

BROWARD COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM

2005 ANNUAL REPORT



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(Period Beginning October 1, 2004 and Ending September 30, 2005)

INTRODUCTION

Florida's Brownfields Program began with the passage of the Brownfields Redevelopment Act (Act) by the Florida Legislature in 1997 (Chapter 97-277, L.O.F.). The Act, amended in 2004, defines brownfield sites as "real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The Act encourages the reuse and redevelopment of brownfield sites within designated brownfield areas. The Act also provided the framework for Florida's Brownfields Program to facilitate redevelopment of these sites while also providing for environmental cleanup and protection of the public health and the environment.

Broward County's Brownfields Redevelopment Program is currently administered by the Department of Urban Planning and Redevelopment (DUPR). However, the assessment and remediation of contamination at contaminated sites (including designated brownfield sites) in Broward County are managed by Broward County's Environmental Protection Department (EPD). On May 23, 2000, as authorized by F.S., the Florida Department of Environmental Protection (FDEP) delegated the administration of the Brownfields Program within Broward County to EPD. This delegation provided a mechanism for EPD and DUPR to work closely together to bring about both economic redevelopment and environmental cleanup of brownfield sites in Broward County.

BROWARD COUNTY'S BROWNFIELDS REDEVELOPMENT TASK FORCE

The Broward County Brownfield Redevelopment Task Force (Task Force) was created pursuant to County Commission Resolution No. 1998-16, which was adopted on January 13, 1998. The purpose of the Task Force is to identify all potential brownfield sites and areas with environmental contamination or the perception of contamination and to serve as an advisory board providing guidance to persons interested in receiving a brownfield designation. Sites deemed eligible for designation under the brownfield statutes by the Task Force will receive a letter of support that may be presented to the governing body considering the brownfield designation.

The Task Force operates by the following objectives:

- The development of jobs to improve economic opportunity in low-income neighborhoods.
- The assessment and cleanup of contaminated sites to improve the quality of life in low to moderate income neighborhoods.
- Environmental protection through reuse and more efficient use of developed land in the urban core.
- Involvement of community residents and businesses in planning the future of their neighborhoods.
- Encouraging participation of the private sector in accomplishing these goals by ensuring market-driven projects are developed.

DESIGNATED BROWNFIELD AREAS

At the end of the 2005 reporting period, there were nine (9) areas within Broward County designated as brownfields.

Previously Reported Designated Areas

All designated areas have been reported in previous Annual Reports. They are the City of Pompano Beach Community Redevelopment Area, the City of Miramar Decommissioned Wastewater Treatment Plant, the Lauderdale Lakes Studio Brownfield Area, the City of Dania Beach Uniweld Brownfield Area, the City of Lauderdale US441/SR7 Corridor, the City of Hollywood Liberia Oakwood Hills, the Dania Motorcross Brownfield Area, the City of Dania Beach MABB, LLC Brownfield Area, and the Hallandale Beach Harbour Cove Brownfield Area. A summary of information about the designated areas, as required by Section 11.03.1(a) of the delegation agreement between the FDEP and Broward County EPD, is contained in the Appendix to this report.

Recently Designated Areas

There were no new brownfield designations within Broward County during the 2005 annual reporting period.

BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)

Broward County's model (template) Brownfield Site Rehabilitation Agreement (BSRA) is modified regularly to reflect language used in FDEP's BSRA template. The latest revision may be obtained by contacting Mr. David Vanlandingham, P.E., at (954) 519-1478 or dvanlandingham@broward.org.

BSRAs Executed During 2005 Annual Reporting Period

One (1) BSRA was executed for a designated brownfield area within the 2005 annual reporting period. A BSRA was executed with Harbour Cove Associates, Ltd., on December 17, 2004, for the Harbour Cove Brownfield Area. The BSRA site was assigned a Brownfield Site ID BF060401001.

At the end of the 2005 annual reporting period, Broward County had three (3) sites where contamination is managed under a BSRA; they are the McArthur Dairy site, the Dania Beach Motocross site, and the Harbour Cove site.

McArthur Dairy, BF060201001

Broward County EPD executed a BSRA with McArthur Dairy on June 11, 2003. The property is located at 1104 NW 40th Ave. in Lauderdale, which lies within that city's US441/SR7 Brownfield-designated corridor (Brownfield Area BF060201000). The McArthur Dairy site consists of 10.348 acres, and its approximate center is located at latitude 26° 08' 19" N and longitude 80° 12' 13" W.

2005 Broward County Brownfields Redevelopment Program Report

The McArthur Dairy contains contamination resulting from two petroleum and one chlorinated solvent discharge. On June 13, 2003, the City of Lauderdale purchased the property from McArthur Dairy. While McArthur Dairy will remain the entity responsible for cleanup pursuant to the BSRA, the City of Lauderdale will perform certain redevelopment activities. A copy of the BSRA was transmitted to the State Brownfield Coordinator on June 12, 2003.

Both petroleum plumes on the property are currently being monitored for natural attenuation processes. Additional assessment is being performed on the chlorinated solvent plume at this time to determine the full extent of contamination in groundwater.

Dania Motorcross, BF060301001

The second BSRA in Broward County was executed April 12, 2004, with South Florida Sports Committee, Inc. The property is located at 2600 SW 36th Street in Dania Beach and consists of 12 acres.

Prior to the time of BSRA execution, years of groundwater monitoring was performed at the facility under a Final Judgment entered on November 1, 1988, in the Circuit Court of the Seventeenth Judicial Circuit In and For Broward County. The BSRA was executed to effectively utilize the risk-based corrective action techniques of the Brownfield Cleanup Criteria for lingering dissolved metals contamination (specifically consisting of manganese, iron, and aluminum) in groundwater.

After conducting supplemental groundwater assessment, South Florida Sports Committee submitted a certified No Further Action with Conditions (NFAC) proposal to Broward County. Broward County approved the NFAC proposal on October 14, 2004, which implements the use of a deed restriction prohibiting future groundwater use. The Broward County Office of the County Attorney has reviewed a Draft Declaration of Restrictive Covenant for the site and is awaiting supplemental information and revisions prior to enacting the institutional control.

Harbour Cove, BF060401001

The third BSRA in Broward County was executed December 17, 2005, with Harbour Cove Associates, Ltd. The property is located at 100 NW 9th Terrace in Hallandale Beach and consists of 7.06 acres.

On February 4, 2004, Broward EPD was informed that free petroleum product was identified in excavation test pits at the property. Historical sources have indicated that the Harbour Cove site was once used as a landfill and lakefill site. While several petroleum contaminants were identified at low concentrations within site groundwater at the Harbour Cove site in subsequent certified site assessment reports, ammonia remains the primary contaminant of concern, presumably from the degradation of landfill and lakefill debris. Metals contamination (predominantly low-level arsenic) was identified in site vadose zone soils within certain areas of the property.

The Harbour Cove site is continuing to progress through site cleanup and redevelopment. After completing site assessment, a Monitoring Only Approval Order was issued to monitor the ammonia and

2005 Broward County Brownfields Redevelopment Program Report

petroleum-contaminated site groundwater in accordance with Chapter 62-785, Florida Administrative Code. Upon completing the prescribed monitoring, Harbour Cove has agreed to enact an institutional control for no groundwater use on the property. Soils contaminated with low concentrations of metals will also be addressed through institutional and engineering controls. Construction dewatering for utility upgrades at the site was approved by Broward EPD on October 15, 2004, and was performed during May 2005.

OTHER BROWNFIELD-RELATED ACTIVITY

On March 8, 2004, the FDEP approved an application for a Targeted Brownfield Assessment (TBA) Grant within Broward County. The TBA Grant is being used to perform Phase I and Phase II assessment activities on the Turner EnviroLogic, Inc., property (formerly the East Coast Asphalt facility) located at 3300 SW 11th Street in Deerfield Beach. The Turner EnviroLogic, Inc., property is impacted with soil and groundwater contamination by a petroleum release, currently eligible for state funding in the Petroleum Cleanup Program. However, because the site has a low priority ranking score, it will be some time before FDEP activates the site for cleanup. The Final Phase II TBA Report was received by Broward EPD on September 26, 2005, and review is pending.

CONTACTS FOR BROWARD COUNTY'S BROWNFIELDS REDEVELOPMENT PROGRAM

Name	Agency	Address	Phone/Fax/Email
Angela Chin, Brownfields Coordinator	DUPR- Planning Services Division	115 S Andrews Ave., Room 329K Fort Lauderdale, FL 33301	(954) 357-5778 fax (954) 357-8655 email: achin@broward.org
David Vanlandingham, P.E.	EPD – Pollution Prevention and Remediation Division	115 S Andrews Ave., Room A-240 Fort Lauderdale, FL 33301	(954) 519-1478 fax (954) 765-4804 email: dvanlandingham@broward.org
Jeffrey Halsey, Director	EPD – Pollution Prevention and Remediation Division	115 S Andrews Ave., Room A-240 Fort Lauderdale, FL 33301	(954) 519-1260 fax (954) 765-4804 email: jhalsey@broward.org

APPENDIX

**INFORMATION REGARDING BROWNFIELD DESIGNATIONS
WITHIN BROWARD COUNTY**

Brownfield-designated Areas within Broward County

The following is pertinent information about each brownfield designation in Broward County required by Section 11.03.1(a) of the delegation agreement between the Florida Department of Environmental Protection (FDEP) and Broward County. Locations and Geographical Information Systems (GIS) data have previously been reported to FDEP and are available on FDEP's GeoViewer website at <http://gisweb2.dep.state.fl.us/dwm/brnfls/geosearch.html>

City of Pompano Beach Northwest Community Redevelopment Area (CRA) Brownfield Area:

- Location: In the City of Pompano Beach bounded generally on the north by Copans Road, on the east by Dixie Highway, on the south by Atlantic Boulevard, and on the west by Powerline Road to the north and N.W. 31st Avenue to the south.
- Acreage: Approximately 3,084 acres.
- Designation Date: November 23, 1999.
- Latitude and Longitude Coordinates: 26 degrees, 8 minutes, 23.0 seconds latitude by 80 degrees, 8 minutes, 34.0 seconds longitude.
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF069901000.
- Parcel ID Number: The brownfield area is the City of Pompano Beach's northwest CRA and contains hundreds of parcel ID numbers.
- Person Responsible for Brownfield Site Rehabilitation: Person responsible will be determined on a site by site basis as specific sites within the designated brownfield area come forward for redevelopment.
- Status: No BSRAs have been executed for contaminated sites located within the designated area. Questions regarding redevelopment activities within the Pompano Brownfield Area may be directed to Fawn Powers, Assistant City Attorney, at fawn.powers@copbfl.com or (954) 786-4614.

City of Miramar Decommissioned Wastewater Treatment Plant Brownfield Area:

- Location: 7000 Miramar Parkway in the City of Miramar.

2005 Broward County Brownfields Redevelopment Program Report

- Acreage: Approximately 7 acres.
- Designation Date: January 5, 2000.
- Latitude and Longitude Coordinates: 25 degrees, 58 minutes, 51.6 seconds latitude by 80 degrees, 13 minutes, 40.8 seconds longitude.
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060001000.
- Parcel ID Number: 1126-00-006 Broward County, Florida.
- Person Responsible for Brownfield Site Rehabilitation: To be determined if contamination is identified on any sites within the designated area.
- Status: Brownfield designation was based on the perception of contamination. Site does not have actual contamination. Therefore, a BSRA will not be executed. Information regarding redevelopment can be directed to Vernon Hargray, Assistant City Manager for the City of Miramar at (954) 602-3122.

City of Lauderdale Lakes Lauderdale Lakes Studio Brownfield Area:

- Location: 3200 Oakland Park Boulevard in the City of Lauderdale Lakes.
- Acreage: Approximately 21 acres.
- Designation Date: January 25, 2000.
- Latitude and Longitude Coordinates: 26 degrees, 09 minutes, 50.4 seconds latitude by 80 degrees, 11 minutes, 20.4 seconds longitude.
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060002000.
- Parcel ID Number: 9230-19-003 and 9230-12-001 Broward County, Florida.

2005 Broward County Brownfields Redevelopment Program Report

- Contact for Brownfield Site Redevelopment: AGU Entertainment Corp. at (954) 714-8100.
- Status: Brownfield designation was based on the perception of contamination. Site does not have actual contamination. Therefore, a BSRA will not be executed.

City of Hollywood, Liberia/Oakwood Hills Brownfield Area:

- Location: In the City of Hollywood. The boundaries include Sterling Road to the north, Sheraton Street to the south, the Oakwood Hills Shopping Complex to the west, and Dixie Highway to the east.
- Acreage: 1,920 Acres.
- Latitude and Longitude Coordinates: GIS Coverage provided to FDEP by the City of Hollywood and available on the FDEP Brownfield Website.
- Datum Used: GIS Derived.
- Accuracy: Unknown.
- FDEP Area ID: BF060202000.
- Parcel ID Number: The brownfield area encompasses a large area and contains many parcel ID numbers.
- Person Responsible for Brownfield Site Rehabilitation: Person responsible will be determined on a site by site basis as specific sites within the designated-brownfield area come forward for redevelopment.
- Status: No sites within the area have been proposed for redevelopment as of yet.

City of Dania Beach Uniweld Products Brownfield Area:

- Location: 2850 Ravenswood Road in the City of Dania Beach.
- Acreage: Approximately 3 acres.
- Designation Date: December 12, 2000.
- Latitude and Longitude Coordinates: 26 degrees, 07 minutes, 02.0 seconds latitude by 80 degrees, 8 minutes, 12.0 seconds longitude (centroid).

2005 Broward County Brownfields Redevelopment Program Report

- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060003000.
- Parcel ID Number: 0220-02-0120 Broward County, FL.
- Person Responsible for Brownfield Site Rehabilitation: David S. Pearl, Owner and Principal, Uniweld Products, Inc., although no BSRA has been executed.
- Status: Assessment and remediation of contamination is currently being performed pursuant to a Consent Order with FDEP.

City of Lauderdale U.S. 441/State Road 7 Corridor Brownfield Area:

- Location: Bounded on the east side of State road 7/US 441 from 19th Street to Sunrise Blvd., on the west side of State Road 7/US 441 from 29th Street to Sunrise Blvd., 13th Street east to the city limits, north to the city limits, and back west to the original boundaries.
- Acreage: 504 Acres.
- Designation Date: March 11, 2002.
- Latitude and Longitude Coordinates: Provided to FDEP in 2002; see FDEP GeoViewer website.
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060201000.
- Parcel ID Number: The brownfield area is the City of Pompano Beach's northwest CRA and contains hundreds of parcel ID numbers.
- Person Responsible for Brownfield Site Rehabilitation: Person responsible will be determined on a site by site basis as specific sites within the designated brownfield area come forward for redevelopment. The first is the McArthur Dairy Brownfield Site (see below).

Dania Motorcross Brownfield Area (Also a BSRA Site):

- Location: 2600 SW 36th St., Dania.

2005 Broward County Brownfields Redevelopment Program Report

- Acreage: 12 acres.
- Designation Date: May 28, 2003.
- Latitude and Longitude Coordinates: 26 degrees, 04 minutes, 34 seconds latitude by 80 degrees, 10 minutes, 34 seconds longitude (centroid).
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060301000.
- Parcel ID Number: 504229010140, Broward County, Florida.
- Person Responsible for Brownfield Site Rehabilitation: South Florida Sports Committee, Inc.
- Status: BSRA Executed April 12, 2004. No Further Actions with Conditions has been approved, utilizing a deed restriction for no future groundwater use. Declaration of Restrictive Covenant forthcoming.

MABB, LLC, Brownfield Area:

- Location: 2740 SW 36th St., Dania.
- Acreage: 3.6 Acres.
- Designation Date: May 28, 2003.
- Latitude and Longitude Coordinates: GIS-related information previously supplied to FDEP; see FDEP GeoServer website.
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060302000.
- Parcel/Property ID Number: 504229010640, Broward County, Florida.
- Person Responsible for Brownfield Site Rehabilitation: MABB, LLC.

2005 Broward County Brownfields Redevelopment Program Report

- Status: Brownfield designation was based on the perception of contamination. Site does not have actual contamination. Therefore, a BSRA will not be executed.

Harbour Cove Brownfield Area (Also a BSRA Site):

- Location: 100 NW 9th Terrace, Hallandale Beach.
- Acreage: 7.06 Acres.
- Designation Date: June 15, 2004.
- Latitude and Longitude Coordinates: 25°59.180 Latitude by 80°09.611 Longitude (centroid).
- Datum Used: NGVD 1927.
- Accuracy: 13 Feet.
- FDEP Area ID: BF060401000.
- Parcel/Property ID Numbers: 514228420400, 514228420240, and 514228420260, Broward County, Florida.
- Person Responsible for Brownfield Site Rehabilitation: Harbour Cove Associates, Ltd.
- Status: BSRA Executed 12/17/04. Monitoring and redevelopment ongoing.

McArthur Dairy Brownfield Area (Also a BSRA Site):

- Location: Within Lauderhill-designated area at 1101 NW 40th Ave (N SR 7)., Lauderhill.
- Acreage: 10.348 Acres.
- BSRA Execution Date: June 11, 2003.
- Latitude and Longitude Coordinates: 26 degrees, 08 minutes, 19 seconds latitude north by 80 degrees, 12 minutes, 13 seconds longitude west (centroid).
- Datum Used: NAD 1927.
- Accuracy: 5 meters.
- FDEP Area ID: BF060201001.

2005 Broward County Brownfields Redevelopment Program Report

- Parcel/Property ID Number: 494136020010, Broward County, Florida.
- Person Responsible for Brownfield Site Rehabilitation: McArthur Dairy, Inc.
- Status: Site now owned by the City of Lauderhill. Redevelopment and cleanup ongoing under a BSRA.