



# FLORIDA DEPARTMENT OF Environmental Protection

**Ron DeSantis**  
Governor

**Alexis A. Lambert**  
Secretary

Southeast District  
3301 Gun Club Road, MSC 7210-10  
West Palm Beach, FL 33406

April 15, 2025

VIA Electronic Mail: [mgoldstein@goldsteinenvlaw.com](mailto:mgoldstein@goldsteinenvlaw.com)

Toll Bros., Inc.  
c/o The Goldstein Environmental Law Firm, P.A.  
2100 Ponce de Leon Blvd., Suite 710  
Coral Gables, FL 33134

**RE: Review of Revised Soil Management Plan, dated January 28, 2025 and revised on March 19, 2025**

Cypress Creek Golf Course Pulte Aurora Lakes  
9400 S. Military Trail, Boynton Beach, Palm Beach County, Florida 33436  
FDEP Site ID: ERIC\_10930

Dear Mr. Goldstein:

Florida Department of Environmental Protection (Department), Southeast District, and the District Support Program (DSP) in Tallahassee has reviewed the Revised Soil Management Plan (SMP), dated January 28, 2025 and revised on March 19, 2025, prepared and submitted by Langan Engineering and Environmental Services, LLC (Langan), for the above referenced facility.

Please note, DSP review memorandum dated April 14, 2025, was provided to assist the Southeast District staff; DSP review memorandum is attached to this letter as Attachment 1. The Department agrees that the Revised SMP is acceptable.

In an effort to make a more efficient submittal process for all incoming Waste Cleanup correspondence, the Department is streamlining our workflow process. We are requesting that all incoming correspondence to the Southeast District related to the Waste Cleanup program be emailed to: [SED\\_Permitting@FloridaDEP.gov](mailto:SED_Permitting@FloridaDEP.gov).

Note, if required by rule, please be aware that an electronic file will be acceptable only if the certifying professional provides a statement and it is signed and sealed.

Additionally, all incoming and outgoing Waste Cleanup correspondence files that are too large to email shall utilize the secure File Transfer (FTP/FTS) site, please contact us for instructions

if you plan on utilizing this service. Please note that the Department cannot accept links to third party sites that exceed the email file limit.

Please ensure that all correspondence submitted contains a DEP Site/Project ID number in the cover letter/email. This number could be a Brownfields, COMET, ERIC, Tanks or other DEP program number. Please include that ID number on all copies of reports that you submit as well.

If you have any questions regarding this, please contact Nikol Havranek at (561) 681-6656 or by email at [Nikol.Havranek@FloridaDEP.gov](mailto:Nikol.Havranek@FloridaDEP.gov).

Sincerely,



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Jacqueline Hurd  
Environmental Manager  
Permitting & Waste Cleanup Program  
Southeast District

Enc: Attachment 1: DSP Review Memorandum, dated April 14, 2025

cc: Patricia Novaro, [MGoldstein@Goldsteinenvlaw.com](mailto:MGoldstein@Goldsteinenvlaw.com)  
Michael Spievack, Langan, [MSpievack@langan.com](mailto:MSpievack@langan.com)  
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**Ron DeSantis**  
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Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

## Memorandum

**To:** Nikol Havranek, Engineering Specialist III  
Permitting and Waste Cleanup  
FDEP Southeast District

**THROUGH:** Jeffrey Wagner, Professional Geologist II  
District Support Program, DWM

**FROM:** Michael J. Bland, Professional Geologist II  
District Support Program, DWM

**SUBJECT:** Cypress Creek Golf Course Pulte Aurora Lakes  
9400 S Military Trail, Boynton Beach, Palm Beach County  
Soil Management Plan, dated January 28, 2025, Revised March 19, 2025  
FDEP Site ID#: ERIC\_10930

**DATE:** April 14, 2025

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I have completed the review of the Revised Soil Management Plan (SMP), dated January 28, 2025 and revised on March 19, 2025, prepared and submitted by Langan Engineering and Environmental Services, LLC (Langan), and the Department's file, for the above-referenced facility. The following comments are provided to assist Southeast District staff with their review of this submittal and should not be inferred to be an approval of the subject document:

The Revised SMP is acceptable and I do not have any comments regarding it.

If you have any questions, please contact me at (850) 245-8912 or at [mike.bland@floridadep.gov](mailto:mike.bland@floridadep.gov).