

BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

2008 ANNUAL REPORT



Broward County Board of County Commissioners

Josephus Eggelation, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Keech • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler
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(Period Beginning October 1, 2007 and Ending September 30, 2008)

INTRODUCTION

Florida's Brownfield Program began with the passage of the Brownfield Redevelopment Act (Act) by the Florida Legislature in 1997. The Act, later amended, 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 Brownfield 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 Brownfield Redevelopment Program is currently administered by the Environmental Protection and Growth Management Department (EPGMD). EPGMD consists of staff with expertise in planning, redevelopment, and environmental contamination assessment and cleanup. On May 23, 2000, as authorized by Florida Statutes, the Florida Department of Environmental Protection (FDEP) delegated the administration of the Brownfield Program within Broward County to EPGMD.

BROWARD COUNTY'S BROWNFIELD 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. Members of the Task Force are appointed by the Broward County Board of County Commissioners. 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 2008 reporting period, there were eleven (11) areas within Broward County designated as brownfields.

Designated Areas within 2008 Reporting Period

There were no new brownfield designations within Broward County during the 2008 annual reporting period.

Previously Reported Designated Areas

All designated areas have been previously reported. 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 EPGMD, is contained in the Appendix of this report.

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 2008 Annual Reporting Period

There were no new BSRAs executed with Broward County during the 2008 annual reporting period.

Previously Executed BSRAs

At the end of the 2008 annual reporting period, Broward County had three (3) sites where contamination is or had been 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 EPGMD executed a BSRA with McArthur Dairy on June 11, 2003. The property is located at 1101 NW 40th Ave. in Lauderhill, 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.

The McArthur Dairy site contains contamination resulting from two petroleum and one chlorinated solvent discharge. After extensive assessment and source removal activities, all the contaminant plumes are undergoing natural attenuation monitoring. The property is currently a vacant lot which is fenced off from public access.

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. A Conditional Site Rehabilitation Completion Order (SRCO) was issued by Broward County on August 1, 2006. The site is currently in the permitting stages of redevelopment for use as a warehouse complex.

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 EPGMD 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.

After completing site assessment, a Monitoring Only Approval Order was issued to monitor the ammonia and 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 and polynuclear aromatic hydrocarbons will also be addressed through institutional and engineering controls. A Site Rehabilitation Completion Report was approved by EPGMD on March 14, 2008, and a draft Declaration of Restrictive Covenant, specifying the institutional and engineering controls for the property, was submitted to the Office of the County Attorney on August 6, 2008. EPGMD is currently awaiting a response from Harbour Cove's legal counsel regarding revisions to the Declaration of Restrictive Covenant. Redevelopment of the Harbour Cove site as a large, multi-story apartment complex has been successfully completed.

SITE REHABILITATION COMPLETION ORDERS (SRCO)

SRCOs Issued During the 2008 Reporting Period

There were no SRCOs issued in Broward County during the 2008 reporting period.

Previously Issued SRCOs

One (1) Brownfield SRCO has been issued in Broward County. On August 1, 2006, a Conditional SRCO was issued for the Dania Motorcross Brownfield Site, BF060301001.

SITE-SPECIFIC ACTIVITY/TARGETED BROWNFIELD ASSESSMENT GRANTS

Two (2) Site-Specific Activity Grants were awarded by the FDEP to sites within designated brownfield areas during the 2008 reporting period. The Pompano Beach Community Redevelopment Agency (CRA) has received the grants of up to \$50,000 each for two adjacent parcels, located at 201 Hammondville Road (Former B-T Oil Gas Station) and 324 NW 2nd Avenue (Former J&S Garage Site). The parcels are located in a larger 24-acre project area that will include a mass transit facility, community facilities, commercial use, and affordable housing developments. This project area will function as the “marquee” development for the CRA’s Northwest District and will spur additional redevelopment of the District.

Initial field investigations began at the sites in September 2008. Additional field investigations and a report of the findings are forthcoming.

CONTACTS FOR BROWARD COUNTY’S BROWNFIELD REDEVELOPMENT PROGRAM

Name	Agency	Address	Phone/Fax/Email
Angela Chin, Brownfield Coordinator	EPGMD- Planning and Redevelopment 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.	EPGMD – Pollution Prevention, Remediation and Air Quality 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	EPGMD – Pollution Prevention, Remediation and Air Quality 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 Areas within Broward County

The following is pertinent information about each brownfield designation in Broward County, as 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 Brownfield Program website at <http://www.dep.state.fl.us/waste/categories/brownfields/default.htm>. Brownfield Areas are listed in order by FDEP Brownfield Area Identification Number.

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. Two (2) Site-Specific Activities Grants were awarded to the City of Pompano Beach for two parcels 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.

- 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, BSRAs will not be executed unless contamination is discovered. 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.
- 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 unless contamination is discovered.

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).
- 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 Lauderhill 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 contains dozens 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, located at 1101 NW 40th Ave (N SR 7). A BSRA for McArthur Dairy was executed on June 11, 2003.

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.

Dania Motorcross Brownfield Area (Also a BSRA Site)

- Location: 2600 SW 36th St., Dania.
- 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. SRCO Issued August 1, 2006. Redevelopment of the property as a warehouse complex is pending.

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.
- 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. Redevelopment is complete. A Declaration of Restrictive Covenant is under review.

Deerfield Beach Turner Envirologic, Inc., Brownfield Site

- Location: 3300 SW 11 St., Deerfield Beach
- Acreage: 4.683 Acres
- Designation Date: October 18, 2005.
- Latitude and Longitude Coordinates: Centroid located at 26 degrees 18 minutes 8.009 seconds Latitude by -80 degrees 8 minutes and 55.709 seconds Longitude
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060501000
- Parcel ID Numbers: 484210020500 and 484210020430.
- Person Responsible for Brownfield Site Rehabilitation: Turner Envirologic, Inc.
- Status: No cleanup or redevelopment has been proposed; petroleum contamination currently eligible for funding in the FDEP Petroleum Cleanup Program with a priority score of 10. A Phase II Assessment Report for the property was performed through a Targeted Brownfield Assessment Grant on February 21, 2005.

City of Lauderdale: Sunrise Blvd., NW 31 Ave. Corridors Brownfield Area

- Location: On the west side of NW 31 Avenue at the intersection with Sunrise Blvd, on the north and south sides of Sunrise Blvd.
- Acreage: 93 Acres
- Designation Date: May 8, 2006.
- Latitude and Longitude Coordinates: Centroid located at 26 degrees 08 minutes 26.17 seconds Latitude by -80 degrees 11 minutes and 15.36 seconds Longitude
- Datum Used: NAD 83/90.
- Accuracy: GIS derived.
- FDEP Area ID: BF060601000
- Parcel ID Number: The brownfield area contains dozens 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 are proposed for redevelopment.
- Status: No BSRAs have been executed within this area.