

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

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**MEMORANDUM**

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

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

**DATE:** April 15, 2025

**SUBJECT:** Third 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")

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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 third such quarterly status report.

1. Toll's environmental consultant, Langan Engineering and Environmental Services, LLC ("Langan"), filed a Soil Management Plan ("SMP") with the Florida Department of Environmental Protection ("FDEP") on January 28, 2025.
2. A copy of the SMP letter was submitted to Palm Beach County on January 29, 2025, and, on January 30, 2025, made available to the public, including but not limited to the Cypress Creek POA and other members of the Cypress Creek community who have requested copies.
3. FDEP issued its SMP comment letter on March 4, 2025.
4. A copy of the revised SMP was submitted to FDEP on March 19, 2025, to incorporate FDEP's comments in its 4 March 2025 correspondence.
5. A copy of the revised SMP letter was submitted to Palm Beach County on April 7, 2025. On April 7, 2025, it was distributed to the Cypress Creek POA and other members of the Cypress Creek community.

6. All additional onsite soil and groundwater testing recommended by Langan in the 31 October 2024 Site Assessment Report (“SAR”) and approved by FDEP in its 2 December 2024 SAR comment letter has been conducted. Toll’s professional team, including Langan and The Goldstein Environmental Law Firm, P.A., continue to seek access to the FDEP approved offsite soil and groundwater sampling locations. This effort may take another 30 to 60 days to conclude.

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](mailto:mgoldstein@goldsteinenvlaw.com). Thank you.

/mrg

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

