

**Community Relations Plan  
for the  
Former Pahokee Plaza  
843 US Highway 441  
Pahokee, Florida 33746**

*Prepared for:*



Pahokee Community and Economic  
Development Department  
City of Pahokee  
171 North Lake Avenue  
Pahokee, FL 33476

Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, FL 34994

*Prepared by:*



380 Park Place Boulevard, Suite 300  
Tampa, FL 33759  
(727) 531-3505

TBE Project No. 00029-024-00

**February 2010**



## TABLE OF CONTENTS

Section	Title	Page
1.0	OVERVIEW OF COMMUNITY RELATIONS PLAN .....	1
2.0	SPOKESPERSON AND ADMINISTRATIVE RECORD.....	1
3.0	SITE HISTORY .....	2
3.1	Assessment History .....	3
4.0	COMMUNITY BACKGROUND .....	4
4.1	Community Profile.....	4
4.2	Community Involvement .....	5
4.3	Key Community Concerns .....	5
5.0	CONTINUED COMMUNITY INVOLVEMENT .....	5
5.1	Schedule.....	6

## FIGURES

Figure	Title
1	Site Vicinity Map
2	Site Boundary Map



## **1.0 OVERVIEW OF COMMUNITY RELATIONS PLAN**

The purpose of this Community Relations Plan (CRP) is to assist the City of Pahokee in conducting cleanup activities at Pahokee Plaza (subject site). The Treasure Coast Regional Planning Council (TCRPC) has received a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant (No. BF96431305-1) to provide loans and/or sub-grants in support of cleanup activities for sites contaminated with petroleum or hazardous substances, within targeted redevelopment areas. The City of Pahokee, Florida received a sub-grant from TCRPC to conduct site remediation, as well as other risk-based corrective actions that might be required to support redevelopment of the former Pahokee Plaza strip center site located at 843 US. Highway 441, in Pahokee, Florida.

The successful cleanup of the Pahokee Plaza property and subsequent redevelopment activities relies directly on informed citizens and public participation. The accomplishment of this redevelopment project requires the citizens to want to be involved in the decisions made towards this redevelopment goal, therefore the City encourages the local community's involvement in this process. The City also acknowledges their role in identifying and working towards resolving conflict that may arise during this process.

## **2.0 SPOKESPERSON AND ADMINISTRATIVE RECORD**

The City's spokesperson(s) for matters relating to cleanup, management and redevelopment matters are Ted Roberts, Director Community Development and Susan Feltner, City Clerk. The Treasure Coast Regional Planning Council (TCRPC) spokesperson for matters relating to the storage of documents (Administrative Records) regarding this project is Greg Vaday, Economic Development Manager. Their contact information is provided on the following page:

## **City Contacts**

Ted Roberts  
Director Community Development  
171 North Lake Avenue  
Pahokee, FL 33476  
(561) 924-5534 ext 31  
[Ted.S.Roberts@usace.army.mil](mailto:Ted.S.Roberts@usace.army.mil)

Susan Feltner  
City Clerk  
171 North Lake Avenue  
Pahokee, FL 33476  
(561) 924-5534 ext 28  
[cityclerk@cityofpahokee.com](mailto:cityclerk@cityofpahokee.com)

## **Treasure Coast Regional Planning Council Contact**

Greg Vaday  
Economic Development Manager  
421 SW Camden Avenue  
Stuart, FL 34994  
(772) 221-4060  
[gvaday@tcrpc.org](mailto:gvaday@tcrpc.org)

Public Meetings held in regards to this site will be held at the following location(s):

### **Pahokee City Hall**

Commission Chambers  
171 North Lake Avenue  
Pahokee, FL 33476

## **3.0 SITE HISTORY**

Pahokee Plaza site is located in Section 20, Township 42 South, Range 37 East in an area also identified as “Runyan Village”, a small rental community previously owned by the US Sugar Corporation. The site (herein referred to as “the subject site” or “the site”) consists of one parcel, which is comprised of approximately 2.36 acres of land zoned as commercial (shopping center) property. The physical address of the study site is 843 US Highway 441, which is located on the northwest corner of its intersection with North 87<sup>th</sup> Place (**Figure 1. Site Location Map**).

The subject site contains two vacant/boarded commercial structures (strip mall with convenience store, fuel dispensing island and stand-alone structure at the southern boundary) with obvious hurricane damage. Portions of the roof had apparently caved into the strip mall structure and excessive mold intrusion was observed in two of the accessible units. The site is located in an area of Pahokee with commercial properties to the west and north and residential properties to the east and south (see **Figure 2**).

Agency record reviews indicated that Stop-N-Go #1718 (a/k/a Pahokee Food Mart) was previously located at this site. Based on the review of a Tank Closure Assessment Report for this site, three 10,000 gallon underground storage tanks (USTs) were removed from the Site in December 1990. Also, based on this report, soil and groundwater impacts were detected during the tank removal program; however, excavated soils were used as backfill after the tanks were removed. While additional contamination assessment was requested (required) after the submittal of a Discharge Notification Form (DNF) in 1991; it appears that no such assessment had been performed (as of the preparation of the Phase I ESA in December 2007).

### **3.1 Assessment History**

A Phase I Environmental Site Assessment (ESA) was conducted by Cardno TBE in December 2007. The Phase I ESA revealed recognized environmental conditions (RECs) at the subject property as defined by ASTM Standard Practice E1527-00, as follows:

- Documentation of on-site soil and groundwater contamination.
- Historical ownership by an entity with documented non-compliance violation(s).
- Adjacent property with an extensive history as an apparent auto salvage facility and visible surface impacts in proximity to and possibly extending beneath the subject property's structure.
- Nearby (within 400 feet) retail gasoline facility with documented groundwater contamination and potential migrating toward the subject property.
- Nearby (within 300 feet) former Chemspray facility with documented soil and groundwater impacts due to illegal disposal of pesticides and solvents.

A Phase II ESA was conducted in early 2008 to investigate the RECs identified in the Phase I ESA. The Phase II ESA Report (June 2008) provided a summary of the methodologies applied to complete both soil and groundwater assessment at the site, the results of the assessment activities and conclusions regarding the site characterization efforts. The initial Phase II ESA findings were as

follows:

- Environmental impacts included notable total recoverable petroleum hydrocarbons (TRPH) impacts to shallow vadose zone soils (only) at a depth of 0.5' below land surface (BLS) at a single soil boring location (SB-6).
- Widespread arsenic impacts above the residential soil cleanup target levels (SCTLs) in soil borings SB-3 @ 4', SB-6 @ 0.5', SB-15 @ 4' and SB-16 @ 4'.
- No groundwater impacts were encountered during Phase II ESA activities.

Cardno TBE performed a Supplemental Phase II ESA to further evaluate the TRPH and arsenic impacts encountered during the initial Phase II ESA. The primary tasks associated with the supplemental ESA included speciation of TRPH in soils using the TPHCWG method and more extensive assessment of arsenic impacts throughout the site. The following conclusions were provided in the Supplemental Phase II ESA:

- Arsenic impacts to soils are widespread at the site.
- Arsenic impacts do not appear to be related to a specific source or release area.
- TPHCWG speciation of TRPH compounds in soils resulted in no exceedances of the alternative CTL values; therefore, TRPH in soils were omitted from further consideration.

## **4.0 COMMUNITY BACKGROUND**

The Pahokee Plaza site is located approximately 1.5 miles southeast of the southeastern bank of Lake Okeechobee, in Palm Beach County, Florida. The area to the northwest of this site is developed with the community of Pahokee, Florida, while land to the east and south of this property is used almost entirely for agricultural development. This portion of central Florida is flat and low lying and the land is used extensively for agricultural purposes (primarily sugar cane) or for cattle ranching.

### **4.1 Community Profile**

The City of Pahokee is located on the shores of Lake Okeechobee located in the northeastern part of Palm Beach County, Florida. The City is composed of both residential and commercial land uses. The population of City per the 2000 U.S. Census is 5,985 residents. The U.S. Census 2008 estimate is 6,598 residents. The City has, per the 2000 U.S. Census 1,710 households.

The City's demographic breakdown is approximately 25.21 percent Caucasian, 56.06 percent African American, 0.1 percent Native American, 0.5 percent Asian, 15.2 percent other races and 29 percent Hispanic or Latino. Whites not of Hispanic origin made up 13.6 percent of the population. The

annual median household income is \$26,731 in 2000. About 29.4% of families and 32.0% of the population were below the poverty line, including 39.9% of those under age 18 and 32.0% of those age 65 or over.

#### **4.2 Community Involvement**

The Treasure Coast Regional Planning Council (TCRPC) received a U.S. EPA Brownfields Revolving Loan Fund (RLF) Grant (No. BF96431305-1) from which TCRPC provides loans and/or sub-grants to support cleanup activities for sites contaminated with petroleum or hazardous substances, within targeted redevelopment areas. The City of Pahokee, Florida received a sub-grant from TCRPC to conduct site remediation, as well as other risk-based corrective actions that might be required to support redevelopment of the former Pahokee Plaza strip center site located at 843 US Highway 441, in Pahokee, Florida.

The City has held two meetings regarding the Brownfields grant site however, most of these records were, unfortunately, destroyed during several hurricanes which struck the area in 2007 and 2008. The City holds monthly Commission meetings at the end of which the status of the Brownfield grant project is discussed at which public participation is encouraged.

#### **4.3 Key Community Concerns**

Key community concerns regarding the property have been identified as contamination, health issues and the demolition of the existing building.

### **5.0 CONTINUED COMMUNITY INVOLVEMENT**

The City of Pahokee and the TCRPC will continue to be involved in every aspect of moving forward with the source removal and site cleanup activities. The City will continue to hold a discussion at the end of each regularly scheduled Commission meeting. In addition, the City is exploring the possibility of holding a charrette which will garner input from citizens and other stakeholders regarding the brownfields site and also to determine if the creation of a CRA is desired/warranted. The City will keep the community apprised of meeting times and dates and the status of the project through newspaper notices, newsletters and web postings.

## **5.1 Schedule**

Additional site assessment activities are anticipated to occur during February 2010. Source Removal Activities are anticipated to commence prior to the end of 2010 pending FDEP review and approval of site assessment documentation and an interim source removal proposal. Source removal activities are anticipated to conclude approximately six weeks after initiation. During source removal and environmental activities, three status update meetings are anticipated, with the first occurring prior to the commencement of source removal activities, the second at the conclusion of the removal activities and a final meeting once comments are received from FDEP. Prior to the commencement of source removal activities a flyer will be made available to present information to the public regarding source removal techniques, duration of source removal activities, time frames of daily source removal work on the site, and any safety issues. At this time demolition activities are unlikely to occur prior to source removal but will likely occur prior to the end of 2010. A pharmaceutical company has expressed an interest in redeveloping the site.

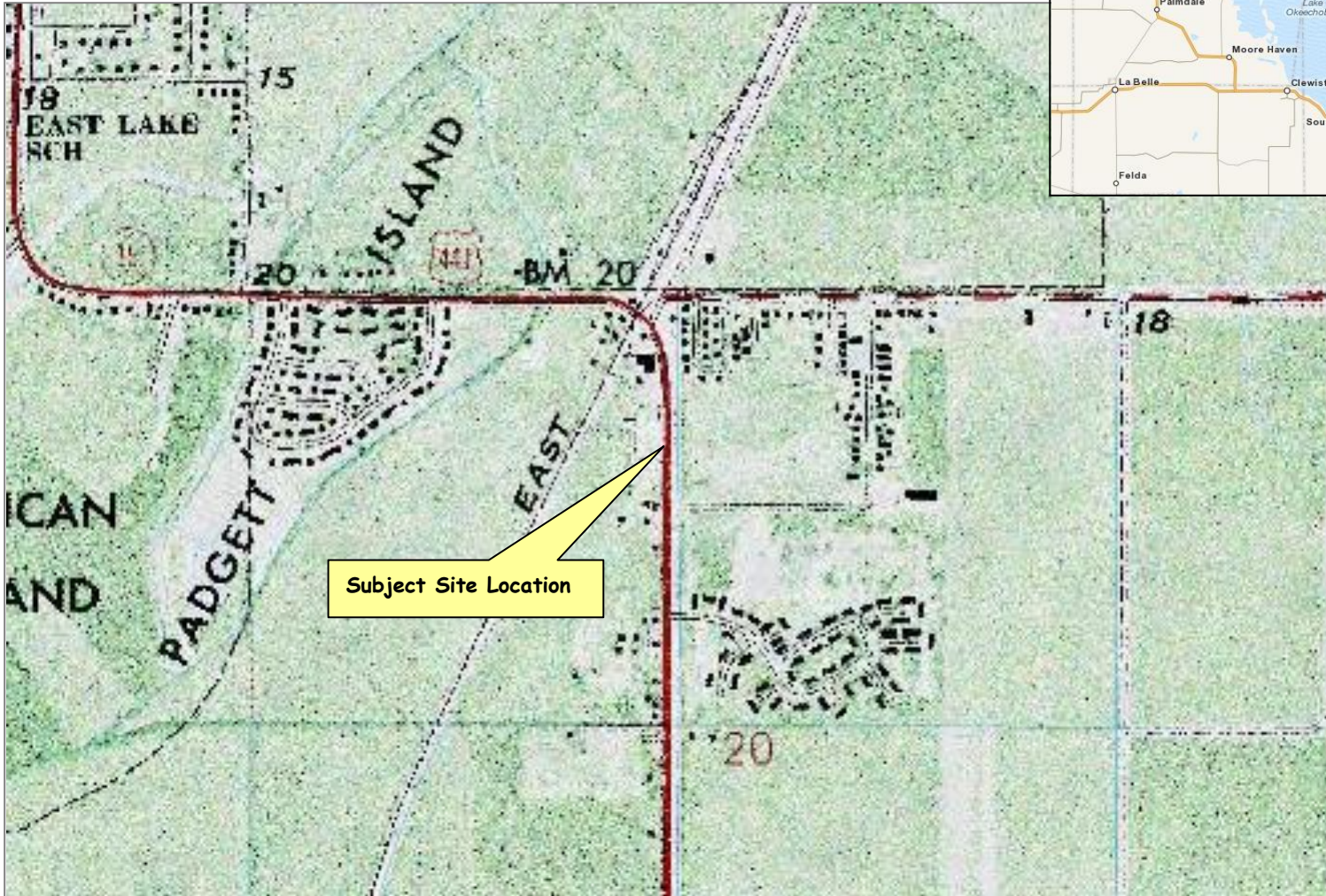
# **Figures**

---

**Figure 1 – Site Vicinity Map**

**Figure 2 – Site Boundary Map**









**Legend:** Red line = approximate site boundary (for reference purposes only – not a surveyed boundary)



**Pahokee Brownfields Project Site**  
843 US Highway 441  
Section 20, Township 42 S, Range 37 E  
Pahokee, Palm Beach County, Florida

**Figure 2**  
**Site Boundary Map**