

Pinellas County, Florida, Site Annual Land Use Review for Fiscal Year 2024

December 2024



U.S. DEPARTMENT OF

ENERGY

Legacy
Management

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Abbreviations

B100	Building 100
DOE	U.S. Department of Energy
DRC	Declaration of Restrictive Covenant
EPA	U.S. Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
HSWA	Hazardous and Solid Waste Amendments
IC	institutional control
LM	Office of Legacy Management
LMS	Legacy Management Support
MOA	memorandum of agreement
PCIC	Pinellas County Industrial Council
RBCA	Risk-Based Corrective Action
ROW	right-of-way
STAR Center	Young - Rainey Science, Technology, and Research Center
SWMU	solid-waste management unit
WWNA	Wastewater Neutralization Area

1.0 Introduction

1.1 Purpose and Scope

This report summarizes the fiscal year 2024 (October 1, 2023–September 30, 2024) annual land use review for the U.S. Department of Energy (DOE) Office of Legacy Management Pinellas County, Florida, Site, hereafter referred to as the Pinellas site. The purpose of this land use review is to evaluate and ensure compliance with the terms of the Declaration of Restrictive Covenant (DRC) issued by the Florida Department of Environmental Protection (FDEP) and institutional controls (ICs) set by DOE. While an annual land use review is not a regulatory requirement, it is conducted by DOE as a best management practice. The annual land use review includes contacting the property owners to maintain communication with the representatives relevant to ICs and land use issues. This annual contact is also used as an opportunity to verify awareness of FDEP DRCs and DOE ICs and reiterates the requirements and restrictions with each affected property owner.

1.2 History and Background

The Pinellas site, currently known as the Young - Rainey Science, Technology, and Research (STAR) Center, is a former DOE facility constructed in the mid-1950s, and is located in Largo, Florida. The facility developed and manufactured components for the nation's nuclear weapons program, ceasing operations in 1994. In March 1995, DOE sold the site to the Pinellas County Industrial Council (PCIC). The sales contract included clauses to ensure continued compliance with federal, state, and local regulations while DOE continued remediation activities at the site. In July 1999, the PCIC was dissolved and ownership of the STAR Center changed to the Pinellas County government. The STAR Center is a thriving industrial park with a focus on technology companies, housing more than 20 businesses and 1700 employees.

In February 1990, the U.S. Environmental Protection Agency (EPA) issued a Hazardous and Solid Waste Amendments (HSWA) permit to DOE, requiring DOE to investigate and remediate, as necessary, areas designated as solid-waste management units (SWMUs) contaminated by hazardous materials resulting from DOE operations. In November 2000, the State of Florida received HSWA authorization from EPA. FDEP issued a new HSWA permit to DOE in January 2002. The permit was reissued on August 21, 2007, and it was modified under the provisions of *Florida Statutes* Section 403.722 and *Florida Administrative Code* Sections 62-4, 62-160, 62-730, 62-777, and 62-780 to incorporate global Risk-Based Corrective Action (RBCA) regulations. The current 10-year permit was issued by FDEP on October 8, 2021.

A total of 17 SWMUs were identified and investigated at the STAR Center. By 1997, 13 of the 17 SWMUs had been remediated or approved for No Further Action. Four active SWMUs remained: the Old Drum Storage Site, the Industrial Drain Leaks/Building 100 (B100) Area, the Northeast Site, and the Wastewater Neutralization Area (WWNA). The Old Drum Storage Site and the Industrial Drain Leaks/B100 Area were combined and are collectively known as the B100 Area.

DOE completed a series of remedial actions at the STAR Center, and remedial actions continue in the B100 Area. FDEP executed Conditional Site Rehabilitation Completion Orders for the Northeast Site and the WWNA on July 27, 2016. Those orders document the conditional closure

of those two SWMUs under Florida’s RBCA regulations. The B100 Area comprises the only two active SWMUs remaining at the STAR Center.

1.3 FDEP and DOE ICs

A condition of the SWMU closures under the RBCA process is to place an FDEP IC, such as a DRC, on all properties and rights of way affected by groundwater contamination. The DRCs are an agreement between the landowners and FDEP to ensure continued protection of human health and the environment and to provide access to FDEP for future inspection of the properties. Because DOE does not own any of the properties affected by the groundwater contamination and is not party to the DRCs between FDEP and landowners, DOE entered into separate ICs (e.g., easements, access agreements, memoranda of agreement [MOAs]) with the landowners to enforce similar groundwater-use controls to those in the state’s DRCs to better manage DOE’s liability.

Table 1 summarizes the FDEP DRCs that are in place for each impacted property and the associated grantors.

Table 1. FDEP DRCs

FDEP DRCs Summary and Recording Information			
Property	FDEP DRC	Grantor/Grantee	Book/Page
STAR Center	Northeast Site DRC	Grantor: Pinellas County Grantee: FDEP	Book: 18926 Pages: 880–888
	B100 DRC	Grantor: Pinellas County Grantee: FDEP	Book: 18926 Pages: 850–869
	WWNA DRC	Grantor: Pinellas County Grantee: FDEP	Book: 18926 Pages: 870–879
Invesco Ltd. (formerly BCH-1 Ltd.)	DRC	Grantor: BCH-1 Grantee: FDEP	Book: 18785 Pages: 1080–1087
Bank of Tampa	DRC	Grantor: Bank of Tampa Grantee: FDEP	Book: 18439 Page: 570
Walter Pownall Services Center—Pinellas County Schools	DRC	Grantor: Pinellas County Schools Grantee: FDEP	Book: 18470 Pages: 1180–1187
Southbrook Corporate Center	DRC	Grantor: Southbrook Corporate Center Grantee: FDEP	Book: 22125 Page: 1618

Source: Pinellas 2023.

Table 2 summarizes the ICs that DOE maintains with each impacted property owner. DOE ICs are in the form of easements and covenants to restrict use, access agreements, or MOAs.

Table 2. DOE ICs

DOE ICs Summary and Recording Information			
Property	DOE IC	Grantor/Grantee	Book/Page
STAR Center	MOA	Grantor: Pinellas County Grantee: DOE	Signed 2015 (not recorded)
Invesco Ltd. (formerly BCH-1 Ltd.)	Easement and Covenant to Restrict Use	Grantor: Invesco Grantee: DOE	Book: 18091 Pages: 1964–1971
Bank of Tampa	Easement and Covenant to Restrict Use	Grantor: Bank of Tampa Grantee: DOE	Book: 18091 Pages: 1972–1979
Walter Pownall Services Center—Pinellas County Schools	Access Agreement	Grantor: Pinellas County Schools Grantee: DOE	Renewed October 1, 2021 (not recorded)
Southbrook Corporate Center	Easement and Covenant to Restrict Use	Grantor: Southbrook Corporate Center Grantee: DOE	Book: 21139 Pages: 1659–1672

Source: Pinellas 2023.

The Belcher Road and Bryan Dairy Road rights-of-way (ROWs) require a mechanism that is acceptable to both FDEP and DOE to control access to the underlying contaminated groundwater. DOE joined the Florida Sunshine 811 “Call Before You Dig” program to protect its underground groundwater transmission lines and activated the account in October 2021. Membership in this program serves as DOE’s de facto IC for these ROWs near the STAR Center property. Receiving Sunshine 811 tickets provides the DOE Office of Legacy Management (LM) with a process to protect human health and the environment and its under-road groundwater transmission lines when subsurface work in the ROWs could intersect groundwater contaminated by former DOE operations at the Pinellas site.

2.0 Land Use Review

In September 2024, DOE conducted an annual land use review of the physical locations addressed by the FDEP DRCs and the accompanying DOE ICs. This review is considered a best management practice by DOE to ensure that the requirements of the FDEP DRCs and DOE ICs are met and that contact with affected property owners is maintained.

In August 2024, individual emails were sent to each of the affected property owners notifying them that DOE would be conducting its annual land use review for the Pinellas site. The emails also stated that an important component of the review is contacting property owners regarding DRCs and ICs on the affected properties. This contact serves as a reminder of landowner and DOE commitments, assists DOE in determining any changes to contact information, and gives the affected property owners a chance to raise any concerns or questions. Each email summarized the main requirements of the FDEP DRCs and DOE ICs on the affected property and included copies of the related documents. DOE offered to meet with interested property owners or their representatives.

The 2024 annual land use review walkdown was conducted at the Pinellas site and affected adjacent properties on September 11, 2024. The review was conducted by Melissa Lutz, LM site manager; Alex Lamore, Legacy Management Support (LMS) site lead; and Terri Uhlmeier, LMS Environmental Compliance representative. Figure 1 shows the site map that was used for

the walkdown review and includes the locations of the SWMUs, active monitoring wells, offsite properties, and restricted areas.

Each property was physically observed to verify that the terms and conditions of the FDEP DRCs and DOE ICs are met. Figure 1 shows the boundary of the restricted area of each property subject to the FDEP DRCs and corresponding DOE ICs. The inspectors observed the following property areas and noted that the controls were met for each property: Northeast Site (Photo 1), WWNA (Photo 2), B100 Area (Photos 3 and 4), Pinellas County Schools property (Photo 5), Bank of Tampa property (Photo 6), Invesco property (Photo 7), and Southbrook Corporate Center (Photo 8). There were no issues identified during the walkdown review. A similar but smaller-scale inspection (onsite and offsite) is performed by the LMS site lead on a weekly basis.

LM conducted a meeting at the STAR Center September 12, 2024, with LM and LMS representatives Melissa Lutz, Alex Lamore, and Terri Uhlmeyer, as well as STAR Center representatives Greg Concannon and Brad Grabo. The requirements of the MOA between DOE and the STAR Center were discussed and verified. The requirement for the annual inspection of the engineering control for B100, which is required by the Pinellas County's DRC with FDEP, was reviewed. The FDEP DRCs for the Northeast Site and the WWNA were also discussed, along with the county's future plans for the STAR Center.

3.0 Activities Within DRC Restricted Areas

To protect human health and the environment, LM manages or assists affected stakeholders in engineering control inspections, and managing soil and water removed during construction activities from DRC-defined areas that place restrictions on those media. There were no activities identified between October 1, 2023–September 30, 2024 that required LM to manage soil or groundwater on affected properties.

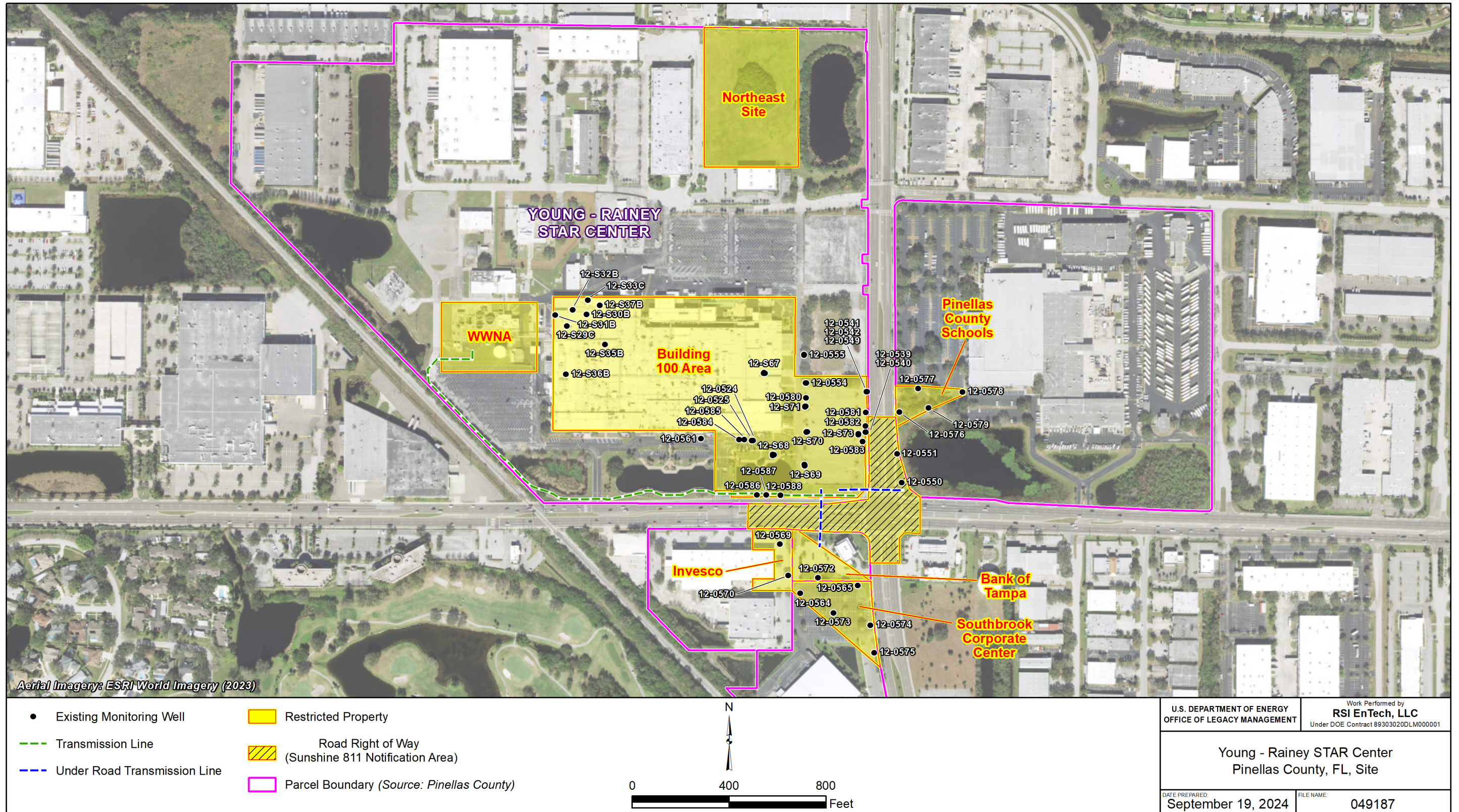


Figure 1. Pinellas Site Map

4.0 Sunshine 811 and ROW Activities

LM received 39 Sunshine 811 tickets in fiscal year 2024 (Table 3). Marking of the underground groundwater transmission lines was required for 20 of the tickets; the remainder were identified as no conflict. None of the work conducted by others in the right-of-way impacted underground utilities or intersected the groundwater plume.

Table 3. Sunshine 811 Tickets

Ticket Date	Sunshine 811 Ticket No.	Response Description	Response Date
2024 August 7	220407050	No conflict, utility is outside of the requested work site.	2024 August 7
2024 July 1	183405187	Marked	2024 July 1
2024 June 24	176404368	No conflict, utility is outside of the requested work site.	2024 June 24
2024 May 22	142408365	No conflict, utility is outside of the requested work site.	2024 May 22
2024 May 14	135400324	No conflict, utility is outside of the requested work site.	2024 May 14
2024 May 7	128402707	Marked	2024 May 8
2024 April 30	121400645	No conflict, utility is outside of the requested work site.	2024 May 1
2024 April 30	121400616	No conflict, utility is outside of the requested work site.	2024 May 1
2024 April 30	121400525	No conflict, utility is outside of the requested work site.	2024 May 1
2024 April 25	116402537	No conflict, utility is outside of the requested work site.	2024 April 25
2024 April 22	113408962	Marked	2024 April 24
2024 April 19	110400190	Marked	2024 April 22
2024 April 9	100406140	Marked	2024 April 11
2024 March 29	089402866	No conflict, utility is outside of the requested work site.	2024 March 29
2024 March 29	089402856	No conflict, utility is outside of the requested work site.	2024 March 29
2024 March 26	086404814	Marked	2024 March 27
2024 March 19	079400383	Marked	2024 March 19
2024 March 15	075400397	Marked	2024 March 18
2024 March 14	074406189	Marked	2024 March 18
2024 March 14	074404161	No conflict, utility is outside of the requested work site.	2024 March 18
2024 March 14	074404053	Marked	2024 March 18
2024 March 7	067400791	Marked	2024 March 11
2024 March 4	064405246	No conflict, utility is outside of the requested work site.	2024 March 4
2024 February 16	047402772	Marked	2024 February 19
2024 February 15	046407776	Marked	2024 February 19
2024 February 15	046407773	Marked	2024 February 19
2024 February 15	046402978	Marked	2024 February 19
2024 February 9	040404144	No conflict, utility is outside of the requested work site.	2024 February 12
2024 February 1	032400081	Marked	2024 February 5
2024 January 19	019403615	No conflict, utility is outside of the requested work site.	2024 January 19
2024 January 13	013400126	Marked	2024 January 16
2024 January 10	010406568	Marked	2024 January 12
2024 January 3	003400799	No conflict, utility is outside of the requested work site.	2024 January 3

Table 3. Sunshine 811 Tickets (continued)

Ticket Date	Sunshine 811 Ticket No.	Response Description	Response Date
2023 December 22	356303357	No conflict, utility is outside of the requested work site.	2023 December 25
2023 December 7	341301224	Marked	2023 December 11
2023 November 27	331305237	No conflict, utility is outside of the requested work site.	2023 November 28
2023 November 8	312306787	Marked	2023 November 10
2023 November 2	306301877	No conflict, utility is outside of the requested work site.	2023 November 2
2023 October 6	279301835	No conflict, utility is outside of the requested work site.	2023 October 6

5.0 Record Inspection

The recorded FDEP DRCs and DOE ICs were checked with the county records on the county website (Pinellas 2023) to verify that they were recorded and could be located. The recorded documents were accessed from the county website database (Pinellas 2023); they are listed in the designated books and pages shown in Table 1 and Table 2.

FDEP operates an online state IC registry (FDEP 2023) that includes DRCs in place in the State of Florida. The DRCs for the Pinellas site were in FDEP’s IC registry. FDEP’s (2023) Map Direct IC registry map, which shows the Pinellas site information, is available here: <https://ca.dep.state.fl.us/mapdirect/?map=58e6e0525fc044e48782cdb50111080e>.

6.0 References

DOE (U.S. Department of Energy), forthcoming. *Annual Building 100 Engineering Control Maintenance Plan Inspection Report*, LMS/PIN/49026, Office of Legacy Management, to be published.

FAC 62-777. “Contaminant Cleanup Target Levels,” *Florida Administrative Code*.

FAC 62-780. “Contaminated Site Cleanup Criteria,” *Florida Administrative Code*.

FDEP (Florida Department of Environmental Protection), 2023. “Map Direct: Institutional Controls Registry (ICR) Map,” <https://ca.dep.state.fl.us/mapdirect/?map=58e6e0525fc044e48782cdb50111080e>, accessed September 2024.

Pinellas (Clerk of the Circuit Court and Comptroller, Pinellas County, Florida), 2023. “Pinellas County Public Records,” <https://officialrecords.mypinellasclerk.org>, accessed September 2024.

7.0 Photographs



Photo 1. Northeast Site, Looking Northwest



Photo 2. WWNA, Looking East



Photo 3. Building 100, Looking North



Photo 4. Building 100, Looking Northwest



Photo 5. Pinellas County Schools Property, Looking East

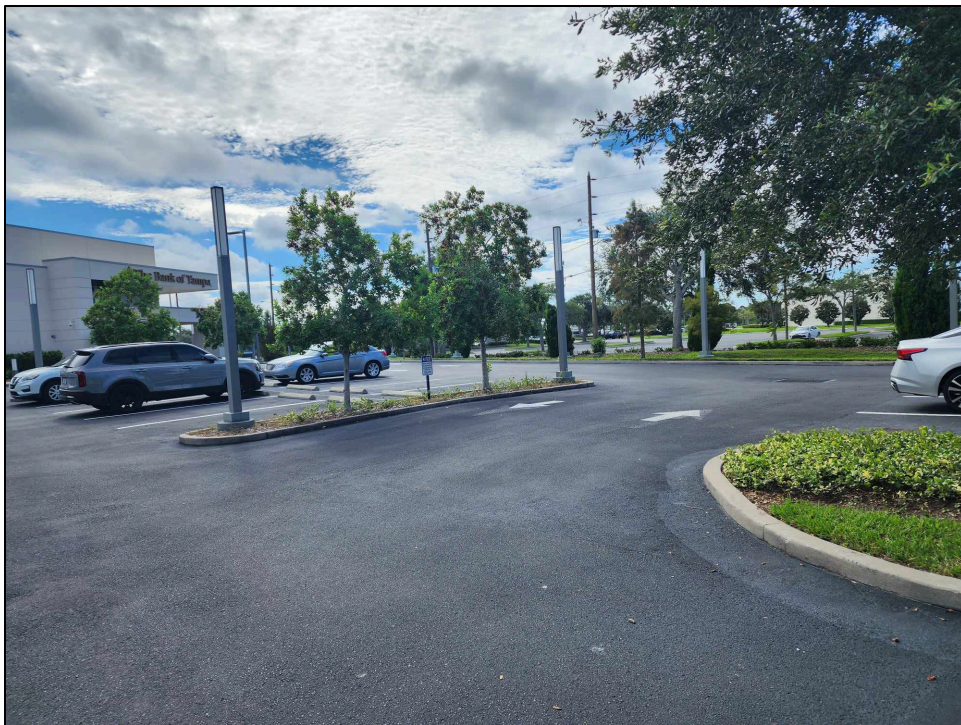


Photo 6. Bank of Tampa Property, Looking Southeast



Photo 7. Invesco Property, Looking North



Photo 8. Southbrook Corporate Center, Looking Southeast