

BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

2013 ANNUAL REPORT



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(Period Beginning May 1, 2013 and Ending May 1, 2014)

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

As of May 1, 2014, there are 20 Brownfield Areas within Broward County, encompassing approximately 6,708 acres (10.5 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 2013 Reporting Period

Two (2) Brownfield Areas were designated within the 2013 reporting period.

- The City of Pompano Beach designated the Wal-Mart Stores East, LP, property located at 5001 N Federal Highway as a brownfield area on May 28, 2013. The Wal-Mart Stores East, LP, Pompano Beach Area consists of 8.41 acres and is assigned the Brownfield Area ID BF061301000. The area is being redeveloped into a Wal-Mart retail location. Arsenic and polynuclear aromatic hydrocarbon contamination has been reported, the assessment and cleanup of which is being managed under a Brownfield Site Rehabilitation Agreement.
- The City of Sunrise designated the Wal-Mart Stores East, LP, property located at 3306 N University Drive as a brownfield area on December 18, 2013. The Wal-Mart Stores East, LP, Sunrise Area consists of 16.6 acres and is assigned the Brownfield Area ID BF061302000. The Brownfield designation was made to facilitate the expansion of a Wal-Mart store already existing at that location. Arsenic and polynuclear aromatic hydrocarbon contamination has been reported, the assessment and cleanup of which is being managed under a Brownfield Site Rehabilitation Agreement.

BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)

Two (2) new Brownfield Site Assessment Rehabilitation Agreements (BSRAs) were executed in Broward County during the 2013 reporting period, bringing the total of Brownfield Sites in Broward County to eight (8). The newest BSRAs are for the Wal-Mart Stores East, LP, Pompano Beach site (BF061301001) and the Wal-Mart Stores East, LP, Sunrise site (BF061302001). Table 2 on Page 10 of this Report provides fundamental information regarding these sites, and the activities conducted in 2013 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 (2) petroleum and one (1) 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. The property was purchased by Eagle FL I SPE, LLC, in August 2012, but no redevelopment plan has been submitted. A brief summary of rehabilitation activities conducted during the 2013 reporting period for each of the contaminant areas is as follows:



Above: Bio-sparge remediation system at the McArthur Dairy Brownfield Site

- 1) Petroleum Contamination at the former Diesel Underground Storage Tank Area (also eligible in the State Petroleum Cleanup Program) – During 2013, additional bio-sparge remediation was conducted, and the area transitioned into Post-active Remediation Monitoring. A minimum of two more quarters of Post-active Remediation Monitoring are required before the area can be eligible for No Further Action.
- 2) Commingled Petroleum and Chlorinated Solvent Contamination at the Boiler Room Area – After monitoring the progress of active remediation via oxygen injection, post-active remediation monitoring was initiated in 2012. The petroleum contamination remains above Groundwater Cleanup Target Levels in one (1) well and is being monitored. No Further Action was approved for the chlorinated solvent plume on July 23, 2013; however, an SRCO will not be issued until cleanup of the petroleum contamination is complete.

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 and Redevelopment 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 4-acre, 40-foot deep borrow pit 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 arsenic and polynuclear aromatic hydrocarbons have also been addressed through institutional and engineering controls. A Conditional SRCO was issued by Broward County on May 6, 2009.



Above: Harbour Cove Apartments in Hallandale Beach.

Redevelopment has been completed, and the site now consists of four (4) multi-family, multi-story apartment buildings housing 212 units. Prior to cleanup, the taxable value of the property was \$291,000; the current taxable value is now \$9,676,000. Apartment unit descriptions, floor plans, and other information can be found on the internet at <http://theapartmentcorner.com/hallandale-beach-apartment-homes/harbour-cove/>.

**Pompano Replacement Library and Civic Campus A (Petroleum Contamination), BF069901001
Pompano Replacement Library and Civic Campus B (Arsenic Contamination), BF069901002
(Status: Rehabilitation Complete, SRCOs Issued)**

The fourth and fifth BSRAs in Broward County were executed December 6, 2010, with the City of Pompano Beach. The properties are located at 128-140 SW 1st Avenue, 132 SW 1st Terrace, and 142-150 SW 1st Avenue in Pompano Beach. The sites are adjacent to one another and consist of 1.25 acres.



A Brownfield SRCO was issued for BF069901001 on December 29, 2010, and no restrictions are required as the site meets applicable soil and groundwater cleanup target levels. A Brownfield Conditional SRCO was issued for BF069901002 on June 26, 2012, stipulating a site-wide groundwater use restriction. The sites received \$527,000 in voluntary tax credits.



The sites and surrounding area will be redeveloped as a 46,000 square-foot Library and Cultural Center adjacent to Pompano Beach City Hall. The design includes a new public plaza north of the building will form an exterior gathering space addressing a planned link to Old Pompano and the City's Connectivity plan to the north. The Master Plan and design documents for the project has been approved by the City, and construction plans are pending review by the City and Broward County.

Left and Above Left: Artist renderings for the completed Pompano Replacement Library and Civic Campus.

ZF Brownfield Site, BF061103001
(Status: Rehabilitation and Redevelopment Complete, SRCO Issued)

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.

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 stemmed 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.



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

Above: Common space at Sorrento at Miramar as completed (taken November 2012)

Site soils now meet Residential Direct Exposure Cleanup Target Levels, and a Declaration of Restrictive Covenant was recorded to restrict groundwater use. The ZF Brownfield site has been successfully redeveloped as Sorrento at Miramar, a multi-story apartment complex. The grand opening was held on July 26, 2012, and the unit lease rate is currently 100% with a waiting list. A site plan, more pictures, and a community brochure can be found online at <http://www.zrsapartments.com/Sorrento/miramar-fl-apartments.asp>.

Wal-Mart Stores East, LP – Pompano Beach Site, BF061301001
(Status: Redevelopment Completed, Rehabilitation Ongoing)

The seventh BSRA in Broward County was executed November 14, 2013 with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Brownfield Site is located at 5001 N Federal Highway in Pompano Beach and was purchased by Wal-Mart Stores East, LP, in 2011. Originally, the Site was comprised of four contiguous parcels, each owned by different entities and used for commercial purposes.

Polynuclear aromatic hydrocarbon (PAH) and arsenic contamination was identified in site soils and groundwater. After completing soil removal efforts in 2013, the site groundwater is being monitored; ultimately a Declaration of Restrictive Covenant will be executed to address any remaining contamination so that a Conditional SRCO may be issued.



The Wal-Mart Neighborhood Market in Pompano Beach

Wal-Mart Stores East, LP, received over \$380,000 in voluntary cleanup tax credits for the assessment and remediation. The Site has been redeveloped into a Wal-Mart Neighborhood Market comprised of 91,750 square feet of retail space. The grand opening was held November 13, 2013.

**Wal-Mart Stores East, LP – Sunrise, BF061302001
(Status: Redevelopment Pending, Rehabilitation Ongoing)**

The eighth BSRA in Broward County was executed December 19, 2013, with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Sunrise Brownfield Site is located at 3306 N University Drive in Sunrise. A Wal-Mart retail store already existed at that location, and Wal-Mart Stores East, LP, acquired an adjoining parcel in 2014 in order to expand the retail store. The revised site plan has been approved, but redevelopment is not yet underway.

Assessment of contaminants of concern pursuant to Chapter 62-780, Florida Administrative Code, is ongoing. Arsenic and polynuclear aromatic hydrocarbons have been identified in site soils, and arsenic was also identified in site groundwater. A Site Assessment Report Addendum is currently due to the Division on July 7, 2014, to determine the full extent of these contaminants on the site.

SITE REHABILITATION COMPLETION ORDERS (SRCOs)

To date, five (5) Brownfield SRCOs have been issued for sites within Broward County.

SRCOs Issued During the 2013 Reporting Period

No new Brownfield SRCOs were issued in Broward County during the 2013 reporting period.

Previously Issued SRCOs

Five (5) 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, 2010, 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.
- On June 26, 2012, a Conditional SRCO was issued for the Pompano Beach Replacement Library and Civic Campus B (BF069901002). The Conditional SRCO specifies groundwater use restrictions on the property.
- On December 12, 2012, a Conditional SRCO was issued for the ZF Brownfield Site (BF061103001). The Conditional SRCO specifies groundwater use restrictions on the property.

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 Envirollogic, 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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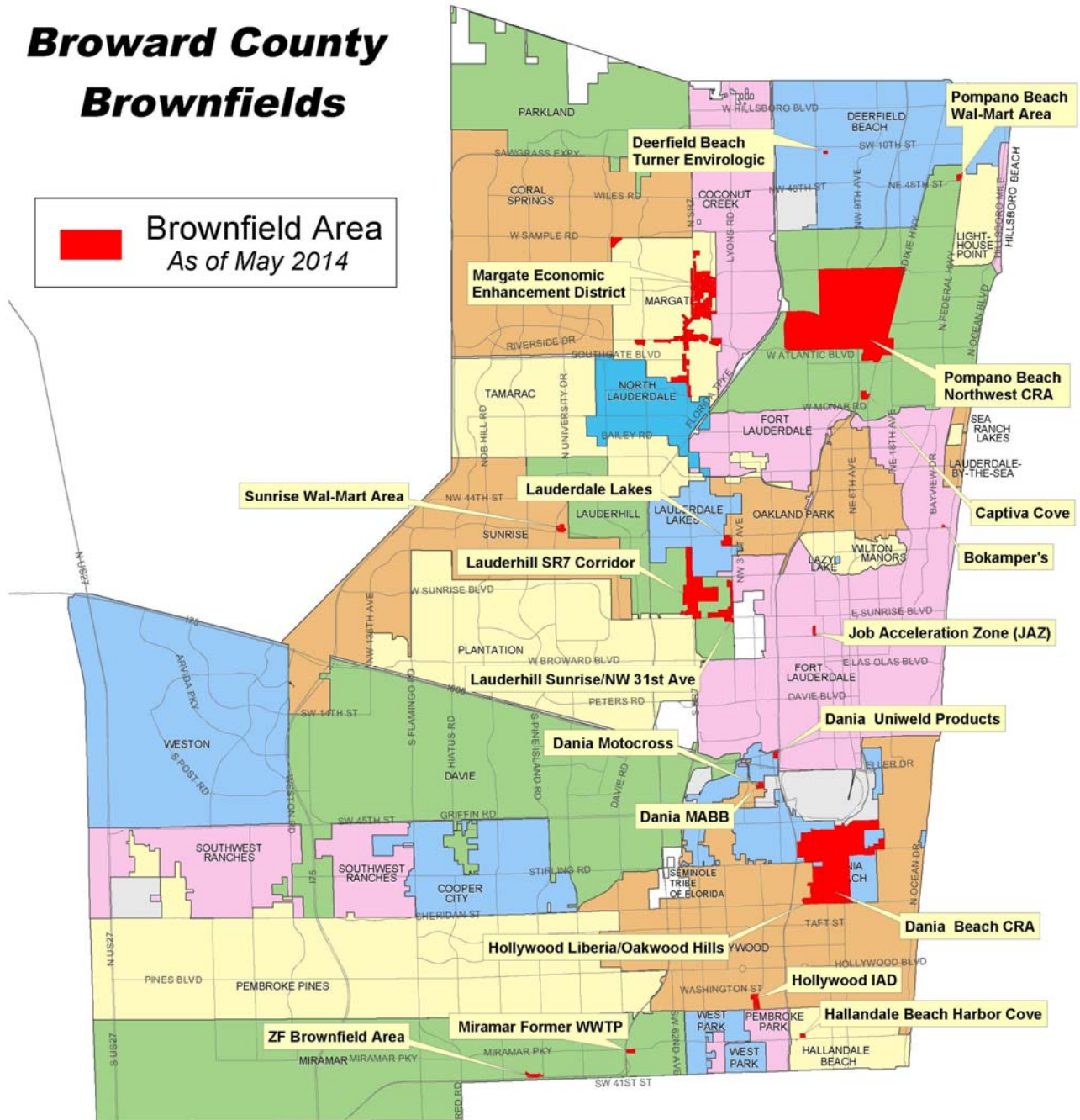
BROWARD COUNTY BROWNFIELD WEBPAGE

Broward County EPGMD has 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.

**Broward County
Brownfields**



Brownfield Area
As of May 2014



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



lammon 5/30/2014

Table 1: Brownfield Designated Areas within Broward County

Brownfield Area ID	Brownfield Area Name	Local Government	Designation Date	Acreage	Applicable BSRAs
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	148	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	4.68	None
BF060601000	Sunrise Blvd/NW 31st Ave. Corridors	Lauderhill	5/8/2006	93	None
BF060801000	Dania Beach CRA	Dania Beach	12/9/2008	1,349	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
BF061201000	Captiva Cove Brownfield Area	Pompano Beach	6/12/2012	19.66	None
BF061202000	Job Acceleration Zone (JAZ)	Fort Lauderdale	2/21/2012	5.84	None
BF061203000	Bokamper's Sports Bar & Grille Area	Fort Lauderdale	11/6/2012	1.31	None
BF061301000	Wal-Mart Stores East, LP, Pompano Beach	Pompano Beach	5/28/2013	8.41	BF061301001
BF061302000	Wal-Mart Stores East, LP, Sunrise	Sunrise	12/18/2013	16.6	BF061302001

*Includes only indicated commercial/industrial parcels

Total: 6,707.74

Table 2: Brownfield Sites (BSRAs) in Broward County

Site ID	Site Name	Address	Acreage	Execution Date	SRCO
BF060201001	McArthur Dairy	1101 NW 40th Ave., Lauderdale	10.35	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	6/26/2012
BF061103001	ZF Brownfield Site	8991 SW 41st Street, Miramar	15	12/27/2011	12/12/2012
BF061301001	Wal-Mart Stores East, LP, Pompano Beach	5001 N Federal Highway, Pompano Beach	8.41	11/14/2013	N/A
BF061302001	Wal-Mart Stores East, LP, Sunrise	3306 N University Dr., Sunrise	16.6	12/19/2013	N/A

Total 70.67