



Miami-Dade County Brownfields Program

2005 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
2005 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 2005:

Brownfield Development

Unincorporated Miami-Dade County (History)

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. On May 20, 2003 the Board of County Commissioners designated via resolution Beacon Lakes as a brownfield area (BF130301000).

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.

The Courtyard by Marriott Hotel at Dolphin Mall received a BEDI grant of \$1,650,000 for development purposes on September 15, 2005.

(History) In 2003, two loans were 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.

Brownfield Site Rehabilitation Agreement

Unincorporated Miami-Dade County

There are 12 designated brownfield areas in 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. The Beacon Lakes area was designated on 5/20/2003. The Dedicated Transportation area was designated on March 1, 2005.

BSRAs

- On September 22, 2005, MGS Properties, LLC executed a BSRA (BF130503001) for the property located at 2201 NW 110 Avenue, which is in the Dedicated Transportation Brownfield Area (BFA 130503000).

Previously executed BSRAs:

- Mr. Siegel executed a BSRA for Siegel Gas (BF139904001) located at 7400 NW 30 Avenue, which is in the Model City/Brownsville brownfield area, on February 10, 2004. Siegel Gas, a recipient of a BEDI loan, is planning on remediation petroleum contamination on the property and expanding their current operations. They are still in the assessment phase of the project.
- On December 21, 2004 a BSRA was executed with Liberty City Holdings, LLC for the property located at 2160 NW 79 Street (BF139904002). This property will be developed as Corinthian Multifamily Apartments and it is still in the assessment phase of the project.

City of Miami

On February 24, 2005, the City of Miami Commission passed a resolution that incorporated the expanded Enterprise Zone as part of the Brownfield Area.

BSRAs

- On October 14, 2005, McArthur Dairy Inc. executed a BSRA for the property located at 2451 NW 7 Avenue (BF 139801005). This site is currently monitoring the groundwater.
- On October 7, 2005, Wagner Square, LLC was issued a Site Rehabilitation Closure Order for the BSRA that was executed on August 13, 2004 for the property located at 1700 NW 14 Avenue (BF139801003). All contaminated soil and ash was removed from this site (15,863 tons). This site will be developed for multifamily housing and commercial businesses.

(History) 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). The property is owned by Aguacilar, Ltd and is slated for multifamily development.

Previously Executed BSRA's

- 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) was executed on December 24, 2003 with 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 site is currently monitoring the groundwater.
- The same developer, Biscayne Development Partners, LLC, submitted a draft BSRA (BF139801003) for the property to the east of the Buena Vista property. This was not executed.
- On December 21, 2004, a BSRA was executed with Dreamers, LLC for the property located at 500 NW 36 Street (BF 139801004). This property will be developed as Los Suenos Multifamily apartments. They are still in the assessment phase.

City of Hialeah

No brownfield activities have occurred in the City of Hialeah in 2005.

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

City of Homestead

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

City of North Miami Beach

No brownfield activities have occurred in the City of North Miami Beach in 2005.

(History) 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 was installed. Currently, the solid waste was compacted and utility trenches were completed. The buildings have been built. The groundwater is being monitored for a minimum of one year for ammonia and methane. 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.



Site pre-construction



During solid waste removal



Shell of shopping center (9/2004)



Shopping Center Open (2005)

City of Miami Beach

No brownfield activities have occurred in the City of Miami Beach in 2005.

(History) 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

No brownfield activities have occurred in the City of Opa Locka in 2005.

(History) 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 2006.

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