



Miami-Dade County Brownfields Program

2003 Annual Report

Brownfields: A Piece to the Redevelopment Puzzle



Miami-Dade County Board of County Commissioners

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MIAMI-DADE COUNTY'S BROWNFIELD
2003 ANNUAL REPORT
A PIECE OF THE REDEVELOPMENT PUZZLE

Miami-Dade County received delegation from the Florida Department of Environmental Management in 2000 to administer the brownfield program. As a continuing effort to redevelop vacant, under-utilized properties (brownfields), Miami-Dade County has expanded in total number of brownfield areas and Brownfield Site Rehabilitation Agreements. The following documents the brownfield activity for 2003:

Brownfield Development

Unincorporated Miami-Dade County

On July 13, 1999 the Board of County Commissioners designated via resolution R-767-99 ten (10) areas in unincorporated Miami-Dade County as brownfield areas. Each of these areas has been determined to need economic incentives to promote redevelopment.

The Office of Community and Economic Development (OCED) has several loan programs to promote brownfield redevelopment: both the Brownfield Economic Development Initiative (BEDI) and the Economic Development Initiative (EDI) programs were awarded from the U.S. Department of Housing and Urban Development; and recaptured Community Development Block Grant (CDBG) funds can now be used as a loan to perform assessment only activities on sites in designated brownfield areas.

Two loans have been approved for the BEDI: 1) Siegel Gas located at 7400 NW 30 Avenue was loaned \$166,000 for remediation activities and 2) the Richmond-Perrine Optimist Club, Inc. located at 18055 Homestead Avenue will be loaned \$750,000 for completion of mechanical, electrical, and plumbing systems, interior finishes, and furniture and equipment at the end of December. Another loan is being processed for approval for January 2004 to Redevco (Wagner Square) located at 1700 NW 14 Avenue for \$1.3-1.5 million to develop 199 condominiums (74% affordable) and 50000 square feet of retail/office space.

Brownfield Designation & Brownfield Site Rehabilitation Agreement

Unincorporated Miami-Dade County

On May 20, 2003, the Board of County Commissioners approved the designation of the Beacon Lakes project (located between NW 12-25 Street and NW 118-137 Avenue) via resolution R-559-03 (Brownfield Area Identification number BF130301000) as a brownfield area. **Attachment A has all maps of designated areas in both unincorporated Miami-Dade County and municipalities.** This makes a total of 11 designated brownfield areas in Miami-Dade County's Brownfield Annual Report
December 2003

unincorporated Miami-Dade County. As previously reported, the Board of County Commissioners approved on July 13, 1999 the designation of 10 brownfield areas via resolution R-767-99.

BSRAs

- The developer of Beacon Lakes entered into a Brownfield Site Rehabilitation Agreement (BSRA) with Miami-Dade County on November 24, 2003 (BF130301001). This development will be offices and warehouse components and will be completed in a phased approach. The canal must be widened and assessment activities must be completed prior to implementation of the construction.
- Currently under review is a BSRA for Siegel Gas (BF139904001) located at 7400 NW 30 Avenue, which is in the Model City/Brownsville brownfield area. It is anticipated that the BSRA will be signed prior to the end of 2003; however, it may not be completed until January 2004. Siegel Gas, a recipient of a BEDI loan, is planning on remediation petroleum contamination on the property and expanding their current operations.

City of Hialeah

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

City of North Miami Beach

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. The developer, Biscayne Commons, LLC, entered into a BSRA (BF130201001) on April 9, 2003. This property was a former landfill that still has solid waste buried on-site and the groundwater is contaminated with ammonia. Methane exceeds the appropriate level of exposure and a methane gas abatement system has been approved. Pending construction plan approval, the system will be installed. Currently, the solid waste was compacted and utility trenches were completed. The plans for the foundation of the buildings and the storm water drainage system are being approved. Pending the final development of the site, the groundwater will be monitored for a minimum of one year for ammonia. Since this site is located near Munisport, a former CERCLA site, and there is the potential for a mixed ammonia plume, an active remedial action plan may be required in the future.

City of Miami Beach

As previously reported, the City of Miami Beach Commission designated via resolution 2000-23963 a city block between Alton Road-Lenox Avenue and 5th-6th Street on June 7, 2000. The property owner entered into a Brownfield Site Rehabilitation Agreement (BF1300010001) on December 29, 2000. The site is composed of 5 areas, 3 of which are pending submittal of an approvable No Further Action with Conditions Report. Monitoring wells in two of the areas located on the western property boundary are being proposed for limited scope remedial action to reduce the petroleum contamination to achieve Groundwater Cleanup Target Levels (GCTLs). The entire property is being replatted and the redevelopment plan is currently being approved by the City of Miami Beach. Once the replatting has been completed, the entire site, when it applies, will receive a No Further Action with Conditions under Chapter 62-785, Florida Administrative Code (FAC).

City of Opa Locka

On February 24, 1999, the City of Opa Locka Commission designated via resolution 99-6013 brownfield areas (BF139901000). The City of Opa Locka received an Environmental Protection Agency (EPA) Brownfield Initiative Grant in 2001. They are preparing to perform Phase I and Phase II assessments on some properties in 2004.

City of Miami

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.

BSRAs

- The first BSRA (BF139801001) in the state of Florida was negotiated with the developer of the Wynwood property located between NW 1 Avenue and NW 1 Place and NW 21 –22 Street on July 27, 1998. There were two parcels, East and West. Assessment activities were performed and a remedial curtain was installed on the west property to prevent the dissolved plume from the bunker C contamination from migrating off site. This BSRA is now void because the developer chose to address the contamination in the state's petroleum and dry cleaning program; however, the west parcel has been developed into a cement plant and the east parcel was sold and is being developed into artist lofts.
- A BSRA (BF139801002) is being negotiated and is expected to be signed prior to the end of the year with a developer, Biscayne

Development Partners, LLC, for the Buena Vista (former Florida East Coast Railway property) located at 3111 N. Miami Avenue. This site development is mixed use, industrial and housing.

- The same developer, Biscayne Development Partners, LLC, has submitted a draft BSRA (BF139801003) for the property to the east of the Buena Vista property. This property has multiple addresses and the development plan is unknown at this time. This site may complete negotiations by the end of the year, otherwise it will be signed in January 2004.

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