

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

2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, Florida 33134
Telephone: (305) 777-1680
www.goldsteinenvlaw.com

MEMORANDUM

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

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

DATE: July 17, 2026

SUBJECT: Eighth 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 eighth such quarterly status report.¹

1. As discussed in the 7th Quarterly Remediation Status Report, Toll's environmental consultant, Langan Engineering and Environmental Services, LLC ("Langan"), filed a second Site Assessment Report ("SAR") Addendum ("SARA II") with the Florida Department of Environmental Protection ("FDEP") on April 6, 2026.²
2. FDEP responded to the SARA II on May 20, 2026, stating in material part as follows:

¹ The last Quarterly Remediation Status Report (No. 7) was circulated on April 21, 2026.

² A copy of the SARA II, dated April 3, 2026, can be located and downloaded [here](#) along with all other regulatory submittals for the Subject Property and related FDEP and stakeholder correspondence..

- “With the installation and sampling of monitoring well LMW-72, the extent of groundwater contamination to the east has been adequately delineated. As such, additional groundwater assessment is not needed.”
 - “The Department agrees with Langan’s recommendation of the collection of additional soil samples off-site to the east of M-4B and M-8B once access is granted.”
 - Langan will file another SARA (the “SARA III”) once the off-site assessment is completed.
3. Toll’s environmental team was successful working closely with FDEP to obtain permission from the owners of the two residences located east of M-4B and M-8B to conduct soil sampling. Sampling was conducted on June 16, 2026. It is anticipated that the SARA III documenting the results of such sampling will be filed with the FDEP within the next thirty (30) days.
4. On July 13, 2026, Langan provided notice to FDEP of commencement of earthwork, Soil Management Plan (“SMP”) oversight, and air monitoring.³ FDEP acknowledged receipt of notice on July 14, 2026.
5. Toll remains in full compliance with its obligations under the BSRA and Chapter 62-780, F.A.C.
6. Questions, comments, or concerns regarding the matters discussed herein may be directed to Michael R. Goldstein, Esq., at (305) 777-1682 (office), (305) 962-7669 (cell), or mgoldstein@goldsteinenvlaw.com. Thank you.

/mrg

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



³ FDEP approved the 28 January 2025 SMP, as revised on 19 March 2025, on April 15, 2025.