

BROWARD COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM

2009 ANNUAL REPORT



Broward County Board of County Commissioners

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(Period Beginning October 1, 2008 and Ending December 31, 2009)

INTRODUCTION

Florida's Brownfields Redevelopment 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 Brownfields Redevelopment 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 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 Brownfields Redevelopment Program within Broward County to EPGMD.

DESIGNATED BROWNFIELD AREAS

At the end of the 2009 reporting period, there were twelve (12) areas within Broward County designated as Brownfield Areas.

Designated Areas within 2009 Reporting Period

There was one (1) newly Brownfield designated area within the 2009 reporting period (which includes the months of October through December of 2008). On December 9, 2008, the City of Dania Beach designated the Dania Beach Community Redevelopment Agency as a Brownfield Area. The Dania Beach Brownfield Area consists of 1,349 acres and is designated as Brownfield Area ID 060801000.

Previously Reported Designated Areas

Eleven (11) designated areas have been previously reported. A summary of detailed 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 at the end 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 2009 Annual Reporting Period

There were no new BSRAs executed with Broward County during the 2009 annual reporting period.

Previously Executed BSRAs

At the end of the 2009 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 Apartments site.

McArthur Dairy, BF060201001 (Status: Rehabilitation Ongoing)

Broward County EPGMD executed a BSRA with McArthur Dairy on June 11, 2003. The property consists of 10.348 acres and 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 contains contamination resulting from two petroleum and one chlorinated solvent discharge; one of the petroleum contaminant plumes is also eligible for future state funding in the Petroleum Cleanup Program. The property is currently a vacant lot which is fenced off from public access. A brief summary of rehabilitation activities conducted during the 2009 reporting period for each of the contaminant areas is as follows:

- 1) Petroleum Contamination at the former Diesel Underground Storage Tank Area (also eligible in the State Petroleum Cleanup Program) - Two (2) quarterly groundwater monitoring events were conducted by the designated contractor, and a recommendation to conduct active remediation was submitted in July 2009. A plan that recommends implementation of a remediation strategy to address contamination in this area is forthcoming.
- 2) Petroleum Contamination at the Boiler Room Area - Three (3) groundwater monitoring events were conducted through September 2009. The designated contractor recommended supplemental groundwater assessment activities to further define groundwater contamination at the site.
- 3) Chlorinated Solvent Contamination at the Boiler Room Area - Four (4) groundwater monitoring events were conducted through September 2009. The designated contractor has recommended supplemental groundwater assessment activities to further define groundwater contamination at the site.

Dania Motorcross, BF060301001 (Status: Rehabilitation Complete, SRCO Issued)

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 (Status: Rehabilitation Complete, SRCO Issued)

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 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 have also been addressed through institutional and engineering controls. Redevelopment of the Harbour Cove site as a large, multi-story apartment complex has been successfully completed, and a Conditional SRCO was issued by Broward County on May 6, 2009.

SITE REHABILITATION COMPLETION ORDERS (SRCO)

SRCOs Issued During the 2009 Reporting Period

One (1) SRCO was issued in Broward County during the 2009 reporting period. On May 6, 2009, a Conditional SRCO was issued for the Harbour Cove Apartments Brownfield Site (BF060501001). The Conditional SRCO specifies engineering controls and groundwater use restrictions on the property.

Previously Issued SRCOs

One (1) Brownfield SRCO had previously been issued in Broward County. On August 1, 2006, a Conditional SRCO was issued for the Dania Motorcross Brownfield Site (BF060301001). The Conditional SRCO specifies groundwater use restrictions on the property.

BROWNFIELD SITE SPECIFIC ACTIVITY, ASSESSMENT, AND PILOT PROJECT GRANTS

Current Grants:

Two (2) Site-Specific Activity Grants were awarded in 2008 by the FDEP to projects within Broward County with funding provided by the United States Environmental Protection Agency (USEPA). In 2008, 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.

Broward County has assisted the Pompano Beach CRA and the FDEP during site assessment and tank removal activities at the site. The FDEP contracted Tetra Tech NUS, Inc. (TTNUS) to perform the activities. In March 2009, TTNUS submitted Environmental Site Assessment Reports for both parcels. The assessments revealed soil and groundwater contamination and a possible abandoned underground storage tank at the site. In September 2009, TTNUS submitted an Underground Storage Tank Closure Report, documenting the removal of the tank, and a supplemental groundwater sampling report documenting additional groundwater assessment at the site. Currently, the CRA is evaluating options for source removal or further remedial activities at the site.

Previous Grants:

- 1) A Phase II Assessment for the Turner Envirologic, Inc., Brownfield site (BF060501000, also known as the former East Coast Asphalt facility) was performed through a Targeted Brownfield Assessment Grant on February 21, 2005.
- 2) In June 1999, the USEPA awarded a \$200,000 Pilot Assessment Grant to the City of Fort Lauderdale. The Pilot targeted 190 acres in Fort Lauderdale's most economically and environmentally distressed area, the Northwest Progresso Flagler Heights neighborhood.

CONTACTS FOR BROWARD COUNTY’S BROWNFIELDS REDEVELOPMENT PROGRAM

Name	Agency	Address	Phone/Fax/Email
David Vanlandingham, P.E., Brownfield Coordinator	EPGMD – Pollution Prevention, Remediation and Air Quality Division	1 N University Dr., Ste. 203 Plantation, FL 33324	(954) 519-1478 fax (954) 765-4804 email: dvanlandingham@broward.org
Jeffery Halsey, Director	EPGMD – Pollution Prevention, Remediation and Air Quality Division	1 N University Dr., Ste. 203 Plantation, FL 33324	(954) 519-1260 fax (954) 765-4804 email: jhalsey@broward.org

**DETAILED 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 Brownfields Program website at <http://www.dep.state.fl.us/waste/categories/brownfields/default.htm>. Brownfield Areas are listed in order by date of resolution.

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 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 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.
- Designation Date: September 18, 2002.
- 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

- 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

- 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.

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.

Dania Beach Brownfield Area

- Location: The boundaries of the Dania Beach Community Redevelopment Agency (see FDEP GeoViewer for exact boundaries). The Dania Beach Brownfield Area adjoins the City of Hollywood Liberia/Oakwood Hills Brownfield Area, which lies to the southeast.
- Acreage: Approximately 1,386 Acres
- Designation Date: December 9, 2008.
- Latitude and Longitude Coordinates: Approximate Centroid located at 26 degrees, 3 minutes Latitude by -80 degrees, 9 minutes Longitude

- FDEP Area ID: BF060801000
- Parcel ID Number: The brownfield area 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 are proposed for redevelopment.
- Status: No BSRAs have been executed within this area.