

Miami-Dade County's Brownfields Program Annual Report

June 1, 2014



Department of Regulatory and Economic Resources
Division of Environmental Resources Management (DERM)



Miami-Dade County Brownfields Annual Report 2013-2014

Miami-Dade County received delegation from the Florida Department of Environmental Protection in 2000 to administer the Brownfields Program locally for a period of ten years. In October 2010 the delegation agreement was renewed for another ten years. Miami-Dade County continues its efforts to encourage the expansion, redevelopment and reuse of brownfield sites, where redevelopment may be complicated by actual or perceived environmental contamination.

During this annual reporting period (June 2013 through June 2014), six new Brownfield Site Rehabilitation Agreements (BSRAs) were executed in Miami-Dade County.

Designated Brownfield Areas:

Unincorporated Miami-Dade County

On July 13, 1999, the Miami-Dade County Board of County Commissioners approved Resolution R-767-99 and Ordinance 99-85, which designated as brownfield areas all Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and areas eligible for Community Development Block Grants in unincorporated Miami-Dade County within the Urban Development Boundary. The twelve brownfield areas designated in 1999 included Carol City, Central Miami, Model City\Brownsville, Opa-Locka, Perrine, Redlands\Leisure City, Richmond Heights, South Dade, South Miami, Sweetwater A, Sweetwater B, and Sweetwater C.

On May 20, 2003, the Board of County Commissioners designated Beacon Lakes as a brownfield area (BF130301000) via resolution R-559-03. The Dedicated Transportation area was designated as a brownfield area (BF130503000) on March 1, 2005 via resolution R-248-05.

The incorporation of Culter Bay, Palmetto Bay, and Miami Gardens, which changed the boundaries of the existing brownfield areas under Miami-Dade County jurisdiction, and changes in the boundaries of the Enterprise Zones and Community Development Block Grant-eligible areas, prompted Miami-Dade County to amend the map of brownfield areas to reflect these changes. On February 7, 2008, the Board of County Commissioners passed and adopted Resolution R-149-08 and Ordinance 08-19, amending the Miami-Dade County Map of designated brownfield areas within certain unincorporated areas of Miami-Dade County. As a result, twenty five additional brownfield areas within unincorporated Miami-Dade County were created, increasing the number of sites eligible to qualify for the economic incentives and benefits available for brownfield redevelopment.

Resolution R-412-11, adopted May 17, 2011, designated the parcel at 8400 Coral Way in Miami-Dade County a brownfield area (BF131101000). Wal-Mart Stores East, LP constructed a supercenter store at this previously undeveloped location. This redevelopment resulted in a total investment of \$7.25 million and created 300 new jobs. Resolution R-413-11, also adopted May 17, 2011, supported Wal-Mart Stores East, LP's application for a State of Florida Brownfield Redevelopment Bonus.

Resolution R-1038-11, adopted December 6, 2011, designated land located at 12900 SW 252nd Terrace in Miami-Dade County as a brownfield area (BF131103000). Mirabella I Associates, Ltd. completed the construction of an affordable rental community at this location in early 2012, resulting in a total investment of \$34 million and creation of 12 new permanent jobs.

On March 5, 2013, Miami-Dade County designated the land located at 7090 Coral Way the Coral Terrace Redevelopment Area (BF 131302000) via resolution R-142-13. The property, which has contamination associated with the site's former use as a wood-treating plant, has been vacant for the last thirty years. Pan American has plans to develop the site into approximately 200,000 square feet of retail space with a capital investment of 30 million. It is projected that the retail development, which will include a BJ's Wholesale Club slated to open summer of 2014, will create 120 new full time jobs.

Incorporated Miami-Dade County

On March 10, 1998, the City of Miami Commission designated via resolution R-98-24, the Enterprise Communities, Empowerment Zone, and Empowerment Target Areas as brownfield areas, with an amendment (R-99-197) on March 23, 1999. On June 24, 2004 the City of Miami Commission designated via resolution R-04-0413, the property at 1960 NW 27 Avenue as a brownfield area (BF130401000). On February 24, 2005, the City of Miami Commission passed a resolution that incorporated the expanded Enterprise Zones as part of the brownfield areas.

On February 24, 1999, the City of Opa Locka Commission designated brownfield areas (BF139901000) via resolution 99-6013. The City of Opa Locka received an Environmental Protection Agency (EPA) Brownfield Initiative Grant in 2001.

On June 7, 2000, the City of Miami Beach Commission designated via resolution 2000-23963 a city block between Alton Road-Lenox Avenue and 5th- 6th Streets a brownfield area (BF130001000).

On December 2, 2002, the City of North Miami Beach approved via resolution (R-2002-59) the designation of the former Pace landfill located at 14700 Biscayne Boulevard as a brownfield area (BF130201000).

On October 30, 2003, the City of Hialeah Commission designated the enterprise zones as brownfield areas (BF130302000).

On February 22, 2005, the City of Homestead Commission designated the city's Community Redevelopment Area (CRA) as a brownfield area (BF130501000).

On December 4th, 2006, the City of Medley passed a resolution (Resolution N. C-959) designating the Medley Auto Parts property, located at NW South River Drive and NW 96th Street, a brownfield area (BF130601000 - Medley Redevelopment Brownfield Area).

On September 13, 2011, the City of Hialeah adopted Resolution No. 11-95 designating property at 1350 West 49th Street a brownfield area (BF131102000). The City of Hialeah also adopted Resolution No. 11-97 supporting a Brownfield Refund Bonus application for a new restaurant facility at the site, projected to create 35 full-time equivalent Florida jobs and demonstrate a fixed capital investment of at least \$2 million in mixed-use business activities, including retail. The restaurant was completed in 2012.

The Solabella Apartments Brownfield Area was designated by the City of Miami Gardens on July 11, 2012 (BF131202000), via Resolution 2012-94-1689-2-124. A history of agricultural uses was documented at the property located at 17361 NW 7th Avenue. The Solabella Townhome Rental Community project was completed in 2013 and consists of 92 affordable housing rental units.

On August 22, 2012, the City of Homestead passed Resolution No. R2012-08-70, designating the property at 1499 North Homestead Boulevard, the Homestead Wal-Mart Brownfield Area (BF 131201000). A Wal-Mart Neighborhood Market Site will occupy the site.

The City of North Miami Beach passed Resolution No. R2012-88 on December 4, 2012, which designated the Antigua Redevelopment Site, a property located at 15780 West Dixie Highway, a brownfield area (BF131203000). The property is undergoing site rehabilitation for contamination associated with historic gas storage operations. The proposed redevelopment is mixed use residential.

On January 8, 2013, the City of North Miami designated a contaminated parcel of land, located at 1600 NE 123 Street and formerly used as a gas station, a brownfield area via resolution R-2013-4. The Land South Brownfield Area (BF131301000) will be rehabilitated and redeveloped for commercial and/or retail service use.

The current list and map of brownfield areas within Miami-Dade County are provided in the Appendix.

Brownfield Site Rehabilitation Agreements (BSRAs)

From June 2013 through June 2014 the following six BSRAs were executed in Miami-Dade County:

Executed: November 1, 2013

Miami River Marina

On November 1, 2013, a BSRA was executed for the Miami River Marina, LLC site (BF130502001). The 8.56 acre site is the former location of the Consolidated Yacht Corporation boat yard which built, repaired and renovated marine vessels and associated equipment. The contamination at the site consists of metals in soil and in limited areas of groundwater. Site assessment activities are currently being completed in pursuit of a No Further Action with Conditions. Miami River Marina, LLC plans to redevelop the site as an active boatyard and/or facility which services the marine industry.



Inactive boat yard (2014)

Executed: December 31, 2013

Mandy's Market LLC

On December 31, 2013, a BSRA was executed with Mandy Market, LLC (BF139801007) for the property located at 7200 NW 2 Ave. The site has petroleum groundwater contamination from a former underground storage tank and site assessment activities are currently being conducted. The site was redeveloped as a Family Dollar store.



Developed site (2014)

Executed: December 31, 2013

Procacci 1400

On December 31, 2013, a BSRA was executed between MDC and Proccaci 1400, LLC. Cemex formerly operated at this facility. Records at DERM also indicate the underground storage of petroleum products between 1987 and 1993. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lakefill; therefore, it is impacted with the presence of buried solid waste. To date, assessment activities have been limited to evaluate potential risks associated with the purchase and redevelopment of the property, including but not limited to, establish the extent of the buried solid waste material and the areas available for stormwater recharge. The assessment activities identified the presence of Aluminum in the groundwater above the cleanup target level. A Site Assessment Report is pending submittal.



Closed Facility (2014)

Executed: December 31, 2013

Procacci Sweetwater

On December 31, 2013, a BSRA was executed between Miami Dade County (MDC) and Procacci Sweetwater, LLC. Records at DERM indicate that the parcel was previously used for concrete block manufacturing and as a parking lot. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lakefill; therefore, it is impacted with the presence of buried solid waste. To date, assessment activities have been limited to evaluate potential risks associated with the purchase and redevelopment of the property, including but not limited to, establish the extent of the buried solid waste material and the areas available for stormwater recharge. The assessment activities identified the presence of Aluminum in the groundwater above the cleanup target level. A Site Assessment Report is pending submittal.



Vacant site (2014)

Executed: December 31, 2013

Former Peoples Gas System

On December 31, 2013, a BSRA was executed between MDC and Antigua at NMB Development, LLC. The parcel is currently vacant, but it was previously a part of a Manufactured Gas Plant (MGP) that began operation in 1930. DERM records indicate that the parcel was mainly used for gas storage, which ceased in 1984. Assessment and other site rehabilitation activities have been performed since 1984, which have included soil removal (also targeting residual coal tar) in the late 1980s and early 1990s, hydraulic pump tests in



Vacant Site (2014)

2007, a biosparge/soil vapor extraction pilot test in 2010 and more recently, an interim source removal addressing surface soils (0-2 ft) throughout most of the parcel and visible MGP residual near and within the footprint of the shallow groundwater plume. Contamination identified at the property consists of Volatile Organic Compounds, Polycyclic Aromatic Hydrocarbons and Total Recoverable Petroleum Hydrocarbons (in soils). The dissolved contaminant plume vertically extends to approximately 55 ft below land surface within the property. Off-site groundwater

contamination is documented to the north and to the east/southeast. Additional remedial actions are planned to address the off-site impacts.

Executed: March 17, 2014

St. Martin's Place

A BSRA was executed on March 17, 2014 for the St. Martin's Place facility (BF139801008). The subject site was formerly occupied by several businesses including an auto repair facility. Site assessment activities were completed and documented the presence of chlorinated solvent constituents in the groundwater in the southeastern corner of the site attributed to migration from the former Biscayne Chemical facility located to the northeast of the subject site. Site assessment activities also documented limited Polycyclic Aromatic Hydrocarbons soil impacts which are currently being addressed through source removal. The vacant land is currently being developed into multi-family, transit-oriented, affordable housing.



Southern portion of site prior to development (2013)



Site construction (May 2014)

Additional Active BSRA Sites in Miami-Dade County:

Executed: April 9, 2003

Biscayne Commons

On April 9, 2003, Biscayne Commons, LLC, entered into a BSRA (BF130201001) for redevelopment of a former landfill located at 14700 Biscayne Boulevard in the City of North Miami Beach. Solid waste was compacted, utility trenches were completed and a shopping center was

constructed in 2005. A methane gas abatement system was approved and installed. Methane and ammonia groundwater monitoring are being conducted.



Biscayne Commons

Executed: December 24, 2003

Midtown Miami/Former FEC Buena Vista



Midtown Miami prior to site development (2003)

A BSRA (BF139801002) was executed on December 24, 2003, with Biscayne Development Partners, LLC, for the Midtown Miami/former Buena Vista site located at 3111 N. Miami Avenue. The site was formerly owned by the Florida East Coast Railway and was used as a storage yard for freight containers in the maritime transport of goods. The contamination assessment documented lead and arsenic in the soil and arsenic and petroleum contamination in the groundwater. This site is currently in the institutional and engineering control plan phase in pursuit of a No Further Action with Conditions site closure. The development is mixed use and when completed will consist of 600,000 square feet of retail space, 3,000 condo lofts and 350 apartment units. It will have an estimated development value of \$1.2 billion and will generate an estimated 1,700 permanent jobs.



Midtown Miami (2008)



Executed: December 20, 2004

Corinthian Multifamily Apartments

On December 20, 2004, a BSRA was executed with Liberty City Holdings, LLC (BF139904002) for the development of Corinthian Multifamily Apartments at 7725 NW 22 Avenue. The site formerly housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination. A conditional closure, with engineering and institutional controls, has been elected for the site. Construction of the apartment building was completed in July of 2007. The engineering control has been completed. Groundwater impacts at the property boundary have been documented and remedial action is pending.



The Corinthian prior to site construction (April 13, 2006)



The Corinthian completed (June 8, 2007)



Corinthian Apartments (2010)

Executed: December 20, 2004

Los Sueños Multifamily Apartments

On December 20, 2004, a BSRA was executed with Dreamers, LLC (BF 139801004) for the property located at 500 NW 36 Street, which formerly housed an automobile repair facility with underground storage tanks. Contamination assessment identified concentrations of Volatile Organic Compounds and Polycyclic Aromatic Hydrocarbons in the groundwater above the

applicable cleanup target levels. An engineering control was implemented to address petroleum-impacted soils. This property was redeveloped as Los Sueños multifamily apartments, consisting of a high-rise residential tower and parking garage. A Monitoring Only Plan for the groundwater was approved on February 27, 2013.



Completed Los Sueños Apartments

Executed: October 14, 2005

McArthur Dairy 7th Avenue

On October 14, 2005, McArthur Dairy Inc. executed a BSRA (BF 139801005) for the property located at 2451 NW 7 Avenue. McArthur Dairy operated a dairy products distribution facility with a fleet maintenance garage at the site until March 31, 2008. Oil water separators, hydraulic lifts, and underground storage tanks were removed and the site is now vacant. The site assessment was completed and approved on January 28, 2011. Groundwater monitoring is being conducted in support of a No Further Action with Conditions site closure. The contaminants of concern include Volatile Organic Compounds, Phenols, Polycyclic Aromatic Hydrocarbons, Total Recoverable Petroleum Hydrocarbons and Arsenic.



Vacant site (2014)

Executed: October 13, 2011

Medley Redevelopment Site

On October 13, 2011, CRUGAR Development, LLC, entered into a BSRA to rehabilitate and redevelop a vacant property located in Medley, Florida (Folio Nos. 22-3003-001-0601 and 22-3003-002-0090). Dumping activities were documented at the site in the late 1960s and the site formerly housed automobile parts and repair facilities. Site assessment activities have documented Ammonia, Lead, Iron and Aluminum groundwater contamination. Additional site assessment activities are currently being conducted. Redevelopment plans for the site are still unknown.



Medley Redevelopment Site (2012)

Executed: December 31, 2012

Wal-Mart Neighborhood Market

On December 31, 2012, Walmart Stores East, LP executed a BSRA (BF 131201001) for the property located at 1499 Homestead Boulevard. The site previously operated as an automotive dealership and mechanical repair shop until 1996. Oil water separators, hydraulic lifts, and underground storage tanks were removed from the site. The site assessment was completed and approved on December 6, 2012, and documented Volatile Organic Compounds and Polycyclic Aromatic Hydrocarbon groundwater contamination. Groundwater monitoring is being conducted for a No Further Action site closure. The Wal-Mart Neighborhood Market opened in January of 2014 and created up to 95 full and part-time jobs.

Executed: December 31, 2012

TMR Cairo Lane

On December 31, 2012, Trademark Metals Recycling, LLC, entered into a BSRA (BF139901001) for the property located at 13200 Cairo Lane in the City of Opa Locka. The site has been and is currently used as an automobile parts metal recycling facility and the redevelopment consists of site improvements. Both petroleum contamination and non-petroleum contamination (iron, ammonia, etc.) have been identified in both groundwater and soils at the

site. Site assessment activities are complete and the facility currently has an approved Engineering Control Plan in place that is being implemented in phases based on an approved time schedule. The first phase is complete. Groundwater has been addressed through a completed monitoring only plan. The site will be closed under the No Further Action with Conditions provisions with on-site groundwater impacts and on-site soil impacts requiring an engineering control.



Trademark Metals Recycling Facility (2014)

Executed: December 31, 2012

Resorts World Miami

A BSRA was executed for the Resorts World Miami Brownfield Site (BF Site ID# 139801006) in downtown Miami on December 31, 2012. The site includes a parcel which houses the Miami Herald building at One Herald Plaza. Site assessment activities documented Arsenic, Barium and Polycyclic Aromatic Hydrocarbon soil contamination and Arsenic, Ammonia and Vinyl Chloride contamination of the groundwater. Monitoring of the groundwater is currently being conducted. The developer intends to redevelop the site as a major hotel, residential condominium and entertainment complex. Demolition of existing structures is currently being conducted and is slated for completion in the summer of 2014.



Miami Herald Building



Demolition of Miami Herald Building (2014)

Executed: March 13, 2013

Land South Partners I

On March 13, 2013, a BSRA was executed for the Land South Partners I Brownfield Site located at 1600 NE 123rd Street (BF Site ID# 131301001). The site formerly operated as a gas station and has documented contamination associated with a 1988 petroleum discharge. The site will be redeveloped for commercial and/or retail use. Site assessment activities are pending.



Out of Service Gas Station (2014)

Completed BSRA Sites in Miami-Dade County:

Executed: February 24, 2004
SRCO: May 16, 2011

Siegel Gas

On February 24, 2004, a BSRA was executed for Siegel Gas (BF139904001), located at 7400 NW 30 Avenue, for expansion of their operations. Petroleum soil and groundwater contamination were documented in an area formerly housing above-ground storage tanks. Approximately 2,336 tons of impacted soil and 9,750 gallons of Free Floating Product/Petroleum Contact Water were removed during source removal activities. A Site Assessment Report and Remedial Action Plan were approved on May 29, 2009 and June 5, 2009, respectively. The remedial activities included the placement of RegenOx™ and ORC Advanced™ within a source area excavation. Following the successful completion of a Post Active Remediation Monitoring Plan, this site was granted a Site Rehabilitation Completion Order on May 16, 2011. The property was sold and currently operates as a propane retail facility.

Executed: August 13, 2004
SRCO: October 7, 2005

Wagner Square, LLC

On August 13, 2004, a BSRA was executed for the property located at 1700 NW 14th Avenue, Wagner Square, LLC (BF139801003). The site was historically a nursery and debris was dumped on-site after nursery operations ceased. Ash from a former city incinerator was also present at the site. Concentrations of arsenic, barium, lead, and dioxins/furans were detected in debris and soils present on-site at concentrations exceeding soil cleanup target levels. Wagner Square received a \$1 million Brownfields Economic Development Incentive (BEDI) grant from the U.S. Department of Housing & Urban Development (U.S. HUD) towards remediation, as well as a \$4,000,000 Section 108 U.S. HUD loan. All contaminated soil and ash were removed from this site (15,863 tons) and a Site Rehabilitation Completion Order was issued on October 7, 2005. Economic difficulties delayed the proposed development project, consisting of affordable/workforce housing, a medical office building and a parking garage, and in 2012, the Wagner Square developers filed for bankruptcy. A portion of the property was sold to the US Department of Veterans Affairs and remaining portions were conveyed to the City of Miami. The site is currently utilized as a parking lot.

Executed: December 29, 2000
SRCO: March 14, 2012

AR&J SOBE

A Site Rehabilitation Completion Order with Conditions was issued on March 14, 2012, for the AR&J SOBE site located at 1101-1141 5th Street in Miami Beach, Florida (BF1300010001). The BSRA was executed on December 29, 2000 for redevelopment of a city block between Alton Road-Lenox Avenue and 5th - 6th Street in Miami Beach. The site formerly housed a car dealership, various automobile repair facilities, and a gas station. The contamination consisted of petroleum and metal compounds. Construction of the Shops at Fifth & Alton was completed in August 2009 and the building serves as the engineering control. The \$80 million dollar project contains 180,000 square feet of retail, spread over three levels. There are also six levels of

parking and 1,080 spaces. The project was awarded the Urban Land Institute's Vision Award for 2010 Project of the Year.



AR&J SOBE/Former Potamkin Properties

Executed: November 24, 2003
SRCO: May 9, 2012

AMB Codina Beacon Lakes, LLC

On May 9, 2012, a Site Rehabilitation Completion Order was issued for the AMB Codina Beacon Lakes, LLC site, for which a BSRA (BF130301001) was executed on November 24, 2003. Located in the vicinity of NW 117th Avenue and NW 25th Street, the site was contaminated with Polycyclic Aromatic Hydrocarbons, Total Recoverable Petroleum Hydrocarbons and arsenic as a result of the former mixing of soil and horse manure at the site and the dumping of construction and demolition debris. Solid waste was removed and source removal was conducted. The redevelopment consists of a business park with warehouses, office buildings and retail space.



Beacon Lakes (2012)

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Miami-Dade County's Environmental Considerations GIS Application:

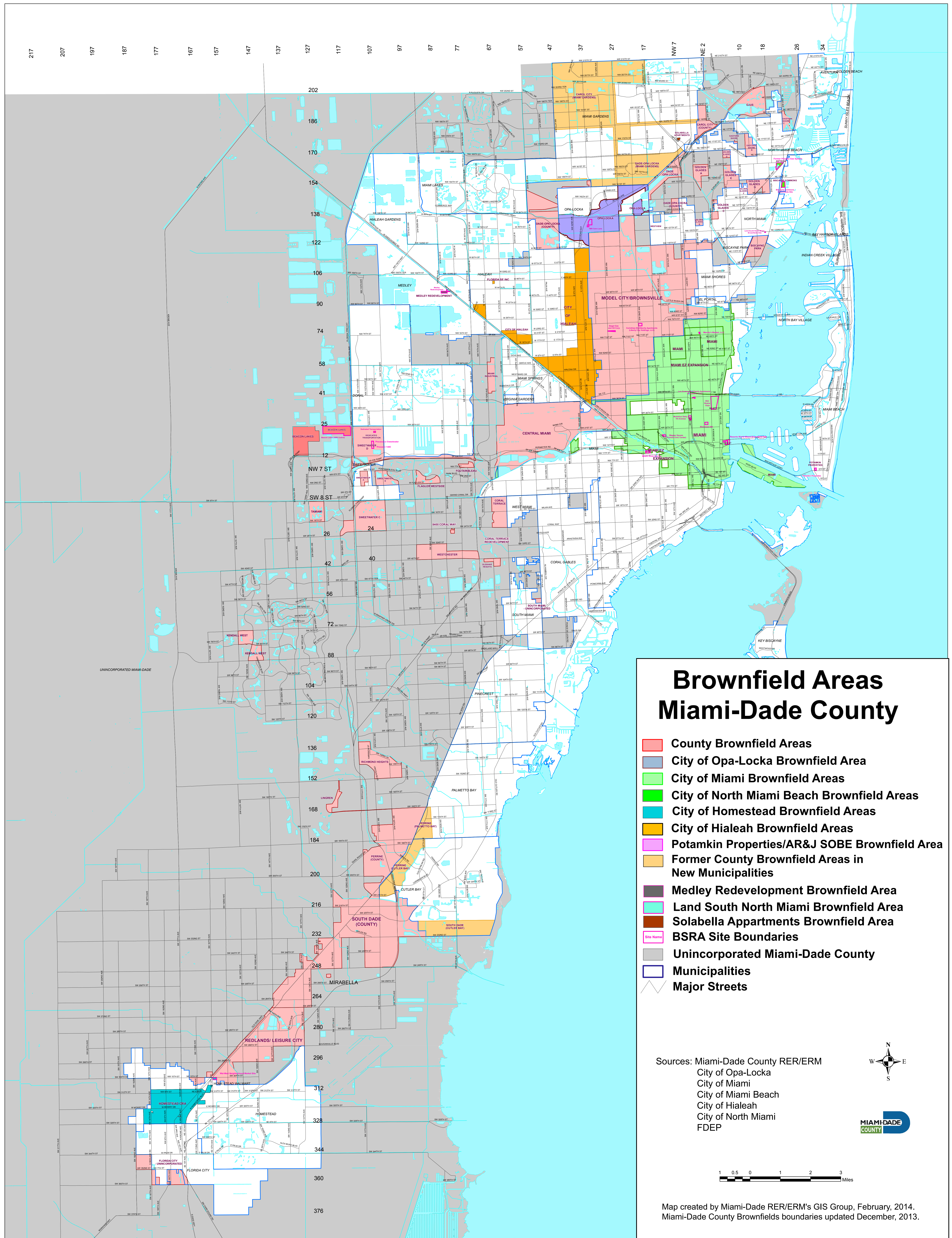
<http://gisweb.miamidade.gov/EnvironmentalConsiderations/>

Table 1: Designated Brownfield Areas in Miami-Dade County

Brownfield Area Name	Area ID #
1350 West 49 Street	BF131102000
7090 Coral Way	BF131302000
8400 Coral Way	BF131101000
Aguaclara Brownfield Area	BF130401000
Antigua Redevelopment Site	BF131203000
Beacons Lake Brownfield Area	BF130301000
Biscayne Commons Area	BF130201000
Biscayne Park	BF130824000
Carol City Area	BF139902000
Central Miami Area	BF139905000
City of Hialeah Brownfield Area	BF130302000
Coral Terrace	BF130825000
Coral Terrace Redevelopment Area	BF131302000
Dade-Opa-Locka Area	BF139903000
Dedicated Transportation	BF130503000
Eastern Shore A	BF130826000
Eastern Shore B	BF130827000
Eastern Shore C	BF130828000
Flagler Westside	BF130829000
Florida City - Unincorporated	BF130830000
Fountainbleau	BF130831000
Glenvar Heights	BF130832000
Golden Glades A	BF130833000
Golden Glades B	BF130834000
Golden Glades C	BF130835000
Golden Glades D	BF130836000
Golden Glades E	BF130837000
Golden Glades F	BF130838000

Table 1 – Continued

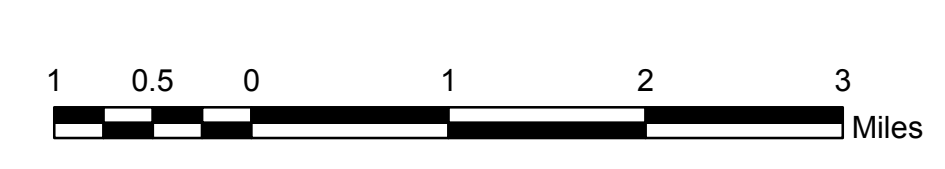
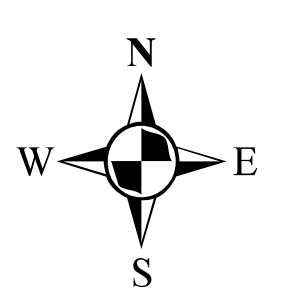
Brownfield Area Name	Area ID #
Golden Glades G	BF130839000
Homestead CRA Area	BF130501000
Homestead Wal-Mart	BF131201000
Kendall West	BF130840000
Land South Brownfield Area	BF131301000
Lingren	BF130841000
Medley Redevelopment Brownfields Area	BF130601000
Miami Area	BF139801000
Miami EZ Expansion Area	BF130502000
Miami Industrial	BF130814000
Mirabella Brownfield Area	BF131103000
Model City\Brownsville Area	BF139904000
Ojus	BF130842000
Opa-Locka Area	BF139901000
Perrine Area	BF139911000
Potamkin Properties	BF130001000
Redlands\Leisure City Area	BF139913000
Richmond Heights Area	BF139910000
Solabella Apartments Brownfield	BF 131202000
South Dade Area	BF139912000
South Miami Area	BF139909000
Sweetwater A Area	BF139906000
Sweetwater B Area	BF139907000
Sweetwater C Area	BF139908000
Sweetwater D Area	BF130843000
Sweetwater E Area	BF130844000
Tamiami Area	BF130845000
Westchester Area	BF130846000
Westview Area	BF130847000



Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- City of North Miami Beach Brownfield Areas
- City of Homestead Brownfield Areas
- City of Hialeah Brownfield Areas
- Potamkin Properties/AR&J SOBE Brownfield Area
- Former County Brownfield Areas in New Municipalities
- Medley Redevelopment Brownfield Area
- Land South North Miami Brownfield Area
- Solabella Apartments Brownfield Area
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County RER/ERM
 City of Opa-Locka
 City of Miami
 City of Miami Beach
 City of Hialeah
 City of North Miami
 FDEP



Map created by Miami-Dade RER/ERM's GIS Group, February, 2014.
 Miami-Dade County Brownfields boundaries updated December, 2013.