



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

March 12, 2025

Sent via email to: kellerauto@tampabay.rr.com

Ms. Karen Keller
Keller's Automotive Services
10716 64th Ave,
Seminole, FL 33772

Subject: Remedial Action Plan Approval Order
Keller's Shell
6390 Seminole Blvd.
Seminole, Pinellas County
FDEP Facility ID# 528837455
Discharge Date: December 20, 1988 (EDI), February 16, 2022 (SRFA)
Involves UIC: Yes

Dear Ms. Keller:

The Petroleum Restoration Program (PRP) has reviewed the Level 1 Remedial Action Plan (RAP) dated January 28, 2025 (received January 28, 2025), for the petroleum product discharge referenced above. We found all the documents submitted to date to be adequate to meet the RAP requirements of Rule 62-780.700, Florida Administrative Code (F.A.C.). The Florida Department of Environmental Protection (Department) has determined that the actions proposed in this RAP represent a reasonable strategy toward accomplishing the cleanup objectives of Chapter 62-780, F.A.C. Pursuant to Paragraph 62-780.700(7)(a), F.A.C., the Department approves the RAP as described in this RAP Approval Order (Order). However, if it appears during RAP implementation that the remedial strategy is not effective, a request for modification of this Order, pursuant to Subsection 62-780.700(14), F.A.C., may be submitted to the Department, or the Department may require the preparation and submittal of a RAP Modification to enhance the active remediation. Depending on the nature of the system modification, the Department may revoke this Order.

The review of the RAP at this time is to evaluate technical feasibility, effectiveness, compliance with required levels of groundwater treatment and air emissions concerns, and general cost-effectiveness of the proposed remediation strategy. For sites eligible for state funding, the Department's approval of the RAP should not be construed as agreement to the costs and time frames described in the plan for funding by the Department. Approval should also not be construed to indicate that costs expended to implement the RAP would be eligible for tax credit consideration. Costs expended by the Department are not eligible for tax credit.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the addressee at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the addressee must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the addressee must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to

intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Questions

Any questions regarding the PRP's review of the RAP should be directed to Dominic Broome at 727-275-6501. Questions regarding legal issues should be referred to the Department's Office of General Counsel at 850-245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this facility is 528837455. Please use this identification on all future correspondence with the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

**Natasha
Lampkin**

Digitally signed by
Natasha Lampkin
Date: 2025.03.12
13:28:39 -04'00'

Natasha Lampkin
Program Administrator
Petroleum Restoration Program

Attachment:

UIC Memorandum

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

ec: Ms. Karen Keller, Keller's Automotive Services – KellerAuto@TampaBay.rr.com
Richard Lobinske, Division of Water Resource Management –
Richard.Lobinske@FloridaDEP.gov

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Jennifer A. James

Digitally signed by Jennifer A. James
Date: 2025.03.13 09:29:58 -04'00'

Clerk

Date

ec: Dominic Broome, FDOH Pinellas – Dominic.Broome@FLHealth.gov
Amro Helwa, FDOH Pinellas – Amro.Helwa@FLHealth.gov
Scott Lashbrook, FDOH Pinellas – Scott.Lashbrook2@FLHealth.gov
Chase Swan, Value Environmental Services, Inc. – chase@value-enviro.com
File

Memorandum

Florida Department of Environmental Protection

TO: Ronald McCulley & Richard Lobinske
Florida Department of Environmental Protection
Bureau of Water Facilities Regulation
Underground Injection Control Section
2600 Blair Stone Road, Tallahassee, Florida 32399-2400

THROUGH: James Treadwell, P.E.
Petroleum Restoration Program
MS 4540
JT 03/10/2025

FROM: Dominic Broome
FDOH Pinellas County LP

DATE: February 28, 2025

SUBJECT: **In Situ Air Sparging Aquifer Remediation Well(s) at a Petroleum Remedial Action Site**

Pursuant to paragraph 62-528.630(2)(c), F.A.C., inventory information is provided below to notify you of proposed Class V, Group 4, aquifer remediation well(s) to be constructed for groundwater remediation at a petroleum remediation site. The remediation system has been designed to inject atmospheric air only with no additional chemical additives.

Facility name: KELLER'S SHELL

Facility address: 6390 SEMINOLE BLVD

City/County: SEMINOLE/PINELLAS

Latitude/Longitude: 27.830017/-82.787399
(of center of air sparging well field)

FDEP Facility Number: 52/8837455

Facility owner's name: KELLER AUTO SERVICE INC

Facility owner's address: 10716 64TH AVE
SEMINOLE, FL 33772

Well contractor's name: VALUE ENVIRONMENTAL SERVICES
(or environmental cleanup contractor responsible for design)

Well contractor's (or environmental cleanup contractor) address:
9225 ULMERTON ROAD, SUITE K
LARGO, FLORIDA 33771

Date: February 28, 2025

The design of the treatment system consists of the following:

Design total air flow rate: 150 (cfm) at 16 (psi)Number of air sparging wells: 15Total estimated aquifer area affected by air sparging: 3,045 SQ FT

The air sparging wells will be installed in the surficial aquifer. The following is a summary description of the affected aquifer:

Name of aquifer: Unknown surficialDepth to groundwater (feet): 5.6Aquifer thickness (feet): 20 (estimated)Areal extent of contamination (square feet): 3,045

A site map showing the air sparging well locations and depicting composite radii of influence is attached. The air sparging wells will be designed as follows:

Number of wells: 15Diameter of well(s) (i.e., riser pipe & screen) (inches): 2

Total range of depths of screened intervals of all air sparging well(s) (feet):

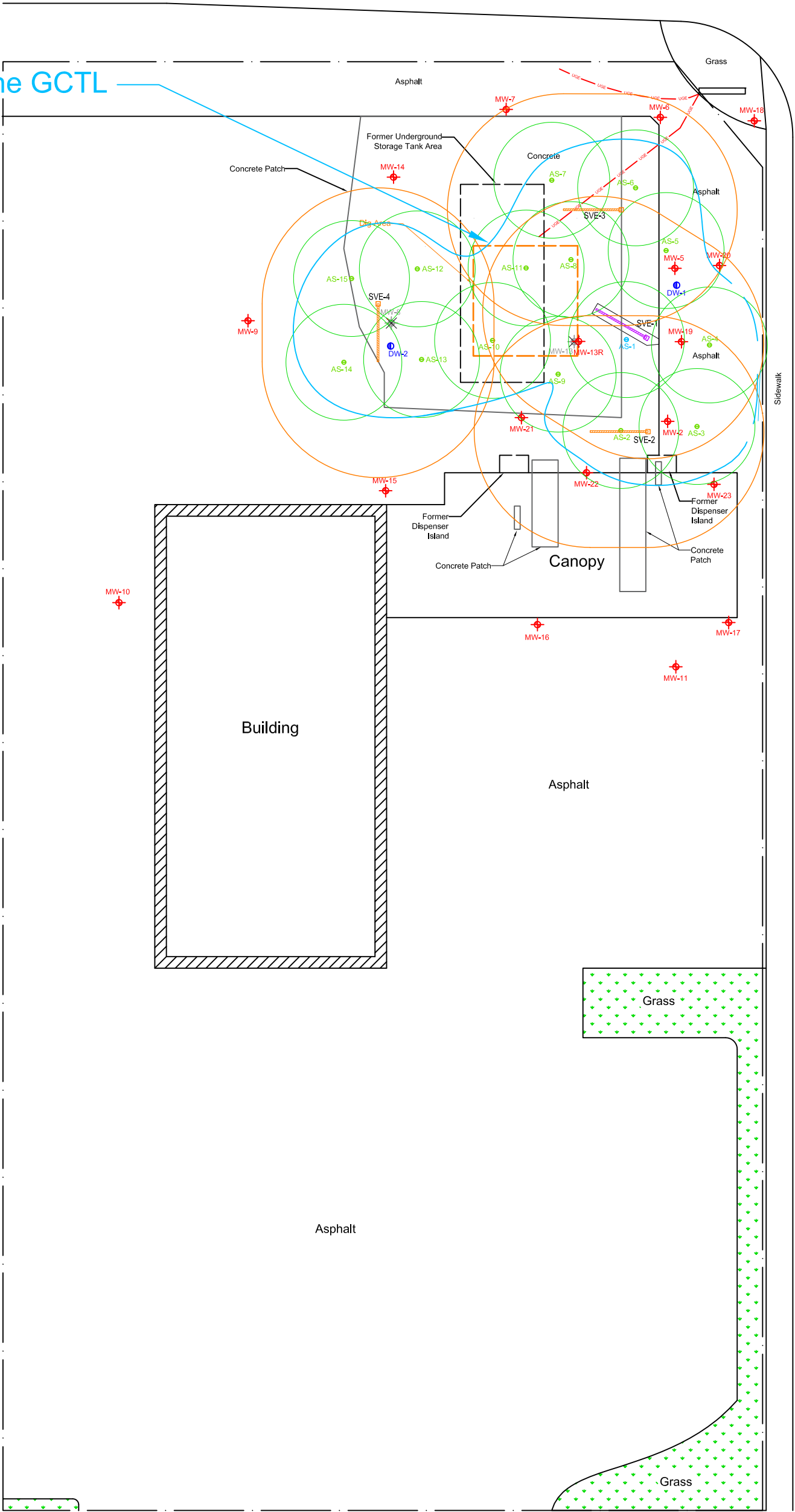
20 to 22 feet below land surface

Note: As the site rehabilitation proceeds, it may be necessary to cease operation of some air sparging wells, modify air flow rates to other wells, or add additional wells based on changes in the extent and degree of groundwater contamination. Such changes to increase contaminated groundwater cleanup efficiency do not need to be reported to the UIC Section.

The RAP estimates that site rehabilitation will take 2 years.

The proposed remediation plan was approved on _____ by an enforceable approval order. A copy is attached. The remediation system installation is expected to commence within 60 days. Please call me at _____ if you require additional information.

Naphthalene GCTL



MW-2

Monitor Well

DW-2

Deep Monitor Well

AS-1

Air Sparge Well

SVE-1

Soil Vapor Extraction Well

SVE-2

Proposed Soil Vapor Extraction Well with 20' Radius of Influence

AS-2

Proposed Air Sparge Well with 10' Radius of Influence

GCTL Isocontour (Dashed Where Inferred)

UGL

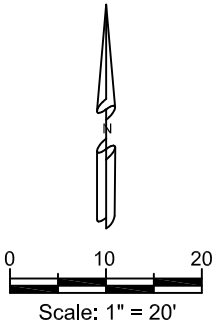
Underground Electric Line

Approximate Property Boundary

Regular Fuel Bucket

Super Fuel Bucket

Diesel Fuel Bucket





FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
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Secretary

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Memorandum

To: Natasha Lampkin, Program Administrator
Petroleum Restoration Program
Florida Department of Environmental Protection

From: Amro Helwa, P.E., Professional Engineer II
Florida Department of Health in Pinellas County

Subject: Recommend Approval of Remedial Action Plan
Keller's Shell
6390 Seminole Blvd., Seminole, Pinellas County
FDEP Facility Identification # 528837455

RAP Language

I have reviewed and concur that the components of the Remedial Action Plan dated 1/28/2025, prepared for the 12/20/1988 & 2/16/2022, petroleum product discharges discovered at the above-referenced facility satisfy the requirements set forth in Chapter 62-780, Florida Administrative Code and that this plan provides a reasonable strategy toward accomplishing the site-specific cleanup objectives. This concurrence does not extend to aspects of this plan that are outside my area of expertise (including, but not limited to, electrical, mechanical, and structural features).

Amro Helwa Amro, 02/28/2025

Amro Helwa, P.E.
Professional Engineer II
Petroleum Restoration Program

From: [Microsoft Outlook](#)
To: kellerauto@tampabay.rr.com
Subject: Relayed: Remedial Action Plan Approval Order FAC ID 528837455
Date: Thursday, March 13, 2025 9:39:30 AM
Attachments: [Remedial Action Plan Approval Order FAC ID 528837455.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
kellerauto@tampabay.rr.com (kellerauto@tampabay.rr.com) <mailto:kellerauto@tampabay.rr.com>
Subject: Remedial Action Plan Approval Order FAC ID 528837455