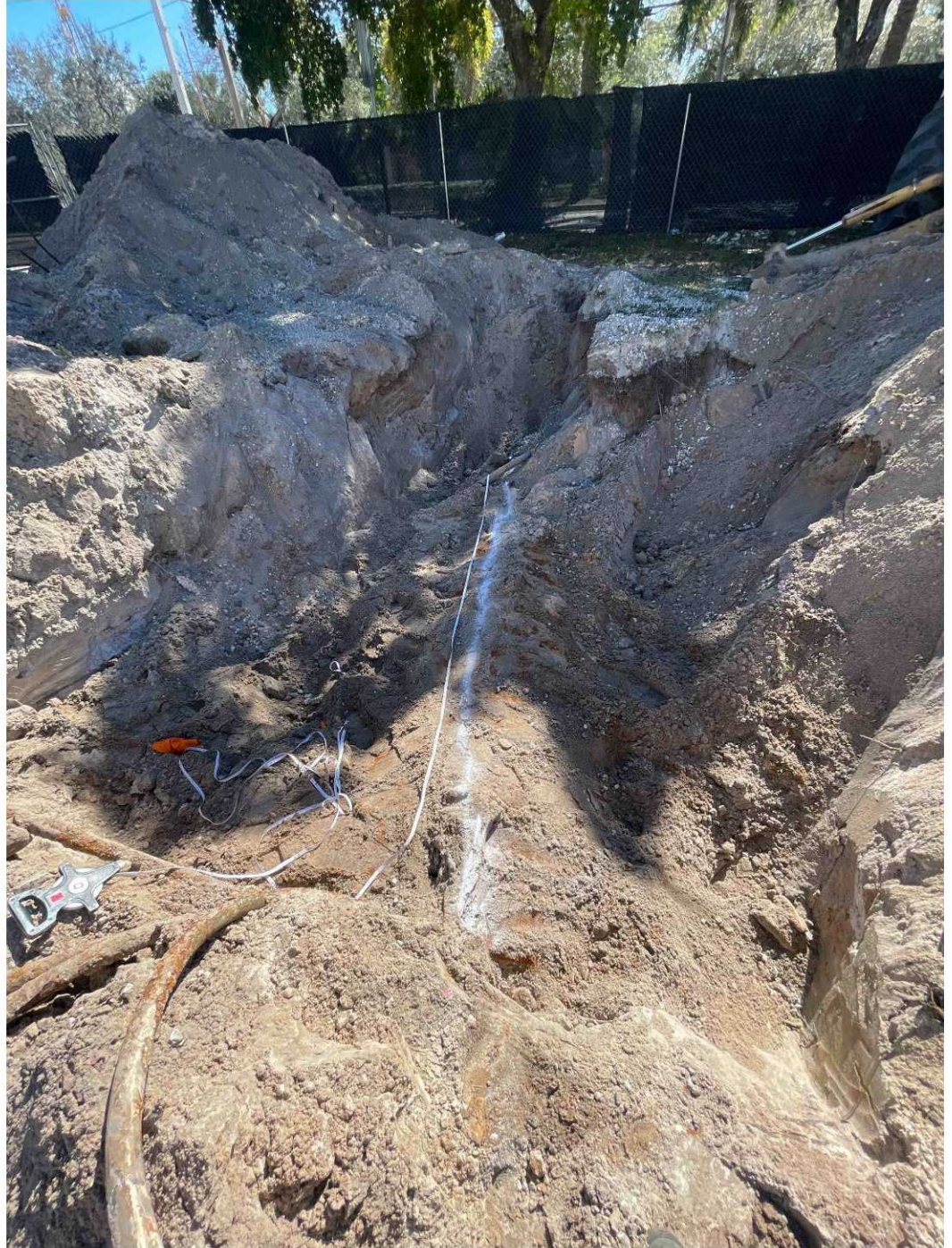
Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 8

Orientation: West

Comments: An image of UST D oriented south.



Lion Point Engineering, LLC

Photolog

Client: Green Mills Group, LLC

Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 9

Orientation: Southwest

Comments: An image showing UST B (center) and UST E (background).



Photograph 10

Orientation: West

Comments: A photograph showing a small hole on the top of UST A. Petroleum odors were not identified and a stick placed into the hole indicate the liquid depth at approximately one foot.



Lion Point Engineering, LLC
Photolog

Client: Green Mills Group, LLC

Date: 31 January 2024

Site Address: 221 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 12

Orientation: West

Comments: An image of UST F.

North Elevation

● 26.129905°, -80.146551° ±9ft



8 ft tank

Your Watermark - See Settings

Pantry of Broward
31 Jan 2024, 14:21:19