



Memorandum

Memorandum No: 25-181

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *Rickelle Williams*

DATE: September 24, 2025

SUBJECT: City Hall Site Environmental Assessment

The purpose of this memorandum is to inform the City Commission of activity that will be occurring on the City Hall site over the next few weeks. This work is unrelated to any future development or construction plans for a new City Hall building.

On January 14, 2025, as part of the City Hall demolition process, a 2,500-gallon fiberglass diesel underground storage tank (UST) and the associated piping were removed from the site. The tanks were previously taken out of service, and as such, were empty. As part of the required removal activities, soil and groundwater samples were taken to determine if any contamination existed.

Source removal was conducted between February 5, 2025, and February 19, 2025, with a total of 42.51 tons of soil removed. A soil sample exceeded the Florida Department of Environmental Protection (FDEP) clean-up target levels for benzo(a)pyrene (BaP). A groundwater sample exceeded the clean-up target for benzo(b)fluoranthene but was below the Natural Attenuation Default Concentrations (NADCs), per Florida Administrative Code (F.A.C.). Since these chemicals are commonly found in diesel fuel, it is suspected that a discharge occurred from the UST at some point in time at this site.

A Tank Closure Assessment Report was submitted to FDEP on March 7, 2025. FDEP has not yet provided comments on the report. However, in an effort to be proactive and due to the remaining contamination after the source removal, additional soil and groundwater assessments will be conducted to evaluate the extent of the remaining potential impacts per Chapter 62-780, F.A.C.

The City executed a task order with one of its existing Environmental Engineering Consultants, RES Florida Consulting LLC, to perform the environmental site assessment work. It is anticipated that the work associated with the task order will be completed before the end of December 2025 as follows:

- By September 26, 2025, utility locates are scheduled to be called in. The request includes using chalk-based or washable/low impact markings.
- On October 1, 2025, seven (7) monitor wells will be drilled to collect eighteen (18) soil borings. The wells will be drilled using a truck-mounted direct push technology as pictured below as an example:



- Groundwater and soil samples are scheduled to be taken during the first week of October.

The results of the environmental site assessment and report will aid in determining next steps which may include closeout of the issue, additional site assessments, and/or remediation strategies.

For additional information please contact Brad Kaine, Public Works Director, at 954-828-5806 or bkaine@fortlauderdale.gov.

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors