

ENVIRONMENTAL SCREENING FORM (ESF)

(Updated May 2007 – per 2004 DM revisions and proposed DO-12 changes)

This form should be attached to all NEPA documents sent to the regional director's office for signature. Sections A and B should be filled out by the project initiator (may be coupled with other park project initiation forms). Sections C, D, E, and G are to be completed by the interdisciplinary team members. While you may modify this form to fit your needs, you must ensure that the form includes information detailed below and must have your modifications reviewed and approved by the regional environmental coordinator. To access this form and other compliance project information, go to <https://pepc.nps.gov>.

A. PROJECT INFORMATION

Park Name McCoy Indigenous Park Project/PMIS Number _____

Project Type (Check): Cyclic Cultural Cyclic Repair/Rehab ONPS
 NRPP CRPP FLHP
 Line Item Fee Demo Concession Reimbursable
 Other (specify) Atlantic Boulevard Realignment

Project Location Key West, Florida

Project Originator/Coordinator City of Key West / James Bouquet

Project Title Atlantic Boulevard Realignment

Contract # N/A Contractor Name N/A

Administrative Record Location Monroe County Library in Key West

Administrative Record Contact Librarian on staff

B. PROJECT DESCRIPTION/LOCATION *(To begin the statutory compliance file, attach to this form, maps, site visit notes, agency consultation, data, reports, categorical exclusion form (if relevant), or other relevant materials.)*

In coordination with Monroe County, the City of Key West will realign Atlantic Boulevard at White Street. The realignment will require a land exchange between Atlantic Boulevard and the McCoy Indigenous Park. Per the McCoy Indigenous Park deed, the land should remain as recreational. The City of Key West will exchange portions of Atlantic Boulevard, which will be redesigned for recreational use, for portions of the McCoy Indigenous Park, which would become a new section of Atlantic Boulevard at White Street with all necessary pedestrian walks, etc.

Preliminary drawings attached? Yes No Background info attached? Yes No

Date form initiated October 19, 2017 Anticipated compliance completion date _____

Projected advertisement/Day labor start N/A Projected construction start N/A

Is project a hot topic (controversial or sensitive issues that should be brought to attention of Regional Director)?
 Yes No

C. RESOURCE EFFECTS TO CONSIDER *(Please see section F, Instructions for Determining Appropriate NEPA Pathway, prior to completing this section. Also use the process described in DO-12, 2.9 and 2.10; 3.5; 4.5(G)(4) and (5); and 5.4(F) to help determine the context, duration, and intensity of effects on resources.)*

	Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine
1	Geological resources – soils, bedrock, streambeds, etc.		X			
2	From geohazards	X				
3	Air quality		X			
4	Soundscapes		X			
5	Water quality or quantity	X				
6	Streamflow characteristics	X				

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 -continued-

	Identify potential effects to the following physical, natural, or cultural resources	No Effect	Negligible Effects	Minor Effects	Exceeds Minor Effects	Data Needed to Determine
7	Marine or estuarine resources	X				
8	Floodplains or wetlands	X				
9	Land use, including occupancy, income, values, ownership, type of use	X				
10	Rare or unusual vegetation – old growth timber, riparian, alpine	X				
11	Species or special concern (plant or animal; state or federal listed or proposed for listing) or their habitat	X				
12	Unique ecosystems, biosphere reserves, World Heritage Sites	X				
13	Unique or important wildlife or wildlife habitat	X				
14	Unique, essential or important fish or fish habitat	X				
15	Introduce or promote non-native species (plant or animal)	X				
16	Recreation resources, including supply, demand, visitation, activities, etc.			X		
17	Visitor experience, aesthetic resources			X		
18	Archeological resources	X				
19	Prehistoric/historic structures	X				
20	Cultural landscapes	X				
21	Ethnographic resources	X				
22	Museum collections (objects, specimens, and archival and manuscript collections)	X				
23	Socioeconomics, including employment, occupation, income changes, tax base, infrastructure, concessions		x			
24	Minority and low income populations, ethnography, size, migration patterns, etc.		X			
25	Energy resources	X				
26	Other agency or tribal use plans or policies	X				
27	Resource, including energy, conservation potential, sustainability	X				
28	Urban quality, gateway communities, etc.			X		
29	Long-term management of resources or land/resource productivity		X			
30	Other important environmental resources (e.g., geothermal, paleontological resources)?	X				

Comments _____

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D. MANDATORY CRITERIA

Mandatory Criteria: If implemented, would the proposal:	Yes	No	Comment or Data Needed to Determine
A. Have significant impacts on public health or safety?		X	
B. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (Executive Order 11990); floodplains (Executive Order 11988); national monuments; migratory birds; and other ecologically significant or critical areas?		X	
C. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA section 102(2)(E))?		X	
D. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X	
E. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X	
F. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		X	
G. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office?		X	
H. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species?		X	
I. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		X	
J. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?		X	
K. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		X	
L. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth; or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		X	

For the purposes of interpreting these procedures within the NPS, any action that has the potential to violate the NPS Organic Act by impairing park resources or values would constitute an action that triggers the DOI exception for actions that threaten to violate a federal law for protection of the environment.

ENVIRONMENTAL SCREENING FORM (ESF)
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-continued-

E. OTHER INFORMATION *(Please answer the following questions/provide requested information.)*

Are personnel preparing this form familiar with the site? Yes No

Did personnel visit site? Yes No *(If yes, attach meeting notes re: when site visit took place, who attended, etc.)*

Is the project in an approved plan such as a General Management Plan or an Implementation Plan with an accompanying NEPA document? Yes No If so, plan name City of Key West Capital Project Implementation Plan for FY18-19

Is the project still consistent with the approved plan? Yes No
(If no, you may need to prepare plan/EA or EIS.)

Is the environmental document accurate and up-to-date? Yes No
(If no, you may need to prepare plan/EA or EIS.)

FONSI ROD *(Check one)* Date approved _____

Are there any interested or affected agencies or parties? Yes No

Did you make a diligent effort to contact them? Yes No NA

Has consultation with all affected agencies or tribes been completed? Yes No NA *(If yes, attach additional pages re: consultations, including the name, dates, and a summary of comments from other agencies or tribal contacts.)*

Are there any connected, cumulative, or similar actions as part of the proposed action (e.g., other development projects in area or identified in GMP, adequate/available utilities to accomplish project)? Yes No *(If yes, attach additional pages detailing the other actions.)*

F. INSTRUCTIONS FOR DETERMINING APPROPRIATE NEPA PATHWAY

First, always check DO-12, section 3.2, "Process to Follow," in determining whether the action is categorically excluded from additional NEPA analyses. Other sections within DO-12, including sections 2.9 and 2.10; 3.5; 4.5(G)(4) and (5); and 5.4(F), should also be consulted in determining the appropriate NEPA pathway. Complete the following tasks: conduct a site visit or ensure that staff is familiar with the site's specifics; consult with affected agencies, and/or tribes, and interested public; and complete this environmental screening form.

If your action is described in DO-12, section 3.3, "CEs for Which No Formal Documentation is Necessary," follow the instructions indicated in that section.

If your action is not described in DO-12, section 3.3, and IS described in section 3.4, AND you checked YES or identified "data needed to determine" impacts in any block in section D (Mandatory Criteria), this is an indication that there is potential for significant impacts to the human environment, therefore you must prepare an EA or EIS or supply missing information to determine context, duration, and intensity of impacts.

If your action is described in section 3.4 and NO is checked for all boxes in section D (Mandatory Criteria), AND there are either no effects or all of the potential effects identified in Section C (Resource Effects to Consider) are no more than minor intensity, usually there is no potential for significant impacts and an EA or EIS is not required. If, however, during internal scoping and further investigation, resource effects still remain unknown, or are at the minor to moderate level of intensity, and the potential for significant impacts may be likely, an EA or EIS is required.

In all cases, data collected to determine the appropriate NEPA pathway must be included in the administrative record.

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-continued-

G. INTERDISCIPLINARY TEAM SIGNATORIES*(All interdisciplinary team members sign as directed (or deemed necessary) by the Superintendent.) By signing this form, you affirm the following: you have either completed a site visit or are familiar with the specifics of the site; you have consulted with affected agencies and tribes; and you, to the best of your knowledge, have answered the questions posed in the checklist correctly.*

Interdisciplinary Team Leader Name	Discipline/Field of Expertise	Date
Technical Specialists Names	Discipline/Field of Expertise	Date

H. SUPERVISORY SIGNATORY

Based on the environmental impact information contained in the statutory compliance files and in this environmental screening form, environmental documentation for the subject project is complete. If the project involves hot topics or sensitive issues, I have briefed the deputy or regional director.

Recommended:

Compliance Specialist	Telephone Number	Date

Approved:

Superintendent	Telephone Number	Date

Appendix 2

Categorical Exclusion Form

Project Atlantic Boulevard Realignment **Date** October 19, 2017

Describe project, including location (reference the attached Environmental Screening Form (ESF), if appropriate):

The City of Key West Florida intends to realign Atlantic Boulevard at White Street. The realignment would require a land exchange with the McCoy Indigenous Park. Land from Atlantic Boulevard would be redesigned for recreational use and become a transitional piece of land into McCoy Indigenous Park. (Attached ESF)

Describe the category used to exclude action from further NEPA analysis and indicate the number of the category (see section 3-4 of DO-12):

Sec 3.4 (C) Actions Related to Development

Cat 2: Land exchanges that will not lead to the anticipated changes in the use of the land and have no potential for environmental impact.

Describe any public or agency involvement effort conducted (reference the attached ESF):

United States Department of the Interior (Attached ESF)

On the basis of the environmental impact information in the statutory compliance file, with which I am familiar, I am categorically excluding the described project from further NEPA analysis. No exceptional circumstances (i.e., all boxes in the ESF are marked "no") or conditions in section 3-6 apply, and the action is fully described in section 3-4 of DO-12.

Park Superintendent or Designee

Date

Title

NPS Contact Person

Title

Address

Phone Number

ATTACHMENT A
CITY OF KEY WEST CONSTRUCTION DRAWINGS ATLANTIC BOULEVARD
REALIGNMENT

ATTACHMENT C

SITE VISIT NOTES / DEPARTMENT OF INTERIOR COMMUNICATION

James Bouquet

From: Barrett, John <john_barrett@nps.gov>
Sent: Friday, June 02, 2017 1:39 PM
To: James Bouquet
Cc: Steven P. McAlearney; Paul Kissinger
Subject: Re: Key West FLP Land Exchange - Atlantic Blvd Relocation

Jim,

We would not require additional documentation unless there was a significant change to the proposal in the intervening period.

Question. Would the replacement triangular area become part of Rest Beach Park? I assume it would no longer be considered as part of Indigenous Park since the road would be intersecting there, but I'm just guessing.

Thanks.

John

John Barrett
Program Manager
Federal Lands to Parks
National Park Service, Southeast Region
100 Alabama St., SW
Atlanta, GA 30303

404.507.5885
john_barrett@nps.gov

On Wed, May 31, 2017 at 11:37 AM, James Bouquet <jbouquet@cityofkeywest-fl.gov> wrote:

John:

As an update, the City is proceeding with survey, appraisal, title search and Phase I ESA/NEPA review of the area proposed for land use restriction exchange (see attached). I hope to have these deliverables in 90 days and subsequently provide a draft submittal document for your review.

As you may be aware, the Monroe County component of the roadway realignment could be delayed 1 to 3 years due to a current Federal grant restriction. The City will not commence construction until the County is well underway. That said, I want to clarify that if we substantially complete the exchange process ahead of County construction, the formal exchange (requiring both Key West City Commission and NPS approval) can be placed on hold until such construction commences and that additional documentation (e.g., an updated Phase I ESA) should not be required.

Thanks,

Jim

From: Barrett, John [mailto:john_barrett@nps.gov]
Sent: Wednesday, March 15, 2017 2:40 PM
To: James Bouquet <jbouquet@cityofkeywest-fl.gov>
Subject: FLP Land Exchange Requirements

Jim,

It was good speaking with you. As requested, I've attached our land exchange documentation requirements.

Regards,

John

John Barrett

Program Manager

Federal Lands to Parks

National Park Service, Southeast Region

100 Alabama St., SW

Atlanta, GA 30303

404.507.5689

john_barrett@nps.gov



Land Exchange Overview

A land exchange in the context of the Federal Lands to Parks Program involves the release of restrictive public park covenants on one piece of land (the exchange property) and the placement of those restrictive covenants on another piece of land provided by the grantee as future replacement parkland for the land being released. As a first step before fulfilling further requirements, the National Park Service (NPS) requires the grantee to state the purpose and justification for the proposed land exchange. This statement should include an assessment of public recreational utility for both the current park and the proposed replacement property, an explanation of why the original park property no longer serves the purpose for which it was conveyed, and how the replacement property will better satisfy the purpose and meet current park and recreation needs. This analysis should include an assessment of public needs and demographics. It should also reference relevant state, regional, city, or other local outdoor recreation plans.

Documentation Requirements

If the purpose and justification statement is approved, then the grantee would need to prepare and submit the following documentation:

1. A boundary survey(s) of the portion(s) of the park properties that are to be exchanged and the replacement parcel(s).
2. Appraisals. The fair market value must be obtained for all properties by appraisers certified at the MAI level. The appraisals must conform to the Uniform Appraisal Standards for Federal Land Acquisitions. The appraisals must be current and the same individual(s) should appraise both the subject property as well as the proposed replacement property during the same time frame. The portion of the parkland that will be converted to non-park use must be appraised at its highest and best usage, which is as though the park and recreation restriction had already been removed. The replacement property must also be appraised at its highest and best usage.
3. Environmental Site Assessment (ESA) of the proposed replacement parcel(s) (minimum of a Level I Survey) performed by an independent analyst with the appropriate credentials recognized by the NPS. The American Society of Testing and Materials (ASTM) standards should be used to determine if the land is environmentally safe and not latently contaminated.
4. Preparation of NEPA environmental assessment document(s) (as required by the National Environmental Policy Act) for the total land exchange describing the environmental effects of the proposed development. Documentation should include an analysis of potential impacts from displacement of recreational opportunities and impacts to the remaining parkland etc., and an assessment of potential impacts of new park development on the proposed replacement property.

Note that an assessment of potential impacts of future development and use of the property to be released from park and recreation requirements (i.e. conversion property) is not required.

Documentation from previously completed environmental assessments that address the potential impacts of the proposed land exchange may be submitted. Depending on the scope of the land exchange, the environmental review for both the subject property and the proposed replacement property may range from completing an Environmental Screening Form (ESF); to completing an Environmental Assessment (EA) or an Environmental Impact Statement (EIS).

5. An adopted resolution, ordinance or certification that states the public purpose of the proposed exchange. This should include an acknowledgement that all applicable restrictions contained in the original conveyance deed shall be applied to the proposed replacement parcel(s).

6. A disclosure statement that either: a) the original property and the proposed replacement are not encumbered with other recreation, conservation, grant or any other type of restrictions, or b) an explanation of any encumbrances/restriction(s) that exist on the original property and the proposed replacement property. This statement may be part of the cover letter, part of the resolution or a separate document, but it must be signed.

7. A location map, legal description, Program of Utilization (i.e. park and rec plan), title report, and development schedule for the replacement parcel(s). An analysis and justification must be provided regarding how the proposed new park/areas will meet an identified need for public park and recreation opportunities; as well as how the grantee will fully fund the recreational improvements on the replacement property. The replacement property may not already have been acquired or in use for recreational purposes. However, the replacement property may include other lands owned by the Grantee that are used or intended for non-recreation purposes.

Then NPS may approve a land exchange only with the concurrence of the General Services Administration and, in certain instances, with the appropriate agency/department within the Department of Defense for former military properties.

ADDITIONAL INFORMATION: Any questions can be addressed to John Barrett, Program Manager, Federal Lands to Parks, National Park Service, 100 Alabama Street, S.W., Atlanta, Georgia 30303-8701. 404-507-5689 | 404-562-3246 (fax) | john_barrett@nps.gov

ATTACHMENT D
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Atlantic Boulevard
1301 Atlantic Boulevard
Key West, Florida**



Revised October 2017



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Atlantic Boulevard
1301 Atlantic Boulevard
Key West, Florida**

Prepared for:

**The City of Key West
P.O. Box 1409
Key West, Florida 33041**

Prepared by:

**Tetra Tech
759 South Federal Highway, Suite 314
Stuart, Florida 34994**



Project No. 194-5363

Revised October 2017

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of the City of Key West (the City) of the property known as the Atlantic Boulevard site located at 1301 Atlantic Boulevard (subject property) in Key West, Monroe County, Florida in July 2017. The Phase I ESA was revised in October 2017 to include post Hurricane Irma changes to the site and surrounding areas. The Phase I ESA was performed in general conformance with the scope and limitations defined with the American Society for Testing and Materials (ASTM) Standard E 1527-13. The Phase I ESA was conducted for the purpose of providing information on current environmental conditions of the subject property. The Phase I ESA process involves reviewing site information, searching relevant government databases, performing interviews with persons knowledgeable with site use, and completing a visual inspection of the site in order to identify recognized environmental conditions (REC).

As defined in the ASTM Standard E 1527-13, a REC means:

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

This assessment has revealed no evidence of RECs in connection with the subject property.

Historical RECs (HREC) are defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. There are no HRECs identified for the subject property.

Controlled RECs (CREC) are defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the application regulatory authority, with soil or groundwater impacts allowed to remain in place with use limitations or institutional controls. There are no CRECs identified for the subject property.

1 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of the City of Key West (the City) of the property known as the Atlantic Boulevard site located at 1301 Atlantic Boulevard (subject property) in Key West, Monroe County, Florida in July 2017 (**Figure 1**) The Phase I ESA was revised in October 2017 to include changes to the site and surrounding areas post Hurricane Irma that hit Key West on September 10, 2017. The purpose of this Phase I ESA is to evaluate potential environmental issues associated with the subject property or adjacent properties. This Phase I ESA was performed in general conformance with the scope and limitations defined with the American Society for Testing and Materials (ASTM) Standard E 1527-13. The Phase I ESA process involves reviewing site information, searching relevant government databases, performing interviews with persons knowledgeable with site use, and completing a visual inspection of the site in order to identify recognized environmental conditions (REC).

1.1 General Site Description

The subject property consists of an approximately 8320 square feet (0.2 acres) parcel located in Key West, Monroe County, Florida. The property includes portions of Atlantic Boulevard and White Street. The subject property is bounded to the north by two recreational parks with residential land beyond; to the east by a recreational park with residential land beyond; to the south by the Atlantic Ocean and two public beaches; and to the west by a recreational park and residential land.

1.2 Objectives

The objectives of the Phase I ESA are to:

- Evaluate site conditions;
- Identify and evaluate recognized environmental conditions at the subject property; and
- Provide an interpretation on the nature of environmental risk or liability that may be present.

The primary focus of a Phase I ESA is to identify RECs and is limited to the identification of RECs within the scope of ASTM Standard. The ASTM defines a REC as:

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of

a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

This Phase I ESA is limited to areas which were readily accessible, and includes a review of historical information regarding activities on the subject property; review of readily available information concerning the subject property and nearby properties of environmental concern, and preparation of this report. This Phase I ESA does not include the following:

- Investigations beneath existing structures or concrete pads, or within walls or ceilings of buildings, or confined spaces;
- A comprehensive survey or assessment of potential lead containing paint, pipes or drinking water;
- A comprehensive survey or assessment of suspect asbestos-containing materials;
- Survey or sampling of potential polychlorinated biphenyls (PCBs) containing paint, fluorescent light ballasts, transformers, circuit breakers or other electrical equipment; and
- Investigation of radon gas or radioactivity.

1.3 Limitations, Exceptions and User Reliance

The findings, conclusions, and interpretations are subject to modification if subsequent information is developed by Tetra Tech or others. The findings of this report are time-specific and are only representative of subject property conditions as they existed at the time of the site visit.

This report has been prepared for the benefit of the City and was compiled based partially on information supplied to Tetra Tech from outside sources and other information in the public domain. Tetra Tech has examined and relied on documents referenced in this report and on oral statements made by certain individuals. Tetra Tech has not conducted an independent examination of the facts contained in referenced materials and statements. Tetra Tech has assumed that the documents are genuine and that the information provided in documents or statements are true and accurate. Tetra Tech has prepared this report in a professional manner, using the degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. The opinions herein are based on the information Tetra Tech obtained while compiling the report. Tetra Tech makes no warranty as to

the accuracy of statements made by others that may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Differing conclusions about environmental features could be reached because the facts that form the basis for the report are subject to professional interpretation. Tetra Tech does not assume responsibility for the discovery and elimination of hazards that could cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not ensure that hazards will be eliminated or that obligations of The City will be fulfilled under local, state, or federal laws or any modifications or changes to these laws. None of the work performed shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

The information contained in this report, including all exhibits and attachments, may not be used by any other party without the express written consent of the City or Tetra Tech. This report is partially based on information obtained from previous reports and regulatory agencies. Tetra Tech does not guarantee the authenticity or reliability of the information it has received from these sources.

2 SITE DESCRIPTION

The subject property consists of an approximately 8320 square feet (0.2 acres) parcel located in Key West, Monroe County, Florida (Figures 1 and 2).

2.1 Subject Property Current Use

The property includes the corner of Atlantic Boulevard and White Street. The City of Key West owns the property. Atlantic Boulevard is a hurricane evacuation route and White Street dead ends into the White Street pier. Both streets are heavy commuter routes for the island of Key West.

Normal maintenance to the road surface and sidewalks have been maintained.

2.2 Activity and Use Limitations and Environmental Lien Search

According to the EDR report, there are no environmental liens or AULs associated with the Property.

2.3 Surrounding Properties Current Use

The subject property is bounded to the north by two parks (Higgs Beach Park and McCoy Indigenous Park) with residential land beyond; to the east by Higgs Beach and Higgs Beach Park with residential land beyond; to the south by the Atlantic Ocean and the two public beaches (Higgs Beach and Rest Beach) and White Street Pier, used for fishing and recreational purposes; and to the west by a McCoy Indigenous Park and residential land.

Higgs Beach Park is owned by Monroe County and the property contains an old military radio tower, a restaurant, dog park, a historic gravesite, garden area at West Martello Towers, tennis courts, and an equipment storage area for the County.

McCoy Indigenous Park is owned by the City and houses the Key West Wildlife Rescue Center (KWRC) in the northern area of the property. KWRC has a trailer used as an office and treatment center, storage area, and a covered aviary. In the northwest corner of the park property there is a stormwater pump station. A large paved parking area runs along the western property line toward the southwest corner where seven bocce courts are located. Most of the interior of the property is the actual McCoy Indigenous Park area. Two buildings are presently located along the

western boundary with the parking lot that houses the restrooms and a gazebo. A paved trail runs east to west through the interior of the park property from the gazebo/restroom area to a manmade freshwater pond. This passive park area is an upland area with stormwater drainage areas. A wire fence currently surrounds this passive park area and the KWRC area. A sewage lift station exists at the southeast corner of the property.

Rest Beach is currently leased by the City from the State of Florida. The beach sustained severe erosion and multiple tree loss during Hurricane Irma.

Higgs Beach is owned by Monroe County. The beach is used for recreational purposes and is maintained by the county. Post Hurricane Irma, the sand from Rest Beach and Higgs Beach covered Atlantic Boulevard and White Street.

2.4 Physical Setting

The ground elevation of the subject property is approximately 1 foot above mean sea level and is generally flat.

Based on the EDR report, topographic maps, and observations made during the July 6, 2017 and the October 12, 2017 site reconnaissances, the regional and local topographic gradients in the area slope southeast.

The geologic information provided in the EDR radius Map for the subject property is classified as the Cenozoic Era of the Quaternary rock formation. This bedrock formation consists of stratified limestone.

Based on the EDR reports, the soil type for the subject property is Urban Land, which is manmade built up elevations. The depth to the water table typically associated with this type of soil is generally less than 1 inch below ground surface. This type of soil does not meet the requirements for hydric soil, which would indicate the potential for wetland areas to be present on the subject property.

Hydrogeologic information provided in the EDR Radius Map report for the subject property did not indicate a depth to groundwater or direction of groundwater flow. It is expected that

groundwater flow is southeast following surface water flow. The area is prone to flooding during heavy rainfall.

According to the EDR report, there are 35 U.S. Geological Survey (USGS) wells within a 1-mile radius of the subject property. There is no Federal Reporting Data System (FRDS) Public Water Supply (PWS) within a mile from the subject property. There are 9 State Database wells located within 1 mile of the subject property.

3 PAST USES OF SUBJECT PROPERTY AND SURROUNDING AREA

The subject property has been the intersection of White Street and Atlantic Boulevard since at least 1943. The surrounding area has changed from government owned land to former military housing to parks and recreational areas.

The following sections present information regarding the past history of the subject property and the surrounding area. Aerial photographs, topographic maps and city directories were reviewed as provided by Environmental Data Resources, Inc. (EDR). These sources are provided in **Appendix A**. A chronological summary of historical land use is presented in below.

Date (Year)	Source of Historical Information	Description of Historical Land Use
1926	Sanborn Map	The property was undeveloped, White Street was paved but dead ended into the Atlantic Ocean and a tidal pond was located to the northeast, and residential homes to the north.
1943	Topographic Map	The presence of Atlantic Boulevard is shown for the first time, and radio range and radar towers are present on the adjacent property to the west; no other significant land use changes are observed.
1948	Sanborn Map	No significant land use changes are observed on the subject property or the surrounding areas.
1959	Aerial Photograph	Government housing was built to the northeast of the property, Higgs Beach has been constructed on the adjacent property to the southwest; no other significant land use changes were observed.
1962	Aerial Photograph and Topographic Map	No significant land use changes are observed on the subject property or the surrounding areas.
1963	Aerial Photograph	White Street Pier has been constructed to the southwest of the property; no other significant land use changes are observed.
1971	Aerial Photograph and Topographic Map	Government housing has been removed from the adjacent property to the northeast; no other significant land use changes are observed.
1979	Topographic Map	Higgs Beach Park has been constructed on the adjacent property to the southwest; no other significant land use changes are observed.
1985	Aerial Photograph	McCoy Park and parking lot has been constructed on the adjacent property to the northeast; no other significant land use changes are observed.
1999	Aerial Photograph	McCoy Park has been expanded on the adjacent property to the northeast, Rest Beach walking path has been constructed to the southeast; no other significant land use changes are observed.
2007	Aerial Photograph	Additional buildings have been constructed with the McCoy Park on the property adjacent to the northeast of the target property and road improvements to White Street and Atlantic Boulevard; no other significant land use changes are observed
2010	Aerial Photograph	No significant land use changes are observed on the subject property or the surrounding areas.
2012	Topographic Map	No significant land use changes are observed on the subject property or the surrounding areas.

HISTORICAL LAND USE SUMMARY

Historical land use information does not indicate any potential recognized environmental conditions.

4 ENVIRONMENTAL RECORDS REVIEW

As part of this assessment, Tetra Tech obtained and reviewed state and federal regulatory agency database listings concerning the current and historical activities conducted at the Subject Property and immediate surrounding area. The regulatory database information provided by EDR, complies with the ASTM Standard E 1527-13 for government records. Database information and corresponding search distances from the Subject Property are included in the EDR report (Appendix A).

The Subject Property is listed in one or more of the regulatory agency databases researched.

Regulatory agency databases include the following:

- | | | | |
|-----------------------------------|--|--|--|
| <input type="checkbox"/> NPL | <input type="checkbox"/> CERCLIS | <input type="checkbox"/> FINDS | <input type="checkbox"/> ERNS |
| <input type="checkbox"/> SPL | <input type="checkbox"/> RCRIS | <input type="checkbox"/> SWLF | <input type="checkbox"/> Other: AST |
| <input type="checkbox"/> UST | <input type="checkbox"/> LUST | <input type="checkbox"/> CORRACTS | <input type="checkbox"/> US Hist Auto Stat |
| <input type="checkbox"/> HIST UST | <input type="checkbox"/> HAZNET | <input type="checkbox"/> EMI | <input type="checkbox"/> SWEEPS UST |
| <input type="checkbox"/> US AIRS | <input type="checkbox"/> Hist Cleaners | <input type="checkbox"/> RCRA NonGen/NRL | <input type="checkbox"/> RCRA-CESQG |

The subject property was not listed in the Environmental Interest/Information System.

Database listings do not conflict with site observations and/or other reported information regarding the Subject Property.

An environmental lien(s) has not been filed with respect to the Subject Property.

Regulatory agency database listings for sites located within 1/8 of the Subject Property include the following:

- | | | | |
|-----------------------------------|--|--|--|
| <input type="checkbox"/> NPL | <input type="checkbox"/> CERCLIS | <input type="checkbox"/> FINDS | <input checked="" type="checkbox"/> EDR MGP |
| <input type="checkbox"/> SPL | <input type="checkbox"/> RCRIS | <input checked="" type="checkbox"/> SWF/LF | <input type="checkbox"/> AST |
| <input type="checkbox"/> UST | <input checked="" type="checkbox"/> LUST | <input checked="" type="checkbox"/> DMW Contam | <input type="checkbox"/> US Hist Auto Stat |
| <input type="checkbox"/> HIST UST | <input type="checkbox"/> US Airs | <input type="checkbox"/> FINDS | <input checked="" type="checkbox"/> RESP PARTY |
| <input type="checkbox"/> RCRA-LQG | <input type="checkbox"/> NPDES | <input type="checkbox"/> Inventory | <input type="checkbox"/> RCRA NonGen |

The McCoy Indigenous Park is listed (SWF/LF) as an inactive disaster debris management site and is within 1/8 of a mile from the target property. The FAA Air Traffic Tower on White Street

at Casa Marina Court is listed (RESP PARTY) as an FDEP responsible party contamination site that is pending remediation and is within ¼ mile from the target property. The Monroe County School Maintenance Building on United Street is listed (LUST) as a closed UST site and is within ½ mile from the target property. The property is also listed under DWM CONTAM list that needs cleanup but is not actively being worked on. Key West gasification plant on Catherine Street is listed (EDR MGP) as a suburban propane facility and is within a mile of the target property.

5 PROPERTY SPECIFIC RECORDS REVIEW

Tetra Tech contacted the following regulatory agencies and conducted interviews to obtain information concerning RECs in connection with the Subject Property. This information was obtained electronically, verbally, via phone, letter, or in person, as indicated below.

5.1 Previous Environmental Reports

A Phase I Environmental Site Assessment was conducted in January 2014, by the City of Key West for the McCoy Indigenous Park (adjacent northeast property). Excerpts of this report is provided in **Appendix B**. No other previous environmental reports were identified by the City or FOIA requests pertaining to the subject property.

5.2 Knowledgeable Site Contacts

Tetra Tech interviewed Mr. James Bouquet, Key West City Engineer. Information provided in the interview is reported throughout this document.

5.3 Local Agency

Agency contacted: Key West Fire Department
Name of agency representative(s): Michael Davila, Fire Chief, (305) 809-3936
Date of agency contact: July 31, 2017
Response from agency: <input checked="" type="checkbox"/> No file(s) identified <input type="checkbox"/> File(s) identified <input type="checkbox"/> File(s) regarding issue not maintained by agency <input type="checkbox"/> Other:
Comments regarding regulatory agency inquiry: No files from Fire Department

5.4 County Agencies

Agency contacted: Monroe County
Name of agency representative(s): http://monroecounty-fl.maps.arcgis.com/apps/webappviewer/index.html
Date of agency contact: 7-31-17
Response from agency: <input type="checkbox"/> No file(s) identified <input checked="" type="checkbox"/> File(s) identified <input type="checkbox"/> File(s) regarding issue not maintained by agency <input type="checkbox"/> Other:
Comments regarding regulatory agency inquiry: Parcel maps and assessing information was obtained for the Subject Property.

5.5 State Agencies

Agency contacted: Florida Department of Environmental Protection
Name of agency representative(s): Online FOIA Request
Date of agency contact: 7-31-17
Response from agency: <input checked="" type="checkbox"/> No file(s) identified <input type="checkbox"/> File(s) identified <input type="checkbox"/> File(s) regarding issue not maintained by agency <input type="checkbox"/> Other:
Comments regarding regulatory agency inquiry: FOIA request has not been responded to by time of the report.

No RECs relating to these sources were identified for the subject property and agency information is located in Appendix D.

6 SITE RECONNAISSANCE

On July 6, 2017, Mr. Stuart McGahee of Tetra Tech conducted a site reconnaissance of the subject property and the surrounding properties. On October 12, 2017, Ms. Shauna Stotler of Tetra Tech conducted a sequential site reconnaissance to assess post Hurricane Irma damage of the subject property and surrounding properties.

The entire subject property was accessible at the time of the site reconnaissance. Photograph documentation of the site reconnaissance is provided in **Appendix C**.

The following sections present general categorical observations made during the reconnaissance of the subject property and information provided by Mr. Bouquet.

6.1 Hazardous Substances, Materials, and Petroleum Products

Hazardous substances, material storage nor petroleum products were not observed on the subject property.

6.2 Storage Tanks

No underground or aboveground storage tanks, vent pipes, fill pipes, or access ways indicating underground storage tanks were observed on the subject property.

6.3 Odors

No unusual odors were detected on the subject property during the site reconnaissance.

6.4 Pool of Liquid

Pools of liquid were not observed on the subject property during the site reconnaissance.

6.5 Drums

No drums were observed or were found on the subject property during the site reconnaissance.

6.6 Other Hazardous Materials or Petroleum Product Containers

No other hazardous materials or petroleum product containers were detected on the subject property during the site reconnaissance.

6.7 Unidentified Substance Containers

No unidentified substance containers were detected on the subject property.

6.8 Polychlorinated Biphenyls (PCBs)

There is a radio tower to the northwest of the subject property that has the potential for containing PCBs. No equipment that contained PCBs were observed on the subject property. The lack of testing results or “non-PCB” labelling on this equipment is considered a data gap.

6.9 Pits, Ponds, or Lagoons

A turtle pond is located to the northeast of the subject property within McCoy Indigenous Park. There are no pits, ponds or lagoons on the subject property.

6.10 Soil Inspection

Evidence of stained soil, unidentified soil piles, earthen berms of unknown origin, and stockpiles were not observed at the subject property during the site reconnaissance. Beach sand from Higgs Beach and Rest Beach were observed on the target property post Hurricane Irma.

6.11 Stressed Vegetation

Stressed vegetation was observed on the subject property post Hurricane Irma; however the stressed vegetation was not present during the July 6, 2017 visit. Therefore, the stressed vegetation is attributed to hurricane damage.

6.12 Solid Waste

No solid waste receptacles were detected on the subject property during the site reconnaissance.

6.13 Waste Water

Based on observations during the site walk, no wastewater is discharged on or adjacent to the subject property.

6.14 Wells

There were no irrigation, potable, or injection wells observed on the subject property during the site reconnaissance.

6.15 Septic Systems

No evidence of a septic drain field was observed on the subject property.

6.16 Heating/Cooling

Based on observations during the site reconnaissance, the subject property does not appear to have any heating/cooling systems in place.

6.17 Stains or Corrosion

No visible staining or corrosion was observed on the subject property during the site reconnaissance.

6.18 Drains and Sumps

No evidence of storm drains or sumps were detected on the subject property.

7 DATA GAPS

A Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Some Data Failures may comprise Data Gaps. A Data Gap is defined as the lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the Environmental Professional (EP) to gather such information. A significant data gap occurs when a data gap impacts the ability of the EP to identify RECs.

There were no deletions or deviations from ASTM Standard with the exception of the following:

- No previous property owners were interviewed.
- Time gaps of more than 5 years were noted in available historical information and aerial maps.
- The radio towers located on the adjacent property of Higgs Beach Park has the potential for PCBs; however, there was no documentation to make a determination if PCBs are present.

Tetra Tech does not believe that these deviations impact its ability to render an opinion regarding potential RECs or de minimis conditions for the subject property.

8 FINDINGS & CONCLUSIONS

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of the City of Key West of the property known as the Atlantic Boulevard site, located at 1301 Atlantic Boulevard in Key West, Monroe County, Florida on July 6, 2017. The Phase I ESA was revised in October 2017 to include changes to the site and surrounding areas post Hurricane Irma that hit Key West on September 10, 2017. This ESA was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-13. Exceptions to, or deletions from, this practice are described in Section 7 of this report. The project scope of work was designed and executed to assess the potential for REC associated with the subject property.

This assessment has revealed no evidence of RECs in connection with the subject property.

Historical RECs (HREC) are defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls.

There are no HRECs identified for the subject property.

Controlled RECs (CREC) are defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the application regulatory authority, with soil or groundwater impacts allowed to remain in place with use limitations or institutional controls.

There are no CRECs identified for the subject property.

9 SIGNATURES/QUALIFICATIONS

The resumes of the environmental assessor who conducted the site reconnaissance and prepared the report and the resume of the environmental professional who oversaw completion of this work are provided in **Appendix E**.

Please do not hesitate to contact us at your convenience, should you have any questions or comments regarding this report. It has been a pleasure working with you on this project.

Tetra Tech

Shauna Stotler

Shauna Stotler
Environmental Scientist

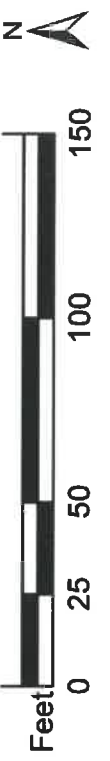


Jay McGovern, PG (FL)
Senior Geologist

FIGURES



City of Key West, Florida
Site Location Map



City of Key West, Florida
Figure 2 Subject Project Layout

APPENDIX A

Atlantic Boulevard
1301 Atlantic Boulevard
KEY WEST, FL 33040

Inquiry Number: 5079160.2s
October 17, 2017

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com



**PHASE 1 ENVIRONMENTAL
SITE ASSESSMENT**

**Charles McCoy Park
aka "McCoy Indigenous Park"**

Parcel ID: 00059570-000000

and

Parcel ID: 00059590-000000

Key West, Monroe County, Florida

City of Key West
P.O. Box 1409
Key West, Florida 33041

January 2014

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EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESE) was performed in compliance with the Recognized Environmental Conditions, as defined by ASTM Standard Practice E1527-13, on the McCoy Indigenous Park parcel (Parcel ID: 00059570-000000, 00059590-000000). The Subject Property is currently primarily a public park area owned by the City of Key West, located along the southern shore of the island. The property is located at the intersection of Atlantic Boulevard and White Street and is approximately 6.9 acres.

No Recognized Environmental Conditions were observed on the subject property. No indications of past or present storage or discharge of petroleum or hazardous substances were observed on the subject property or on adjacent properties. Fuel storage does not occur near the property.

This assessment has revealed no Recognized Environmental Conditions, as defined by ASTM Standard Practice E1527-13, associated with the Subject Property or adjacent properties. No further assessment of the Subject Property is required.

1.0 Summary of Findings

1.1 Site/Property Name: Charles McCoy Park, also known as “McCoy Indigenous Park” (Parcel ID: 00059570-000000 and 00059590-000000)

1.2 Inspection Date: Numerous days of each month for the past seven months (May, June, October, November, and December 2013).

1.3 Name of the Inspector: Karen K. DeMaria, Urban Forestry Program Manager, City of Key West

1.4 Conclusions and Recommendations: This assessment was performed in compliance with the scope and instructions of ASTM Practice E 1527-13. The inspections revealed no recognized environmental conditions relating to the presence or likely presence of any hazardous substances or petroleum products on the property, under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into ground, groundwater, or surface water of the property or with adjacent parcels as defined by ASTM Practice E 1527-13.

No indications of any past or present storage or discharges of any hazardous substances or petroleum substances on-site or off-site were observed or documented. This assessment has revealed no recognized environmental conditions associated with the subject site or adjacent properties as defined by ASTM Standard Practice E1527-13. Therefore, no further assessment is needed or required.

2.0 INTRODUCTION AND OBJECTIVES

2.1 Purpose and Scope of the Environmental Site Assessment: The purpose of this ESA was to identify, to the extent feasible, pursuant to the processes described below, if hazardous environmental conditions resulting from petroleum or hazardous substances were associated with the subject property, and if surrounding properties have the potential to create adverse environmental conditions at the subject property.

Recognized environmental conditions (RECs) are identified for a property during the site investigation. A recognized environmental condition is defined as, “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions (ASTM -1527-13 Chapter 3.2.78).

Within the report items may be listed as “none were observed” or “none were identified”. These statements reflect that the inspector did not physically observe the particular item or could not identify that such data existed for the subject site or surrounding property. Within the scope of the records review conducted as part of this Phase I ESA, it cannot be assured that the public records are complete and current; however, we depend on data from regulatory agency sources to be current, complete, and correct.

2.2 Limitations of the Environmental Site Assessment: All attempts were made to present an objective and accurate report that represents the condition of the subject property at the date of this writing. All opinions are based on information obtained during a seven month review of the property. If additional information becomes available which might impact the environmental conclusions, the opportunity is requested to review and modify this report, if warranted.

The identification of rare or endangered species, geological hazards, potential air quality and lead hazards, and noise impacts are not included in the scope of this assessment. The environmental investigations were done in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Conducting Phase I Environmental Site Assessments - Designation E 1527-13.

Current and historical records for the property were obtained, reviewed, and evaluated based on information found in City of Key West archives, from the City’s park consultant-EDSA, from local, state, and/or federal public entities, and from Environmental Data Management, Inc. (EDM).

2.3 Acquiring Information and Recording Data

2.3.1 Records Review

Historical Research: Historical aerial photographs and municipal records were reviewed to determine the historical usage of the subject site and surrounding properties (Appendix B). Identification of previous land usage can often provide an indication of the current environmental status of the subject site and surrounding area. A 60-year historical chain-of-title search was conducted to determine previous ownership and past usage of the subject site.

Information was also received from community people knowledgeable of the historic uses of the property.

Regional Characteristics: Various maps, reports, and technical publications were reviewed, and observations of site conditions were made to determine the hydrogeologic/geologic conditions (i.e., topography, surface-water flow directions, soil characteristics, etc.) associated with the subject site and surrounding properties. These data can provide pertinent information about the subject site including soil classification, surface-water flow directions; whether the site is on lowlands or uplands; and possibly, an indication of the local direction of surficial aquifer groundwater flow.

Environmental Public Records Review (subject site, abutting, adjacent and surrounding properties): Available federal, state, and local environmental records and the regulatory database search were reviewed to determine if the potential for hazardous environmental conditions exists at or in the vicinity of the subject site. Public records identifying storage tanks, hazardous waste facilities, landfills, contaminated sites, etc., can provide indications of the potential for hazardous environmental conditions to be present at the subject site.

Registered aboveground and underground storage tank usage at the subject site and adjacent properties was identified by reviewing the environmental agency files including the Florida Department of Environmental Protection. Hazardous waste activity at or near the subject site was researched by reviewing sources such as the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) and the State Hazardous Sites List (HWS), which identify facilities that have had releases of hazardous materials or generate, store and/or dispose of hazardous wastes. Other files were also reviewed to determine if facilities in the immediate vicinity of the subject site and regulated by the Resource Conservation and Recovery Act (RCRA) (active facilities whose operations produce, store, treat, or dispose of hazardous waste) were in violation or were operating under an enforcement action brought on by a regulatory agency. A copy of the environmental public record report performed by EDM is included as Appendix D of this report.

2.3.2 Reconnaissance

On-Site Reconnaissance: Visual observations conducted as part of this investigation included several thorough "walkthroughs" of the subject site, including observations along the perimeter and interior of the property. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any on-site buildings, utilities, or other improvements. During these observations, an emphasis was placed upon detecting the operations or conditions exhibiting the potential to create environmental damage (Appendix C).

The site inspector focused upon identifying items such as under and aboveground storage tanks, industrial activity, electrical equipment (possibly containing polychlorinated biphenyl [PCB] dielectric fluid), and signs of adverse environmental conditions such as stressed vegetation or stained soils. Other areas of potential environmental concern included waste disposal and chemical storage areas, if present, as well as industrial operations conducted on the subject site. All phases of the site reconnaissance were documented and photographs were taken of any areas exhibiting the potential to create hazardous environmental conditions. The site inspector

identified conditions on the subject site either as “observed” and provided details, or “not observed” during this reconnaissance.

Off-Site Reconnaissance (adjacent and abutting properties): Visual observations conducted as part of this investigation included observations of adjacent or abutting properties from the property boundary of the subject site. During these observations, an emphasis was placed on detecting the presence of operations exhibiting the potential to create environmental damage (i.e., under and aboveground storage tanks, industrial activity that may fall under RCRA regulations, etc.).

Off-Site Reconnaissance (properties within one-half mile): A vehicular reconnaissance of the surrounding properties was conducted to identify potential sources of adverse environmental impact to the subject site. The site inspector noted whether facilities such as gas stations, industrial/manufacturing facilities, repair facilities, etc., which may have petroleum tanks or appeared to use materials under the jurisdiction of RCRA regulations were in the area.

2.3.3 Records of Communication and Published References: When feasible, interviews were conducted as required, either in person, via e-mail, or by telephone, with individuals regarding environmental issues which could have an effect on the environmental status of the subject site. The interviewing process is most extensively used when additional information is needed to determine the details associated with an area of environmental concern (i.e., land use history, occurrence of hazardous waste emergencies). Additionally, published reference sources were reviewed to obtain pertinent information regarding the environmental conditions at the subject site and surrounding areas.

3.0 USER PROVIDED INFORMATION

3.1 Current and Prior Ownership (Chain-of-Title Review): A 60-year Chain-of-Title search was conducted by Fidelity National Title Insurance Company, True Title Agency Inc. A copy of the report and deed amendment correspondence is attached (Appendix D).

The McCoy Indigenous park property is actual two parcels. In 1946 the United States government secured ownership of both parcels for use as military housing. In 1973, the property (both parcels) was deeded to the City of Key West for public park and public recreation area purposes.

3.2 Knowledge of Restrictions: The deed for the McCoy Indigenous Park property includes the following statement:

“This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the grantee on July 5, 1972, which program and plan maybe amended from time to time at the request of either the grantor or grantee, with written concurrence of the other party, and such amendments shall be added and become part of the original application.”

In a letter dated April 10, 1975, from the City Manager to the Secretary of the Interior Bureau of Outdoor Recreation, the City of Key West informed the Bureau that a softball field had been built, created a senior citizen gathering place in the tree area along Atlantic Blvd, and was installing playground equipment and cook out facilities on the property. The City was also filling in some low areas of the land.

In a letter dated March 21 1990, from the Department of the Interior, National Park Service to the City of Key West Landscape Coordinator approving a request to amend the deed to include the building of a wildlife pond and creating a bird and butterfly garden.

In a letter dated June 6, 1990, from Department of the Interior National Park Service to Mrs. William Ford states that the original Program of Utilization (POU) was amended in 1975 to include passive park facilities and native plantings. "The main elements of the POU are picnicking, landscaping with native plants, pavilion, and support facilities. The POU has been further amended to include a small wildlife pond and bird and butterfly garden."

In October 2013, the City of Key West, Urban Forestry Manager initiated correspondence with the National Park Service, to update and potentially amend the POU. An amendment should include the installation of a sewage lift station and a stormwater pump station.

4.0 RECORDS REVIEW

4.1 Environmental Public Records Review: Subject Site: The databases searched by Environmental Data Management, Inc. (EDM) indicated that the McCoy Indigenous Park property is an inactive, disaster debris management site. A detailed account of this records search is located in Appendix E.

4.2 Environmental Public Records Review: Abutting, Adjacent Properties and Surrounding Properties: Several sites in the vicinity of the subject property were listed in the databases searched by EDM. Copies of public environmental records associated with abutting and adjacent properties and pertinent information regarding these sites are presented in the EDM agency records report (Appendix E).

4.3 Regional Characteristics/Physical Setting Sources

4.3.1 Review of USGS Quadrangle Map: The United States Geological Survey 7.5 Minute Series Topographical Quadrangle Map of Key West, Florida was reviewed. The subject site appears to be located at between 4-5 feet above mean sea level.

4.3.2 Review of Soil Survey: The United States Department of Agriculture (USDA) Soil Conservation Service Soil Survey of Monroe County, Florida, soils classification map indicates that one predominant soil type is present on the Subject property; Urban Land (Appendix E).

4.3.3 Potential for Leachate Migration: No observable sources of leachate were observed either on the subject property or on adjacent properties. Therefore, the potential for leachate migration onto the subject property is minimal.

4.3.4 Potential for Excessive Radon Levels: The Indoor Radon Abatement Act of 1988 directed the Environmental Protection Agency (EPA) to develop a screening map for extrapolating radon potential at the county level. Based on the National Radon Database developed by the EPA, Monroe County has been designated as Radon Level 3. Based on this information, there is a low potential for elevated levels of radon to be present at the subject site.

4.4 Regional Hydrogeological Characteristics:

4.4.1 Primary and Secondary Aquifers: The groundwater system underlying Monroe County is made up of two sources: the surficial water table aquifer named the Biscayne aquifer and the deeper Floridian aquifer, which are hydraulically separated by sand. In the Keys, the Biscayne aquifer is approximately 100 ft. thick and consists of Miami oolite, Key Largo limestone, and the upper permeable portions of the Tamiami geological formations. These materials are extremely porous, and water flows through them easily. Fresh water entering the aquifer is rapidly discharged into the surrounding coastal waters. These coastal waters surrounding the Keys intrude into the Biscayne aquifer under the Keys making the water entirely too salty to be used as a potable water source. Under Broward and Dade Counties, the Biscayne aquifer is a suitable potable water source; this water is piped via aqueduct to the Florida Keys.

The aquifer under the Keys can be thought of as a sponge. Weather and tide conditions directly impact the aquifer. When there is heavy rainfall and low tides, the ground is more saturated with fresh water, the lenses are close to the surface, and the net movement of water percolates from the spongy aquifer towards the coastal water. At times of little rainfall and high tides the reverse effect occurs. The sponge becomes more saturated with salt water as the coastal waters, pumped by the tides, increase their intrusion into the ground.

4.4.2 Established Directional Flow of Groundwater in Regional Area: The rate and direction of groundwater flow within the surficial aquifer at the subject site may be locally influenced by site improvements, topography, and nearby surface waters. The exact direction of surficial aquifer groundwater flow at the subject site may not be consistent with the regional groundwater flow. Based upon a review of the USGS quadrangle map and from the observations of site conditions, the surficial aquifer groundwater flow direction in the vicinity of the subject site is likely from the northerly and easterly direction, from the adjoining residential neighborhoods. However, the exact direction of the surficial aquifer groundwater flow direction was not determined as part of the scope of work for this Phase I ESA.

4.4.3 Surface waters and wetlands within one-half mile of subject site: The property is located adjacent to the waters of the Atlantic Ocean. A large wetland system called the Salt Ponds exists one-half mile to the east of the property. Smaller mangrove wetland areas including the Berg and Kitso properties are located along Atlantic Boulevard.

4.5 Historical Use Information

4.5.1 Review of Historical Aerial Photographs: The history of land uses on the subject property was documented through a review of historical aerial photographs (Appendix C). Historical aerial photographs were provided by the City of Key West Planning Department. The general trends in land use on the subject property are documented through these aerial photographs:

<u>DATE</u>	<u>USE</u>
1829	Vacant land with a salt pond nearby
1926	Vacant land with a tidewater area nearby
1948	Government land/with a tidewater area nearby
1962	Government land

4.5.2 Historical uses of property: The property was formerly owned by the Federal government and was used as temporary housing after World War II. The property was exscessed and deeded to the city in 1973, when Charles “Sonny” McCoy was mayor. In 1975, the area was designated a passive park with native plantings and was dedicated on November 18, 1981. The property had been used as a tree farm raising coconut palms and has also been called a Native Tree Arboretum and an Exotic Fruit Tree Arboretum. In 1988, Bocce courts were built.

On March 21, 1990, a deed amendment called for creating a passive park designation with the addition of a wildlife pond and bird and butterfly garden. The plan called for the creation of a permanent freshwater pond, the planting of food plants attracting to birds and butterflies, and creating an observation deck with signage. In 1992, the freshwater “turtle” pond in the back of the property was dug.

In 1994, the Wildlife Rescue organization moved their facilities from the Turtle Kraals area to Indigenous Park. In 2006 the bird aviary was built.

In 2002 an office was built on the property that originally housed the City of Key West landscape department and then the offices of the Key West Wildlife Rescue Center. The restrooms and pavilion were built in 2003.

During the 2004 hurricane season, the park property was flooded swamped five times and an additional four times in 2005. During 2005 and 2006, a small plant nursery operated through the Tree Commission, was located on the property

4.5.3 Historical uses of surrounding property: The historical and present day uses of the adjoining properties are the same. The land is and has been both residential to the north and east and public park to the south and west.

5.0 SITE RECONNAISSANCE

5.1 Site Location: McCoy Indigenous Park is bordered by Atlantic Boulevard to the south, White Street to the west, Stevens Avenue to the east and Atlantic Drive to the north. It is located on the southern side of the island of Key West adjacent to Rest Beach and Higgs Beach Park. The listed street addresses are 1801 White Street, 1301 and 1391 Atlantic Blvd. The City of Key West uses the 1801 White Street address as their reference site address for the park property. Copies of the property cards from the property appraiser’s office are included in the EDM report (Appendix E).

5.2 Site and Vicinity Characteristics: McCoy Indigenous Park is a large park area that currently includes bocce courts, a parking area, the Key West Wildlife Rescue Center, a passive vegetated trail area, a sewage lift station and a stormwater pump station. The area is primarily a recreational park area within a residential community.

North and east of the park property are residential homes and condominiums. Approximately half a mile to the northeast, commercial businesses exist including convenience stores, restaurants, automotive and trolley repair shops, and an Advance Auto parts store.

South of the park property exists a public beach owned by the City of Key West and the Atlantic Ocean with a nearby fishing and recreational pier. West of the park property is a large park area owned by Monroe County called Higgs Beach Park. Within the Higgs Beach park property there is an old military radio tower, a restaurant, dog park, a historic gravesite, garden area at West Martello Towers, tennis courts, and an equipment storage area for the County.

Currently, McCoy Indigenous Park houses the Key West Wildlife Rescue Center (KWRC) in the northern area of the property. KWRC has a trailer used as an office and treatment center, storage area, and a covered aviary. In the northwest corner of the park property there is a stormwater pump station. A large paved parking area runs along the western property line toward the southwest corner where seven bocce courts are located. Most of the interior of the property is the actual McCoy Indigenous Park area. Two buildings are presently located along the western boundary with the parking lot that houses the restrooms and a gazebo. A paved trail runs east-west through the interior of the park property from the gazebo/restroom area to a manmade freshwater pond. This passive park area is an upland area with stormwater drainage areas. A wire fence currently surrounds this passive park area and the KWRC area. A sewage lift station exists at the southeast corner of the property.

5.3 Description of Site Improvements: There are currently several structures on the site including a trailer that houses an office and a wildlife treatment center, a covered/fixd bird aviary, a gazebo, restrooms and storage facilities. These building are supplied with electricity from Keys Energy services through power poles and transformers near and along the property lines. The property is connected to City water and sewer and the City of Key West built a sewage lift station at the southeast corner of the lot. Solid waste pick up is provided. Several public garbage cans are also located throughout the park property.

There is no natural gas supplied to the property. The property does receive a lot of stormwater from the surrounding residential areas and currently serves as a storage area for stormwater through retention ditches and a retention pond. The City of Key West also built a stormwater pump station with injection wells on the northeastern corner of the property to help control the stormwater issues in the surrounding neighborhood.

The City of Key West is currently building a rainwater collection system using three large cisterns, near the bird aviary.

5.4 Current Uses of the Property: The property is currently a public recreation area with parking, restrooms, bocce courts, a gazebo, and a nature trail to a man-made freshwater turtle

pond. The turtle pond does have an aeration pump installed in it. Two City of Key West utility structures exist on the property and the Key West Wildlife Rescue Center (KWRC) operates their wildlife rescue and public education facility on the property. The City of Key West community services department temporarily stores trees and large equipment on a portion of the property.

The KWRC does not store large amounts of chemicals or medicines on the property. The primary cleaning and disinfectant is bleach. All medicines/drugs used in treatment of the wildlife are stored in the office building and are self-contained. No special licenses are needed for handling of these materials. Any chemical spills are cleaned up according to standard protocol and disposed of properly. KWRC does have a couple of oxygen containers in the office building. Sharps (used syringes) are stored and packaged according to health standards and picked up by a professional company. Wildlife carcasses are stored in a freezer and collected once a week by a private company for incineration. There was no evidence of any current or past potential environmental concerns in the area of the property currently occupied by the KWRC.

5.4.1 On-Site Survey Checklist

Item Description	Observed Or Evidence Of
Stained/Distressed Vegetation/Soils	None observed
Water Bodies	Manmade freshwater “turtle” pond and stormwater retention areas
Drainage Pathways	Stormwater from adjacent residential areas to the north and east is entering the property along the north and east property lines.
Utilities/Drains/Septic Systems	Stormwater drain along Stevens Avenue, Sewer Lift Station and Stormwater Pump Station.
Foundations/Ruins	None Observed
Equipment/Tankers/Spray Rigs	None Observed
Smells/Foul Odors	Key West Wildlife Center Aviary
Dumping/Direct Burial	None Observed
Surface Impoundments Holding Ponds	None Observed
Waste Water Discharges	None Observed
Industrial/Manufacturing Activities	None Observed
Monitoring Wells/Remedial Activities	None Observed
Leachate/Seeps	None Observed
Chemical Spills/Releases	None Observed
Groundwater Contamination	None Observed
Surface Water Contamination	None Observed
Prolonged Use of Pesticides/Herbicides	None Observed
Containers/Drums Stored On-Site	Three fiberglass cisterns are being stored to be installed on the property. There are empty and not yet in service. They will be used for rainwater containment.
Run-Off from Off-Site Sources	Stormwater from adjacent residential neighborhoods is entering the property along the north and east property line.
Visible Hazard Signs	None Observed
Aboveground/Underground Storage Tanks	None observed.
Other	Limited solid waste including tree trunk debris, bricks, and metal tree grates.

5.5 Visual Indications of Past Uses of the Property: The Tree Commission and the City of Key West landscaping department used the area for storage and once had their offices located on the property. In the northwest corner of the property, piles of tree trunks and tree grates were observed. Along the northern property line there are piles of old bricks. Old fertilizer containers from the City are contained and are presently stored on the property for disposal. There was no evidence of any current or past potential environmental concerns from the storage of any of these items.

5.6 Current and Past Uses of Adjoining Properties that are of Potential Environmental Concern: There was no evidence of any current or past potential environmental concerns from the adjoining properties to the north and east. These areas are and have been historically well maintained residential areas.

There was no evidence of any current or past potential environmental concerns from the adjoining property to the south. This area has always been a public beach area. Items do wash up on the beach from outside areas. Due to the extensive passage of time, the historical use of the area to slaughter animals does not cause any environmental concerns.

There was no evidence of any current or past potential environmental concerns from the adjoining properties to the west. The uses of the land to the west have historically and currently been the same. There is no evidence of any hazardous spills or contamination of the land areas.

There are some old grave sites located to the west of the park property. Bill Horn, an architect working with Monroe County on the Higgs Beach park plan stated that based on his presence during the ground penetrating survey that was conducted by the County's consultant; he doesn't think there are any graves under White Street or in the McCoy Indigenous Park property.

5.6.1 Adjacent and Abutting Site Survey Checklist

Item Description	Observed Or Evidence Of
Stained/Distressed Vegetation/Soils	None Observed
Water Bodies	Atlantic Ocean
Drainage Pathways	Drainage swale along Stevens Avenue
Utilities/Drains/Septic Systems	Area is served by the City of Key West sewer system.
Foundations/Ruins	None Observed
Equipment/Tankers/Spray Rigs	None Observed
Smells/Foul Odors	None Observed
Dumping/Direct Burial	None Observed
Surface Impoundments Holding Ponds	None Observed
Waste Water Discharges	None Observed
Industrial/Manufacturing Activities	None Observed
Monitoring Wells/Remedial Activities	None Observed
Leachate/Seeps	None Observed
Chemical Spills/Releases	None Observed
Groundwater Contamination	None Observed
Surface Water Contamination	None Observed
Prolonged Use of Pesticides/Herbicides	None Observed
Containers/Drums Stored On-Site	None Observed
Run-Off from Off-Site Sources	None Observed
Visible Hazard Signs	None Observed
Aboveground/Underground Storage Tanks	Salute Restaurant has several above the ground propane tanks.

5.7 Potential Environmental Concerns to the Subject Site from Off-Site Sources within a One-Half Mile Radius of the Subject Site: The regulatory database search was the principal tool used to identify additional facilities with potential environmental concerns to the subject site. A summary of those facilities that are of potential concern to the subject are provided in the Environmental Data Resources, Inc. agency records report (Appendix E). A review of the regulatory database did not identify any areas of significant concern to the subject site.

5.8 Hazardous Substance Containers and Unidentified Substance Containers

5.8.1 On-Site Reconnaissance

Observed Labeled Hazardous/Regulated Materials: None were observed.

Observed Bulk Containers/Drums: None were observed.

Storage, Disposal, and Transportation of Hazardous/Regulated Substances: None were observed.

5.8.2 Abutting and Adjacent Property Reconnaissance

Observed Labeled Hazardous/Regulated Materials: None were observed.

Observed Bulk Containers/Drums: None were observed.

Observed Hazards Communications (i.e., Hazard Class Placards): None were observed.

5.9 Storage Tanks

5.9.1 On-Site Reconnaissance: Several plastic cisterns are on the property. There are currently empty and not in service.

5.9.2 Abutting and Adjacent Property Reconnaissance: Several propane tanks were observed at Salute Restaurant. These tanks are currently in use.

5.10 Indications of PCBs

5.10.1 On-Site Reconnaissance

Location and Condition of Observed Transformers: Pole-mounted transformers are located along the boundaries of the property. The transformers looked relatively new, were not corroded, and did not appear to be leaking. Observations did not reveal any conditions such as stressed vegetation or stained soils around the base of the power poles, which would indicate that contamination from transformer leakage existed at the site. Transformers are maintained by and are the property of Keys Energy Service.

Other Suspect Electrical Equipment Which May Contain PCB Fluids: None were observed.

5.10.2 Abutting and Adjacent Property Reconnaissance

Location and Condition of Observed Transformers: Pole-mounted transformers are located throughout the area. The transformers looked relatively new, were not corroded, and did not appear to be leaking. Observations did not reveal any conditions such as stressed vegetation or stained soils around the base of the power poles, which would indicate that contamination from transformer leakage existed at the site. Transformers are maintained by and are the property of the Keys Energy Services.

Other Suspect Electrical Equipment Which May Contain PCB Fluids: None were observed.

5.11 Indications of Hazardous/Regulated Waste Disposal

5.11.1 On-Site Reconnaissance

Hazardous/Regulated Waste Disposal, Landfills, Dumping, Disturbed Soils, or Direct Burial: None were observed.

5.11.2 Abutting and Adjacent Property Reconnaissance

Observed Indications of any Landfill, Dumping, Disturbed Soils, or Direct Burial Activity: None were observed.

6.0 INTERVIEWS

6.1 Interviews: Interviews were conducted either in person, the phone or by e-mail.

Interviews were conducted with several Key West City staff employees including Jay Gewin (Utilities Manager), Richard Sarver (Community Services Superintendent), and David Fernandez (Assistant City Manager). The City of Key West has owned the property since 1973. The United States government has owned most of the property prior to 1950. Attempts were made to contact personnel from the United States Navy. No responses were received.

The largest adjoining property owner is Monroe County. The County owns the Higgs Beach park property to the west of McCoy Indigenous Park. A discussion regarding the Higgs Beach Park and McCoy Indigenous Park property was conducted with Dent Pierce, Director of Public Works for Monroe County. The County recently spent several years creating a master plan for the Higgs Beach park property. A discussion was also held with Bill Horn, an architect working with Monroe County on the master plan.

Tim Hambright, local historian, was also contacted. Mr. Hambright works at the Monroe County library and is the guardian of historical documents and photos currently stored in a vault at the library.

Contact was made with Cynthia Dommenech-Coogle, former City of Key West landscape supervisor and urban forestry manager.

The management of the Key West Wildlife Rescue Center (KWRC) helps to maintain the McCoy Indigenous Park. Several conversations were held with KWRC staff including Thomas Sweet, Executive Director.

Several public meetings and focus group meetings were held from August to November regarding the potential redevelopment of McCoy Indigenous Park. During these meetings, discussions were held with numerous members of the public. Most of these individuals have knowledge of the property going back 20 years. The primary uses of the property have not changed in the past 20 years.

6.2 Information: Anecdotal information collected states that the property in the 1920s and 1930s was used as an unofficial landfill/dumping area. During this time period, a majority of the adjacent areas were not developed. The land and adjacent properties were primarily vacant properties. People digging on the property commonly come across old bottles and pieces of pottery and animal bones. Historically, the area along the shoreline (Rest Beach) was an area where livestock was slaughtered and butchered.

Around 1946, housing for the Navy was built and the property served as military barracks. The Navy then demolished the structures and by the 1970s the property became a vacant piece of land with the interior roads still remaining. In the 1970s, part of the property was low in elevation and there used to be a baseball field down by Stevens Avenue.

In 1995, the old navy road along the northside of the property was removed in order to create a stormwater retention ditch. Around 2004, additional stormwater retention ditches were dug close to Stevens Avenue and the office of the City's landscape department was located on the property.

In the past, the parking lot has been used as a staging area for large fair equipment/rides. The parking lot area is currently used by the City as a once a month collecting location for household hazardous materials not suitable for landfills (computers, fertilizers, paints, etc). It is also on the government approved hurricane debris staging area list.

7.0 EVALUATION

7.1 Environmental Statement: No indications of past or present storage or discharge of hazardous or petroleum substances were observed on site. The adjacent properties were evaluated and no recognized environmental conditions were observed. No hazardous substances were observed on adjacent properties. **No recognized environmental conditions were observed on or adjacent to the subject property.**

Items of concern on the subject property include miscellaneous debris including tree grates, piles of bricks, and old containers of fertilizer. **It is recommended these Items of Concern be removed.**

In December 2013, the stormwater retention areas on the property were reviewed by the South Florida Water Management District (SFWMD) as well as a small mangrove solution hole wetland. **It is recommended that the mangrove solution hole wetland be preserved and the stormwater retention areas be redesigned.**

This assessment has revealed no recognized environmental conditions associated with the subject site or adjacent properties as defined by ASTM Standard Practice E1527-13. No further assessment of the subject site property is recommended.

7.2 Signatures of Environmental Professionals

I have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Charles McCoy Park aka "McCoy Indigenous Park" (Parcel ID: 00059570-000000 and Parcel ID: 00059590-000000), the property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Karen K. DeMaria

2-12-14
Date

7.3 Qualification of Environmental Professionals

The resume of the environmental professional involved in the preparation of this report is presented in Appendix E.

7.4 References

United States Department of Agriculture (USDA), Soil Conservation Service, Soil Survey of Monroe County, Florida (issued 1998).

United States Geologic Service (USGS), South Florida Information Access (SOFIA) website (http://sofia.usgs.gov/publications/papers/keys_geohydro/hydrogeology.html)

EDM Standard ASTM Research Report dated December 6, 2013.

8.0 APPENDICES

APPENDIX A - Site Map

APPENDIX B - Historical Photographs and Maps

APPENDIX C - Photographic Documentation

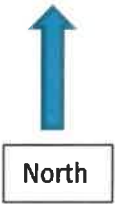
APPENDIX D - Title and Deed Papers

APPENDIX E- EDM Standard ASTM Research Report

APPENDIX F - Qualifications of Environmental Professionals

APPENDIX A

Site Map



Higgs Beach Park
(owned by Monroe County)

McCoy Indigenous Park

Freshwater Turtle Pond

Key West Wildlife Rescue Center

Storm-water Lift Station

Restrooms and Gazebo

White St.

Stevens Ave

Sewage Lift Station

Atlantic Blvd.

Bocce Courts

Rest Beach

Mangrove Solution Hole



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