



March 23, 2006

Ms. Angela Bauldree  
City of Hallandale  
400 S. Federal Highway, Room #124  
Hallandale Beach, FL 33009

Re: **EPAC Project #: 2066797**  
**Phase I Environmental Site Assessment**  
Autobody & Vacant Lot to North  
513 N. Dixie Highway  
Hallandale Beach, FL 33009

Dear Ms. Bauldree:

We have completed the Phase I Environmental Site Assessment for the above referenced property. EPAC Environmental Services, Inc.'s consultant personnel visited and inspected the subject property and conducted, by means deemed appropriate and necessary, an environmental inspection (audit). The attached report delineates the specific observations made in regard to areas of environmental concern at this time.

Should you have any questions concerning the following, please contact the undersigned at your earliest convenience.

Respectfully submitted,

**EPAC ENVIRONMENTAL SERVICES, INC.**

Paige Cook  
Environmental Scientist

Beda C. Dondi, P.G.  
Principal

**EPAC Environmental Services, Inc.**

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**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
OF THE  
AUTOBODY & VACANT LOT TO NORTH  
513 N. DIXIE HIGHWAY  
HALLANDALE BEACH, FL 33009**

**MARCH 23, 2006  
EPAC PROJECT #: 2066797**

**PREPARED FOR:  
MS. ANGELA BAULDREE  
CITY OF HALLANDALE**

**SUBMITTED BY:**

**Paige Cook, Environmental Scientist  
Beda C. Dondi, P.G., Principal**

**EPAC ENVIRONMENTAL SERVICES, INC.  
1001 SOUTHWEST 46<sup>th</sup> AVENUE  
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## EXECUTIVE SUMMARY

EPAC Environmental Services, Inc. conducted a Phase I Environmental Assessment of the Auto body & Vacant Lot to North. All reasonably available information pertaining to the subject property was obtained and reviewed regarding environmental liability. Subsequent to conducting a site inspection and review of applicable historical and regulatory records, the following conclusions were determined:

- The subject property can be found at or near 513 N. Dixie Highway, in the city of Hallandale Beach, Broward County, Florida. The subject site consists of a one (1)-story concrete commercial building, associated asphalt parking and a vacant grassy lot to the north. The subject building is occupied by an auto body business, namely Garic Autobody. There was no evidence of current hazardous materials misuse or discharges (i.e., surface staining, stressed vegetation) noted during the site investigation.
- EPAC performed a search of the City of Hallandale Beach City Directories for the subject building, located at 513 N. Dixie Highway, Hallandale Beach, Florida. Based on the information obtained from the review the subject site has always been utilized for auto body/auto repair purposes.
- There was no evidence of existing or former aboveground storage tanks (ASTs), hazardous materials misuse or leaking electrical transformers discovered on the subject property, thus precluding a concern for contamination from these sources.
- There was evidence of an existing underground storage tank (UST) on the subject property. This presents a recognizable environmental condition for the subject property.
- The State of Florida Department of Community Affairs Contracted Radon Survey indicates that this site is located within an area of Broward County where passive controls for radon protection are recommended. However, definitive evidence for radon can only be determined by testing.
- A review of all available aerial photographs was performed dating back to the year 1963. Based on the aerial review, there were no recognizable environmental liabilities (i.e. drums, landfills, etc.) observed on the subject property.
- An asbestos survey was not included as part of the Phase I Assessment. Therefore, EPAC cannot testify to the asbestos content, if any, of on-site building materials. Compliance with state and federal regulations requires an

AHERA-style asbestos survey be conducted prior to any renovation or demolition.

- The Broward County Environmental Protection Department Wetlands Map (1998) was reviewed to confirm that the subject site is not located within the boundaries of a designated wetland area.
- The subject tract was serviced by a past on-site septic tank system, which provides a route for contaminants to enter the environment. Considering the historical use of the parcel for auto body/auto repair purposes, a recognizable environmental condition exists in the area of the septic tank.

The Phase I Environmental Site Assessment has revealed evidence of recognized environmental conditions in connection with the subject property. These conditions include the existence of an Underground Storage Tank (UST) and a past on-site septic tank system. Based on these concerns, further investigation is warranted.

## 1.0 INTRODUCTION

EPAC Environmental Services, Inc. received authorization to perform a Phase I Environmental Assessment of the Auto body & Vacant Lot to North located at or near the 513 N. Dixie Highway in the city of Hallandale Beach, Broward County, Florida on February 28, 2006. This request was made by Ms. Angela Bauldree of the City of Hallandale Beach.

The intent of this investigation was to identify and evaluate potential environmental liabilities in accordance with ASTM guidelines for environmental assessment due diligence, and was performed by Ms. Paige Cook under the supervision of a State of Florida Licensed Professional Consultant, Mr. Beda C. Dondi, P.G.

The scope of services authorized and performed as part of the Phase I Environmental Assessment included:

- A review of Federal, State and local regulatory compliance.
- Identify and assess any potential contamination source areas.
- Examination of any historical property ownership.
- Evaluation of hazardous substances utilized on site as well as proper storage and management (MSDS, manifests, etc.)
- Interviews of neighboring site owners and/or tenants to evaluate potential liabilities that may result from peripheral operations.
- Comprehensive site inspection to identify and assess any possible chemical spills, poor housekeeping, underground storage tanks, etc.

This report documents those environmental concerns observed on the subject property and neighboring properties, and where appropriate, the associated risks to the environment.

Although the survey may not disclose all potential liabilities, every reasonable attempt has been made to do so within the scope of work agreed upon between EPAC Environmental Services, Inc., and Ms. Bauldree.

## **2.0 SUMMARY OF PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS (ESAs)**

There were no prior Phase I ESA's provided to EPAC Environmental Services, Inc. by Ms. Angela Bauldree for the subject property.

## **3.0 CURRENT SITE CHARACTERISTICS**

### **3.1 Site Description & Operations**

EPAC personnel performed a site inspection on March 7, 2006. The subject site consists of a one (1)-story concrete commercial building, associated asphalt parking and a vacant lot to the north. The subject building is occupied by the current owner, namely Garic Autobody.

According to Mr. Peter Garic, owner of Garic Autobody, paint waste accumulated from their operation is disposed of routinely by Onyx, a licensed hazardous waste disposal company. The site contains one paint booth for auto painting. The asphalt area to the east of the building is utilized for auto parking.

### **3.2 Site Reconnaissance**

The subject tract is located at 513 N. Dixie Highway, in Hallandale Beach, Broward County, Florida. It can further be described as being located approximately one-half (1/2) of a mile North of Hallandale Beach Blvd., near the SW corner of NW 6<sup>th</sup> Street and Dixie Hwy. A Site Locus Map illustrating the subject site location is provided as **Figure 1**. A Site Plan Map and Site Photographs are provided as **Figure 2** and **Appendix 1**, respectively.

### **3.3 Site Utilities**

Electricity and telephone services are available for the subject building. Public water supply and sewer services are also attainable for the property through the City of Hallandale Beach.

### **3.4 Site Geology/Hydrogeology**

#### **1. Site Geology**

The Soil Survey of Broward County Eastern Part produced by the United States Department of Agriculture Natural Resources Conservation Service indicates the predominant surficial soils in the vicinity of the subject site belong to the following series:

## **Urban Land**

This soil type consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, large buildings, streets and sidewalks, and other structures, so that the natural soil is not readily observed.

Unoccupied areas of this land type, mostly lawns, parks, vacant lots, and playgrounds, consist of soils in the Hallandale, Margate, Immokalee, and Basinger series that have been altered by fill material spread on the surface to an average thickness of about 12 inches.

### **2. Site Elevation**

The U.S.G.S. topographic map for the North Miami, Florida quadrangle indicates that the elevation for the subject property is approximately ten (10) to fifteen (15) feet above mean sea level with no area topographic relief.

### **3. Wetlands**

Based on the site investigation, it was evident that the subject tract exists within an upland area. In order to confirm that this parcel does not exist within a wetland area, the Broward County Environmental Protection Department (formerly known as the Department of Natural Resource Protection) Wetlands Map (1998) was reviewed. According to the information obtained from this source, the subject site is not located within the boundaries of a designated wetland area.

### **4. Groundwater Flow**

Groundwater studies indicate that regional flow is in an east/southeasterly direction. Groundwater flow beneath the subject property may be influenced by surface topography, bedrock geology, nearby surface water bodies and production wells.

### **5. Wellfield Protection**

According to the Broward County Environmental Protection Department Wellfield Protection Zones Map (dated February 2001), the subject site is not located within the cone of influence of a municipal potable water supply area and therefore may not be subject to extraordinary land use restrictions regarding hazardous materials (i.e. batteries, fuel) usage and storage.

### 3.5 Potential for Contamination: Use of Chemicals/Hazardous Substances/Oils

The subject building is utilized as an auto body business with associated asphalt parking. There were hazardous materials and waste streams observed during the operations, however no evidence of hazardous materials misuse or discharges. Furthermore, the subject property is currently listed with the Broward County Environmental Protection Department (EPD) with a hazardous materials license (HM-04521).

### 3.6 Potential for Contamination: Other Sources Within Site

There were no leaking electrical transformers noted on the subject property, thus precluding a concern for contamination from this source.

## 4.0 CURRENT AREA CHARACTERISTICS

### 4.1 Abutting Properties

A vacant lot followed by a residential area can be found to the west, while N. Dixie Highway followed by the Florida East Coast Railroad is located to the east. NW 6<sup>th</sup> Street followed by Signature Auto Body is found to the north. A vacant lot followed by NW 5<sup>th</sup> Street is located to the south. Adjacent Site Photographs are provided as **Appendix 1**.

### 4.2 Properties Within 1,000 feet Radius

In addition to the site inspection, the surrounding area was surveyed to identify any facilities, which typically present environmental risks such as industrial/commercial complexes, dry cleaners, and gasoline service stations. Please refer to **Section 8.0 Area Regulatory Information** and **Table 1** for details regarding nearby facilities.

### 4.3 Area Utilities

The area water supply and wastewater management are provided by the City of Hallandale Beach. Utilities such as telephone, cable TV and electric are also available in the area.

### 4.4 Area Geology/Hydrogeology

#### Geology for Broward County

Broward County, Eastern Part, is in the southeastern part of Florida. Four (4) major subdivisions of soil exist within the county:

1. Soils of the coastal ridges

The two (2) associations in this group consist of nearly level to sloping, dominantly excessively drained soil. All of the soil types are sandy throughout. Most of the soils along the Atlantic Coastal Ridge on the mainland have a yellow tint. All of the soils on the offshore island, including the wave-washed beaches, are a mixture of sand and fine shell fragments.

2. Soils of the low ridges, knolls, and flatwoods

The four (4) associations in this group consist of nearly level, well drained, sandy soils over soft limestone at variable depths; nearly level, moderately well drained, sandy soils that have a dark, sandy subsoil below 50 inches; and nearly level, poorly drained, sandy soils that have a dark, sandy subsoil above 50 inches, which is underlain by soft limestone in some areas. These associations are entirely in the eastern half of the survey area, where they make up the major part of the land area.

3. Soils of the low flatwoods, sloughs, and marshes

The two (2) associations in this group consist of nearly level, poorly drained and very poorly drained soils. Some of these soils are sandy throughout, and others are made up entirely of organic materials. All of these soils are underlain by limestone. These associations cover all of the western half of the survey area and occur in drainage ways dissecting the eastern part in several places.

4. Soils of the coastal lowlands and tidal swamps

The two (2) associations in this group are dominated by soils formed by man and machinery. Some of these soils consist of sandy fill material spread over natural sandy or organic soils. Others consist of gravelly fill material spread over natural marl soils that are underlain by limestone. Some tidal areas south of Port Everglades consist of the natural marl soils resting on limestone.

Hydrogeology for Broward County

The Biscayne Aquifer is the main source of potable groundwater in Broward County, Florida. It is designated as a G-II aquifer based on an assumed total dissolved solids concentration of less than 10,000 mg/L. The Biscayne is a wedge-shaped aquifer that ranges from 65 to 165 feet thick along the coastal areas. The Biscayne is an unconfined Aquifer composed of sediments which are late Miocene to Pleistocene in age. The marine sediments within the Biscayne Aquifer consist primarily of limestone, sandstone, coquina, sand and marl (Schroeder, et al, 1958). Infiltration of rainfall through surface materials and seepage from canals are the

principal means of recharging the Biscayne Aquifer. Recharge by rainfall is greatest during the rainy season from June to November. Recharge from canals is greatest during the dry season, December to May, when canal water levels are higher than adjacent water levels in the aquifer. The regional groundwater flow direction is generally to the southeast with an average hydraulic gradient of 0.27 ft/mile (Schroeder, et al, 1958). This regional flow pattern is locally distorted by baseflow to, and discharge from surface water bodies, concentrated pumping from wellfields and topographic variation. The average water table elevation in the study area is approximately 6.00 feet above mean sea level (MSL) (Schroeder, et al, 1958).

## **5.0 SITE HISTORY- 1900 to Date**

To aid in the determination of past property usage, a review of readily available public records and historic aerial photographs was performed. In addition, interviews of persons familiar with the site may have also been conducted to provide additional site history.

Currently, the subject property can be found at 513 N. Dixie Highway, in the city of Hallandale Beach, Broward County, Florida. The subject site consists of a one (1)-story concrete commercial building, associated asphalt parking and a vacant grassy lot to the north. The subject building is occupied by the current owner, namely Garic Autobody. The surrounding area is a mix of residential and commercial properties.

### **5.1 Property Usage/Occupants**

EPAC performed a search of the City of Hallandale Beach City Directories for the subject parcel from 1955 to 2002. The city directories, maintained by the Broward County Main Library, revealed that the building was utilized by commercial businesses during this time frame, namely auto body/auto repair shops.

Currently, the subject building is occupied by Garic Autobody. In the past, such businesses as Infinitek, Fine Herb Auto Repair, Cosmetic Autobody, Cats Auto Body, GMBD Autobody and Tony's Paint & Body Shop have occupied the property. A summary of the city directory search performed is included as **Appendix 4**.

### **5.2 Aerial Photographs**

A review was performed on all applicable Broward County aerial photographs for Section 22 Township 51 South, Range 42 East since 1963. Aerial Photographs are included as **Appendix 2**.

A review of all available aerial photographs was performed dating back to the year 1963. During the mid 1960's, the subject site was vacant with some low-lying

vegetation. The subject property was illustrated as a developed tract with the current building on-site in the 1969 aerial and through to the most recent aerial (2000). The south and west adjacent parcels were developed with residential buildings during this time, however, were razed during the late 1990's. The north and east adjacent parcels were observed developed as seen today throughout the aerial review.

The most recent aerial, taken in 2000, depicted the subject property as observed during the site inspection. Based on the aerial review, there were no recognizable environmental liabilities (i.e. drums, landfills, etc.) observed on the subject property.

### 5.3 Hazardous Materials Storage

The subject site consists of a one (1)-story concrete commercial building, associated asphalt parking and a vacant lot to the north. The subject building is occupied by the current owner, namely Garic Autobody.

According to Mr. Peter Garic, owner of Garic Autobody, paint waste accumulated from their operation is disposed of routinely by Onyx, a licensed hazardous waste disposal company. The site contains one paint booth for auto painting. The asphalt area to the east of the building is utilized for auto parking. There was no evidence of current hazardous materials misuse or discharges (i.e., surface staining, stressed vegetation) noted during the site investigation. However, it should be noted that the property historically utilized an on-site septic system for wastewater removal, while auto body/auto repair type businesses occupied the subject property. This presents an environmental concern for the subject property.

### 5.4 Storage Tanks

During the site inspection, a fill port was observed located approximately 20 feet from the center of the building. The fill port suggests the presence of an Underground Storage Tank (UST). County, State, and Federal protocol dictates the proper closure of a UST and the completion of a tank closure assessment report (TCAR). A TCAR is a document which reports the condition of the soil and groundwater within the vicinity of the tank(s) subsequent to its removal. The suspect UST presents an environmental concern for the subject property.

### 5.5 Electrical Transformers

There was no evidence of leaking electrical transformers discovered on the subject property, thus precluding a concern for contamination from this source.

## **5.6 Wastewater Disposal**

Currently, the subject building utilizes wastewater disposal through the City of Hallandale Beach and has one lavatory. However, a past septic system was utilized on-site. A septic tank system presents an outlet for contaminants to enter the environment. Based on this information, the former septic system presents a recognizable environmental condition.

## **5.7 Asbestos Containing Material**

Building materials observed within the subject building, such as drywall, acoustical ceiling tile and concrete, have been known to contain asbestos. Considering the construction period of the subject site, circa 1960's, it is possible that asbestos containing materials (ACM) were used in its construction. An asbestos survey was not included as part of the Phase I Assessment. Therefore, EPAC cannot testify to the asbestos content, if any, of on-site building materials. Compliance with state and federal regulations requires an AHERA-style asbestos survey be conducted prior to any renovation or demolition.

## **5.8 Lead In Drinking Water**

Public water utilities are provided to the subject building by the City of Hallandale Beach. Public water sources are required to perform laboratory testing to insure that Lead and other contaminants are not present in the drinking water distribution system. EPAC did not conduct a drinking water survey as part of this scope of work, and as such cannot make testimony to the drinking water quality for the subject site.

## **5.9 Radon**

The State of Florida Department of Community Affairs Contracted Radon Survey indicates that this site is located within an area of Broward County where passive controls for radon protection are recommended. However, definitive evidence for radon can only be determined by testing. A State of Florida Radon Map is included as Appendix 3.

## **6.0 AREA HISTORY-1900 to Date**

EPAC Environmental Services, Inc. reviewed uses of surrounding properties in an attempt to locate facilities of potential concern. Facilities can be generally described as service stations, dry cleaners, automotive repair shops, industrial warehouses, manufacturing plants, etc. The subject tract is located within a mixed residential/commercial area of Hallandale Beach, Florida. A vacant lot followed by a residential area can be found to the west, while

N. Dixie Highway followed by the Florida East Coast Railroad is located to the east. NW 6<sup>th</sup> Street followed by Signature Auto Body is found to the north. A vacant lot followed by NW 5<sup>th</sup> Street is located to the south.

The following regulated facility is located in close proximity to the site:

Signature Collision & Performance Inc., 605 N. Dixie Hwy., 0.03 miles northeast of the subject site.

This facility and others identified in the regulatory review are discussed in further detail in **Section 8.0 Area Regulatory Information.**

Background information regarding past practices in the vicinity of the site were reviewed. The sources of this information include historic aerial photographs, client provided information and federal and state regulatory databases. Overall, there were no recognizable concerns from off-site sources.

## **7.0 REGULATORY INFORMATION**

EPAC examined published listings of the Environmental Protection Agency (EPA) and other applicable federal, state, and local databases for the subject property. Some of the databases include: National Priority List (NPL); Underground Storage Tank (USTs) sites; Leaking Underground Storage Tank (LUSTs) sites; Aboveground Storage Tank (AST) sites; Comprehensive Environmental Response, Compensation, and Liability Act Index (CERLIS) sites; hazardous violations; and landfills close enough to impact the site. All sources researched as part of the Regulatory Review can be found in the Reference page of this report.

The subject property is listed with the Broward County Environmental Protection Department (EPD) with a Hazardous Materials License.

**Garic Autobody**  
513 N. Dixie Hwy.  
Hallandale Beach, FL 33009  
EPD Facility ID#: HM-04521

This facility currently holds a Hazardous Materials license with the Broward County EPD. Garic Autobody was cited in July of 2000 for operating without a license. This violation was resolved by obtaining the proper license and is currently valid. The 2002 Broward County EPD inspection noted the property utilized a septic system for waste water discharge. Past licensed businesses were also noted for the subject property including Infintek, Cats Autobody, Rand Autobody and Cosmetic Autobody. The former use of an on-site septic system by numerous facilities which generate hazardous waste presents an

environmental concern.

## 8.0 AREA REGULATORY INFORMATION

EPAC examined published listings of the Environmental Protection Agency (EPA) and other applicable federal, state, and local databases for the surrounding properties. A database search was performed on the following databases: National Priority List (NPL); Underground Storage Tank (USTs) sites; Leaking Underground Storage Tank (LUSTs) sites; Aboveground Storage Tank (AST) sites; Comprehensive Environmental Response, Compensation, and Liability Act Index (CERCLIS) sites; hazardous violations; and landfills close enough to impact the site. All sources researched as part of the Regulatory Review can be found in the Reference page of this report.

A review of the EPA's CERCLIS and National Priorities Listing (NPL) found no sites within a one (1) mile radius of the subject property.

A review of federal databases, state databases and the Broward County Environmental Protection Department (EPD) files revealed nineteen (19) registered storage tank and/or hazardous waste facilities within a half (1/2) mile radius of the subject property. Based on their proximity, the following sites are noted below:

1. **Signature Collision & Performance**  
605 N. Dixie Hwy  
Hallandale Beach, Florida 33009  
EPA ID#: FLD982139271 and EPD ID#: HM 06188  
Proximity: 0.05 miles southeast of the subject site.

This site is listed as a Hazardous Waste Generator (RCRAGN) facility with the Broward County Environmental Protection Department. An inspection in December 2002 noted a violation of operating without a permit. This violation was resolved in January of 2003. There were no other violations or enforcement actions found during the file review. Therefore at this time, this site does not appear to be an environmental concern.

2. **Guaranteed Porcelain Service**  
520 NE 1<sup>st</sup> Avenue  
Hallandale Beach, Florida 33009  
DEP ID#: 068840451  
Proximity: 0.05 miles southeast of the subject site.

This facility is listed as an Underground Storage Tank (UST) facility. There were no documented violations or discharges regarding this facility. Due to the above information along with the proximity to the subject site, it does not appear to be an environmental concern at this time.

3. **Atlantic Asphalt & Equipment**

500 NE 1<sup>st</sup> Avenue

Hallandale Beach, Florida 33009

EPA ID#: FLR000026054 and DEP ID#: 068841660

Proximity: Approximately 0.06 miles southeast of the subject site.

This site is listed as a Conditionally Exempt Small Quantity Hazardous Waste Generator (CESQG) and an Underground Storage Tank (UST) facility with the State of Florida. There were no violations or enforcement actions found during the file review. Therefore, this site does not appear to be an environmental concern at this time.

4. **Bob's Station**

701 N Dixie Hwy.

Hallandale Beach, Florida 33009

DEP ID#: 069201217

Proximity: Approximately 0.10 miles northeast of the subject site.

This site is listed as a Leaking Underground Storage Tank (LUST) facility with the State of Florida. A discharge of leaded gas was documented in April of 1992. The facility was found to be eligible for the Abandoned Tank Restoration Program (ATRP), which provides assistance in the removal and cleanup of abandoned storage tanks. A Contamination Assessment Report (CAR) dated May 25 1995 recommended a No Further Action Status (NFA) be granted the site. In August of 1995 the FDEP approved the CAR and a NFA status was assigned to the site. Due to the above information along with the proximity to the subject site, this facility does not appear to be an environmental concern at this time.

The area regulatory review has revealed no significant environmental conditions in connection with any nearby sites.

9.0 **CONCLUSIONS**

EPAC Environmental Services, Inc. conducted a Phase I Environmental Assessment of the Autobody & Vacant Lot to the North. All reasonably available information pertaining to the subject property was obtained and reviewed regarding environmental liability. Subsequent to conducting a site inspection and review of applicable historical and regulatory records, the following conclusions were determined:

- The subject property can be found at or near 513 N. Dixie Highway, in the city of Hallandale Beach, Broward County, Florida. The subject site consists of a

one (1)-story concrete commercial building, associated asphalt parking and a vacant grassy lot to the north. The subject building is occupied by an auto body business, namely Garic Autobody. There was no evidence of current hazardous materials misuse or discharges (i.e., surface staining, stressed vegetation) noted during the site investigation.

- EPAC performed a search of the City of Hallandale Beach City Directories for the subject building, located at 513 N. Dixie Highway, Hallandale Beach, Florida. Based on the information obtained from the review the subject site has been utilized for auto body/auto repair purposes since 1978.
- There was no evidence of existing or former aboveground storage tanks (ASTs), hazardous materials misuse or leaking electrical transformers discovered on the subject property, thus precluding a concern for contamination from these sources.
- There was evidence of an existing underground storage tank (UST) on the subject property. During the site inspection, a concrete pad and fill port were observed. The presence of a UST poses a recognizable environmental condition for the subject property.
- The State of Florida Department of Community Affairs Contracted Radon Survey indicates that this site is located within an area of Broward County where passive controls for radon protection are recommended. However, definitive evidence for radon can only be determined by testing.
- A review of all available aerial photographs was performed dating back to the year 1963. Based on the aerial review, there were no recognizable environmental liabilities (i.e. drums, landfills, etc.) observed on the subject property.
- An asbestos survey was not included as part of the Phase I Assessment. Therefore, EPAC cannot testify to the asbestos content, if any, of on-site building materials. Compliance with state and federal regulations requires an AHERA-style asbestos survey be conducted prior to any renovation or demolition.
- The Broward County Environmental Protection Department Wetlands Map (1998) was reviewed to confirm that the subject site is not located within the boundaries of a designated wetland area.
- The subject parcel was formerly serviced by an onsite septic system, which presents a route for contaminants to enter the environment. Considering the

historic use of the property by automotive shops, a recognizable environmental condition exists.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the Agreement between Ms. Angela Bauldree of the City of Hallandale Beach and EPAC Environmental Services, Inc. dated February 28, 2006 of the property located near 513 N. Dixie Highway in the city of Hallandale Beach, Florida. This assessment has revealed evidence of recognized environmental conditions in connection with the subject property. These conditions include the existence of a UST and an on-site septic tank system. The removal and evaluation of the UST and UST area is recommended as well as a subsurface evaluation of the septic tank drain-field.

## **10.0 REFERENCES/DATA SOURCES**

### **Federal ASTM Standard Records**

United States Environmental Protection Agency: National Priorities Listing (NPL) for Uncontrolled Hazardous Waste Sites

United States Environmental Protection Agency: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Listing of Superfund Sites

United States Environmental Protection Agency: Corrective Action Report (CORRACTS) Listing of Superfund Sites

United States Environmental Protection Agency: Resource Conservation and Recovery Information System (RCRIS) Listing of Hazardous Waste Generators

United States Environmental Protection Agency: Emergency Response Notification System (ERNS) Listing of Toxic Release Inventory

### **Federal ASTM Supplemental Records**

United States Environmental Protection Agency: Biennial Reporting System (BRS) for Large Quantity Hazardous Waste Sites and Treatment, Storage and Disposal Facilities

United States Environmental Protection Agency: CONSENT: Superfund CERCLA Consent Decrees

United States Environmental Protection Agency: Facility Index System (FINDS)  
United States Department of Transportation: Hazardous Materials Information Reporting System (HMIRS) for facilities which have hazardous material spill incidents reported to DOT  
Nuclear Regulator Commission: Material Listing Tracking System (MLTS) for facilities that

possess or use radioactive materials

Department of Labor, Mine Safety and Health Administration: Mines Master File Index (MINES)

United States Environmental Protection Agency: Federal Superfund Liens NPL Liens Consent Decrees

United States Environmental Protection Agency: PCB Activity Database System (PADS) Listing of PCB Generators, Transporters, Commercial Storers and/or Brokers and Disposers

United States Environmental Protection Agency: RCRA Administrative Tracking System (RAATS)

United States Environmental Protection Agency: Toxic Chemical Release Inventory System (TRIS) Listing of facilities which release toxic chemicals into the air, water and land

United States Environmental Protection Agency: Toxic Substance Control Act (TSCA) Listing of manufacturers and importers of chemical substances on the TSCA Chemical Substance Inventory list

#### State of Florida ASTM Standard Records

Florida Department of Environmental Protection: SHWS Florida State-Funded Action Sites Listing of state hazardous waste sites equivalent to CERCLIS

Florida Department of Environmental Protection: Solid Waste Landfill Database (SWF/LF) Listing of solid waste disposal facilities or landfills

Florida Department of Environmental Protection: Leaking Underground Storage Tanks (LUST)

Florida Department of Environmental Protection: Underground Storage Tanks (UST)

#### State of Florida ASTM Supplemental Records

Florida Department of Environmental Protection: Aboveground Storage Tanks (AST)

Florida Department of Environmental Protection: FL Sites

Florida Department of Environmental Protection: FL Cattle Dipping Vats

Florida Department of Environmental Protection: Dry Cleaners

Florida Department of Environmental Protection - Wastewater Facility Regulation Database

Other Sources

Broward County Environmental Protection Department: Local Database Search

State of Florida Department of Community Affairs - Radon Survey

Broward County Engineering Department - Aerial Photographs

City of Hallandale Beach - Utility Information

Wellfield Protection Zones Map for Broward County (2001)

Broward County Environmental Protection Department (formerly Broward County Department of Natural Resource Protection) Wetland Map (1998)

USGS 7.5 Minute Series Topographic Map – North Miami, Florida Quadrangle

United States Department of Agriculture, Natural Resources Conservation Service: *Soil Survey of Broward County, Florida*

Schroder, Klein and Hoy, 1958: *Biscayne Aquifer of Dade and Broward Counties, Florida*

**TABLE 1**

**SUMMARY OF HIGH RISK PROPERTIES WITHIN 1,000 FEET**

## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**TOTAL:** 27      **GEOCODED:** 22      **NON GEOCODED:** 5      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
6	RCRAGN	INFINITEK FLR000034207/VGN	513 N DIXIE HWY HALLANDALE FL 33009	0.03 NE	1
7	RCRAGN	SIGNATURE COLLISION & PERFORMANCE FLD982139271/SGN	605 N DIXIE HWY HALLANDALE FL 33009	0.03 NE	2
15	UST	GUARANTEED PORCELAIN SERVICE 068840451/OPEN	520 NE 1ST AVE HALLANDALE FL 33009	0.05 SE	3
2	RCRAGN	ATLANTIC ASPHALT & EQUIPMENT CO IN FLR000026054/VGN	500 NE 1ST AVENUE HALLANDALE FL 33009	0.06 SE	4
2	UST	ATLANTIC ASPHALT 068841660/CLOSED	500 NE 1ST AVE HALLANDALE FL 33009	0.06 SE	5
11	LUST	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	6
8	RCRAGN	UNDERCOVER BEACHWEAR FLR000027375/VGN	501 NE 2ND AVE HALLANDALE FL 33009	0.10 NE	9
11	SPILLS	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	10
11	UST	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	13
4	RCRAGN	HALLANDALE AUTO ELECTRIC FLD984188268/VGN	719 N DIXIE HWY HALLANDALE FL 33009	0.13 NW	15
16	UST	INFRA-METALS 068733166/OPEN	200 NE 7TH ST HALLANDALE FL 33009	0.14 NE	16
5	RCRAGN	HARLEYS PAINT & BODY SHOP FLR000019893/VGN	801 N DIXIE HWY HALLANDALE FL 33009	0.17 NE	17
3	RCRAGN	DOMS SERVICE CENTER FLD984259770/SGN	901 N DIXIE HWY HALLANDALE BEA FL 33009	0.24 NE	18
9	ERNS	NRC-540268/FIXED	205 NE 2ND AVENUE HALLANDALE FL 33009	0.24 SE	19
1	LUST	BP AMOCO #2190 068502749/OPEN	200 E PEMBROKE RD HALLANDALE FL 33009	0.36 NE	22
13	LUST	FIRESTONE #46698288 069101852/CLOSED	S DIXIE HWY & HALLANDALE BC HALLANDALE FL 33009	0.40 SE	26
10	LUST	BARNETTS OF HALLANDALE INC 069600087/CLOSED	2106 MAYO ST HALLANDALE FL 33009	0.42 SE	27
18	LUST	TROPICAL AUTO WAXING 068842282/CLOSED	229 N FEDERAL HWY HALLANDALE FL 33009	0.43 SE	29
14	LUST	FRIENDLY GARAGE 068841698/CLOSED	2311 PEMBROKE RD HOLLYWOOD FL 33020	0.46 NW	31
19	LUST	US POSTAL SERVICE 068942666	101 SE 1ST AVE HALLANDALE FL 33009	0.46 SE	34
17	LUST	TEL-AVIV HOLDING INC 068502750/OPEN	126 N FEDERAL HWY HALLANDALE FL 33009	0.48 SE	35

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

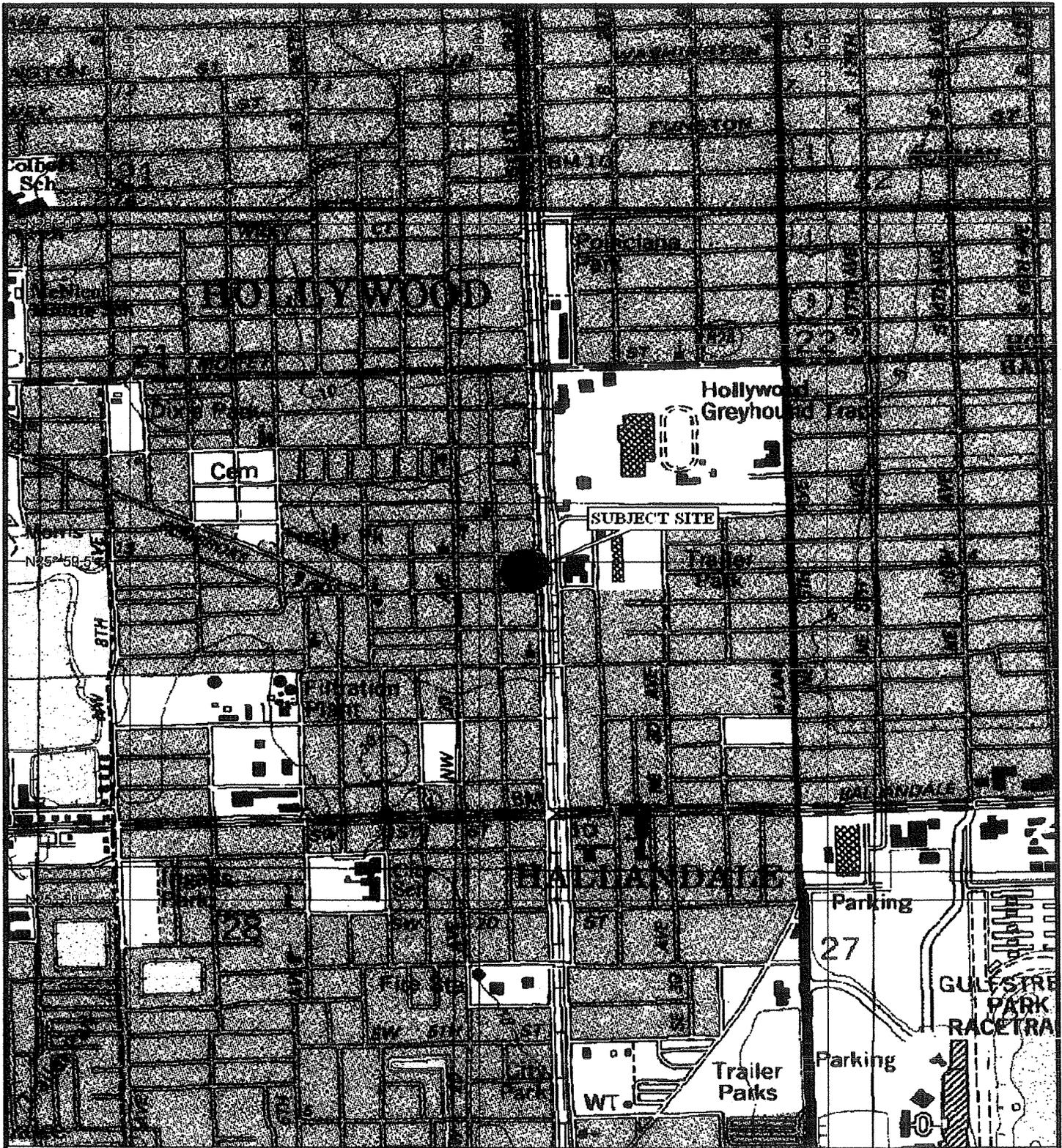
**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**TOTAL:** 27      **GEOCODED:** 22      **NON GEOCODED:** 5      **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Page No.</u>
12	LUST	KING GAS 069201242/CLOSED	2401 PEMBROKE RD HOLLYWOOD FL 33020	0.50 NW	40

**FIGURE 1**

**SITE LOCUS MAP**

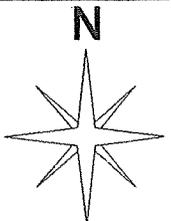


3-D TopoQuad Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 390 ft Scale: 1 : 12,800 Detail: 1:3-4 Datum: WGS84

**EPAC**  
ENVIRONMENTAL SERVICES, INC.

**SITE LOCUS MAP**  
**AUTOBODY & VACANT LOT TO THE NORTH**  
**513 N. DIXIE HIGHWAY**  
**HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009**

**U.S.G.S. 7.5 MINUTE SERIES**  
**SCALE 1 : 12,800**  
**EPAC PROJECT #: 2066797**



**FIGURE 2**  
**SITE PLAN MAP**

SIGNATURE AUTO BODY

NW 6TH STREET

SUBJECT PROPERTY

VACANT LOT  
(SUBJECT PROPERTY)

WIRE FENCE

SUBJECT BUILDING  
(GARIC AUTOBODY)

ASPHALT  
AREA USED  
FOR AUTO  
PARKING

UST

EXISTING UNDERGROUND STORAGE TANK

VACANT LOT

VACANT LOT

NW 5TH STREET/FOSTER ROAD

RESIDENTIAL AREA

DIXIE HIGHWAY SOUTHBOUND ONE-WAY

GRASSY EASEMENT

FLORIDA EAST COAST RAILROAD

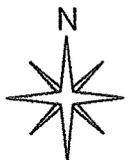
DIXIE HIGHWAY NORTHBOUND ONE-WAY

COMMERCIAL AREA



SITE PLAN MAP  
AUTOBODY & VACANT LOT TO THE NORTH  
513 N. DIXIE HIGHWAY  
HALLANDALE BEACH, BROWARD COUNTY  
FLORIDA 33009

PROJECT #: 2066797  
NOT TO SCALE



**APPENDIX 1**

**SITE PHOTOGRAPHS**



**SITE PHOTOGRAPH**



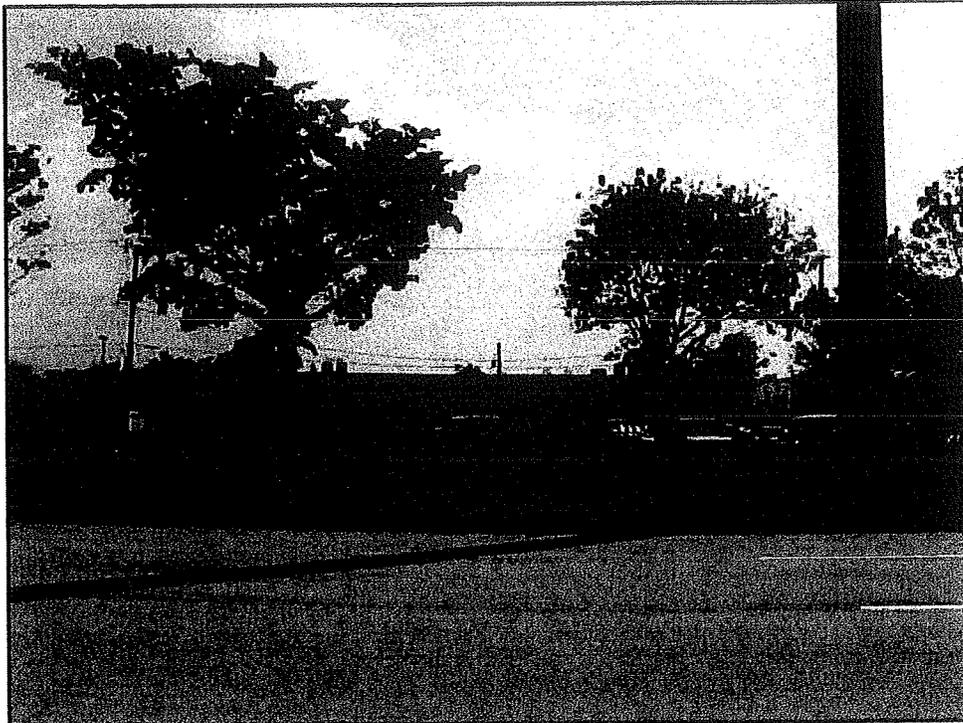
**SITE PHOTOGRAPH**



**NORTH ADJACENT PROPERTY**



**SOUTH ADJACENT PROPERTY**



**EAST ADJACENT PROPERTY**



**WEST ADJACENT PROPERTY**

**APPENDIX 2**

**AERIAL PHOTOGRAPHS**



Subject

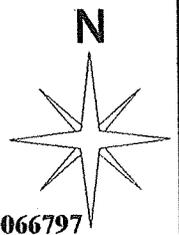
**EPAC**  
ENVIRONMENTAL SERVICES, INC.

**1963 AERIAL PHOTOGRAPH**

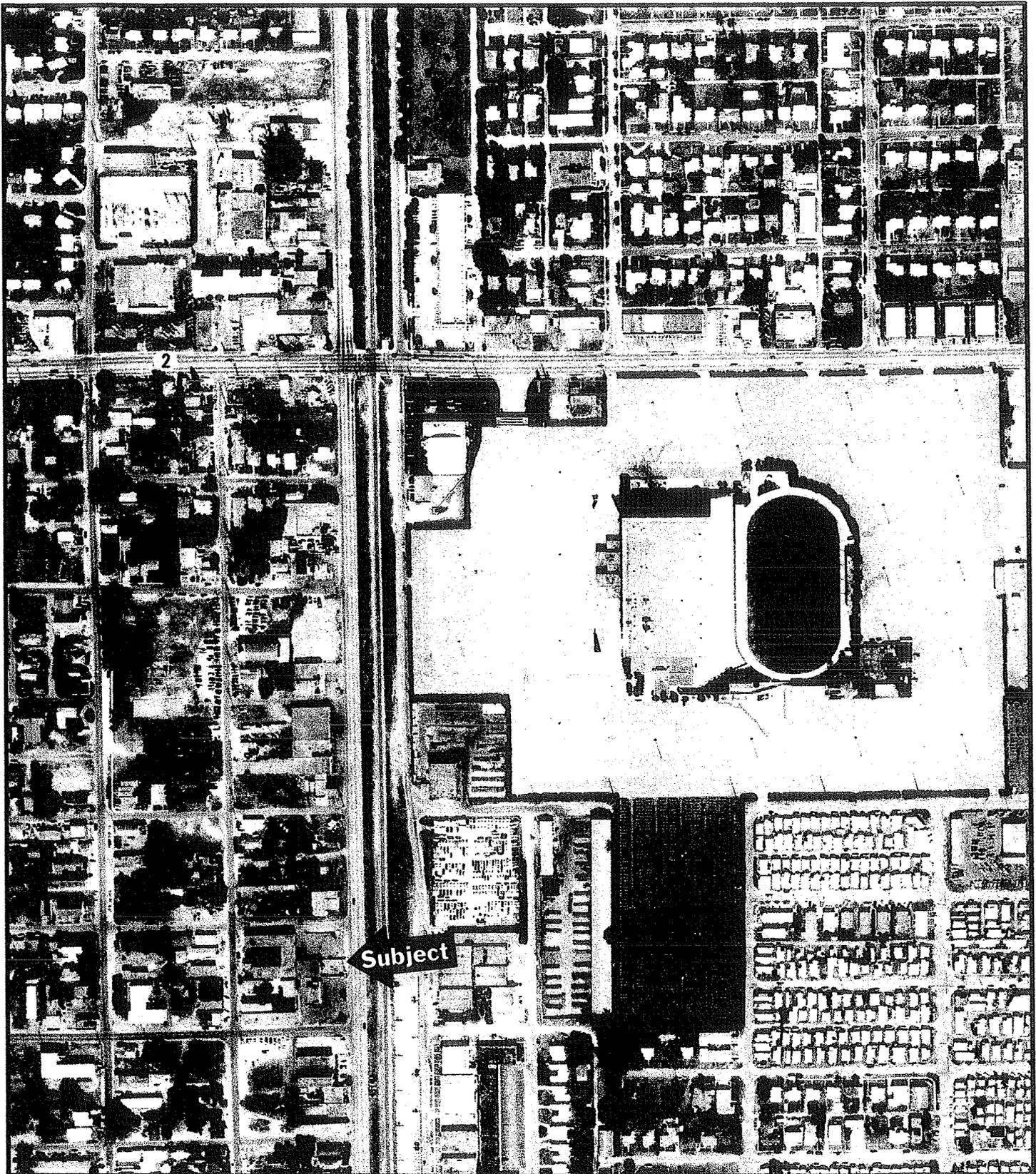
**AUTOBODY & VACANT LOT TO THE NORTH  
513 N DIXIE HIGHWAY  
HALLANDALE BEACH, BROWARD COUNTY**

**FLORIDA 33009**

**SCALE 1" = 300'**



**EPAC PROJECT #: 2066797**



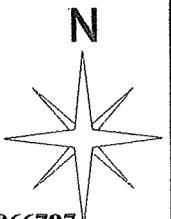
Subject

**EPAC**  
ENVIRONMENTAL SERVICES, INC.

1982 AERIAL PHOTOGRAPH

AUTOBODY & VACANT LOT TO THE NORTH  
513 N DIXIE HIGHWAY  
HALLANDALE BEACH, BROWARD COUNTY  
FLORIDA 33009

SCALE 1" = 300'



EPAC PROJECT #: 2066797



Subject

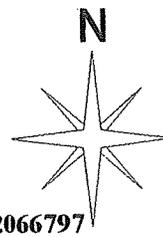
DIXIE HIGHWAY

**EPAC**  
ENVIRONMENTAL SERVICES, INC.

**2000 AERIAL PHOTOGRAPH**

**AUTOBODY & VACANT LOT TO THE NORTH  
513 N DIXIE HIGHWAY  
HALLANDALE BEACH, BROWARD COUNTY  
FLORIDA 33009**

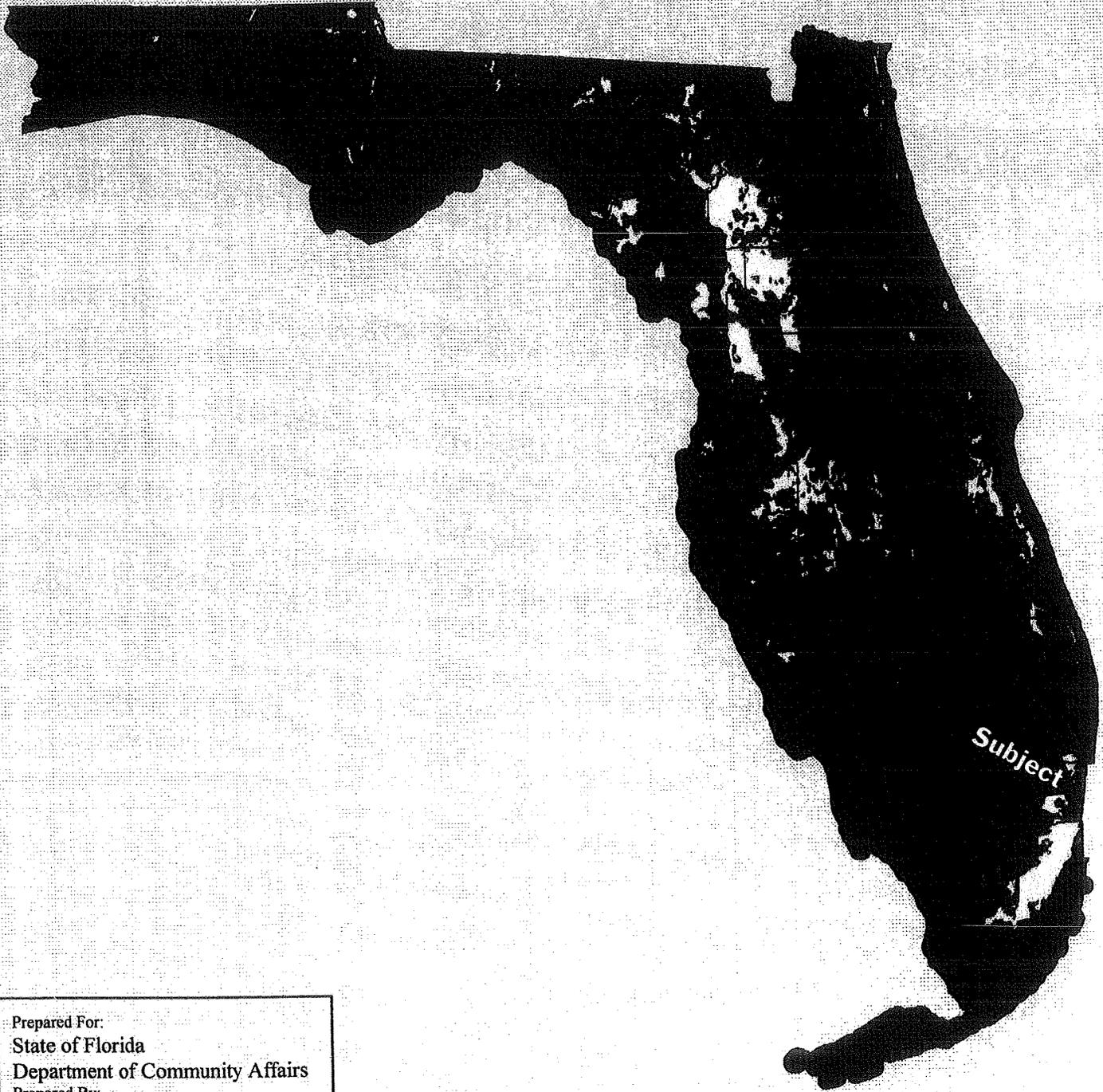
**SCALE 1" = 300'**



**EPAC PROJECT #: 2066797**

**APPENDIX 3**

**FLORIDA PROTECTION RADON MAP**

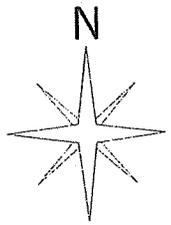


Prepared For:  
 State of Florida  
 Department of Community Affairs  
 Prepared By:  
 GeoPlan Center  
 University of Florida

**FLORIDA PROTECTION RADON MAP**

**RADON PROTECTION CATEGORIES:**

-  Radon Controls Generally Unnecessary
-  Passive Radon Controls Recommended
-  Active Radon Controls Recommended
-  Water



**EPAC**  
 ENVIRONMENTAL SERVICES, INC.

**APPENDIX 4**

**CITY DIRECTORY SEARCH RESULTS**

City Directory Search Results

<b>Year</b>	<b>Address</b>	<b>Occupant</b>
Prior to 1955	513 N Dixie Highway	No Listing
1955 - 1977	513 N Dixie Highway	No Listing
1978 - 1980	513 N Dixie Highway	Tony's Paint & Body Shop
1981 - 1985	513 N Dixie Highway	GMBD Autobody
1986 - 1989	513 N Dixie Highway	No Listing
1990 - 1991	513 N Dixie Highway	Cats Auto Body
1992 - 1995	513 N Dixie Highway	Cosmetic Autobody Fine Herb Auto Repair
1996	513 N Dixie Highway	No Listing
1997 - 1999	513 N Dixie Highway	Infinitek
2000 - Present	513 N Dixie Highway	Garic Autobody

**APPENDIX 5**

**FIRST SEARCH RESULTS**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**513 NORTH DIXIE HWY**

**HALLANDALE FL 33009**

**Job Number: 2066797**

**PREPARED FOR:**

**EPAC Environmental Services, Inc.**

**1001 SW 46th Avenue**

**Pompano Beach, FL. 33069**

03-02-06



*Tel: (407) 265-8900*

*Fax: (407) 265-8904*

## Environmental FirstSearch Search Summary Report

**Target Site:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-13-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-01-05	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	09-22-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-10-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-10-05	0.25	0	4	3	-	-	0	7
ERNS	Y	12-31-05	0.25	0	0	1	-	-	2	3
State Sites	Y	11-18-05	1.00	0	0	0	0	0	0	0
Spills-1990	Y	12-07-05	0.25	0	1	0	-	-	0	1
SWL	Y	02-14-05	0.50	0	0	0	0	-	0	0
Other	Y	02-06-06	0.25	0	0	0	-	-	1	1
REG UST/AST	Y	12-07-05	0.25	0	3	1	-	-	1	5
Leaking UST	Y	12-07-05	0.50	0	1	0	8	-	1	10
- TOTALS -				0	9	5	8	0	5	27

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 03-02-06  
**Requestor Name:** Paige Cook  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** 2066797

**TARGET ADDRESS: 513 NORTH DIXIE HWY  
HALLANDALE FL 33009**

*Demographics*

<b>Sites:</b> 27	<b>Non-Geocoded:</b> 5	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-80.148918	-80:8:56	<b>Easting:</b> 585184.101
<b>Latitude:</b>	25.991233	25:59:28	<b>Northing:</b> 2874827.64
			<b>Zone:</b> 17

*Comment*

**Comment:** CITY OF HALLANDALE BEACH PROJECT

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 1 Mile(s)					<b>Services:</b>	
<b>ZIP Code</b>	<b>City Name</b>	<b>ST</b>	<b>Dist/Dir</b>	<b>Sel</b>	<b>Requested?</b>	<b>Date</b>
33019	HOLLYWOOD	FL	0.98 NE	Y	Sanborns	No
33020	HOLLYWOOD	FL	0.37 NW	Y	Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

## Environmental FirstSearch Sites Summary Report

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**TOTAL:** 27      **GEOCODED:** 22      **NON GEOCODED:** 5      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
6	RCRAGN	INFINITEK FLR000034207/VGN	513 N DIXIE HWY HALLANDALE FL 33009	0.03 NE	1
7	RCRAGN	SIGNATURE COLLISION & PERFORMANCE FLD982139271/SGN	605 N DIXIE HWY HALLANDALE FL 33009	0.03 NE	2
15	UST	GUARANTEED PORCELAIN SERVICE 068840451/OPEN	520 NE 1ST AVE HALLANDALE FL 33009	0.05 SE	3
2	RCRAGN	ATLANTIC ASPHALT & EQUIPMENT CO IN FLR000026054/VGN	500 NE 1ST AVENUE HALLANDALE FL 33009	0.06 SE	4
2	UST	ATLANTIC ASPHALT 068841660/CLOSED	500 NE 1ST AVE HALLANDALE FL 33009	0.06 SE	5
11	LUST	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	6
8	RCRAGN	UNDERCOVER BEACHWEAR FLR000027375/VGN	501 NE 2ND AVE HALLANDALE FL 33009	0.10 NE	9
11	SPILLS	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	10
11	UST	BOBS STATION 069201217/CLOSED	701 N DIXIE HWY HALLANDALE FL 33009	0.10 NE	13
4	RCRAGN	HALLEDALE AUTO ELECTRIC FLD984188268/VGN	719 N DIXIE HWY HALLANDALE FL 33009	0.13 NW	15
16	UST	INFRA-METALS 068733166/OPEN	200 NE 7TH ST HALLANDALE FL 33009	0.14 NE	16
5	RCRAGN	HARLEYS PAINT & BODY SHOP FLR000019893/VGN	801 N DIXIE HWY HALLANDALE FL 33009	0.17 NE	17
3	RCRAGN	DOMS SERVICE CENTER FLD984259770/SGN	901 N DIXIE HWY HALLANDALE BEA FL 33009	0.24 NE	18
9	ERNS	NRC-540268/FIXED	205 NE 2ND AVENUE HALLANDALE FL 33009	0.24 SE	19
1	LUST	BP AMOCO #2190 068502749/OPEN	200 E PEMBROKE RD HALLANDALE FL 33009	0.36 NE	22
13	LUST	FIRESTONE #46698288 069101852/CLOSED	S DIXIE HWY & HALLANDALE BC HALLANDALE FL 33009	0.40 SE	26
10	LUST	BARNETTS OF HALLANDALE INC 069600087/CLOSED	2106 MAYO ST HALLANDALE FL 33009	0.42 SE	27
18	LUST	TROPICAL AUTO WAXING 068842282/CLOSED	229 N FEDERAL HWY HALLANDALE FL 33009	0.43 SE	29
14	LUST	FRIENDLY GARAGE 068841698/CLOSED	2311 PEMBROKE RD HOLLYWOOD FL 33020	0.46 NW	31
19	LUST	US POSTAL SERVICE 068942666	101 SE 1ST AVE HALLANDALE FL 33009	0.46 SE	34
17	LUST	TEL-AVIV HOLDING INC 068502750/OPEN	126 N FEDERAL HWY HALLANDALE FL 33009	0.48 SE	35

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**TOTAL:** 27      **GEOCODED:** 22      **NON GEOCODED:** 5      **SELECTED:** 0

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Page No.</b>
12	LUST	KING GAS 069201242/CLOSED	2401 PEMBROKE RD HOLLYWOOD FL 33020	0.50 NW	40

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**TOTAL:** 27      **GEOCODED:** 22      **NON GEOCODED:** 5      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	ERNS	NRC-626061/STORAGE TANK	3180 SOUTH OCEAN DR HALLANDALE BEA FL 33009	NON GC	N/A
	ERNS	ALLIED LIME INC. 228362/FIXED FACILITY	N.W. 32ND AVE HALLANDALE FL	NON GC	N/A
	LUST	PORT CONSOLIDATED TURNPIKE SPILL 069807289/CLOSED	NW 27TH AVE (ON RAMP) FL TU MIRAMAR FL 33020	NON GC	N/A
	OTHER	33009/CATTLE VATS	HALLANDALE FL 33009	NON GC	N/A
	UST	PEMBROKE PARK TOWN SWPS 069807063/OPEN	2150 S PARK RD PEMBROKE PARK FL 33009	NON GC	N/A







**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

**RCRA GENERATOR SITE**

**SEARCH ID:** 1

**DIST/DIR:** 0.06 SE

**MAP ID:** 2

**NAME:** ATLANTIC ASPHALT & EQUIPMENT CO INC  
**ADDRESS:** 500 NE 1ST AVENUE  
HALLANDALE FL 33009  
BROWARD  
**CONTACT:** RALPH SILEO

**REV:** 11/09/03  
**ID1:** FLR000026054  
**ID2:**  
**STATUS:** VGN  
**PHONE:**

**SITE INFORMATION**

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

0011 - DISCONTINUED, CHANGED, OR UNKNOWN  
0011 - DISCONTINUED, CHANGED, OR UNKNOWN

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**















*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

STATE SPILLS SITE

**SEARCH ID:** 9

**DIST/DIR:** 0.10 NE

**MAP ID:** 11

**NAME:** BOBS STATION  
**ADDRESS:** 701 N DIXIE HWY  
HALLANDALE FL  
BROWARD

**REV:** 1/2/03  
**ID1:** 069201217  
**ID2:** 9201217  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**SR**

**ID NUMBER:**  
**ORAL DATE:**

**CLEANUP RESP:**  
**WRITTEN DATE:**

**FREE PROD REMOVAL:**  
**TONNAGE REMOVED:**  
**OTHER TREATMENT:**  
**COMPLETION DATE:**  
**COST:**

**SOIL REMOVAL:**  
**TREATMENT:**

**PAYMENT DATE:**

**SR ALTERNATE PROCEDURE RECEIVED DATE:**  
**SR ALTERNATE PROCEDURE STATUS DATE:**  
**SR COMPLETION STATUS:**  
**SR ALTERNATE PROCEDURE COMMENT:**









*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

RCRA GENERATOR SITE

**SEARCH ID:** 4

**DIST/DIR:** 0.17 NE

**MAP ID:** 5

**NAME:** HARLEYS PAINT & BODY SHOP  
**ADDRESS:** 801 N DIXIE HWY  
HALLANDALE FL 33009  
BROWARD

**REV:** 11/09/03  
**ID1:** FLR000019893  
**ID2:**  
**STATUS:** VGN  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

0011 - DISCONTINUED, CHANGED, OR UNKNOWN  
0011 - DISCONTINUED, CHANGED, OR UNKNOWN

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

<b>VIOLATION NUMBER:</b>	0001	<b>RESPONSIBLE:</b>	S - STATE
<b>DETERMINED:</b>	08-AUG-02	<b>DETERMINED BY:</b>	S - STATE
<b>CITATION:</b>	262.11	<b>RESOLVED:</b>	
<b>TYPE:</b>	GGR - GENERATOR GENERAL REQUIREMENTS		

















































## Environmental FirstSearch Database Descriptions

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA COR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**STATE SITES:** *FL DER/DEP/EPA* FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination. SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

**SWL:** *FDEP* SOLID WASTE FACILITIES LIST - database concerned with the handling of waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but

rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

**OTHER: FDEP SINKHOLES** - database of sinkholes from the Florida Geological Survey Sinkholes.**DRYCLEANERS LIST** - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.**CATTLE DIPPING VATS** - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

**REG UST/AST: FDEP/EPA UNDERGROUND STORAGE TANKS DATABASE (UST)** - database of underground and aboveground stationary storage tanks that contain petroleum products or hazardous substances regulated under CERCLA. Inclusion on this list indicates the presence of stationary storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems.**TRIBAL LAND UNDERGROUND STORAGE TANKS** - database of underground storage tanks that are reported to be on Native American lands.

**LEAKING UST: FDEP LEAKING UNDERGROUND STORAGE TANKS LIST** - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

**OTHER: EPA SECTION SEVEN TRACKING SYSTEM (SSTS)** - database of registration and production data for facilities which manufacture pesticides.**AEROMETRIC INFORMATION RETRIEVAL SYSTEM (AIRS)** - database of detailed information pertaining to sites which submit air emissions reports. Developed under the Clean Air Act, this database also maintains data on compliance status and enforcement actions.

**RADON: NTIS NATIONAL RADON DATABASE** - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**STATE SITES: FL DER/DEP/EPA** Florida Department of Environmental Protection, Bureau of Waste Cleanup

*Updated quarterly*

**SWL: FDEP** Florida Department of Environmental Protection

*Updated annually*

**OTHER: FDEP** Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.  
Florida Department of Environmental Protection Cattle Dipping Vats

*Updated quarterly*

**REG UST/AST: FDEP/EPA** Florida Department of Environmental Protection

*Updated quarterly*

**LEAKING UST: FDEP** Florida Department of Environmental Protection

*Updated quarterly*

**OTHER: EPA** Environmental Protection Agency

*Updated quarterly*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

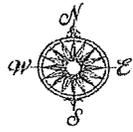
*Updated periodically*

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** 513 NORTH DIXIE HWY  
HALLANDALE FL 33009

**JOB:** 2066797  
CITY OF HALLANDALE BEACH PROJECT

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Cedar St	0.20 NE		
Foster Rd	0.24 SW		
Maple St	0.20 SE		
N Dixie Hwy	0.01 -E		
NORTH Dixie Hwy	0.01 -E		
NORTHEAST 1st Ave	0.05 -E		
NORTHEAST 2nd Ave	0.10 NE		
NORTHEAST 2nd Ct	0.25 SE		
NORTHEAST 2nd St	0.23 SE		
NORTHEAST 3rd Ave	0.20 -E		
NORTHEAST 3rd St	0.14 SE		
NORTHEAST 4th Ct	0.16 SE		
NORTHEAST 4th St	0.14 SE		
NORTHEAST 5th St	0.05 NE		
NORTHEAST 6th St	0.21 NE		
NORTHEAST 7th St	0.12 NE		
NORTHWEST 1st Ave	0.05 SW		
NORTHWEST 2nd Ave	0.11 SW		
NORTHWEST 2nd St	0.23 S-		
NORTHWEST 3rd Ave	0.18 NW		
NORTHWEST 3rd Ct	0.15 SW		
NORTHWEST 3rd St	0.14 S-		
NORTHWEST 4th Ave	0.24 SW		
NORTHWEST 4th St	0.07 S-		
NORTHWEST 5th St	0.01 S-		
NORTHWEST 6th St	0.06 NW		
NORTHWEST 7th Ct	0.18 NW		
NORTHWEST 7th St	0.11 N-		
NORTHWEST 8th St	0.18 N-		
NORTHWEST 9th St	0.24 N-		
Sea Esta Ln	0.22 NE		



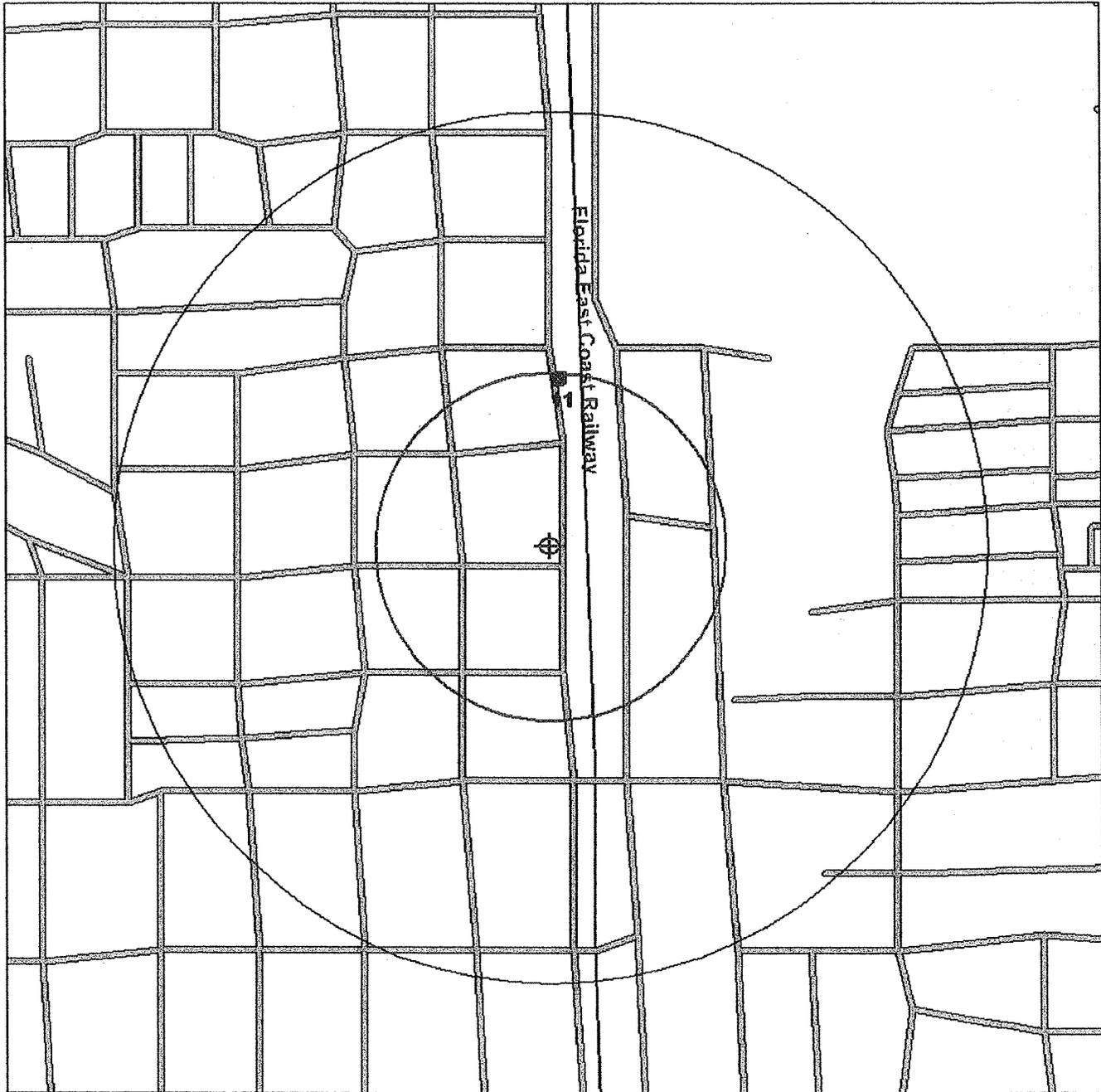
# Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: Spills 90



513 NORTH DIXIE HWY, HALLANDALE FL 33009



Source: 2001 U.S. Census TIGER Files

Target Site (Latitude: 25.991233 Longitude: -80.148918) .....

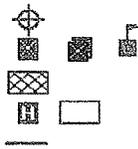
Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

National Historic Sites and Landmark Sites .....

Railroads .....

Black Rings Represent 1/4 Mile Radius. Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.5 Mile Radius

ASTM AAI Map: Brownfield



513 NORTH DIXIE HWY, HALLANDALE FL 33009



Source: 2001 U.S. Census TIGER Files

Target Site (Latitude: 25.991233 Longitude: -80.148918) .....

Brownfield .....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius







**Environmental FirstSearch**  
**.5 Mile Radius**  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



513 NORTH DIXIE HWY, HALLANDALE FL 33009



Source: 2001 U.S. Census TIGER Files

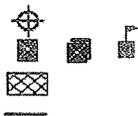
Target Site (Latitude: 25.991233 Longitude: -80.148918) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radius. Red Ring Represents 500 ft Radius



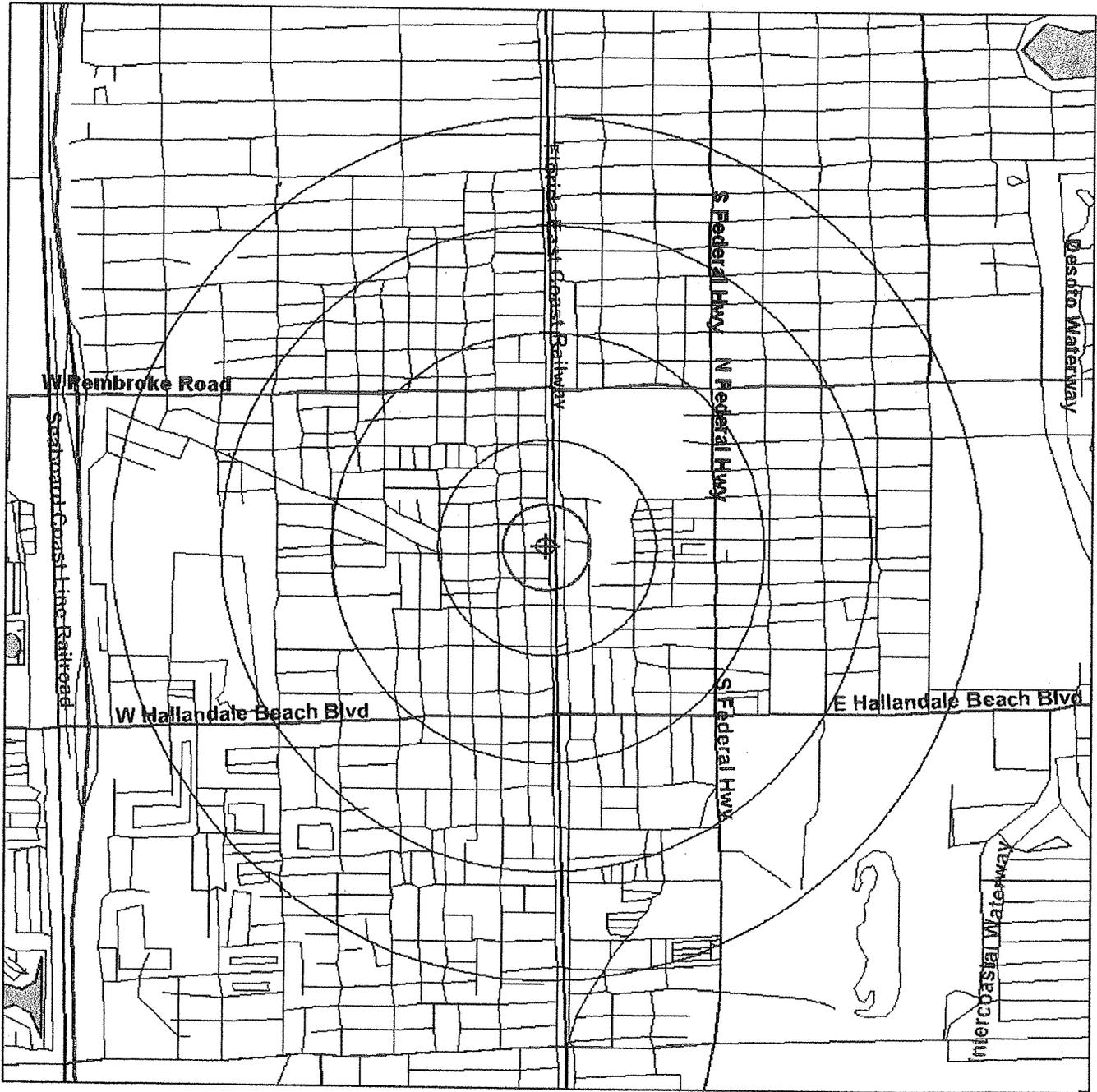


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCRACOR, STATE Sites



513 NORTH DIXIE HWY, HALLANDALE FL 33009



Source: 2001 U.S. Census TIGER Files

- Target Site (Latitude: 25.991233 Longitude: -80.148918) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius: Red Ring Represents 500 ft Radius

