

# **BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM**

## **2016 ANNUAL REPORT**



# **BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM**

## **2016 ANNUAL REPORT**

### **TABLE OF CONTENTS**

Introduction.....	1
Designated Brownfield Areas.....	1
Brownfield Site Rehabilitation Agreements.....	1
McArthur Dairy.....	1
Dania Motorcross.....	2
Harbour Cove.....	3
Pompano Replacement Library and Civic Campus A.....	4
Pompano Replacement Library and Civic Campus B.....	4
ZF Brownfield Site.....	5
Wal-Mart Stores East, LP, Pompano Beach.....	5
Wal-Mart Stores East, LP, Sunrise.....	6
Pan American, Coral Springs.....	7
Northwest Gardens V, Fort Lauderdale.....	8
West Atlantic Blvd. Apartments Investors, Pompano Beach.....	9
Former Palm Aire Golf Course, Pompano Beach.....	10
Wisdom Village Crossing.....	10
Oakland Parcel Green Reuse Site.....	11
Dania Pointe.....	12
Former Palm Aire Golf Course III.....	14
Site Rehabilitation Completion Orders (SRCOs).....	15
Brownfield Site Specific Activity, Assessment, and Pilot Project Grants.....	15
Contacts for Broward County’s Brownfield Redevelopment Program.....	16
Broward County Brownfield Webpage.....	16
Figure: County Brownfield Areas.....	17
Table 1: Brownfield Designated Areas within Broward County.....	18
Table 2: Brownfield Sites (BSRAs) in Broward County.....	19

# **BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM 2016 ANNUAL REPORT**

(Period Beginning May 1, 2016 and Ending May 1, 2017)

## **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, 2017, there are 28 Brownfield Areas within Broward County, encompassing approximately 6,832 acres (10.68 square miles). Three (3) new Brownfield Areas were designated in the 2016 reporting period. Table 1 on Page 18 of this Report summarizes fundamental information about the designated areas. A map depicting the Brownfield areas in Broward County is also provided on Page 17 of this Report.

## **BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)**

Five (5) new Brownfield Site Rehabilitation Agreements (BSRAs) were executed in Broward County during the 2016 reporting period. As of May 1, 2017, there are 16 executed BSRAs in Broward County. Table 2 on Page 19 of this Report provides fundamental information regarding these Brownfield sites, and the activities conducted up to the end of the 2016 reporting period are detailed in this section.

---

### **McArthur Dairy, BF060201001 (Status: Rehabilitation Complete, Redevelopment Ongoing)**

Broward County EPGMD executed a BSRA with McArthur Dairy on June 11, 2003. The property consists of 10.35 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 had contamination resulting from two (2) petroleum and one (1) chlorinated solvent discharge; one of the petroleum contaminant plumes was eligible for future state funding in the Petroleum Cleanup Program. The property was purchased by Cricket Club Lauderhill, LLC, in March 2015, with the purpose of redeveloping the site into a multi-family unit residential complex. After conducting source

removal and active remediation via oxygen injection, post-active remediation monitoring was initiated in 2012, and a Site Rehabilitation Completion Order (SRCO) was issued on July 28, 2016. Through the VCTC Program, \$118,263.53 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016.

MAS Development began site grading and earth-moving work in March 2017 and is going to build 155 townhomes. To be known as Cricket Club, the three-bedroom homes will have about 1,320 square feet of living space; prices will start in the mid-\$200,000s. The community will have a clubhouse, playground, pool, and greenspace.



*Above:* Artist rendering of the Cricket Club (Courtesy: DRHorton)

---

**Dania Motocross, BF060301001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The second BSRA in Broward County was executed April 12, 2004, with South Florida Sports Committee, Inc. The 12-acre property is located at 2600 SW 36th Street in Dania Beach and was operated as both a lakefill (borrow pit reclamation site) and a public motocross course.

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. 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.





**Above:** The Dania Motocross Site in 2010 (left) and after rehabilitation and redevelopment in 2015 (right)

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. During 2014, the site was redeveloped into a warehouse complex.

---

**Harbour Cove, BF060401001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The Harbour Cove BSRA 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



**Above:** Harbour Cove Apartments in Hallandale Beach.

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.

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 \$10,700,000. 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, Redevelopment Ongoing)**

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 1<sup>st</sup> Avenue, 132 SW 1<sup>st</sup> Terrace, and 142-150 SW 1<sup>st</sup> 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 are being redeveloped as a 46,000 square-foot Library and Cultural Center adjacent to Pompano Beach City Hall. The design includes a live dance and theater space, a digital media center, and a new public plaza north of the building to form an exterior gathering space. Site improvements include a new civic plaza featuring raised planter areas, street furniture, and a new paved breezeway connecting the parking areas to the civic plaza. Construction is nearing completion.



**Left and Above Left:** The Pompano Replacement Library and Civic Campus under construction.



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

The sixth BSRA in Broward County was executed December 27, 2011, with ZOM Foxcroft, LP. The property is located at 8991 SW 41<sup>st</sup> 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. A site plan, more pictures, and a community brochure can be found online at <http://www.sorrentoaptsmiramarfl.com>.

---

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

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 was monitored and No Further Action with Conditions Proposal was approved on August 10, 2016. A Declaration of Restrictive Covenant is currently under review and will be executed to address the remaining contamination so that a Conditional SRCO may be issued.



The Wal-Mart Neighborhood Market in Pompano Beach

Wal-Mart Stores East, LP, has received over \$380,000 in voluntary cleanup tax credits for the assessment and remediation, and monitoring activities. 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 and 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 expansion was completed and opened in November 2015.

Arsenic and polynuclear aromatic hydrocarbons have been identified in site soils, and arsenic was also identified in site groundwater. During 2015, contaminated soils were managed during site redevelopment as approved in a Remedial Action Plan. The site groundwater was monitored and a No Further Action with Conditions Proposal was approved on May 10, 2017. A Declaration of Restrictive Covenant is currently being drafted by Wal-Mart and will be executed to address the remaining contamination so that a Conditional SRCO may be issued.



**Pan American Coral Springs, BF061501001**  
**(Status: Redevelopment Pending, Rehabilitation Ongoing)**

The BSRA for the Pan American Brownfield site, which spans three (3) parcels at 12400, 12404, and 12408 NW 35<sup>th</sup> Street in Coral Springs, was executed December 9, 2015. The Brownfield Area designation and BSRA are key to catalyzing reuse planning by the developer and its investors and lenders. While still in the conceptual design phase, redevelopment is focused on businesses that generate major job creation and leverage the site's proximity to over 1 million square feet of industrial warehouse space, one of the region's largest expressways, and a rapidly expanding employer base. Users that are being explored for this site include community banks, neighborhood retail, a business traveler's hotel, grocers with fresh produce, and pharmacies. It is anticipated that a formal redevelopment plan will be submitted to City of Coral Springs no later than September 2016 with groundbreaking occurring by March 2017. The site is expected to be fully developed and occupied prior to December 2017.



**Above:** The Pan American Brownfield Site in Coral Springs. The compound for the pump-and-treat remediation system is seen on the left.

Contamination at the site consists of chlorinated solvents (predominantly vinyl chloride) in saturated soils and groundwater over an areal extent of approximately 20,000 ft<sup>2</sup>. Contaminants are contained on site and remediated by a pump-and-treat system, which has been operating for nine (9) years. The remediation system also has the benefit of maintaining hydraulic control of the contaminant plume. Currently, the rehabilitation strategy is to maintain plume control with the pump-and-treat system. Ultimately, financial incentives available through the BSRA (including the Voluntary Cleanup Tax Credit and the Brownfield Redevelopment Bonus Refund) will likely mitigate the cost of obtaining conditional closure of the contamination. Issuance of a Conditional Site Rehabilitation Completion Order is expected in December 2017. Through the VCTC Program, \$66,532.61 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016.

**Northwest Gardens V – Fort Lauderdale, BF061502001**  
**(Status: Redevelopment Pending, Rehabilitation Pending)**

The BSRA for the Northwest Gardens V Brownfield Site, located in the vicinity of NW 7<sup>th</sup> Street between NW 11<sup>th</sup> and NW 14<sup>th</sup> Avenues in Fort Lauderdale, was executed with Northwest Properties V, Ltd., on December 10, 2015. Northwest Gardens V is the fifth phase of a massive rehabilitation project being pursued by the Fort Lauderdale Housing Authority and Atlantic Pacific Communities. The site consists of several parcels, which are to be redeveloped as affordable housing.

The contamination identified on the site consists of arsenic, benzo(a)pyrene and benzo(a)pyrene-equivalent polynuclear aromatic hydrocarbons concentrations in soil greater than applicable FDEP Direct Exposure Soil Cleanup Target Levels within (and limited to) the top two-foot interval below land surface. A source removal was performed.

As a result of the Brownfield Area designation and the executed BSRA, the development partners were able to move forward with construction confidently, breaking ground on 100 new units and 100 renovated units in February 2016. Foundations have already been poured in four of the six new buildings. With major financial assistance from a sales tax refund on construction materials available to residential developers that provide affordable housing, construction is expected to conclude in December 2016, well ahead of schedule. The first residents are expected to move in prior to February 2017, and full occupancy is expected sometime in the second quarter of 2017. The project will offer a number of community-enhancing and capacity building amenities, including a fully furnished clubhouse, a computer lab, library, urban gardens, and a bocce ball court.



**Above:** Urban gardens and similar construction to the Northwest Gardens V Site in Fort Lauderdale

The developer is also utilizing Voluntary Cleanup Tax Credits to leverage additional and much-needed financial resources for proper removal and closure of a long-abandoned Underground Storage Tank and swift rehabilitation of the impacted soil. These resources afford the developer the added benefit of pursuing unconditional closure, which, in turn, maximizes environmental and public health protection for the residents and surrounding community as well as design flexibility for the site itself. Through the VCTC Program, \$33,465.61 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016.



**West Atlantic Blvd. Apartments Investors, LLC – Pompano Beach, BF061503001**  
**(Status: Redevelopment Complete, Rehabilitation Ongoing)**

The BSRA for the West Atlantic Boulevard Apartment Investors site in Pompano Beach was executed December 18, 2015, with West Atlantic Boulevard Apartment Investors, LLC. The site (also known as Residences at Palm Aire) is generally located at the northeast corner of the Turnpike and Atlantic Boulevard in Pompano Beach and was purchased by West Atlantic Boulevard Apartment Investors, LLC, in 2015. The site is also known as Phase 1 of the overall former Palm Aire Golf Course redevelopment project.



**Above:** Artist's rendering of the finished West Atlantic Boulevard Apartment site in Pompano Beach

As a result of the Brownfield Area designation and the execution of the BSRA, redevelopment of the property, formerly a very large golf course impacted with arsenic contamination from the use of herbicides, has been able to remain on schedule and, with financial assistance of the Voluntary Cleanup Tax Credit Program and regulatory guidance from Broward County technical staff, stay on budget. Construction activities at the site, which involved major earthwork activity to properly manage large volumes of arsenic-contaminated soil, are complete. As of the date of this report, construction of the 404 luxury multi-family unit complex is almost complete, with the project achieving 100% occupancy no later than the third quarter of 2017. A Declaration of Restrictive Covenant is currently being drafted for Broward County review; once executed, a Conditional Site Rehabilitation Completion Order will be issued. Through the VCTC Program, \$500,000 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016.



**Former Palm Aire Golf Course – Pompano Beach, BF061601001**  
**(Status: Redevelopment Pending, Rehabilitation Ongoing)**

The BSRA for the Former Palm Aire Golf Course site in Pompano Beach was executed May 31, 2016, with FCI Development Ten LLC. The former Palm Aire Golf Course site is also known as Phase 2A of the overall former Palm Aire Golf Course redevelopment project. Arsenic was identified in site soil and groundwater above applicable CTLs. A Soil Management Remedial Action Plan (RAP) was approved May 15, 2015, prior to BSRA execution. The approved activities in the RAP include the management of soils on-site coupled with engineering and institutional controls.

The City of Pompano Beach has approved and permitted a 210-unit residential complex for the site with a total capital cost estimated at about \$34 million called Atlantico at Palm Aire; it will consist of 9 new three-story multi-family buildings, a club house, tot lot, dog park, and a bike path. As of the date of this report, site clearing and preparation work has begun, including sewer and other utility installation.



**Above:** Aerial view of the Former Palm Air Golf Course site in Pompano Beach. A portion of the nearly-completed West Atlantic Blvd. Apartments Investors, LLC, site (BF061503001) can be seen to the right.

---

**Wisdom Village Crossing – Fort Lauderdale, BF061602001**  
**(Status: Redevelopment and Rehabilitation Ongoing)**

The BSRA for the Wisdom Village Crossing site in Fort Lauderdale was executed May 2, 2017, with Wisdom Village Crossing, LP. The 33,539-square-foot site at 615 N. Andrews Ave. (the corner of Sistrunk Boulevard and the east side of Florida East Coast Railway) was purchased for \$2.12 million by Wisdom Village Crossing LLC, an affiliate of Chicago-based affordable housing builder Turnstone Development Corp.

Originally a warehouse and storage yard, arsenic was identified in site soils and groundwater above applicable cleanup target levels. After conducting a source removal of the impacted soils, site groundwater is being monitored until the end of calendar year 2017 in order to place an institutional control on groundwater use, after which time the issuance of Conditional Site Rehabilitation Completion Order will be proposed. Through the VCTC Program, \$29,680.83 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016.



**Above:** Wisdom Village Crossing

The developer secured a \$24.18 million first mortgage from JPMorgan Chase Bank, a \$3.5 million second mortgage from Community Development Trust and a \$100,000 loan through Broward County's HOME Investment Partnership. Construction of the Green-certified, 9-story, 105-unit affordable housing complex is nearing completion, and will also contain a business center, clubhouse, fitness center, and laundry facility. More information is available at <http://www.wisdomvillagecrossing.com/>.

---

**Oakland Parcel Green Reuse Site – Oakland Park, BF061603001  
(Status: Redevelopment Pending, Rehabilitation Ongoing)**

On December 14, 2016, Oakland Parcel, LLC, executed a BSRA for the Oakland Parcel Green Reuse Site. The site consists of 9.8 acres and is located at 3501 & 3551 NW 31<sup>st</sup> Avenue in Oakland Park.

The site was used as a quarry and dump site since the 1950s, and may have been used for agricultural purposes. During site assessment, arsenic exceedances of applicable CTLs were identified in site soils and groundwater; aluminum and iron were also detected above applicable CTLs in site groundwater. Benzo(a)pyrene-equivalent polynuclear aromatic hydrocarbon contamination was also identified in soils



throughout the site, and Total Recoverable Petroleum Hydrocarbons were identified in soils within a small area near the center of the property. On May 16, 2017, Broward County approved a Remedial Action Plan that includes limited source removal of impacted soils, the application of two (2) feet of clean fill throughout the property as an engineering control, and monitoring of site groundwater to ultimately implement institutional and engineering controls through a Declaration of Restrictive Covenant. Remediation activities are to begin in the third quarter of calendar year 2017.



**Above:** The Oakland Parcel Green Reuse Site in Oakland Park

The site plan approval with the City of Oakland Park stipulates that the site will be used for multi-family residences at market rental rates, which may consist of a mix of two- or three-story multifamily buildings or two-story townhomes. Through the VCTC Program, \$58,609.50 was awarded in corporate tax income credit associated with the assessment and cleanup work conducted in calendar year 2016.

---

**Dania Pointe – Dania Beach, BF060801001**  
**(Status: Redevelopment Pending, Rehabilitation Ongoing)**

The BSRA for the Dania Pointe Brownfield Site was executed with Dania Live, LLC, on December 22, 2016. Dania Pointe is a 102-acre premier mixed-use development that will have almost 1 million square feet of retail and restaurants in addition to Class A offices, hotels, luxury apartments and public event space. Dania Pointe will offer a mix of shop, work, live, play and stay options at a prime location, with 1,600 linear feet of frontage on 1-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center.



During site assessment, arsenic and polynuclear aromatic hydrocarbons were identified above applicable CTLs on specific parcels within the site in soil and groundwater. On December 9, 2016, Broward County approved a Remedial Action Plan to perform source removal and soil management activities. Institutional and engineering controls will ultimately be utilized to seek a Conditional Site Rehabilitation Completion Order. Through the VCTC Program, \$500,000 was awarded in corporate tax income credit associated with cleanup work conducted in calendar year 2016. For more information, see the Dania Pointe website at <http://www.daniapointe.com/>



Aerial View of the Dania Pointe Brownfield Site under rehabilitation (**top**) and an artist rendering of the finished Dania Pointe development (**below**, *courtesy of [www.daniapointe.com](http://www.daniapointe.com)*)



**Former Palm Aire Golf Course III – Pompano Beach, BF061604001**  
**(Status: Redevelopment Pending, Rehabilitation Ongoing)**

On December 30, 2016, Home Dynamics Vantage, LLC, executed a BSRA for the Former Palm Aire Golf Course III Brownfield Site. The site consists of 36.29 acres located on the NW Corner of Atlantic Blvd & N.W. 31st Avenue in Pompano Beach. Much like the remainder of the former Palm Aire Golf Course redevelopment complex (see Site IDs BF061503001 and BF061601001), site soils and groundwater are contaminated with arsenic from the application of arsenical-based herbicides. On April 13, 2017, a Soil Management RAP was approved, and a Remedial Action Implementation Report is due August 13, 2017. The site will eventually be closed with institutional and/or engineering controls for remaining soil and groundwater contamination.

The City of Pompano Beach has approved development of the site for 150 new single-family paito homes, a pool, cabana gazebos, tot lot, a bicycle lane, and associated landscaping. The development will be known as Vantage at Palm Aire. For further information, stay tuned to <http://www.homedynamics.com/vantage-palm-aire/>



Aerial View of the Former Palm Aire Golf Course III Brownfield Site in Pompano Beach, outlined in red. The site adjoins the Former Palm Aire Golf Course Brownfield Site (BF061601001) to the south and the West Atlantic Blvd. Apartments Investors Brownfield Site to the east (BF061503001) (*image courtesy of www.bcpa.net*)



## **SITE REHABILITATION COMPLETION ORDERS (SRCOs)**

To date, six (6) Brownfield SRCOs have been issued for sites within Broward County.

### SRCOs Issued During the 2016 Reporting Period

One (1) new Brownfield SRCO was issued in Broward County during the 2016 reporting period. On July 28, 2016, a SRCO was issued for the McArthur Dairy Brownfield Site in Lauderhill.

### 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 2<sup>nd</sup> 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.

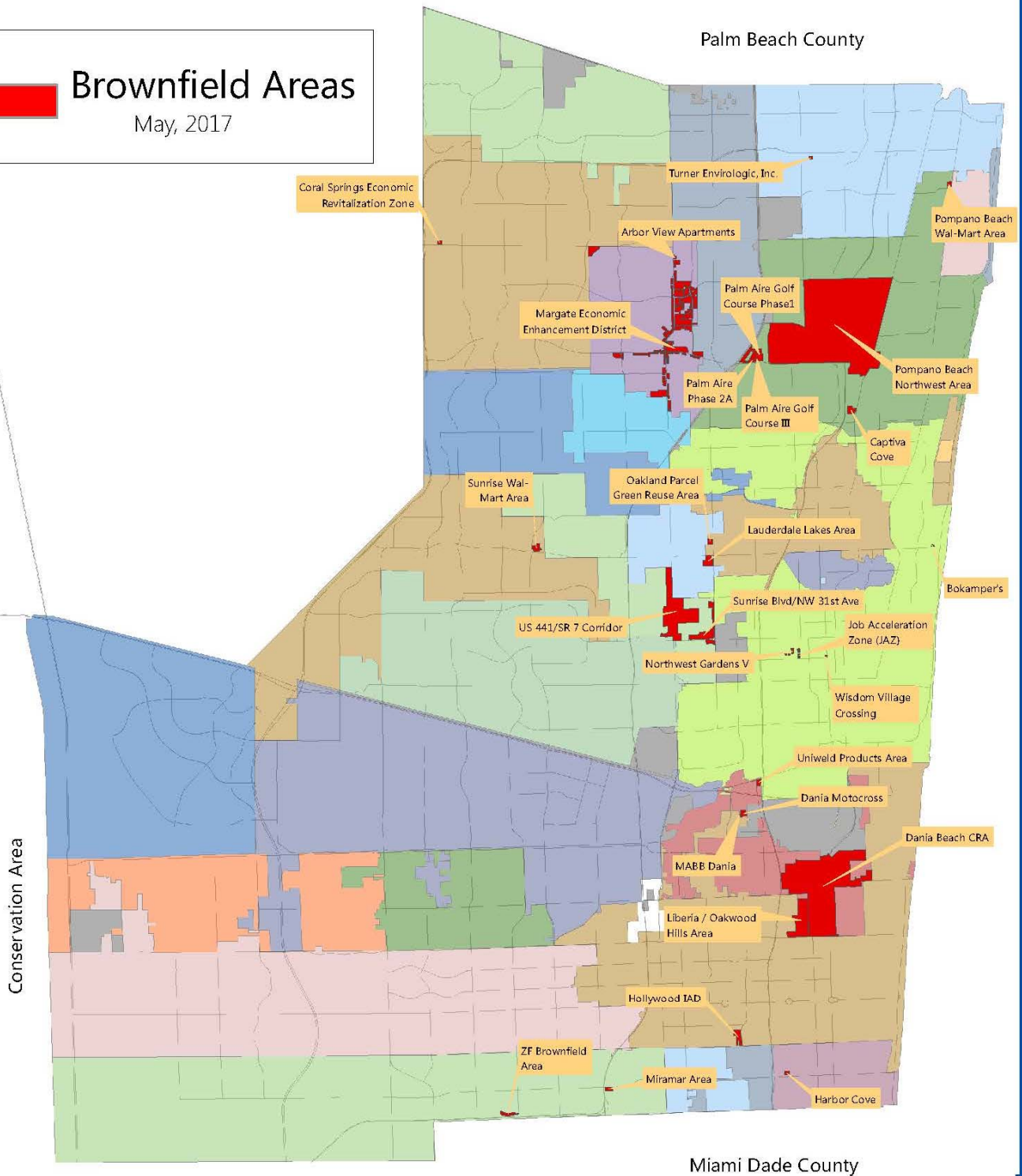
#### **CONTACTS FOR BROWARD COUNTY'S BROWNFIELD REDEVELOPMENT PROGRAM**

<b>Name</b>	<b>Agency</b>	<b>Address</b>	<b>Phone/Fax/Email</b>
David Vanlandingham, P.E., Brownfield Coordinator	EPGMD – Environmental Engineering & Permitting Division	1 N University Dr., Ste. 201 Plantation, FL 33324	(954) 519-1478 fax (954) 519-1412 email: dvanlandingham@broward.org
Sermin Turegun, Director	EPGMD – Environmental Engineering & Permitting Division	1 N University Dr., Ste. 201 Plantation, FL 33324	(954) 519-1460 fax (954) 519-1412 email: sturegun@broward.org

#### **BROWARD COUNTY BROWNFIELD WEBPAGE**

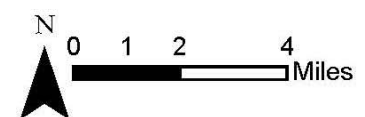
Broward County EPGMD has its own Brownfield Redevelopment Program webpage on the internet located at <http://www.broward.org/Environment/Brownfields/Pages/Default.aspx>. The webpage provides the information contained herein, including an up-to-date map of all Brownfield Areas within Broward County.

 **Brownfield Areas**  
May, 2017



This map was produced for conceptual purposes only and should not be used for legal boundary determinations.

Environmental Protection and Growth Management Department  
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION  
Prepared by: Natasha Herne - Updated 5/18/2017





**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 WW 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	4.683	None
BF060601000	Sunrise Blvd/NW 31st Ave. Corridors	Lauderhill	5/8/2006	93	None
BF060801000	Dania Beach CRA	Dania Beach	12/9/2008	1,349	BF060801001
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
BF061301001	Wal-Mart Stores East, LP	Pompano Beach	5/28/2013	8.41	BF061301001
BF061302000	Wal-Mart Stores East, LP, Sunrise	Sunrise	12/18/2013	16.6	BF061302001
BF061501000	Coral Springs Revitalization Zone	Coral Springs	8/19/2015	6.20	BF061501001
BF061502000	Northwest Gardens V Brownfield Area	Fort Lauderdale	11/17/2015	5.50	BF061502001
BF061503000	Former Palm Aire Golf Course	Pompano Beach	12/8/2015	26.84	BF061503001
BF061601000	Former Palm Aire Golf Course Phase 2A Area	Pompano Beach	2/9/2016	9.99	BF061601001
BF061602000	Wisdom Village Crossing LP Brownfield Area	Fort Lauderdale	2/16/2016	0.77	BF061602001
BF061603000	Oakland Parcel Green Reuse Area	Oakland Park	11/02/2016	9.8	BF061603001
BF061604000	Former Palm Aire Golf Course III	Pompano Beach	11/08/2016	36.29	BF061604001
BF061701000	Arbor View Apartments	Margate	04/05/2017	29.1	None

\*Includes only indicated commercial/industrial parcels

Total: 6,832.23

**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	7/28/2016
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	5001 N Federal Highway, Pompano Beach	8.41	11/14/2013	N/A
BF061302001	Wal-Mart Stores East, LP	3306 N University Dr., Sunrise	16.6	12/10/2013	N/A
BF061501001	Pan American Coral Springs	12400, 12404, and 12408 NW 35th St., Coral Springs	3.1	12/9/2015	N/A
BF061502001	Northwest Gardens V	NW 7th St between NW 11th Ave and NW 14th Ave., Fort Lauderdale	5.5	12/10/2015	N/A
BF061503001	West Atlantic Blvd Apartments Investors LLC	3211 N Palm Aire Dr., Pompano Beach	26.84	12/18/2015	N/A
BF061602001	Wisdom Village Crossing	615 N Andrews Ave., Fort Lauderdale	0.77	05/2/2016	N/A
BF061601001	Former Palm Aire Golf Course	100 NW 33 <sup>rd</sup> Ave., Pompano Beach	9.987	5/31/2016	N/A
BF061603001	Oakland Parcel Green Reuse Site	3501 & 3551 NW 31 <sup>st</sup> Ave., Oakland Park	9.8	12/14/2016	N/A
BF060801001	Dania Pointe	181 S Bryan Rd., Dania Beach	101	12/22/2016	N/A
BF061604001	Former Palm Aire Golf Course III	NE Corner of Florida's Turnpike & W Atlantic Blvd., Pompano Beach	36.29	12/30/2016	N/A

Total 263.957