

BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

2011 ANNUAL REPORT



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(Period Beginning January 1, 2011 and Ending December 31, 2011)

INTRODUCTION

Florida's Brownfield 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 Brownfield 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 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 Redevelopment Program within Broward County to EPGMD. On May 25, 2010, a Delegation Agreement was executed by the FDEP and Broward County to extend the delegation period for another ten (10) years.

DESIGNATED BROWNFIELD AREAS

At the end of the 2011 reporting period, there were fifteen (15) Brownfield Areas within Broward County, encompassing approximately 8,465 acres (13.23 square miles). Table 1 on Page 9 of this Report summarizes fundamental information about the designated areas. A map depicting the Brownfield areas in Broward County is also provided on Page 8 of this Report.

Designated Areas within 2011 Reporting Period

The following three (3) Brownfield Areas were designated within the 2011 reporting period:

- On January 19, 2011, the City of Margate designated a Brownfield Area and renamed it the Margate Economic Enhancement District (MEED). MEED consists of 1,373 acres and is assigned the Brownfield Area ID BF061101000. MEED was also reported in Broward County's 2010 Brownfield Annual Report.
- The City of Hollywood designated the Hollywood Incinerator Ash Dump (HIAD) as a Brownfield Area on July 13, 2011. The HIAD consists of 30.72 acres, and the City is considering redevelopment strategies for the property.
- The City of Miramar designated the ZF Brownfield Area, which is a portion of the former Foxcroft Golf Course, as a Brownfield Area on November 15, 2011. The ZF Brownfield Area consists of 15.16 acres and is currently under redevelopment as a multi-story, multi-family apartment complex.

BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)

With the addition of one (1) new BSRA executed during the 2011 annual reporting period, there are now six (6) Brownfield Sites in Broward County. On December 27, 2011, ZOM Foxcroft, LP, executed a BSRA for the ZF Brownfield Site, which is within the ZF Brownfield Area. There are also five (5) other BSRA sites in Broward County that have been previously reported; they are the McArthur Dairy site, the Dania Beach Motocross site, the Harbour Cove Apartments site, and two (2) BSRAs for the Pompano Beach Replacement Library and Civic Campus. Table 2 on Page 10 of this Report provides fundamental information regarding these sites, and the activities conducted in 2011 are detailed in this section.

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. No redevelopment has been initiated.

A brief summary of rehabilitation activities conducted during the 2011 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) – During 2011, post-active remediation monitoring was ongoing to ensure that further active remediation is not warranted.
- 2) Commingled Petroleum and Chlorinated Solvent Contamination at the Boiler Room Area – A Remedial Action Approval Order was issued on October 12, 2010, to authorize remediation via oxygen injection, which concluded during the first quarter of 2011. Ongoing monitoring is being conducted to determine the effectiveness of the active remediation.



Above: Excavation of contaminated soils at the former boiler room area at McArthur Dairy

Dania Motocross, 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 established Alternative Groundwater Cleanup Target Levels and implemented 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 being marketed for redevelopment 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 indicated that the Harbour Cove site was once used as a landfill and lakefill site.

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 to establish Alternative Groundwater Cleanup Target Levels, Harbour Cove enacted 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.



Above: Harbour Cove Apartments in Hallandale Beach.

**Pompano Replacement Library and Civic Campus A (Petroleum Contamination), BF069901001
(Status: Rehabilitation Complete, SRCO Issued)**

The fourth BSRA in Broward County was executed December 6, 2010, with the City of Pompano Beach. The property is located at 128-140 SW 1st Avenue and 132 SW 1st Terrace in Pompano Beach and consists of 0.5 acres.

Site assessment, tank removal, and soil and groundwater source removal were performed during calendar year 2010 but before the BSRA was executed. Once Cleanup Target Levels had been achieved, a Brownfield SRCO was issued on 12/29/10. No restrictions are required. The area is still undeveloped. Plans are still being finalized to redevelop the area as a public library and government campus.

**Pompano Replacement Library and Civic Campus B (Arsenic Contamination), BF069901002
(Status: Rehabilitation Ongoing)**

The fifth BSRA in Broward County was executed December 6, 2010, with the City of Pompano Beach. The property is located at 142-150 SW 1st Avenue in Pompano Beach and consists of 0.75 acres.

This site is adjacent to site BF069901001. A source removal of contaminated soil was conducted in 2010. On November 4, 2011, Broward County determined that the site is eligible for No Further Action with Conditions in order to address remaining arsenic contamination, and a Declaration of Restrictive Covenant is in the process administrative and legal review. Plans are still being finalized to redevelop the area as a public library and government campus.

Right: Initial proposed conceptual redevelopment plan for the Pompano Replacement Library and Civic Campus.



ZF Brownfield Site, BF061103001
(Status: Rehabilitation Ongoing)

The sixth BSRA in Broward County was executed December 27, 2011, with ZOM Foxcroft, LP. The property is located at 8991 SW 41st Street in Miramar and consists of 15.16 acres. The ZF Brownfield Site is a portion of the former Foxcroft Golf Course.



Above: Sorrento at Miramar (foreground) under construction on the ZF Brownfield Site (taken April, 2012)

Prior to execution of the BSRA, site assessment had been conducted on the entire former Foxcroft Golf Course to determine the magnitude and extent of arsenic contamination in soil and groundwater pursuant to Chapter 62-780, Florida Administrative Code. The arsenic contamination stems from the application of herbicides on the former golf course. Groundwater contamination throughout the golf course was monitored for a period of one (1) year, and Broward County also approved a soil management strategy as a Remedial Action Plan, with the goal that all soils meet Residential Soil Cleanup Target Levels. The Brownfield Site is currently under redevelopment as Sorrento at Miramar, a multi-story apartment complex. A Declaration of Restrictive Covenant will ultimately be recorded to address arsenic contamination remaining in site groundwater.

SITE REHABILITATION COMPLETION ORDERS (SRCOs)

SRCOs Issued During the 2011 Reporting Period

No SRCOs were issued during the 2011 Reporting Period.

Previously Issued SRCOs

Three (3) Brownfield SRCOs have been previously 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.
- 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.
- On December 29, 2009, a SRCO was issued for the Pompano Beach Replacement Library and Civic Campus A (BF069901001). The SRCO was issued without any restrictions on the subject properties.

BROWNFIELD SITE SPECIFIC ACTIVITY, ASSESSMENT, AND PILOT PROJECT GRANTS

No new grants were awarded during the current reporting period to projects within Broward County. The following grants had been previously awarded:

- 1) In 2008, the Pompano Beach Community Redevelopment Agency (CRA) received two Site-Specific Activities 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. The grants funded assessment and source removal activities.
- 2) 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. Petroleum contamination at the facility is enrolled in the FDEP’s Petroleum Cleanup Program with a low priority score; however, the assessment was necessary in order to determine potential redevelopment strategies for the site.
- 3) 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 BROWNFIELD REDEVELOPMENT PROGRAM

Name	Agency	Address	Phone/Fax/Email
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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

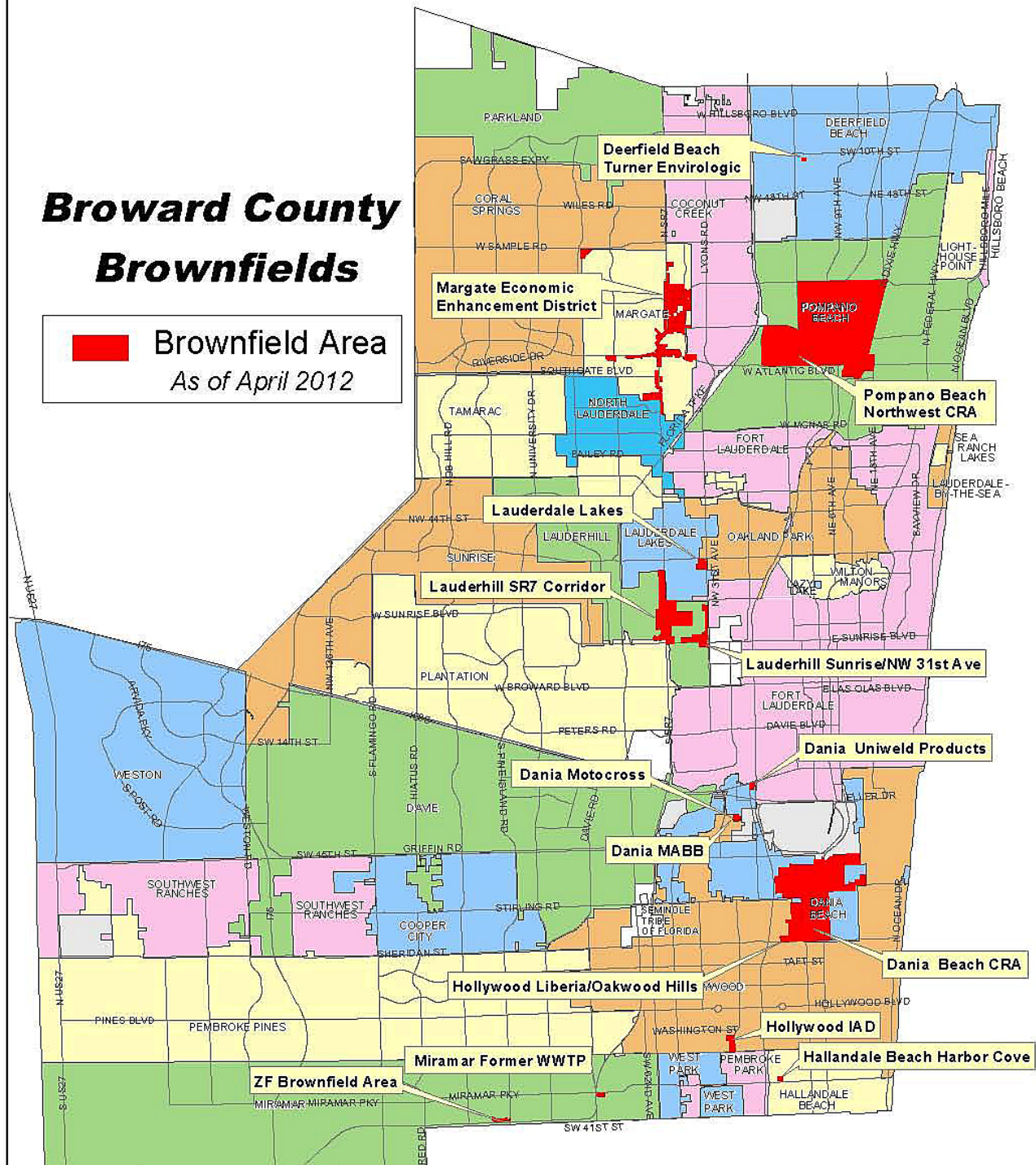
BROWARD COUNTY BROWNFIELD WEBPAGE

During 2011, Broward County EPGMD created its own Brownfield Redevelopment Program webpage on the internet located at <http://www.broward.org/PollutionPrevention/Brownfields/Pages/Default.aspx>. The webpage provides the information contained herein, including an up-to-date map of all Brownfield Areas within Broward County.

COUNTY BROWNFIELD AREAS

Broward County
Brownfields

 Brownfield Area
As of April 2012



This map is for conceptual purposes and should not be used for legal boundary determinations.

Prepared By:
Pollution Prevention, Remediation and Air Quality Division
Environmental Protection and Growth Management Department



A horizontal scale bar with a black segment from 0 to 2 and a white segment from 2 to 7. The word "Miles" is centered below the bar.

dlugo 4/2012

Table 1: Brownfield Designated Areas within Broward County

Brownfield Area ID	Brownfield Area Name	Local Government	Designation Date	Acreage	Applicable BSRA's
BF069901000	Pompano Beach Northwest CRA	Pompano Beach	11/23/1999	3,084	BF069901001 BF069901002
BF060001000	Miramar Decommissioned Wastewater Treatment Plant	Miramar	1/5/2000	7	None
BF060002000	Lauderdale Lakes Studio	Lauderdale Lakes	1/25/2000	21	None
BF060003000	Uniweld Products	Dania Beach	12/12/2000	3	None
BF060201000	U.S. 441/SR 7 Corridor	Lauderhill	3/11/2002	504	BF060201001
BF060202000	Liberia/Oakwood Hills	Hollywood	9/18/2002	1,920	None
BF060301000	Dania Motocross	Dania Beach	5/29/2003	12	BF060301001
BF060302000	MABB, LLC	Dania Beach	5/28/2003	3.6	None
BF060401000	Harbour Cove	Hallandale Beach	6/15/2004	7.06	BF060401001
BF060501000	Turner Envirologic, Inc.	Deerfield Beach	10/18/2005	4.683	None
BF060601000	Sunrise Blvd/NW 31st Ave. Corridors	Lauderhill	5/8/2006	93	None
BF060801000	Dania Beach CRA	Dania Beach	12/9/2008	1,386	None
BF061101000	Margate Economic Enhancement District (MEED)	Margate	1/19/2011	1,373.40	None
BF061102000	Hollywood Incinerator Ash Dump (HIAD)	Hollywood	7/13/2011	30.72	None
BF061103000	ZF Brownfield Site	Miramar	11/15/2011	15.16	BF061103001

*Includes only indicated commercial/industrial parcels

Total: 8,464.62

Table 2: Brownfield Sites (BSRAs) in Broward County

Site ID	Site Name	Address	Acreage	Execution Date	SCRO
BF060201001	McArthur Dairy	1101 NW 40th Ave., Lauderdale	10.348	6/11/2003	N/A
BF060301001	Dania Motorcross	2600 SW 36th St., Dania Beach	12	4/12/2004	8/1/2006
BF060401001	Harbour Cove	100 NW 9th Terrace, Hallandale Beach	7.06	12/17/2005	5/6/2009
BF069901001	Pompano Beach Replacement Library and Civic Campus A (Petroleum)	128-140 SW 1st Ave. , 132 SW 1st Terrace, Pompano Beach	0.5	12/6/2010	12/29/2010
BF069901002	Pompano Beach Replacement Library and Civic Campus B (Arsenic)	142-150 SW 1st Ave., Pompano Beach	0.75	12/6/2010	N/A
BF061103001	ZF Brownfield Site	8991 SW 41st Street, Miramar	15	12/27/2011	N/A