

PM: Annie



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000060
Received: 4/18/24
Paid: 4/18/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

| | |
|---|---------|
| <input checked="" type="checkbox"/> PRE-APPLICATION | \$50.00 |
|---|---------|

PROJECT

| | | | |
|-----------------|--|------------------|------------------|
| PROJECT NAME: | Brisson Ave Industrial | | |
| PARCEL ID #(S): | 08203150100000010 - 08-20-31-501-0000-0010 | | |
| TOTAL ACREAGE: | 18.53 | BCC DISTRICT: | Seminole Gardens |
| ZONING: | A-1 | FUTURE LAND USE: | INDUSTRIAL |

APPLICANT

| | | | |
|----------|-----------------|----------|--------------------------------|
| NAME: | Fabian Cook | COMPANY: | TEN Investment Group of FL LLC |
| ADDRESS: | P.O. Box 585373 | | |
| CITY: | Orlando | STATE: | Florida ZIP: 32858 |
| PHONE: | | EMAIL: | FLOOK79@gmail.com |

CONSULTANT

| | | | |
|----------|-------------------|----------|-----------------------|
| NAME: | Rene Fossey | COMPANY: | A+ROI Property |
| ADDRESS: | 3981 Aldergate PL | | |
| CITY: | Winter Springs | STATE: | FL ZIP: 32708 |
| PHONE: | 407 718 7994 | EMAIL: | aPositiveROI@live.com |

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

| | | | | |
|---|--|--|---|--|
| <input type="checkbox"/> SUBDIVISION | <input checked="" type="checkbox"/> LAND USE AMENDMENT | <input checked="" type="checkbox"/> REZONE | <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: Warehouse / Storage / Office | | | | |

STAFF USE ONLY

| | | |
|---|------------------|---|
| COMMENTS DUE: 4/26 | COM DOC DUE: 5/2 | DRC MEETING: 5/8 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: A-1 | FLU: IND | LOCATION: On the north side of Lake Mary Blvd, east of Red Cleveland Blvd |
| W/S: City of Sanford | BCC: Sr Herr | |

April 13, 2024

Seminole County, Multiple Departments
Pre-Application
BRISSON AVENUE
Sanford FL
Future Land Use -Industrial

Seminole County, Pre-Application Departments;

T & N Investments Group of Florida LLC will provide Seminole County, the Orlando Sanford Airport and the City of Sanford a project with a constellation of benefits to the area that fit the future land use of **Industrial**. The intended use is Public Storage, Warehousing, Office space with a portion of Park & Pay that will be Airport supportive. The concept buildings can be used for different purposes with a similar aesthetic. In other words, the buildings will look similar but with different proposed and approved uses. Site/civil engineers, surveyors, soil analysis, architects, plumbing, mechanical contractors, and other trades will be consulted and made part of the team to join the General Contractor to complete the desired vision of the Airport, County and City. This project will support the comprehensive plan utilizing accepted building codes, public safety / fire marshal, public works, planning and development while taking care to protect and preserve as much of the natural resources as possible. The majority of the land is suitable to build. Another important point is the plethora of new home subdivisions under construction around E Lake Mary Blvd have either zero lot lines or no opportunity for storage on their property.

This parcel was originally owned by Seminole County and used as a landfill therefore, this proposed project will be an improvement. **Exhibit A** includes pages from the 131 page comprehensive report "Supplemental Site Assessment Report" for the "Brisson Avenue Landfill" "Contract No: HW559" dated April 2015 "Prepared for: Florida Department of Environmental Protection" "Prepared by: AMEC Environment & Infrastructure, Inc." is included with this Pre-Application. Five pages of photographs demonstrate the fact that most of the land is dry and has evidence of surface trash. Photograph 7 on page 4 shows the wet area "Looking west at ravine barrier at BL032, with trash". The first page of 10 stapled together demonstrate the "Approximate ravine location" which goes along the entire East property line, approximately half of the West property line and curves from the NE corner toward the center West, designated

by the double dashed red lines and highlighted with yellow arrows. It is important to note the elevation lines highlighted in yellow designates 494.5 for the majority of usable land, which is the same as the existing house on the adjacent property at the NE corner. The elevation goes up gradually by 1.5 feet going north. The balance of the 10 pages is the beginning of a 131 page report including the Table of Contents, Introduction and Site Background. The Site Description, page 2, has a yellow highlighted section stating the portion of the property is low and swampy which is demonstrated in the NW section of the pictorial map.

Exhibit B Pertinent pages from the “Orlando Sanford International Airport” SFB “Airport Master Plan Update” October 2021 are attached for the Brisson Ave Pre-App. Page 1 of 10 confirms the report from the paragraph above that the Brisson property is Not shown in the 100 year Floodplain. Other highlighted sections reference “Land Use and Zoning”...“compatible land use for areas surrounding an airport, however commercial and industrial land uses are more compatible.” “Currently Vacant and Underutilized Land” addresses current land uses surrounding the Airport specifically mentions “Industrial uses are seen to the south of the Airport property.” The report mentions the Commerce Park’s “existing buildings within the commerce park are currently at 95% capacity” and the “area can benefit from the availability of low-cost warehouse space.” Perhaps the demand will spill off of the Airport’s property and this Brisson project can assist with this need. The “Airport Maintenance Facilities” section states the facility has “exceeded its useful life”. “The storage area within this facility is currently insufficient.” “Additional storage bays” are recommended. Perhaps the Brisson project may assist with this need offsite due to its boundary being adjacent to the airport. Additional Parking is another future need of the Airport as stated on page 313. “As discussed in the Demand Capacity and Facility Requirements chapter, the existing landside roadway requirements and automobile parking infrastructure is anticipated to be deficient through the planning period.” It also states “both Red Cleveland Boulevard and the landside parking facilities will be required to be expanded to accommodate the increased forecasted demand.” The NW corner of Brisson touches Red Cleveland/the South entrance to the Airport. The Brisson property is in a great location for a short shuttle to the terminal. Maps are presented demonstrating the Airport’s need for additional Storage and Parking. The Airport Master Plan discusses Seminole County Land Use, the Comprehensive Plan and Future Land Use around the Airport including “Industrial parks, Corporate business parks, Office complexes and Commercial development.” This proposed Brisson project fits perfectly.

Exhibit C The City of Sanford’s Comprehensive Plan confirms a need for this project with warehouse, self storage, office space and parking. The future land use is Industrial according to the City [map 5]. Map 10 shows the Brisson Ave property only has the NW corner in the Wetlands which is consistent with the AMEC report. Page II-14 Under Industrial Land Use Designation, the City states Industrial uses include: warehousing and storage activities. The City of Sanford’s Comprehensive Plan references the Airport Master Plan on numerous pages. Page II-15 “Maintain General Pattern of Industrial Land Use” states “evolving centers of major industrial activity are the 1) airport and airport environs.” Therefore, the needs of the airport are the first priority. The Airport needs more warehouses, storage, and parking. “The existing and

proposed future transportation facilities including SR 417 and improvements to Airport Boulevard shall enhance the accessibility of the industrial centers to Regional markets.” Brisson is in the perfect position to accommodate. Page II-16 refers to generating high levels of employment, services and/or products which complement the needs in the region, attract prime industrial land uses, and contribute a net revenue to the City. Page II-20 refers to adjacent lands capable of supporting industrial uses. Airport Industry Commerce is intended for Industrial and Business Parks and Office Complexes. The City states “Implement Airport Master Plan” on page II-40. This project will support social mobility with a diverse workforce while expanding an independent business.

Grassland Enterprises, Inc will move their large commercial electrical business into the office portion of the building. This may also benefit the airport and surrounding vicinity since they have successfully completed numerous winning bids for large scale commercial jobs such as entire school systems, the Orange County Convention Center, the Moffitt Center, etc. Grassland Enterprises currently supports approximately 60 employees and they are still growing. Grassland is a State Certified Minority Business Enterprise (MBE) Electrical Contractor Company. This project will open the door for many opportunities for local residents as well as providing needed services for this growing corridor while supporting the Airport. Other potential applicants might manufacture product that would contaminate the soil and water. Other companies may need to support significantly more weight due to the nature of their businesses, storing excessive weight and using heavier trucks.

The “**Site Plan**” **Exhibit D** was drawn utilizing the map created by AMEC which designates the wet area as well as the ravine around the perimeter. The site plan is drawn to scale and provides significantly more buffer and set back areas than required. The site plan is under the maximum floor area ratio for the proposed buildings. The NW portion of Brisson will be preserved including the current trees and plants. The attached Concept photos **Exhibit E** are preliminary and placement of the buildings may change based on the input of numerous experienced professionals. All of the building architecture for this project will be cohesive and is intended to be similar to the Concept pictures which will be attractive at the south entrance of the Airport. The construction may be accomplished in phases or sections such as open parking first then public storage or warehouses second. This project will be more on the surface level of the property as to not disturb the soil underneath or compromise the delicate nature of the St Johns water. This proposed Brisson project is a winning situation for the Airport, County, City and Residents.

We are looking forward to working with the Development Review Committee to make adjustments as necessary.

Respectfully,

Fabian Cook, President
T&N Investment Group of Florida LLC

Exhibit A Photos
Brisson property



Photograph 1: Southern property border along East Lake Mary Blvd.



Photograph 2: Typical vegetation and density within wooded area

Environment & Infrastructure
2533 Greer Road, Suite 6
Tallahassee, Florida 32308

SUPPLEMENTAL SITE ASSESSMENT REPORT
BRISSON AVENUE LANDFILL SITE
SANFORD, SEMINOLE COUNTY, FLORIDA
Agreement #: RP-00D13513
AMEC PROJECT NO.: 6090140035

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Photograph 3: Dirt Pile (DP) located at GPS Point BLDP3



Photograph 4: Additional vegetation and evidence of surface trash

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Photograph 5: Assorted surface trash



Photograph 6: Surface trash and Dirt Pile at GPS Point BLDP1

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Photograph 7: Looking west at ravine barrier at BL032, with trash



Photograph 8: Tires

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SUPPLEMENTAL SITE ASSESSMENT REPORT

BRISSON AVENUE LANDFILL SITE
SANFORD, SEMINOLE COUNTY, FLORIDA
Agreement #: RP-00D13513
AMEC PROJECT NO.: 6090140035



Photograph 9: Southwest corner, debris and surface trash



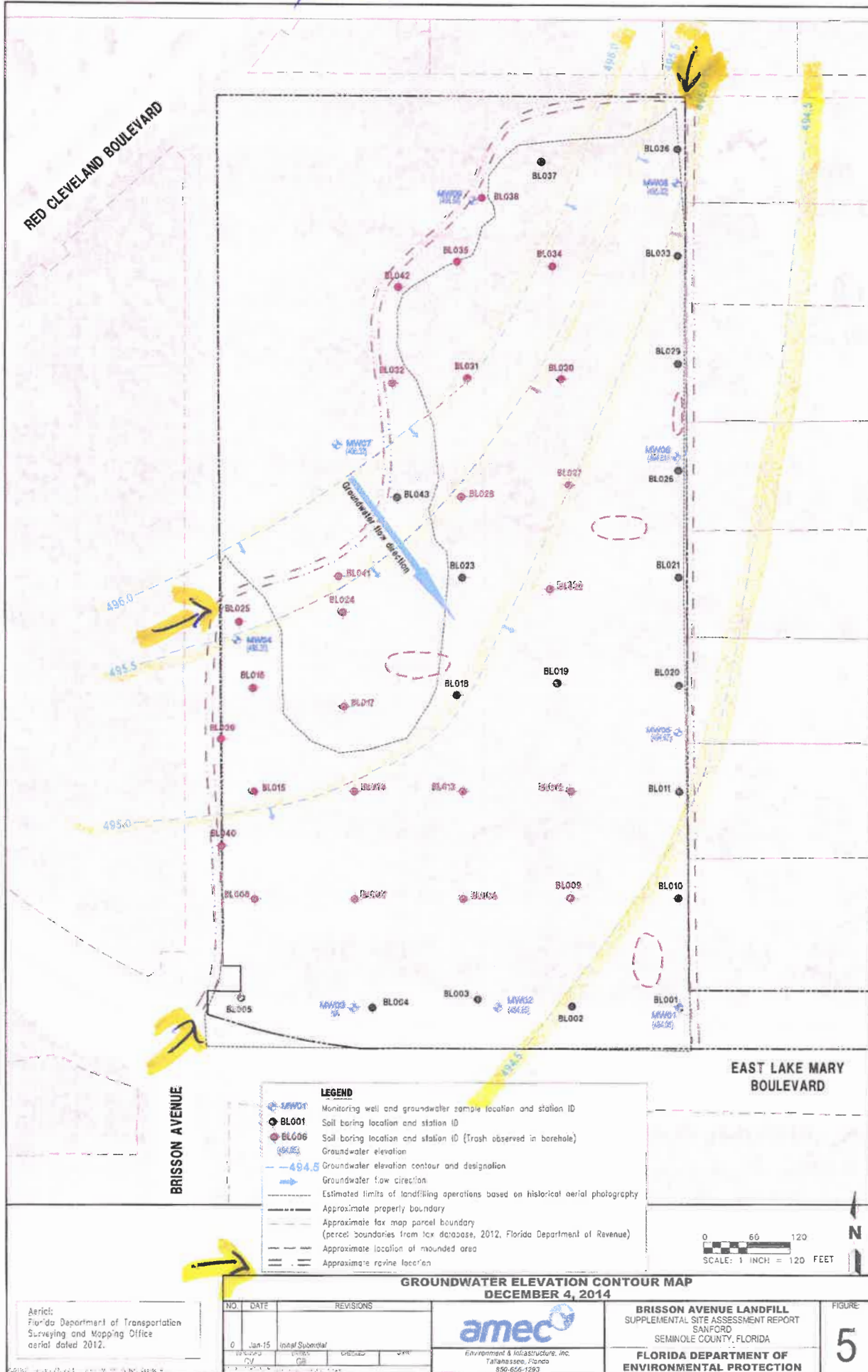
Photograph 10: Compromised drums/containers

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AMEC PROJECT NO.: 6090140035

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Exhibit A



LEGEND

- MW01 Monitoring well and groundwater sample location and station ID
- BL001 Soil boring location and station ID
- BL006 Soil boring location and station ID (Trash observed in borehole)
- 494.5 Groundwater elevation contour and designation
- Groundwater flow direction
- Estimated limits of landfilling operations based on historical aerial photography
- Approximate property boundary
- Approximate tax map parcel boundary (parcel boundaries from tax database, 2012, Florida Department of Revenue)
- Approximate location of mounded area
- Approximate ravine location



**GROUNDWATER ELEVATION CONTOUR MAP
DECEMBER 4, 2014**

Aerial:
Florida Department of Transportation
Surveying and Mapping Office
aerial dated 2012.

| NO. | DATE | REVISIONS |
|-----|--------|-------------------|
| 0 | Jan-15 | Initial Submittal |
| 1 | Jan-15 | Final |



**BRISSON AVENUE LANDFILL
SUPPLEMENTAL SITE ASSESSMENT REPORT
SANFORD
SEMINOLE COUNTY, FLORIDA
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

FIGURE
5

Exhibit A



SUPPLEMENTAL SITE ASSESSMENT REPORT

BRISSON AVENUE LANDFILL

Sanford, Seminole County, Florida

**Conducted for Carolyn Hughey (Trustee) Under
USEPA State Response Program Cooperative Agreement No.: RP-00D13513**

Solid Waste Facility ID# 83721

Contract No.: HW559

AMEC Project No.: 6090140035.1000

Prepared for:

**Florida Department of Environmental Protection
Bureau of Waste Cleanup, State Brownfields Program
2600 Blair Stone Road
Tallahassee, Florida 32301**

Prepared by:

**AMEC
Environment & Infrastructure, Inc.
2533 Greer Road, Suite 6
Tallahassee, Florida 32308**

APRIL 2015

131 pgs



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- Appendix B: Micro-Well Construction Logs
- Appendix C: Groundwater Sampling Logs
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Florida Department of Environmental Protection
Brisson Avenue Landfill
Sanford, Seminole County, Florida
Supplemental Site Assessment Report

PROFESSIONAL REVIEW CERTIFICATION

The investigation activities described in this report was conducted and the document prepared in accordance with commonly accepted procedures consistent with the applied standards of practice under the direction of the undersigned professional geologist.

This report is based on the geologic investigation and associated information detailed in the text and appended to this report. If conditions are determined to exist that differ from those described, the undersigned should be notified to evaluate the effects of any additional information on the report findings.

The Supplemental Site Assessment was conducted at the Brisson Avenue Landfill in Sanford, Seminole County, Florida in accordance with Florida Department of Environmental Protection directives and U.S. Environmental Protection Agency protocol, and the report should not be construed to apply for any other purpose or to any other site.

Ronald D. White
Professional Geologist
Florida License No.: 0002068
Expires July 31, 2016

Date



1.0 INTRODUCTION

The Florida Department of Environmental Protection (FDEP) tasked AMEC Environment & Infrastructure (AMEC) to conduct a Supplemental Site Assessment (SSA) at the Brisson Avenue Landfill site in Sanford, Seminole County, Florida. The SSA was conducted and this report has been prepared in response to FDEP's USEPA State Response Program Cooperative Agreement No. RP-00D13513, issued to AMEC under FDEP Contract No. HW559.

This SSA was conducted at the site to evaluate *Recognized Environmental Conditions* (RECs) identified by AMEC and FDEP during the site reconnaissance that was conducted on August 18, 2014 and to conduct assessment activities based on the observations made and the known site history. FDEP is conducting this project with Brownfields State Response Program grant funding to assist the property owner with evaluating site conditions prior to redevelopment of the property. The scope of work was developed based on a records review, meetings conducted with FDEP State Brownfields Section personnel, Central District personnel, the property owner and AMEC and the observations and findings of the site reconnaissance and previous assessments conducted at the site. FDEP file material is available in its Oculus records management system under Solid Waste Facility ID Number 83721 and Waste Cleanup Facility ID Number 35-1.

The objective of the SSA was to determine the presence and extent of trash or solid waste and groundwater contamination at the site. The site RECs primarily include the presence of both surface and subsurface trash and solid waste, including but not limited to tires, appliances and drums of various undetermined contents.

This SSA report summarizes the results of assessment activities conducted at the Brisson Avenue Landfill site (Figure 1). AMEC conducted the SSA field investigation during the week of December 1, 2014. The scope of work included collecting soil samples for visual observation to assess the presence and extent of solid waste and screening for methane with a Flame Ionization Detector (FID) unit. Micro-wells were installed with a direct-push technology (DPT) rig and groundwater samples were collected for offsite laboratory analysis. The locations of initial soil and groundwater samples were selected based on the observations made during the site reconnaissance review of historical aerial photographs. Once the approximate limits of the past dumping activities were determined, a 150-foot x 150-foot grid pattern was applied to sufficiently cover the landfill area. Additional locations were added as necessary based on the observations made in the field.

This SSA report presents the site background, the number of samples that were collected and their locations, describes the screening, sampling and analytical methodologies and presents the findings and results of the assessment activities.

The SSA was conducted in accordance with the approved October 2014 work plan that was submitted by AMEC to the FDEP's State Brownfields Section. The work plan outlined a scope of work in accordance with the FDEP Standard Operating Procedures (SOPs) and prescribed guidance documents set forth by the United States Environmental Protection Agency (USEPA) Region IV, including the USEPA Science and Ecosystem Support Division (SESD) Region IV Environmental Investigation Standard Operating Procedures and Quality Assurance Manual (EISOPQAM). The scope of work is specifically applied to sampling locations, sample types, sampling procedures, use of data, data types and field quality assurance/quality control (QA/QC) samples.



2.0 SITE BACKGROUND

2.1 Site Description

The Brisson Avenue Landfill is located on the north side of E. Lake Mary Boulevard (Parcel # 08-20-31-501-0000-0010) approximately 1,750 feet east of Red Cleveland Boulevard, which is the road that leads to the Orlando-Sanford International Airport in Sanford, Seminole County, Florida. The site was previously bounded on the south by Kentucky Street, where it connected with Brisson Avenue. Lake Mary Boulevard was constructed after the landfill was closed sometime after 2001 and was directed around the southern boundary of the site. Kentucky Street was removed from this area when Lake Mary Boulevard was constructed but a portion of Kentucky Street still exists approximately 2,000 feet to the east of the site, off of Sipes Avenue. The geographical coordinates are Latitude 28^o 45' 29" North and Longitude 81^o 14' 16" West in Section 8 of Township 20 South and Range 31 East (Figure 1). The site is an approximately 20-acre unfenced former landfill owned by Ms. Carolyn Hughey (Trustee) of Osteen, Florida. The property was previously owned by her husband, Mr. L.I. Hughey, who purchased the property in an auction from Seminole County in 1980. The site is presently densely overgrown with palmetto, palm, scrub oaks, large trees, pine vegetation and heavy undergrowth. The landfill reportedly accepted old appliances, machinery and construction debris. It was also reported that 55-gallon drums of unknown contents were disposed onsite. The western side of the property is low and swampy. The eastern portion is bounded by a stream, which separates the site from a sparsely populated neighborhood with homes on acreage (Seminole Gardens Subdivision). All homes in the area are believed to be on private wells and septic tanks. The northern side is bounded by the Orlando-Sanford International Airport. The southern side is bounded by E. Lake Mary Boulevard and then undeveloped land, much of which was formerly used as agricultural land (Figure 2). There are no structures on the property. According to Mr. Hughey in an interview conducted by FDEP in approximately 2000 – 2001, and based on reviews of historical aerial photographs, burial activities mainly took place in two long trenches oriented in a north-south direction, along the eastern edge of the landfill.

2.2 Site History and Operations

Again based on an interview conducted numerous years ago with Mr. Hughey, Seminole County operated the landfill until sometime between 1973 and 1980 under the name Cameron City Landfill. However, a newspaper article dated February 10, 1980 noted that the property has not been used as a dump since the 1960s. Mr. Hughey bought that property at auction in 1980 to graze cattle on the property. He also reportedly considered building a home on the property but was later informed that he could never build on the property.

2.3 Previous Assessment History

In September 1985, FDEP's Central District Office received several complaints from local residents. On October 1, 1985, 12 groundwater samples were collected from private wells located 200 feet to 1,500 feet from the landfill. Results indicated that the samples contained less than the minimum detectable levels of pesticides, polychlorinated biphenyls (PCBs), acid extractable and base/neutral extractable organic. Several samples contained trace quantities of cadmium, iron, lead and zinc. Levels of methylene chloride and acetone detected from one residential well sample and methylene chloride detected from two other private wells were determined by FDEP to be attributable to laboratory contamination.

In April 1986, eight onsite shallow monitoring wells were installed by FDEP at depths of ranging between 4 feet below land surface (bls) to 35 feet bls. Two surface water samples were also



collected from the stream adjoining the site on the east. However, laboratory analytical problems resulted in only partial analysis. Re-sampling was conducted in March 1987. Samples collected from the shallow monitoring wells contained concentrations of arsenic (2.1 micrograms per liter [$\mu\text{g/l}$], 2.7 $\mu\text{g/l}$ and 3.1 $\mu\text{g/l}$), iron (1,841 $\mu\text{g/l}$ to 60,200 $\mu\text{g/l}$), methylene chloride (12 $\mu\text{g/l}$, 13 $\mu\text{g/l}$, 16 $\mu\text{g/l}$ and 23 $\mu\text{g/l}$) and benzene (6.6 $\mu\text{g/l}$). Surface water samples contained iron (7,650 $\mu\text{g/l}$ and 2,950 $\mu\text{g/l}$) and methylene chloride (14 $\mu\text{g/l}$ and 11 $\mu\text{g/l}$).

In 1995, a portion of the landfill was being considered as part of a right-of-way (ROW) for the Silver Lake Drive extension. As part of the engineering study, an electromagnetic (EM) conductivity survey was conducted in April 1995 by Environmental Management Systems, Inc., to determine the suitability for road construction. Observed on the surface in the planned ROW were car parts, tires, household trash, 5-gallon tar buckets, glass, furniture, scrap metal, white goods and 55-gallon drums. An oily sheen was also observed in the stream located adjacent to the ROW. Results of the EM study suggested areas of anomalous terrain representing buried metal. In June 1995, trenches were dug along the proposed ROW. Several 55-gallon drums containing fiberglass resins, as well as trash, demolition debris, bottles, tires, automobile parts, and large metal objects were noted in the excavations. Also, chemical odors were detected and an oily sheen was observed on the surface of water in the excavated trenches. Samples collected from standing water in the excavated trenches contained chromium (498 $\mu\text{g/l}$) and lead (334 $\mu\text{g/l}$).

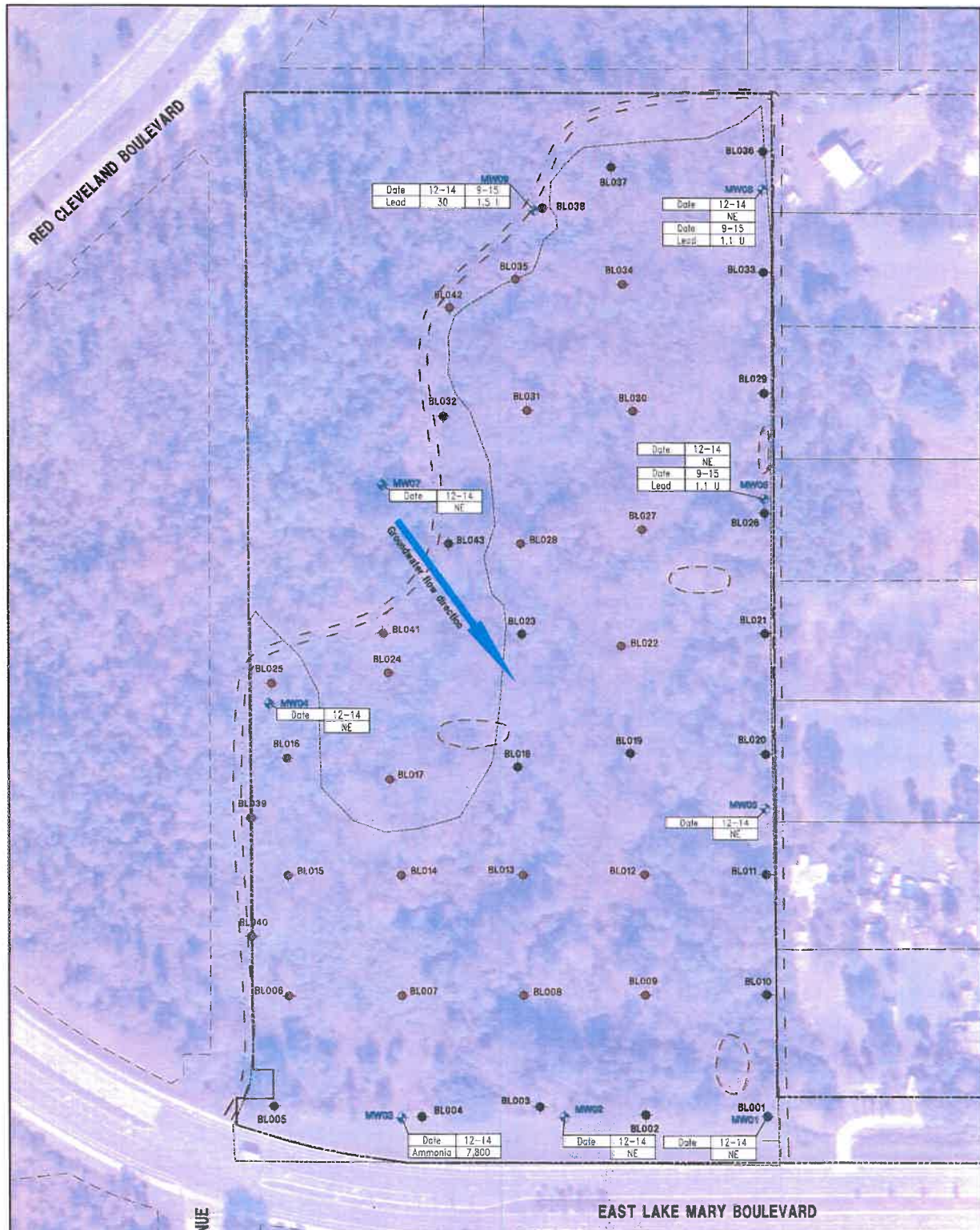
In January 1996, 45 soil borings were installed along the proposed ROW corridor to an average depth of 10 feet bls, with the deepest boring at 26 feet bls. The borings were used to determine the location of the abandoned landfill trenches. Soil headspace readings using an organic vapor analyzer (OVA) were also collected from representative borings. Eight temporary monitoring wells were also installed and sampled in the area of the ROW. Laboratory results reported arsenic (2 $\mu\text{g/l}$ to 8.8 $\mu\text{g/l}$), barium (56 $\mu\text{g/l}$ to 560 $\mu\text{g/l}$), chromium (4 $\mu\text{g/l}$ to 8.2 $\mu\text{g/l}$) and selenium (3.8 $\mu\text{g/l}$ to 7.2 $\mu\text{g/l}$). Additionally, toluene (2.1 $\mu\text{g/l}$ and 2.3 $\mu\text{g/l}$), ethyl benzene (6.6 $\mu\text{g/l}$), chlorobenzene (2.9 $\mu\text{g/l}$ and 3.3 $\mu\text{g/l}$), chloroethane (3.5 $\mu\text{g/l}$ and 18 $\mu\text{g/l}$), chloromethane (3.7 $\mu\text{g/l}$ to 6.2 $\mu\text{g/l}$), and dichlorodifluoromethane (7.0 $\mu\text{g/l}$ to 16 $\mu\text{g/l}$) were detected in groundwater samples. OVA readings exceeded 50 parts per million (ppm) at one location where elevated concentrations of chloromethane were detected. Further sampling of nearby private wells was conducted in March 1996. Twelve private potable wells were sampled. The samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals. No compounds were detected above detection limits. The proposed ROW was subsequently relocated from the site.

In June, 2001, Harding ESE (currently AMEC), conducted a CERCLA Site Inspection (SI) at the former Brisson Avenue Landfill site. The SI field program included collection of groundwater, surface soil and sediment samples to evaluate the presence of contamination at the site. Six micro-wells were installed and groundwater samples were collected for laboratory analysis. Five surface soil samples, and three sediment samples were collected for laboratory analysis. Each of the samples was analyzed for Target Compound List (TCL) VOCs, SVOCs, pesticides, PCBs and Target Analyte List (TAL) inorganics (including cyanide). Analytical results indicated that four groundwater samples contained one or more of the following inorganics (aluminum, boron, iron and manganese) at concentrations that exceeded the State and Federal Secondary maximum contaminant levels (MCLs) and one groundwater sample contained benzene at a concentration that exceeded the State's Primary MCLs. The results of the soil samples confirmed the presence of arsenic in one soil sample at a concentration above the residential exposure levels contained in Chapter 62-777, FAC. One sediment sample contained benzo(a)pyrene, DDD-p,p', DDE-p,p' and mercury at concentrations that exceeded the Florida Sediment Quality Assessment Guidelines (SQAGs) Toxic Effect Level and/or Probable Effect Level.



On July 1, 2014, the Seminole County Department of Health (DOH) collected a water sample from the private potable well at the residence located at 3750 Laura Avenue, located in the Seminole Gardens Subdivision adjacent to the eastern side of the Brisson Avenue Landfill. The sample was analyzed for Organic Priority Pollutants using EPA Methods 8260C and 8270D and select metals using EPA Methods 200.8, sodium using EPA Method 200.7 and mercury using EPA Method 245.1. Sodium (262 mg/l), barium (17 µg/l) and chromium (0.61 µg/l) were the only analytes detected in this sample. No other metals or organic analytes were reported at concentrations above their respective laboratory method detection limit. Reportedly, this was the only residence that would give the Seminole County DOH permission to collect samples from their wells.

On August 18, 2014, a site reconnaissance was conducted by AMEC and FDEP staff for the following purposes: establish site conditions, select possible sampling locations, assess site accessibility and surrounding properties, and meet with the property owner. Due to the excessive overgrowth on the site, only the southern perimeter of the site was observed.



RED CLEVELAND BOULEVARD

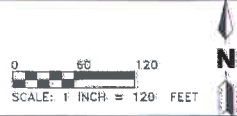
BRISSON AVENUE

EAST LAKE MARY BOULEVARD

NOTES:
 1. Only exceedances of GCTL shown.
 2. Concentrations in micrograms per liter.

LEGEND:

- MW01 Monitoring well and groundwater sample location and station ID
- BL001 Soil boring location and station ID
- BL006 Soil boring location and station ID (Trash observed in borehole)
- Estimated limits of landfilling operations based on historical aerial photography
- Approximate property boundary
- Approximate tax map parcel boundary (parcel boundaries from tax database, 2012, Florida Department of Revenue)
- Approximate location of mounded area
- Approximate ravine location
- GCTL Groundwater Cleanup Target Level
- NE No exceedances



Aerial:
 Florida Department of Transportation
 Surveying and Mapping Office
 aerial dated 2012.

GROUNDWATER ANALYTICAL DATA

| NO | DATE | REVISIONS |
|----|--------|--------------------------------------|
| 1 | Oct-15 | Added 9-2015 Lead analytical results |
| 0 | Jan-15 | Initial Submittal |
| | | REVISED BY: DATE: |
| | | BY: DATE: |



BRISSON AVENUE LANDFILL
 SUPPLEMENTAL SITE ASSESSMENT REPORT ADDENDUM
 SANFORD
 SEMINOLE COUNTY, FLORIDA
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FIGURE
6

10 of 10

Concept A



Exhibit E



Example of warehousing use appropriate in the ELMB Business Center

Brissan Ave.

4.11 E. Lake Mary Boulevard Mixed-Use District

This district covers land between E. Lake Mary Boulevard and Lake Jesup wetlands/floodplai from Cameron Avenue to the wetland areas south of Red Cleveland Boulevard.

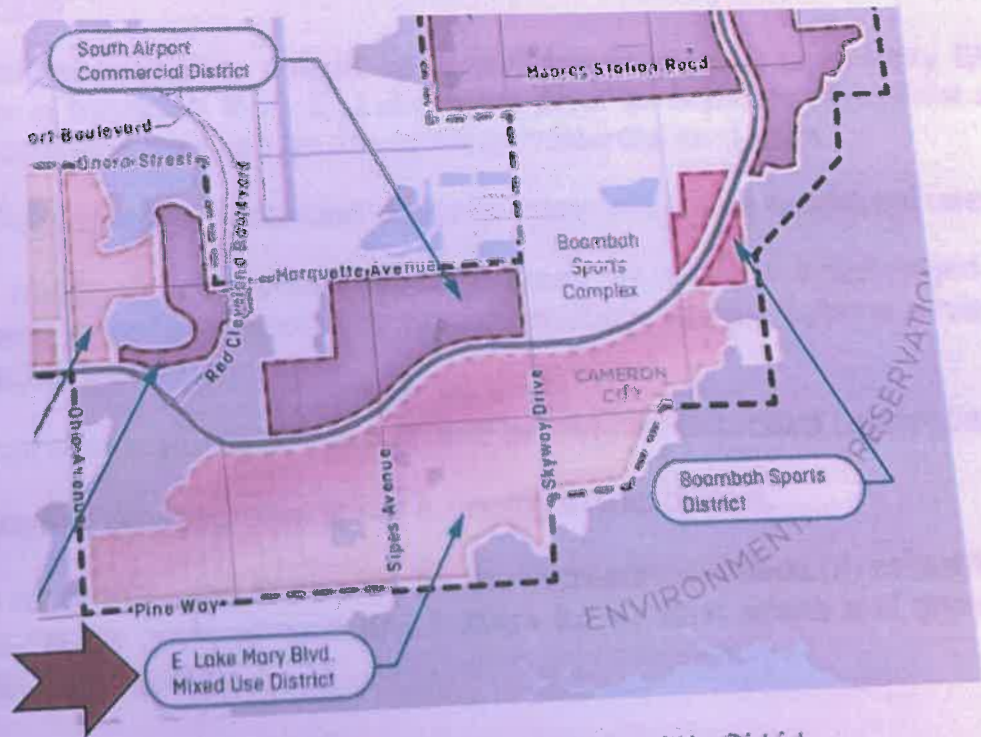


Figure 13: E. Lake Mary Blvd. Mixed-Use District

Exhibit E

Concept for Brisson Ave. (B)



Exhibit E

Concept ©
Brisson Ave.



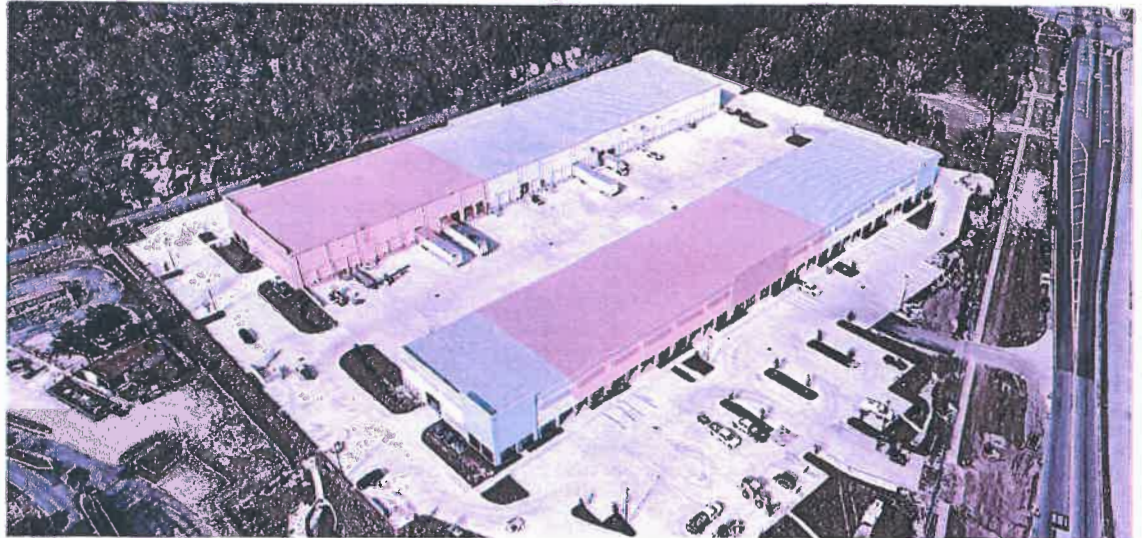
Brisson Ave. Concept (A)

FOR SALE/LEASE



Exhibit E

3,000 SF to 21,000 SF Available



Chuck McNulty

Broker

Mobile: 407-619-4226

chuck@mcnultygroupinc.com

**2870 Clarcona Rd
Apopka, FL 32703**

Office Address:

2815 E. ...

... 32706

Orlando, Florida 32804

www.mcnultygroupinc.com

Building 2: 3,000 - 15,040+ SF

Min. Bay Size: 3,000 + SF

**Doors: (10) 9'x10' Dock
(1) 14'x16' Grade**

Building 1: 3,000 - 21,000 + SF

Grade Doors: 14'x16'

Min. Bay Size: 3,000 + SF

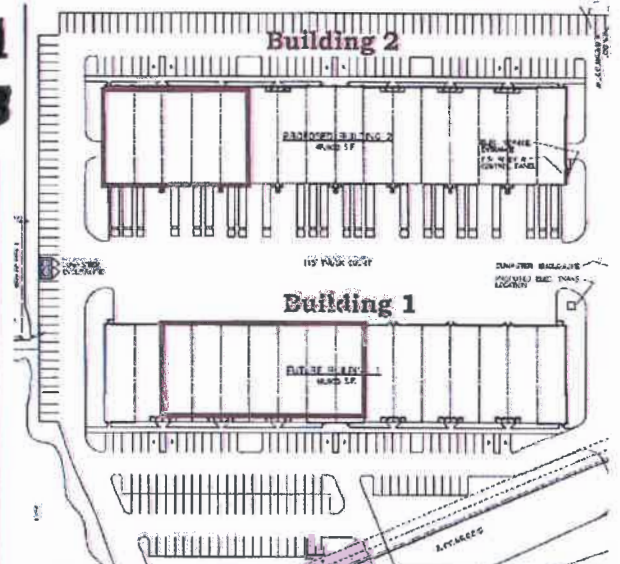
Construction: Tilt-wall Clearspan

Ceiling Height: 24'-26'

Apopka Zoning: I-L

Additional Features:

- **ESFR Fire Sprinklers**
- **R30 Insulation**



McNulty Group Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

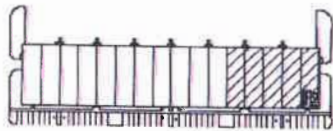
Building 2

3,000 SF Unit: \$975,000
 Office Size: 550 ± SF
 Doors: (2) Dock

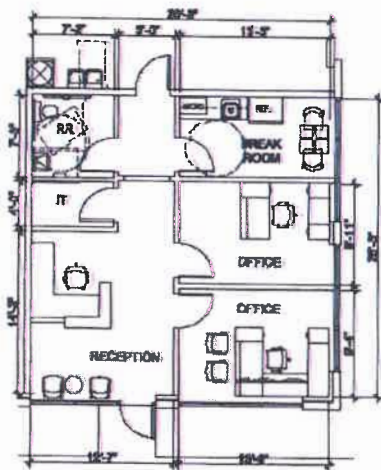
6,000 SF Unit: \$1,775,000
 Office Size: 750 ± SF
 Doors: (4) Dock

9,000 SF Unit: \$295/PSF
 Build Out: 750 SF Office
 Doors: (6) Dock

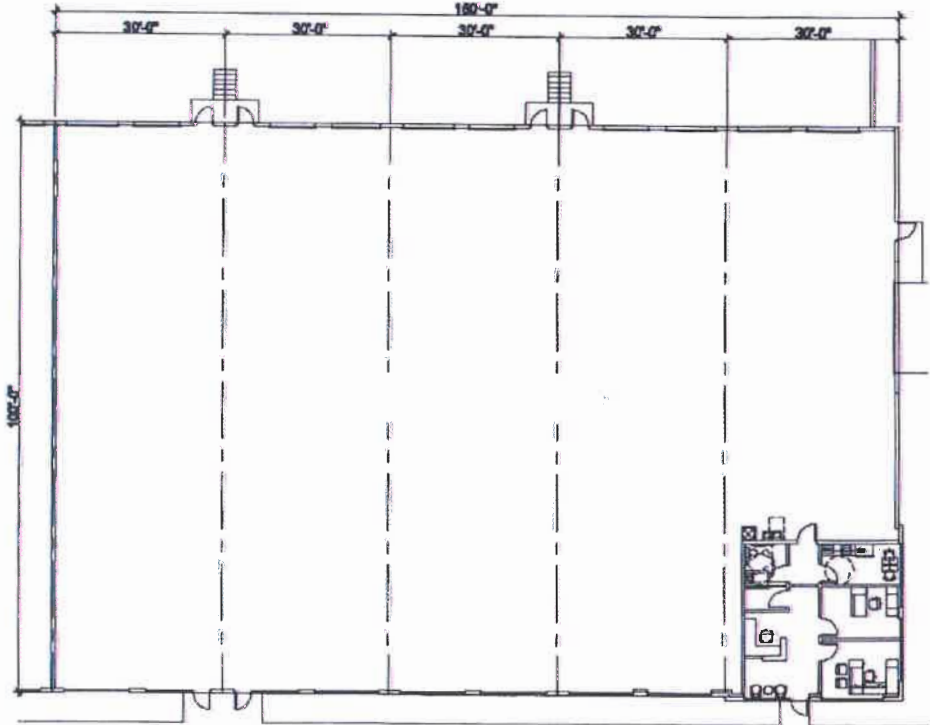
15,040 SF Unit: \$275/PSF
 Build Out: 750 SF Office
 Doors: (10) Dock (1) Grade



KEY PLAN



OFFICE R1 - 764 SF



OVERALL SUITE - 15,041 SF



MARCH 8, 2014

2070 CLARCONA RD.

ASOPKA, FLORIDA

MCNULTY



Site PLAN — SCALE: 1/8" = 18' ft

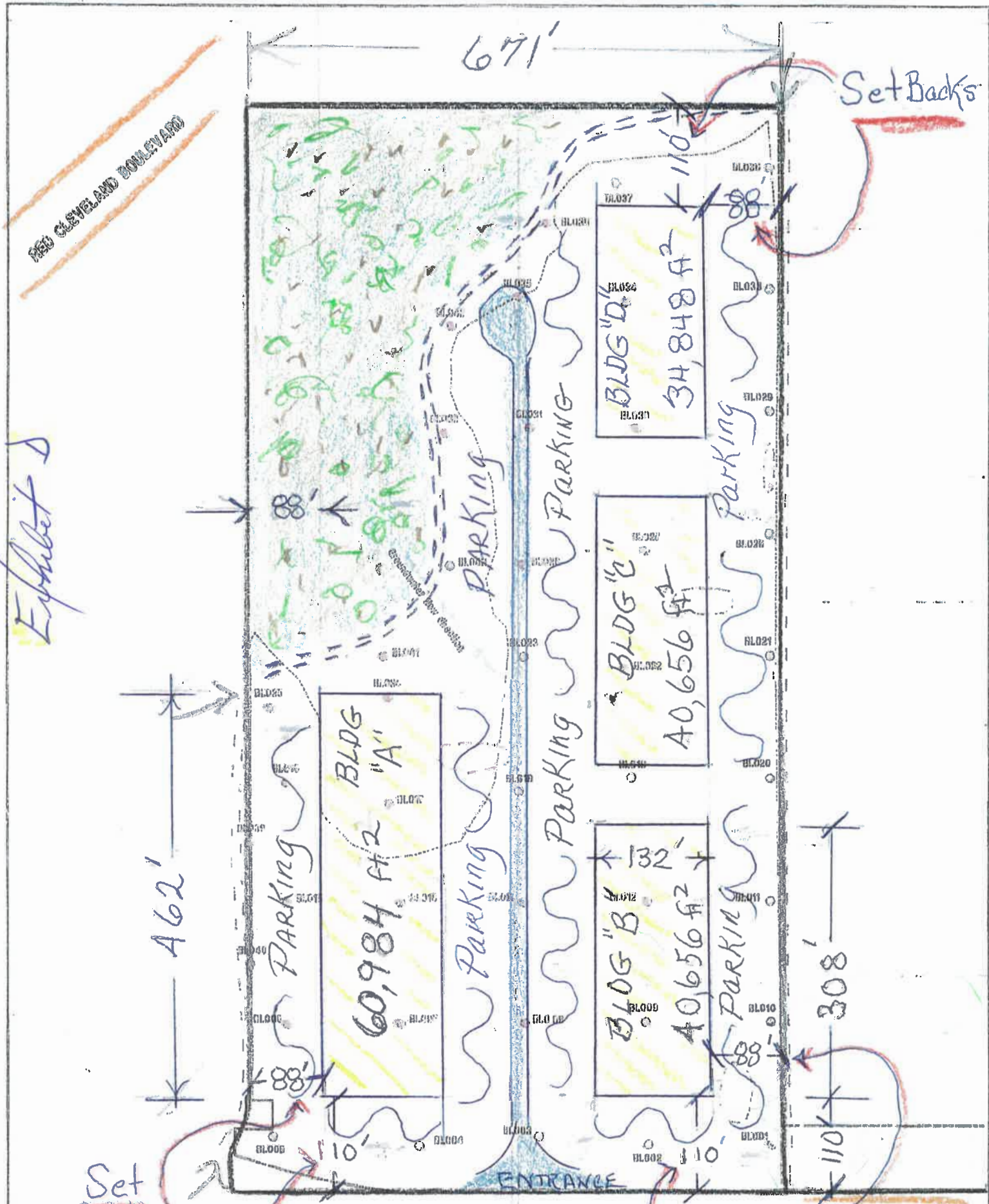
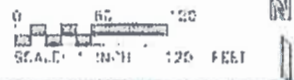


Exhibit D

Set Backs

Set Backs

- LEGEND**
- Monitoring well and groundwater sample location and station ID
 - BL001 Soil boring location and station ID
 - BL000 Soil boring location and station ID (first excavated or bare)
 - Groundwater elevation
 - Groundwater elevation contour and designation
 - Groundwater flow direction
 - Estimated limits of existing operations based on historical aerial photography
 - Approximate present boundary
 - Approximate future map area boundary (based on aerial photos from the developer, 1978, Florida Department of Resources)
 - Approximate location of proposed area
 - Approximate future boundary



GROUNDWATER ELEVATION CONTOUR MAP
DECEMBER 4, 2014

Aerial: Florida Department of Transportation, Surveying and Mapping Office, aerial photos 2011.

| ID | DATE | REVISION |
|----|------|----------|
| | | |



BRISSON AVENUE LANDFILL
SUPPLEMENTAL SITE ASSESSMENT REPORT
RAINFORD
SEMINOLE COUNTY, FLORIDA
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

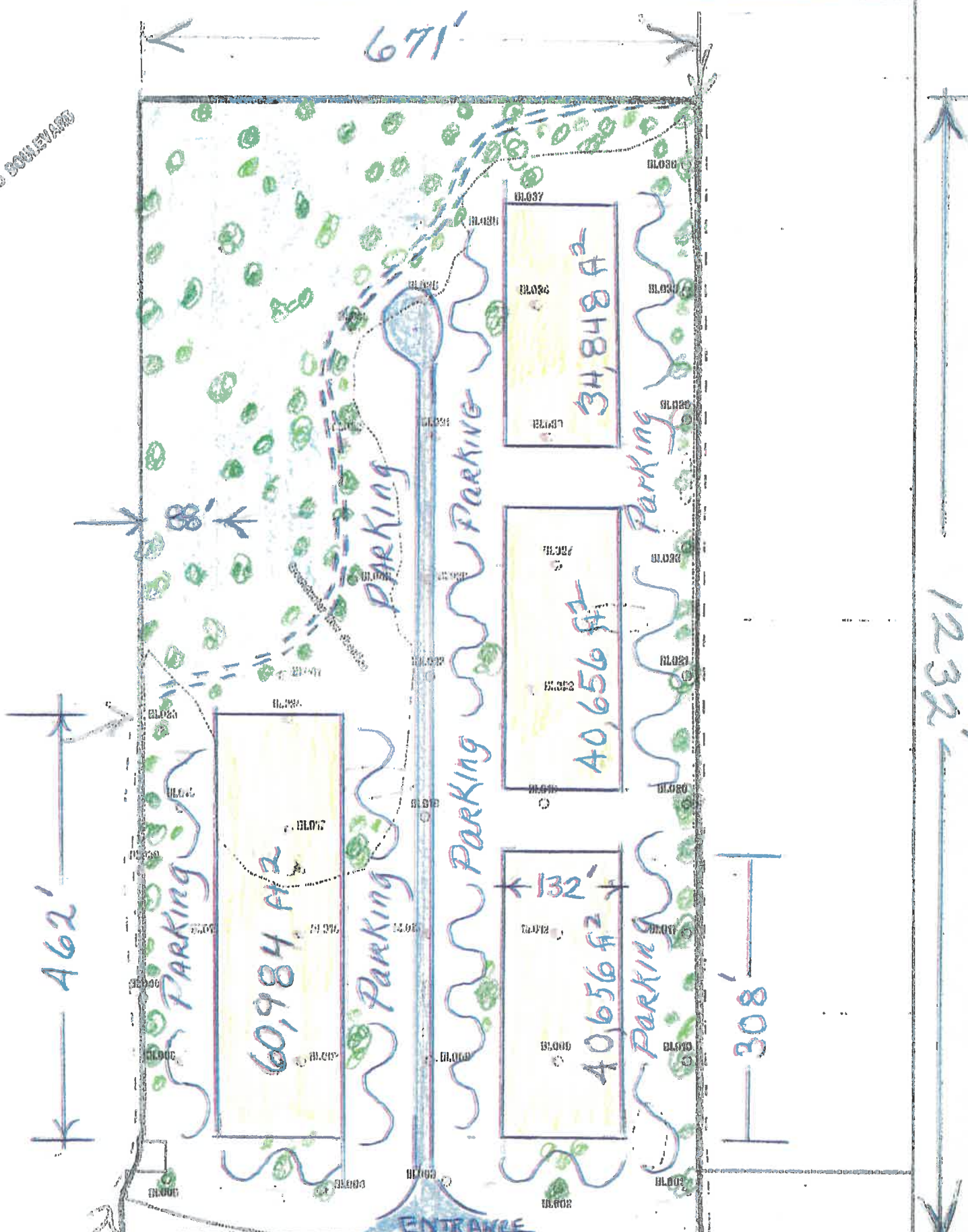
FIGURE
5

Site Plan

SCALE 1/8" = 8' FE

223 CLEVELAND BOULEVARD

Exhibit D



BRISSON AVENUE

EAST LAKE MARY BOULEVARD

- LEGEND**
- Manure/wall and ground water table location and system ID
 - BLO01 Soil boring location and depth (ft)
 - BLO02 Soil boring location and depth (ft) (first reserved for licensee)
 - Groundwater elevation
 - Groundwater elevation contour and description
 - Groundwater flow direction
 - Estimated soil of crop by operation based on historical aerial photography
 - Approximate pressure boundaries
 - Approximate lot map parcel boundaries (lot boundaries may be adjusted, 22% Florida Department of Revenue)
 - Approximate location of all road areas
 - Approximate property lines



GROUNDWATER ELEVATION CONTOUR MAP
DECEMBER 2, 2014

Aerial: Florida Department of Transportation Aerial Photo Mapping Unit, 2011



BRISSON AVENUE LANDFILL
SUPPLEMENTAL SITE ASSESSMENT REPORT
HARTFORD
SUNNYSIDE COUNTY FLORIDA
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FIGURE 5

Property Record Card

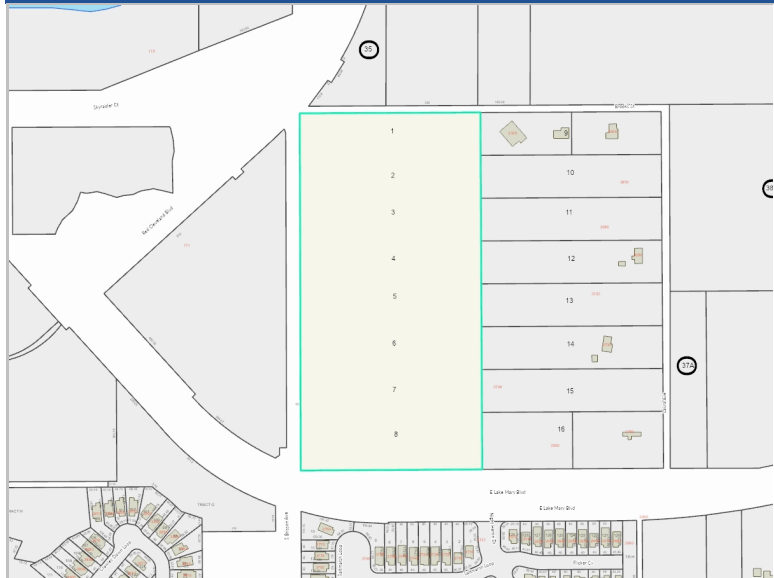


Parcel 08-20-31-501-0000-0010

Property Address BRISSON AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

| | |
|--------------------------|----------------------------------|
| Parcel | 08-20-31-501-0000-0010 |
| Owner(s) | CAROLYN J HUGHEY REV TRUST |
| Property Address | BRISSON AVE SANFORD, FL 32773 |
| Mailing | PO BOX 790 OSTEEN, FL 32764-0790 |
| Subdivision Name | SEMINOLE GARDENS |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 00-VACANT RESIDENTIAL |
| Exemptions | None |
| AG Classification | No |
| Facility Name | former dump |

| | 2024 Working Values | 2023 Certified Values |
|-----------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | | |
| Depreciated Other Features | | |
| Land Value (Market) | \$598,276 | \$585,270 |
| Land Value Agriculture | | |
| Just/Market Value | \$598,276 | \$585,270 |
| Portability Adjustment | | |
| Save Our Homes Adjustment | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$585,110 | \$573,301 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$13,166 | \$11,969 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$7,788.77 2023 Tax Savings with Non-Hx Cap \$4,546.27
 2023 Tax Bill Amount \$3,242.50

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 TO 8 & VACD ST ADJ ON S
OF LOT 8
SEMINOLE GARDENS
PB 5 PG 23

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$13,166 | \$0 | \$13,166 |
| SJWM(Saint Johns Water Management) | \$13,166 | \$0 | \$13,166 |
| FIRE | \$13,166 | \$0 | \$13,166 |
| COUNTY GENERAL FUND | \$13,166 | \$0 | \$13,166 |
| Schools | \$598,276 | \$0 | \$598,276 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------------|------------|-------|------|----------|-----------|---------|
| ADMINISTRATIVE DEED | 03/01/2005 | 05683 | 0996 | \$100 | No | Vacant |
| WARRANTY DEED | 03/01/1980 | 01272 | 0822 | \$21,000 | Yes | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|-------|-------|-------------|------------|
| ACREAGE | | | 18.58 | \$92,000.00 | \$598,276 |

Building Information Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------|--------|--------|---------|-------------|
|----------|-------------|--------|--------|---------|-------------|

Other Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| A-1 | Industrial | IND | Agricultural-1Ac |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|-----------------|----------------|---------|------------|--------|
| 32.00 | FPL | AT&T | SANFORD | CITY OF SANFORD | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|----------------------|---------------------|-------------------------|-------------------------|-----------------|
| Dist 5 - Andria Herr | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 18 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 3 | Sanford | Seminole |

Copyright 2024 © Seminole County Property Appraiser

OWNER:
 JOB ADDRESS: LOT #:

| | | | |
|-----------------------|-------|-------|-----|
| PRE APPLICATION | 50.00 | 50.00 | .00 |
| TOTAL FEES DUE.....: | | 50.00 | |
| AMOUNT RECEIVED.....: | | 50.00 | |

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

| | | |
|------------------------|-------------------------|------------------------------|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
| CHECK NUMBER.....: | 000000001090 | |
| CASH/CHECK AMOUNTS...: | 50.00 | |
| COLLECTED FROM: | A POSITIVE ROI PROPERTY | |
| DISTRIBUTION.....: | 1 - COUNTY | 2 - CUSTOMER 3 - 4 - FINANCE |