

VISTA PARK

FREQUENTLY ASKED QUESTIONS REGARDING VISTA PARK VOLUNTARY CLEANUP ORDER

1. WHAT IS THE VOLUNTARY CLEANUP ORDER?

The Florida Department of Environmental Protection (FDEP) has given the green light for the property owner to take on the responsibility of clearing this land of any unexploded or discarded munitions that may have been left from the time the U.S. Army used the site as the Pincastle Jeep Range. FDEP granted approval following the owner's submittal, and FDEP's review and modification, of a detailed plan for the clearance process.

2. WHEN WILL THE ORDNANCE INVESTIGATION BEGIN AND WHAT CAN NEIGHBORS EXPECT?

Visible work is expected to begin in early 2016. Neighbors will see equipment brought in that will clear the land so scanning devices can detect subsurface anomalies. Each anomaly item will be collected, identified and properly classified by explosives experts, and either destroyed or properly disposed of. The process is expected to take 18 to 24 months to complete.

3. RESIDENTS IN THIS AREA HAVE HAD THEIR LIVES DISRUPTED BEFORE BECAUSE OF FEAR CONNECTED WITH UXOS. WHAT KIND OF DISRUPTION WILL THEY SEE NOW?

Neighbors will have the peace of mind knowing that this land will be restored and no longer pose a public risk. The activity they will see and hear will be similar to any other land-clearing task. There is also a possibility that neighbors will occasionally hear what sounds like fireworks or shotgun blasts during the scheduled and controlled destruction of found objects. Nearby residents will be notified prior to such activity.

4. WHILE THE METAL MIGHT BE CLEARED FROM THIS LAND, WHAT ABOUT THE CHEMICALS CONNECTED WITH EXPLOSIVES?

The remediation process will include thorough sampling and characterization of all munitions contamination and related chemical compounds. As remediation is completed, FDEP will review outcomes, and ultimately determine that no further action is required at the site.

5. WHAT WILL HAPPEN WITH THE LANDFILL ON THIS SITE?

The landfill will be closed in accord with FDEP requirements and pursuant to a specific plan developed and financed by the property owner.

6. WHAT'S BEING DONE TO ENSURE THAT THE WATER BENEATH THIS SITE IS SAFE/CLEAN?

The remediation process will include a comprehensive Project Environmental Sampling Plan, developed by the owner and contractor and approved by FDEP. This plan will assure identification, analysis and removal protocols are instituted whenever necessary for complete evaluation of site surface water, sediments and groundwater.

7. WHAT WILL BE DONE TO PROTECT THE PUBLIC WHILE THE RESTORATION IS GOING ON?

The Vista Park site is privately owned, and public access has been prohibited there for many years. The property will remain closed until the remediation process is complete. When project activities are conducted at or near property boundaries, particularly in the vicinity of residences, schools and other public areas, Buffalo Restoration will take special precautions to assure that the public is not endangered.

8. WHO'S IN CHARGE OF CLEAN-UP AND WHAT'S THEIR TRACK RECORD?

Buffalo Restoration president Jack McIlrath is a registered professional engineer with more than 40 years experience in performing and managing complex remediation and restoration projects on sites contaminated with hazardous materials, explosives, low level radioactive wastes, chemical warfare agents and unexploded ordnance, chemical agent demilitarization, and hazardous waste storage.

Buffalo Restoration project manager Greg Williams has two decades of experience in performing UXO characterization studies and design and decision documents, and in remediation of UXO contaminated sites at former military ranges. He oversaw the remediation of a portion of the former Lowry Bombing and Gunnery Range in Aurora, Colorado.

9. HOW DO YOU KNOW THAT THE UXO REMEDIATION WILL WORK? WHERE HAS IT BEEN DONE SUCCESSFULLY BEFORE?

While this marks the first time in Florida a private landowner has moved forward on remediation, the principals of Buffalo Restoration have extensive experience in remediation of lands at formerly used defense sites (FUDS). The Beacon Point and Blackstone communities in Aurora, Colorado, are examples of successful developments built on a FUDS, the former Lowry Bombing and Gunnery Range, following remediation directed by the team from Buffalo Restoration. These sites were deemed safe for habitation by state regulatory authorities and thousands of people now safely live, work and play in four large-scale planned communities in the area.

10. WHO IS PAYING FOR THE CLEANUP? HOW MUCH WILL IT COST?

The property owner is fronting the money for the restoration, which is estimated to cost \$25 - \$30 million. The owner expects to recoup that money from the federal government, which is ultimately responsible for the clean-up as the “generator” of munitions contamination at the site.

11. WHAT IS THE USACE’S ROLE IN THIS?

The Corps does not have a role in the clean-up under the VCO.

12. WHAT IS PLANNED FOR THE VISTA PARK PARCEL?

The owner is preparing the land to sell to a third party purchaser.

13. WHO IS THE PURCHASER?

That information is confidential at this time, per agreement of the seller and purchaser.

14. WHAT TYPE OF RESIDENTIAL, COMMERCIAL AND/OR INDUSTRIAL DEVELOPMENT WILL TAKE PLACE ON THIS PROPERTY?

No specifics are available, but it is likely there will be mixed use on this property.

15. WHAT’S THE TIMELINE ON THIS PROJECT? HOW SOON ARE PEOPLE EXPECTED TO LIVE HERE?

That is unclear—but no development of property can occur until FDEP has made its No Further Action determinations for the site.

16. HOW WILL POTENTIAL BUYERS BE WARNED OF THE SITE’S HISTORY?

The Integrated Corrective Action Plan reports submitted to FDEP will be public documents. They will document the full course of munitions investigation, location and remedial treatment, and all potential buyers will have full access to that documentary history, as well as the final no further action determinations of FDEP under the Voluntary Cleanup Order (VCO).

17. HOW DOES THIS FIT INTO THE COUNTY’S ELSP?

Development in this area will follow the guidelines of Orange County’s Environmental Land Stewardship Program.

18. WHAT DOES THIS MEAN TO THE ECONOMIC HEALTH OF THIS REGION

For years this property has sat unused as a result of a building moratorium on all parcels within the former Pinycastle Jeep Range. By clearing this land of potential threat, the owner allows this land to serve as a pivotal development in the future of southeast Orlando. Bordered by two major roadways, SR 417 on the east and SR 528 on the south, this parcel is critical for infrastructure supporting that area’s future growth.