





INITIAL NOTICE OF CONTAMINATION (INOC) BEYOND SOURCE PROPERTY BOUNDARIES

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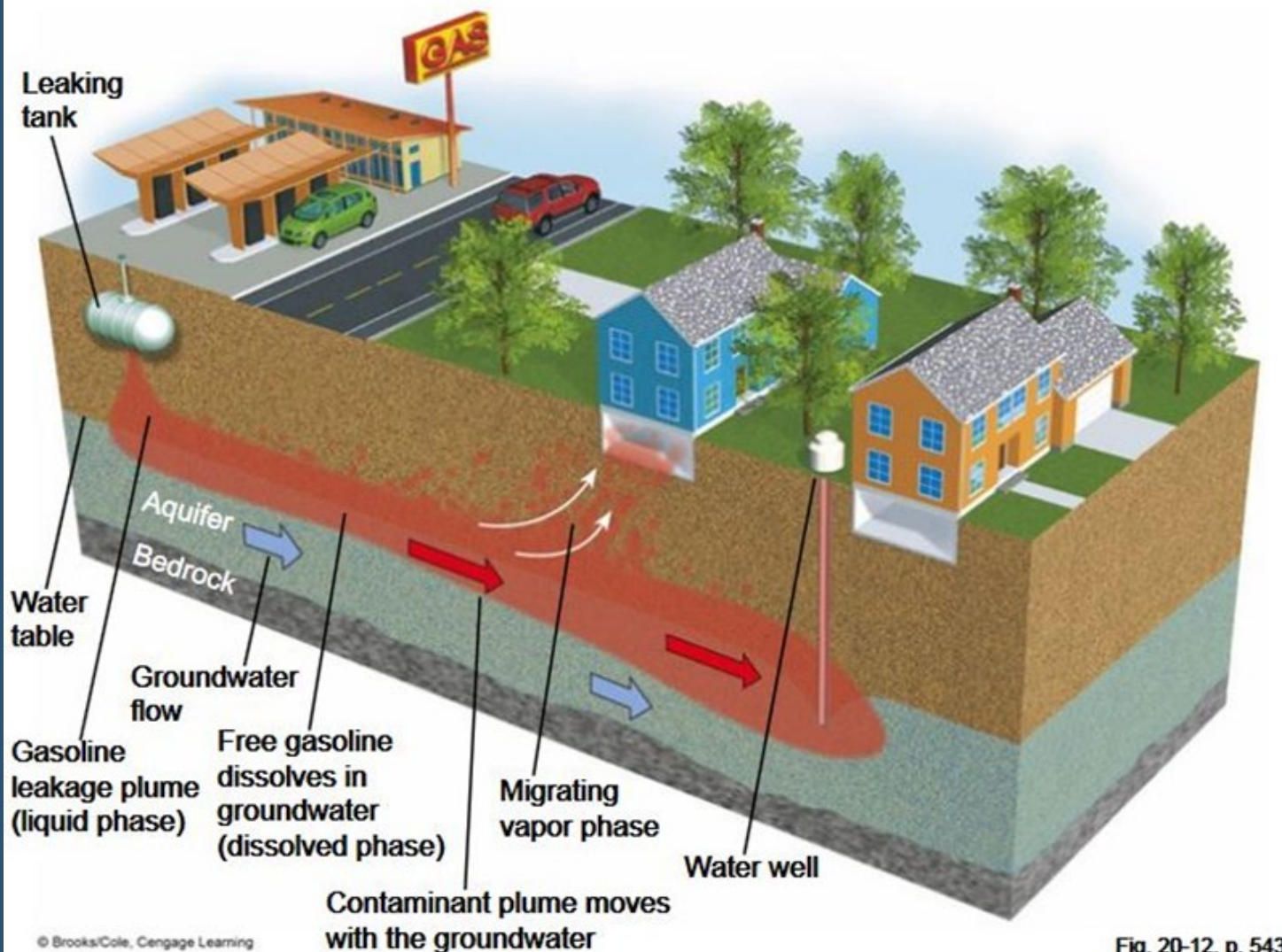
Division of Waste Management / Petroleum Restoration Program

Florida Department of Environmental Protection

Tallahassee, FL | Feb. 21, 2024



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Presentation Agenda:

- Initial Notice Of Contamination (INOC) Beyond Source Property Boundaries.
- Expanded Notice of Contamination Beyond Source Property Boundaries.
- Additional noticing.



INITIAL NOTICING OF CONTAMINATION BEYOND PROPERTY BOUNDARIES

Noticing of Contamination Beyond Source Property Boundaries.

[Florida Statutes \(F.S.\) 376.3071, 376.30702](#)– Inland Protection Trust Fund authorizes the department whenever, in its determination, incidents of inland contamination related to the storage of petroleum or petroleum products may pose a threat to the public health, safety, or welfare, water resources, or the environment to assess and remediate contamination, and notify the affected parties during the process for the protection of the public health, safety, and welfare of the residents of this state.



INITIAL NOTICING OF CONTAMINATION BEYOND PROPERTY BOUNDARIES

Noticing of Contamination Beyond Source Property Boundaries.

Within 10 days of discovery of confirmed contamination beyond source property boundaries, the person responsible for site rehabilitation (PRSR) is required to notify Division of Waste Management (DWM), Local Health Department (DOH) and the district of the off-site contamination (soil/sediment or aqueous). We call this notification the “INOC packet.” Email packet to PRP.NoticeofCont@floridadep.gov and copy (cc) the Noticing Coordinator.

For state-funded cleanup, the site manager initiates and assures noticing occurs. The site manager **always** signs the off-site noticing packet on behalf of the department (PRSR).



EXPANDED NOTICING

For funded sites with suspected contamination (from a signed and sealed report), the department provides notice to the suspected off-site property owners under what is called “Expanded Noticing”- see the Nov. 14, 2008, memo titled Guidance for Contamination Notification (page seven, section VI.).



INOC PACKET COMPILATION

- Completed and signed “Initial Noticing Beyond Property Boundaries” Florida Department of Environmental Protection (DEP) [Form 62-780.900\(1\)](#)- first page is for the source property info, page two is completed for **each** off-site/non-source property with contamination (suspected or confirmed).
- Contaminant Data Tables for each contaminated medium (groundwater, soil, surface water or sediment): <https://floridadep.gov/waste/district-business-support/content/public-notification-discovery-contamination>.



INOC PACKET COMPILATION

- Property appraisers map with source property highlighted and off-site properties labeled A/B/etc.
- A vicinity map that shows all the location(s), date(s) and type(s) of sample(s) collected, the laboratory analytical result(s) for each sample, and the property boundaries for the property at which site rehabilitation was initiated pursuant to this chapter and the real property(ies) at which contamination was discovered labeled A/B/etc. (if suspected contamination, report/figures **must** be signed and sealed).
- Applicable lab reports or up-to-date analytical tables.



INOC PACKET CONTINUED

Site managers can have Agency Term Contractors (ATCs) create INOC Packets (Schedule of Pay Item (SPI)1-3)) for funded sites.

- The ATC leaves the signature portion of DEP Form 62-780.900(1) blank.
- ATCs are not the PRSR and are never to sign as the PRSR for funded sites.

The site manager must review the INOC package prepared by the ATC, sign as the PRSR, and **then** submit it to Tallahassee PRP.NoticeofCont@floridadep.gov and simultaneously submit the package **to the appropriate DEP district and county DOH.**



PACKET COMPONENTS; TAKE A LOOK

DEP Form 62-780.900(1).



Initial Notice of Contamination Beyond Property Boundaries

DEP Form # 62-780.900(1)
Form Title: Initial Notice of Contamination Beyond Property Boundaries
Effective Date: 06/12/13
Incorporated in rule: 62-780.220

This form provides written notification of the discovery of contamination [as defined in subsection 62-780.200(9), F.A.C.] required by subsection 62-780.220(2), Florida Administrative Code (F.A.C.) and Section 376.30702(2), F.S. If a site is subject to Chapter 62-780, F.A.C., notification shall be postmarked within 10 days from the date of discovery of contamination in any medium beyond the boundaries of the property at which site rehabilitation was initiated pursuant to this chapter. The notification shall be submitted to the Florida Department of Environmental Protection (FDEP), Division of Waste Management, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, and copies shall be mailed to the County Health Department, to the appropriate FDEP District Office where the property is located, and to all known lessees and tenants of the property at which site rehabilitation was initiated (see Note on page 2). This form and any attached table(s) shall be completed in entirety.

1. Attach completed and separate tables by medium (groundwater, soil, surface water, or sediment) that list all sampling locations; sampling date(s); names of contaminants detected above CTLs; their corresponding CTLs; the contaminant concentration(s); and whether the CTL is based on health or nuisance, organoleptic, or aesthetic concerns.

2. Attach copies of applicable laboratory reports.

3. Attach a vicinity map that shows all of the location(s), date(s) and type(s) of sample(s) collected, the laboratory analytical result(s) for each sample, and the property boundaries for the property at which site rehabilitation was initiated pursuant to this chapter and the real property(ies) at which contamination was discovered.

4. Information regarding the property that is the subject of this site rehabilitation:

FDEP Facility Identification Number: 35/8509837 Owner of Property: Joe's Carwash 2 LLC
Contact Person: Ted Scheuman Telephone Number: 561-386-5747
E-mail Address: ted@fltaxadvisors.com Operator (if applicable): _____
Property Physical Address: 430 US Highway 27, Clermont, FL 34714

5. Actions taken or proposed actions regarding suspected contamination (e.g., provide additional notice, removal of contaminated soil, connection to public water supply well, provision of bottled water, etc.):
Provide additional notice and continue monitoring through Florida Department of Environmental Protection.

6. Additional Comments:

To the best of my knowledge and belief, all information submitted on this form is true, accurate, and complete.

Seema Shah
Printed Name of PRSR or Authorized Agent or Representative
Signature of PRSR or Authorized Agent or Representative
Provide Affiliation: PRP Team 5
Completed by: PRSR or Agent or Representative
(Circle Appropriately)
Date Signed: 10/17/2022

This form is submitted pursuant to subsection 62-780.220(2), F.A.C. and Section 376.30702(2) F.S., to notify the FDEP, the applicable County Health Department and lessees and tenants of the property at which site rehabilitation was initiated pursuant to this chapter about discovery of contamination beyond the boundaries of the property at which site rehabilitation was initiated pursuant to this chapter. Submission of this form is not an admission of responsibility, liability, or risk associated with potential or actual exposure to such contamination.

(Additional pages may be used to complete this form.)



SITE C

DEP Form # 62-780.900(1)
Form Title: Initial Notice of Contamination Beyond Property Boundaries
Effective Date: 06/12/13
Incorporated in rule: 62-780.220

Form #62-780.900(1)
Page Two

Note: A separate page two of Form #62-780.900(1) shall be completed for each separate parcel of real property at which contamination was discovered beyond the boundaries of the property at which site rehabilitation was initiated pursuant to this chapter. Please make additional copies of page two as necessary and staple all pages together for submission. This page of this form does not need to be included in the information that is sent to the lessees and tenants of the property at which site rehabilitation was initiated.

1. Street address of real property at which contamination was discovered beyond the boundaries of the property at which site rehabilitation was initiated pursuant to this chapter:
436 US Hwy 27, Clermont, FL 34714

2. Parcel ID # for the real property identified in 1. above: 352426000400007000

3. Name of record owner(s) of the real property identified in 1. above: JCW Shoppes at Cagan Crossings LLC

4. Address(es) of record owner(s) as listed in current county property tax office records (if different from answer provided in 1.):
725 N Hwy A1A Unit C-106, Jupiter, FL 33477

5. Telephone Number(s) of record owner(s): _____

6. Date of discovery of contamination at real property identified in 1. above: 9/6/2022

Remainder of page intentionally left blank.



PACKET COMPONENTS; TAKE A LOOK

DEP Contaminant Tables
(confirmed/suspected and media).

Site Name **Citgo-Martin #262**
Site ID **356509837**
Contamination Notification Data Collection - Off-site Property Information

Property Map ID (A,B,C...)	Parcel ID (If known)	Property Name (If known)	Property Address (If known)	Property Owner Name (If known)	Property Owner Address (If known)	Groundwater		Soil	
						Confirmed	Suspected	Confirmed	Suspected
A		US Highway 27 South	US Highway 27 South	FDOT	719 S. Woodland Blvd, Deland, FL 32720				
B	35-24-26-000100000100		US Highway 27 Clermont, FL 34714	Cagan Crossings Ltd	16554 Crossings Blvd Ste 4, Clermont, FL 34714				
C	35-24-26-000400007000		436 US Hwy 27, Clermont, FL	JCV Shoppes at Cagan Crossings LLC	725 N Hwy A1A Unit C-106, Jupiter, FL 33477	x			
D	35-24-26-000400007000		510 Cagan View Rd, Clermont, FL	Angsan Investments LLC	532 Palmetto Dr, Miami Springs, FL 33166		x		
E									
F									
G									
H									
I									
J									
K									
L									
M									
N									
O									
P									
Q									
R									
S									
T									
U									
V									
W									
X									
Y									
Z									

Table 1 - Groundwater Data for Properties with Contaminated Wells
Site Name - **Citgo-Martin #262** Source of data - **SSAR 9/19/22**
Site ID - **356509837** Consultant Company Name - **Montrose**

Property ID (A,B,C...)	Property Name (If known)	Sample ID	Sample Type (DP, IW, MW, PW, O)*	Sample Date	Contaminant (Name)	Concentration (in µg/L)	Health-Based CTL Value (in µg/L)	Health-Based CTL Exceeded (Yes or No)	CTL Value Based on Nuisance, Organoleptic or Aesthetic Concerns (in µg/L)	Nuisance, Organoleptic or Aesthetic CTL Exceeded (Yes or No)	Source of Data (Report type & Date, Approved OR Not approved)
C	35-24-26-000400007000	MW-27R	MW	9/6/2022	Toluene	238	1400	No	40	Yes	Supplemental Site Assessment Report Addendum 10/10/22 - not approved
C	35-24-26-000400007000	MW-27R	MW	9/6/2022	Ethylbenzene	1040	700	Yes	30	Yes	Supplemental Site Assessment Report Addendum 10/10/22 - not approved
C	35-24-26-000400007000	MW-27R	MW	9/6/2022	Xylenes, total	4370	1400	Yes	20	Yes	Supplemental Site Assessment Report Addendum 10/10/22 - not approved
C	35-24-26-000400007000	MW-27R	MW	9/6/2022	Naphthalene	165	14	Yes	-	-	Supplemental Site Assessment Report Addendum 10/10/22 - not approved
C	35-24-26-000400007000	MW-8R	MW	9/7/2022	Methylnaphthalene, 1-	41.9	28	Yes	-	-	Supplemental Site Assessment Report Addendum 10/10/22 - not approved
C	35-24-26-000400007000	MW-8R	MW	9/7/2022	Methylnaphthalene, 2-	79.6	28	Yes	-	-	Supplemental Site Assessment Report Addendum 10/10/22 - not approved

* DP = direct push, IW = irrigation well, MW = monitoring well, PW = potable well, O = other



PACKET COMPONENTS; TAKE A LOOK

Lab report or tables (if available).



Advanced Environmental Laboratories, Inc
9610 Princess Palm Ave Tampa, FL 33619
Payments: P.O. Box 551590 Jacksonville, FL 32255-1580
Phone: (813) 630-9616
Fax: (813) 630-4327

TABLE 3: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY - VOCs and Metals

Facility Name: Citgo - Martin #262 Facility ID#: 35/8509837

Sample Well ID	Date	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	EDB (µg/L)	1,2-Dichloroethane (µg/L)	Total Arsenic (µg/L)	Total Cadmium (µg/L)	Total Chromium (µg/L)	Total Lead (µg/L)
GCTLs												
NADCS												
TW-1	03/13/99	680	9,900	1,200	7,600	--	<100	--	--	--	--	--
TW-2	03/13/99	<5.0	<5.0	<5.0	<10.0	--	<25	--	--	--	--	--
CW-1	04/30/93	BDL	BDL	BDL	BDL	BDL						
CW-4												
TCW-2												
TCW-3												
MW-1	01/30/02	94	270	480	980	<10	--	--	--	--	--	--
Destroyed	09/27/02	74.9	260	235	973	7.10	--	--	--	--	--	--
	11/26/03	119	796	277	1,352	69	--	--	--	--	--	--
	01/06/05	280	2,800	820	4,000	850	--	--	--	--	--	--
	11/24/08	100	4,400	2,600	14,000	101	--	--	--	--	--	--
	08/24/11	0.18 U	49	890	4,400	0.27 U	--	--	--	--	--	--
MW-1R	09/07/22	0.30 U	2.4	724	14.8	1.2 U	--	--	--	--	--	--
MW-2												
Destroyed	01/30/02	20.0	38	520	5,200	11	--	--	--	--	--	--
	10/03/02	3.99	33	59	315	<1.00	--	--	--	--	--	--
	11/26/03	30.1	489	256	1,066	1,730	--	--	--	--	--	--
	01/06/05	80	1,300	540	2,800	44,000	--	--	--	--	--	--
MW-2R	09/06/22	0.30 U	50.8	106	280	1.2 U	--	--	--	--	--	--
MW-3												
Destroyed	01/30/02	<1.0	<1.0	<1.0	2 U	<1.0	--	--	--	--	--	--
	09/27/02	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	11/26/03	<1,000	<1,000	<1,000	5.2	1.49	--	--	--	--	--	--
	01/06/05	<0.30	<0.29	<0.27	<0.86	<0.31	--	--	--	--	--	--
MW-4	01/30/02	440	10,000	3,200	76,000	72	<0.020	--	--	--	--	<5
Destroyed	09/27/02	153	1,930	719	2,590	19	--	--	--	--	--	--
	11/26/03	114	244	725	851	283	--	--	--	--	--	--
	01/06/05	83	1,400	450	1,870	1,200	--	--	--	--	--	--
MW-4R	09/07/22	0.30 U	0.33 U	0.30 U	2.1 U	1.2 U	--	--	--	--	--	--
MW-5												
Abandoned	01/30/02	<100	2,400	1,800	10,000	<100	--	--	--	--	--	--
	09/27/02	3.27	716	444.0	2,870	<1.00	--	--	--	--	--	--
	11/26/03	<1,000	17.0	16.6	183.1	<1,000	<0.020	--	--	--	--	<5
	01/07/05	<0.21	81	210	1,050	<0.35	--	--	--	--	--	--
	11/24/08	2.0	17.0	320 L	970 L	1.1	--	--	--	--	--	--
	08/24/11	0.18 U	0.16 U	70	350	0.27 U	--	--	--	--	--	--
	02/08/12	0.50 U	0.50 U	77.9	369	0.50 U	--	--	--	--	--	--
	06/11/13	0.10 U	0.50 U	5.6	46.9	0.50 U	--	--	--	--	--	--
	10/22/14	0.40 U	0.40 U	0.40 U	4.42	0.40 U	--	--	--	--	--	--
MW-5R	09/07/22	0.30 U	0.33 U	0.30 U	2.1 U	1.2 U	--	--	--	--	--	--

TABLE 3: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY - VOCs and Metals

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Sample Well ID	Date	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	EDB (µg/L)	1,2-Dichloroethane (µg/L)	Total Arsenic (µg/L)	Total Cadmium (µg/L)	Total Chromium (µg/L)	Total Lead (µg/L)
GCTLs												
NADCS												
MW-6	01/30/02	<1.0	<1.0	<1.0	2 U	<1.0	--	--	--	--	--	--
Destroyed	09/27/02	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	11/26/03	<1,000	<1,000	<1,000	<1,000	<1,000	--	--	--	--	--	--
	01/07/05	0.21 U	0.23 U	0.17 U	0.63 U	0.35 U	--	--	--	--	--	--
	11/24/08	0.16 U	1.6 U	0.16 U	2.3	0.33 U	--	--	--	--	--	--
	08/23/11	0.18 U	0.16 U	0.27 U	0.86 U	0.27 U	--	--	--	--	--	--
MW-7												
Destroyed	01/30/02	<1.0	<1.0	<1.0	<1.0	<1.0	<0.020	--	--	--	--	9.8
	09/27/02	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	11/26/03	<1,000	<1,000	<1,000	<1,000	<1,000	--	--	--	--	--	--
	01/07/05	0.21 U	0.23 U	0.17 U	0.63 U	0.35 U	--	--	--	--	--	--
	11/24/08	0.16 U	1.6 U	0.16 U	0.50 U	0.33 U	--	--	--	--	--	--
	08/23/11	0.18 U	0.16 U	0.27 U	0.86 U	0.27 U	--	--	--	--	--	--
MW-8												
Destroyed	01/30/02	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	11/26/03	<1,000	<1,000	<1,000	<1,000	5.67	--	--	--	--	--	--
	01/06/05	110	15	200	590	3.8	--	--	--	--	--	--
MW-8R	09/07/22	0.30 U	0.33 U	5.3	2.1 U	1.2 U	--	--	--	--	--	--
MW-9												
Destroyed	09/27/02	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	11/26/03	<1.00	<1.00	<1.00	<1.00	<1.00	--	--	--	--	--	--
	01/06/05	<0.30	0.29 U	0.27 U	0.86 U	0.31 U	--	--	--	--	--	--
MW-10												
Destroyed	09/27/02	<1.00	<1.00	<1.00	<1.00	1.80	--	--	--	--	--	--
	11/26/03	<1,000	<1,000	<1,000	<1,000	<1,000	--	--	--	--	--	--
	01/07/05	0.21 U	0.23 U	0.17 U	0.63 U	0.35 U	--	--	--	--	--	--
	02/08/12	0.50 U	0.79 U	0.50 U	1.3	0.50 U	--	--	--	--	--	--
	06/11/13	0.10 U	0.50 U	0.50 U	0.50 U	0.50 U	--	--	--	--	--	--
MW-11												
Abandoned	11/26/03	<1,000	70.5	440	3,114	<1,000	--	--	--	--	--	--
	01/07/05	0.21 U	0.23 U	9.6	47	0.35 U	--	--	--	--	--	--
	11/24/08	0.16 U	1.6 U	2.0	1.8	0.33 U	--	--	--	--	--	--
	08/24/11	0.18 U	0.16 U	0.41 U	2.11	0.27 U	--	--	--	--	--	--
	06/12/13	0.10 U	0.50 U	0.50 U	0.50 U	0.50 U	--	--	--	--	--	--
	10/22/14	0.40 U	0.40 U	0.40 U	1.00 U	0.40 U	--	--	--	--	--	--
MW-12												
Abandoned	11/26/03	<1.00	<1.00	<1.00	5.3	<1.00	--	--	--	--	--	--
	01/06/05	<0.30	<0.29	<0.27	<0.86	0.31 U	--	--	--	--	--	--
	11/24/08	0.16 U	1.6 U	0.16 U	0.50 U	0.33 U	--	--	--	--	--	--
	08/24/11	0.18 U	0.16 U	0.27 U	0.86 U	0.27 U	--	--	--	--	--	--
	06/12/13	0.10 U	0.50 U	0.50 U	0.50 U	0.50 U	--	--	--	--	--	--
	10/23/14	0.40 U	0.40 U	0.40 U	0.800 U	0.400 U	--	--	--	--	--	--
MW-13												
Destroyed	01/07/05	0.21 U	0.23 U	0.17 U	0.63 U	0.35 U	--	--	--	--	--	--
MW-14												
Abandoned	01/07/05	0.21 U	0.23 U	0.17 U	0.63 U	0.35 U	--	--	--	--	--	--
	11/24/08	0.16 U	1.6 U	0.16 U	0.50 U	0.33 U	--	--	--	--	--	--
	06/12/13	0.10 U	0.50 U	0.50 U	0.50 U	0.50 U	--	--	--	--	--	--
MW-15												
Destroyed	11/24/08	6.61	2,600	2,000	13,000	<8.2	--	--	--	--	--	--
	08/23/11	0.18 U	1,100	2,000	9,500	<2.0	--	--	--	--	--	--
MW-15R	09/07/22	0.30 U	0.33 U	0.30 U	2.1 U	1.2 U	--	--	--	--	--	--

Monday, January 17, 2022 11:05:46 AM
Dates and times are displayed using (-05:00)
Page 6 of 21

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ADDITIONAL NOTICING

Any time a **new constituent is detected** (whether confirmed or suspected of state-funded cleanup sites) from a previously reported offsite property **or** a constituent is detected on a **new off-site property** – you should prepare an **additional** noticing packet.

This packet only includes the new contaminants for previously noticed offsite properties and/or new offsite properties with newly detected exceedances.

You pick up with nomenclature where you left off (if applicable) and only report **these** constituents and properties on the DEP contaminant tables. All the same components of an INOC packet are required (slides five and six).



KEY ITEMS TO REMEMBER

Use the correct DEP contamination table according to media and if confirmed vs. suspected.

Only notice a constituent **once** per off-site property (choose the sample location with the highest concentration or closest to the property boundary-whichever is most appropriate).

Suspected contamination can only be reported (expanded noticing) if presented in a signed and sealed report with plume maps.

Any time a **new** constituent is detected (confirmed or suspected) from a previously reported off-site property **or** a constituent is detected on a new off-site property – you should prepare an **additional** noticing packet.

Contractors (for state-funded cleanup) never sign the DEP form – a site manager must do so as the PRSR.

Non-program discharges are not under obligation to comply with **expanded** noticing (suspected noticing).

Even if an off-site property is owned by the source property owner, the off-site property gets notification.



THANK YOU

Melissa Brock, FCCM

Division of Waste Management / Petroleum
Restoration Program

Florida Department of Environmental Protection

Contact Information:

850-245-8922

Melissa.Brock@FloridaDEP.gov

