

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Permitting, Development, Cleanups & Compliance

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MEMORANDUM

TO: Palm Beach County Zoning Division
Cypress Creek Property Owners' Association

FROM: The Goldstein Environmental Law Firm, P.A.

DATE: April 21, 2026

SUBJECT: Seventh Quarterly Remediation Status Report for Former Cypress Creek Golf Course, 9400 S. Military Trail, Palm Beach County, FL 33436, Parcel Numbers 00-42-45-24-12-001-0010, 00-42-45-24-03-000-5851, and 00-42-45-24-03-000-5852 (the "Subject Property")

On July 17, 2024, the Palm Beach Board of County Commissioners ("BCC") approved Resolution R-2024-0863, which, among other things, requires that Toll Brothers, Inc. ("Toll"), provide quarterly updates on the status of soil remediation to the County Zoning Division and the Cypress Creek Property Owners' Association ("POA"). This memorandum constitutes the seventh such quarterly status report.¹

1. On October 31, 2024, Langan Engineering and Environmental Services, LLC ("Langan"), Toll's environmental consultant, filed a Site Assessment Report ("SAR") with the Florida Department of Environmental Protection ("FDEP"). FDEP issued comments to the SAR in correspondence dated December 9, 2024.
2. On January 9, 2026, Langan filed the first Site Assessment Report Addendum ("SARA I") with FDEP.² FDEP responded to the SARA I on February 13, 2026, stating, among other

¹ The last Quarterly Remediation Status Report (No. 6) was circulated on January 12, 2026.

² A copy of the SARA I can be downloaded [here](#). Note that the link will expire on January 8, 2027, but will remain available via the FDEP portal, the link for which can be found in Paragraph No.7 below.

things, that it agreed with the remediation strategy recommendations presented by Langan in the SARA I, consisting of the following:

- Implementing a source removal of tees and greens exhibiting exceedances of arsenic, dieldrin, or toxaphene, and conducting confirmation sampling following the source removal.
- Collecting additional soil samples off-site to the east of M-4B and M-8B once access is granted.
- Following completion of earthwork activities, conducting a minimum of one (1) year of groundwater monitoring to demonstrate groundwater impacts are stable or decreasing in pursuit of a No Further Action with Conditions (“NFAC”) closure in accordance with Rule 62-780.680, Florida Administrative Code (“F.A.C.”). The NFAC Proposal will include implementation of a Declaration of Restrictive Covenant for on-site soils (inclusive of engineering controls as specified in the approved Soil Management Plan), a non-recorded institutional control for on-site and off-site groundwater contamination, and removal of off-site soils above the Department’s Soil Cleanup Target Levels, if any, at 4918 Palo Verde Drive and 4933 Palo Verde Drive, east of the former maintenance building.

In its 13 February 2026 correspondence responding to the SARA I, FDEP also required an additional monitoring well installed east of monitoring well LMW-37 to delineate the extent of groundwater contamination in this area.

3. In response to the requirement set forth in FDEP’s 13 February January 2026 correspondence responding to the SARA I, Langan installed one (1) additional monitoring groundwater monitoring well (LMW-72) in the Palm Beach County right-of-way (“ROW”) on March 3, 2026, at approximately the corner of Lawrence Road and Winfield Road. On March 12, 2026, Langan collected one sample from LMW-72 and submitted it to Eurofins lab for analysis of arsenic using EPA method 6020. The lab reported a detection of arsenic at 1.3 micrograms per liter (µg/L), which is far below the Groundwater Cleanup Target Level for arsenic of 10 µg/L.
4. With the lab data from LMW-72 at hand as required by FDEP, Langan filed a second SAR Addendum (“SARA II”) on April 6, 2026.³ The SARA II concluded that “[a]rsenic impacts

³ A copy of the SARA II can be downloaded [here](#). Note that the link will expire on April 13, 2027, but will remain available via the FDEP portal, the link for which can be found in Paragraph No.7 below.

in groundwater at concentrations exceeding the GCTL are delineated by monitoring wells, LMW-46 and LMW-55 on the western boundary of the former golf course and off-site monitoring wells LMW-60 through LMW-72 in the Lake Worth Drainage District and Palm Beach County ROW to the north, northwest, east, and south of the Site.” FDEP review of the SARA II is pending.

5. A third meeting of the Brownfield Advisory Committee will be convened to discuss the SARA II upon receipt of comments from FDEP.
6. Toll continues to work closely with FDEP on obtaining permission to assess soil at 4918 and 4933 Palo Verde Drive.
7. Toll remains in full compliance with its obligations under the BSRA and Chapter 62-780, F.A.C. More details regarding the specifics of Toll’s submittals to FDEP and FDEP’s responses thereto, along with communications between FDEP, Toll, and other stakeholders, can be found by visiting FDEP’s online file for the Subject Property under Facility ID Number ERIC_10930 [here](#).
8. Questions, comments, or concerns regarding the matters discussed or otherwise referenced herein may be directed to Michael R. Goldstein, Esq., at (305) 777-1682, which is an office phone line, (305) 962-7669, which is a cell phone line, or mgoldstein@goldsteinenvlaw.com. Thank you.

/mrg

cc: Toll Brothers, Inc.
Langan Engineering and Environmental Services, LLC

