



2024

Miami-Dade County Brownfields Report

Department of Regulatory and Economic
Resources, Division of Environmental
Resources Management (DERM)

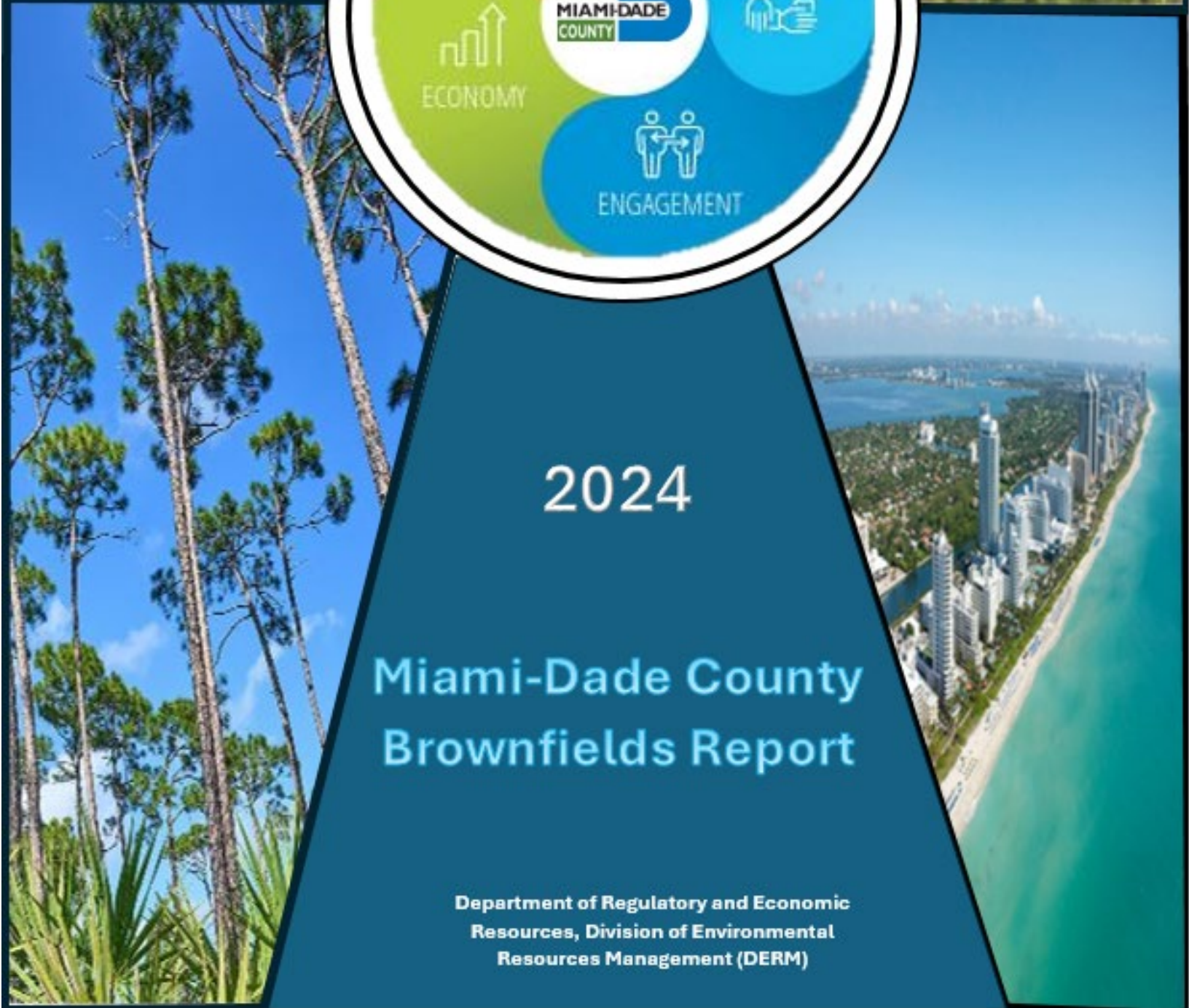


TABLE OF CONTENTS

❖ INTRODUCTION & NEW THIS REPORTING PERIOD	3-4
❖ NEW SITE REHABILITATION COMPLETION ORDERS ISSUED:	
SAWYER'S LANDING MIXED USE PROJECT	5
CIVIC TOWERS BROWNFIELD SITE	6
TM ALEXANDER APARTMENTS	7
❖ NEW BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs) EXECUTED:	
PARKVIEW CORAL APARTMENTS GREEN REUSE SITE	8
IRONWOOD COMMERCE CENTER NORTH	9
IRONWOOD COMMERCE CENTER SOUTH	10
19160 NW 27 AVE GREEN REUSE SITE	11
WYNWOOD 21 APARTMENTS GREEN REUSE SITE	12
SOUTHPOINTE VISTA GREEN REUSE SITE	13
COCONUT PALM TRUCK PARKING	14
BEACON VILLAGE LOGISTICS CENTER	15
DERBY POINTE LOGISTICS CENTER WEST	16
DERBY POINTE LOGISTICS CENTER EAST	17
ALBERT EXPRESS INC.	18
WESTLAND GARDENS GREEN REUSE SITE	19
KIPP SOUTH FLORIDA GREEN REUSE SITE	20
PELICAN HARBOR GREEN REUSE SITE	21
❖ PREVIOUSLY DESIGNATED BROWNFIELD AREAS	22-27
❖ ADDITIONAL ACTIVE BROWNFIELD SITE REHABILITATION AGREEMENT SITES	28-73
❖ BSRAs EXECUTED WITH FDEP	74
❖ PREVIOUSLY ISSUED SITE REHABILITATION COMPLETION ORDERS	75-79
❖ MIAMI-DADE COUNTY RER BROWNFIELD CONTACTS	80
❖ FREQUENTLY ASKED QUESTIONS (FAQs)	81-82
❖ TABLE OF DESIGNATED BROWNFIELD AREAS	83-86
❖ FIGURE OF ACTIVE AND CLOSED BSRA SITES	87
❖ MAP OF DESIGNATED BROWNFIELD AREAS	88

MIAMI-DADE COUNTY'S BROWNFIELDS PROGRAM



Resia Old Cutler Residential Development

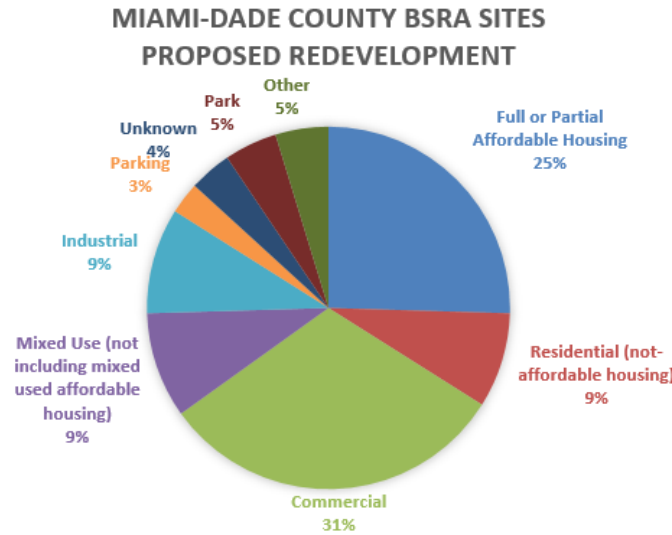
The Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), through its 2020 delegation agreement with the Florida Department of Environmental Protection (FDEP), administers the Miami-Dade County Brownfield Program to encourage the expansion, redevelopment and reuse of brownfield sites, where redevelopment may be complicated by actual or perceived environmental contamination.

A brownfield area is a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. There are currently ninety-two brownfield areas in Miami-Dade County, forty-nine of which were designated by the County beginning in 1999 when enterprise zones, empowerment zones, and other such designated economically depressed areas were made brownfield areas to encourage site rehabilitation, redevelopment, investment and job creation.

Miami-Dade County's delegation agreement with FDEP, which was renewed in October of 2020 for a ten-year period, authorizes Miami-Dade to negotiate, execute and ensure compliance of Brownfield Site Rehabilitation Agreements (BSRAs) for brownfield sites within a designated brownfield area. Execution of a BSRA entitles a qualifying Person Responsible for Brownfield Site Rehabilitation (PRFBSR) to certain benefits and incentives, including but not limited to a bonus refund for job creation, sales tax refund on building materials for affordable or mixed-use housing, tax credits on eligible site rehabilitation costs incurred and solid waste removal, and certain liability protections.

Currently there are seventy-four active BSRA sites in Miami-Dade County, four of which were executed with FDEP rather than Miami-Dade based on the County's prior or current ownership of the property or the County's involvement in funding the site's rehabilitation. Since inception of the program, thirty-one BSRA sites have been assessed and remediated pursuant to the cleanup criteria of Chapter 62-780, Florida Administrative Code, and have received a Site Rehabilitation Completion Order. Figure 1 of this report shows the location and number of BSRA sites that have received closure relative to the active sites still undergoing site rehabilitation.

Brownfields redevelopment can bring significant benefits to communities, including facilitating job growth, increasing local tax bases, reducing public health and environmental hazards, and expanding housing solutions. A breakdown of all Miami-Dade County BSRA sites by their proposed development plans indicates that 25% include affordable or workforce housing, helping to tackle Miami-Dade’s urgent housing affordability crisis.



This Annual Report summarizes brownfield area designation and BSRA site activities in Miami-Dade County from June 1, 2023 through May 31, 2024. During this annual reporting period, three new Brownfield Areas were designated, fourteen new BSRA and one BSRA Assignment and Assumption Agreement were executed with Miami-Dade County (an additional BSRA was executed with FDEP), and three sites received a Site Rehabilitation Completion Order, as further detailed below.

NEW BROWNFIELD AREAS DESIGNATED:

Miami-Dade County designated the following brownfield areas during this reporting period:

- Coconut Palm Truck Parking (BF132302000), consisting of approximately 57.63 acres, via resolution R-1059-23 on December 12, 2023.
- Beacon Lakes Logistics Park (BF132303000), consisting of approximately 37.7 acres, via resolution R-1058-23 on December 12, 2023.

The City of Hialeah Gardens designated the following brownfield area during this reporting period:

- Westland Gardens Green Reuse Area (BF132304000), consisting of approximately 8 acres, via resolution R-2884 on December 19, 2023.

BSRA ASSIGNED AND ASSUMED:

On December 22, 2023, an Assignment and Assumption Agreement was executed to assign the Procacci 1400 Brownfield Site BSRA from Procacci 1400, LLC to CR Dolphin Square LLC.

**SITE REHABILITATION COMPLETION ORDERS ISSUED
JUNE 1, 2023 – May 31, 2024:**

Sawyer's Landing Mixed Use Project

BSRA ID# 139801023
Executed December 28, 2021
Address: 249 NW 6th Street, Miami
Acres: 3
DERM HWR-1108/File-NA
SRCO: August 8, 2023

Block 55 Residential, LP entered into a BSRA on December 28, 2021 for the rehabilitation and redevelopment of a vacant lot (Folio 01-0105-050-1120). The site historically included a dry cleaner, funeral home, pressing and dyeing shop, printing and photography shop, and hat shop. A source removal was completed in 2020 to remove methylene chloride soil contamination. The site is being redeveloped for retail and residential use, including 578 affordable housing units. A Site Rehabilitation Completion Order was issued on August 8, 2023.



Civic Towers Brownfield Site

BSRA ID#139801013

Executed March 16, 2017

Address: 1855 NW 15th Ave, Miami

Acres: 2.81

DERM HWR-556

CSRCO: December 29, 2023

Civic Towers LLLP entered into a BSRA on March 16, 2017 for the Civic Towers Brownfield Site. The site use is affordable multi-family (196 units) residential with renovations to include a new roof system, upgraded windows, upgraded outdoor and indoor amenities and new Wi-Fi. Buried debris and soil contamination were identified during site investigation related to a property transaction. Soil impacts with mainly arsenic, barium, dioxins, lead, and PAHs and groundwater impacts with primarily arsenic, barium, lead, iron and aluminum were identified at the site. An engineering control was installed and approved, and the site completed groundwater monitoring to support No Further Action with Conditions site closure. A Conditional Site Rehabilitation Completion Order was issued on December 29, 2023.



Civic Towers Residential Development

T.M. Alexander Apartments

BSRA ID#139801014

Executed March 16, 2017

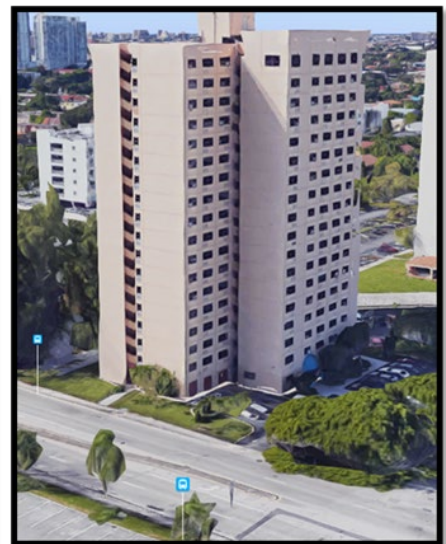
Address: 1400 NW 19th Street, Miami

Acres: 1.17

DERM HWR-868

CSRCO: December 29, 2023

Civic Towers Senior LLLP entered into a BSRA on March 16, 2017 for the T.M. Alexander Apartments. The site is currently affordable senior residential housing and site renovations, including a new roof system, upgraded windows, upgraded outdoor and indoor amenities, and new Wi-Fi, were completed. Buried debris was identified during site investigation related to a property transaction. Soil contaminants include arsenic, barium, dioxins, lead, and PAHs and the groundwater is primarily impacted with iron and aluminum. An engineering control was installed and approved, and the site completed groundwater monitoring to support No Further Action with Conditions site closure. A Conditional Site Rehabilitation Completion Order was issued on December 29, 2023.



T.M. Alexander Apartments

**NEW BSRA's EXECUTED
JUNE 1, 2023 – MAY 31, 2024**

Parkview Coral Apartments Green Reuse Site

BSRA ID# 132301001
Executed September 15, 2023
Address: 5615-5645 SW 8th St, Miami FL
Folio Nos. 01-4106-011-1790, 01-4106-011-1810, and 01-4106-011-1860
Acres: 0.8
DERM IW5-7622/File-13539

A BSRA was executed with Richman Parkview Gables Development Partners, LLC for the development of an 11-story, 120-unit multifamily residential building with an attached amenity area including a fitness center, clubroom, rooftop pool deck, and rooftop resident lounge. The site is currently vacant but operated as a shopping center with an automotive repair center from the 1970s to the 1990s. Site assessment documented Arsenic and Lead (soil) and Arsenic (groundwater) contamination. A No Further Action with Conditions closure has been elected. The site is currently pending development, and most of the site will be covered with engineering controls. A soil management plan was approved for the site on May 27, 2022, and condition provisions were addressed and approved on February 12, 2024. Drainage plans have conceptually been approved and additional construction plans are pending.



Rendering of completed Parkview Coral Apartments

Ironwood Commerce Center North

BSRA ID# 139901004

Executed November 8, 2023

Address: 12705 NW 42nd Avenue, Opa-Locka, FL

Acres: 9.26

DERM IW5-23397/File-NA

A BSRA was executed with GPT NW 42ND AVENUE OWNER III, LLC for the Ironwood Commerce Center North Site. Historically site operations included a parking lot, auto repair shop, go-carting facility and the former Opa-Locka Flea Market. Site assessment documented PAH and Arsenic soil contamination. No groundwater contamination was noted. The site is intended to close with No Further Action with Conditions with engineering controls. Site development is under way. Drainage plans have been approved. Additional offsite soil assessment is still pending to the east where historically the former facility used the land for parking. The proposed development is an industrial and commercial mixed-use retail and warehouse distribution facility.



BUILDING 6 AT IRONWOOD COMMERCE CENTER 2
SPEC WAREHOUSE

Ironwood Commerce Center

BSRA ID# 139901005
Executed November 8, 2023
Address: 12691 NW 42nd Ave., Opa-Locka, FL
FOLIO: 08-2129-000-0050
Acres: 34
DERM SW-1173/File-12833

A BSRA was executed with GPT NW 42ND AVENUE OWNER II, LLC for the Ironwood Commerce Center. The site previously operated as the Opa-Locka/Hialeah Flea Market from 1985 to 2023. Prior to 1985 this parcel was a former dump. Historical aerial imagery reveals the presence of borrow pit activities in 1940, quarry operations in 1951, and lake filling between 1961 and 1968, with additional landfilling of municipal solid waste and construction and demolition debris from about 1956 to 1972. Site assessment documented aluminum, iron, and vinyl chloride groundwater contamination. Soil assessment was limited to the site boundaries, which did not show exceedances of the cleanup target levels; however, due to the historical use, engineering controls will be implemented across the entire property in pursuit of No Further Action with Conditions site closure. A soil management plan was approved for the site on May 9, 2023. Drainage Plans were approved on March 22, 2024. The site will be developed with four commercial/industrial buildings, which will be equipped with a methane gas management system, approved by DERM on October 31, 2023.



Artistic rendering of proposed Ironwood Commerce Center

1960 NW 27 AVE Green Reuse Site

BSRA ID# 130401001

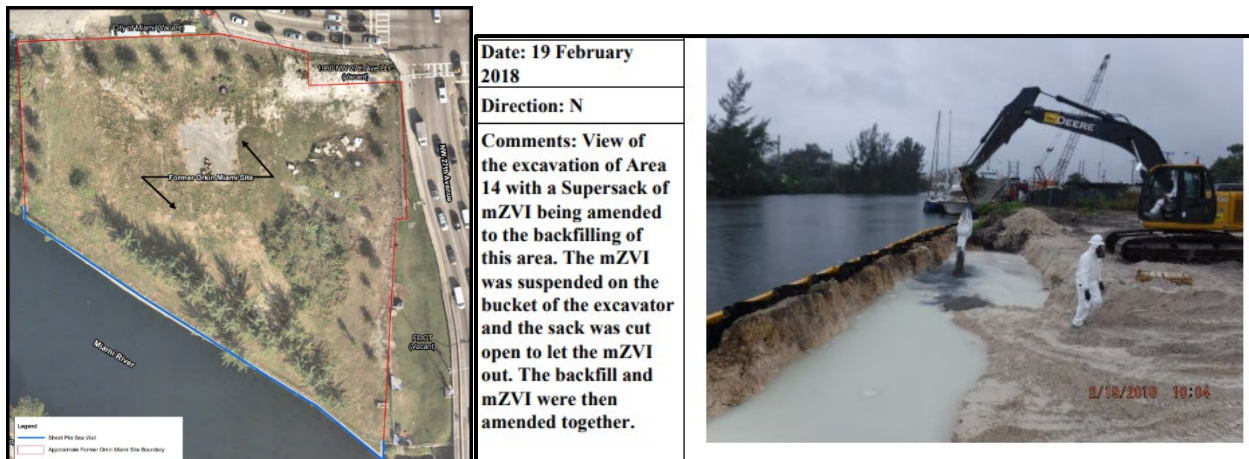
Executed November 8, 2023

Address: 1960 and 1970 NW 27th Avenue, Miami, Florida 33142

Acres: 2.07

DERM HWR-36/File-7965

1960 NW 27th Ave, LLC entered into a BSRA on November 8th, 2023, for the development of a mixed-use multifamily affordable housing project. The subject property is vacant since 1998, but historic aerials document that the site was developed for commercial/industrial use since, at least, 1951. A former ORKIN facility operated between 1960 and 1987 and activities included the storage of fumigation chemicals and equipment (for pest control) and petroleum underground storage tanks. Following ORKIN's operation, portions of the property were leased to different tenants involved in a variety of activities including welding, marine equipment storage, repair and salvage and engine repairs. Past operations resulted in soil and groundwater contamination including, but not limited to, various pesticides (e.g., Dieldrin, Aldrin, Chlordane, Endosulfan Sulfate, 4,4 DDT, etc.) and metals. (Lead and Arsenic). Contamination site rehabilitation activities were initiated in 1987 and have included the removal of contaminated soils, groundwater monitoring and chemical injection. The most recent remedial actions conducted between 2015 and 2021 included the excavation and proper disposal of approximately 6,400 tons of non-hazardous soils and 970 tons of hazardous soils, the application of micro-scale Zero Valent Iron (mZVI) in backfilled material and via direct injection in a water-based slurry and the construction of a new 425 ft long seawall along the southern boundary of the project, adjacent to the Miami River, to facilitate the excavation of soils. The site is currently conducting post remediation groundwater monitoring to demonstrate the effectiveness of the remedial actions, based on the intended cleanup endpoint of No-Further Action with Conditions.



Wynwood 21 Apartments Green Reuse Site

BSRA ID# 139801024

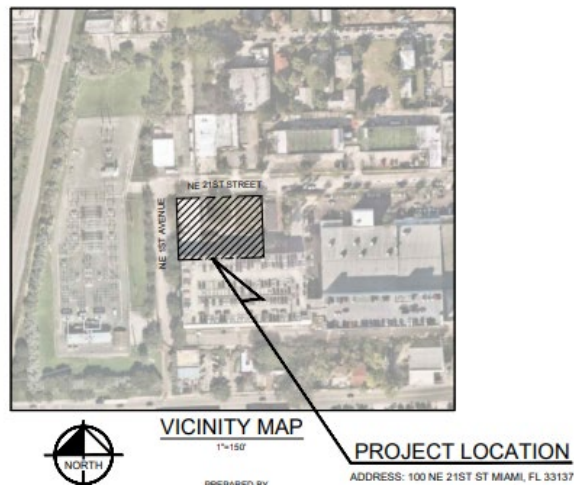
Executed December 6, 2023

Address: 100 NE 21st Street

Acres: 0.65

DERM UT-8141

A BSRA was executed on December 6, 2023, with Wynwood 21 Apartments, L.P. as the PRFBSR for the development of a mixed use commercial residential building. Wynwood 21 will include 97 residential units with restaurant and retail space. Site assessment began in October of 2020 with documented arsenic, benzo(a)pyrene equivalents (BaPE) and total recoverable petroleum hydrocarbons (TRPH) contamination in soil and tetrachloroethylene (PCE) contamination in groundwater. Site assessment is currently ongoing. The developer has elected NFA closure for the site. Site development has not yet commenced.



Southpointe Vista Green Reuse Site

BSRA ID# 139912010

Executed December 6, 2023

Address: SW 117th Avenue and SW 214 ST, Miami, Florida 33177

FOLIO: 30-6912-000-0330, 30-6912-000-0331 and 30-6912-000-0325

Acres: 3.57

DERM HWR-1036

A BSRA was executed with MHP FL I, LLC for the Southpointe Vista Green Reuse Site. The southeastern section of the property was once utilized as a junkyard from approximately 1980 to 1986. Since then, the property has remained vacant until the present day. The site assessment conducted documented concentrations of arsenic in soil that exceeded the direct exposure residential soil cleanup target level, and concentrations of chromium and dieldrin above the leachability based on groundwater criteria. No groundwater contamination was documented at the site. A soil management plan was approved for the site on February 3, 2023. No Further Action with Conditions was elected for the site, and engineering controls are being proposed for a portion of the property. A Site Assessment Report for the site is pending submittal. The site will be redeveloped as a 10-story affordable housing apartment building.



Rendering of completed residential development

Albert Express Inc.

BSRA ID# 139901006

Executed December 22, 2023

Address: 13505 NW 42nd Ave and 4175 NW 135th ST, Opa-Locka

Acres: 1.99

DERM IW5-4769/File-7734/FDEP# 138503638

A BSRA was executed with Opa Locka Corporation for the development of a self-storage facility. Historic operations at the site included the former E&C Service Station, mechanical repair shops, auto sales, heavy equipment sales, auto salvage, cafeterias and plant nurseries. A petroleum discharge discovered on July 30, 1986, and eligible for the Early Detection Incentive Program, which is currently undergoing assessment, was excluded from the BSRA. In addition to the petroleum contamination, site assessment identified buried solid waste and PAH, TRPH, Dieldrin, and chlorinated solvent contamination of the soil, and chlorinated solvent, Iron, TDS and Ammonia groundwater contamination. Assessment is being conducted to delineate the extent of the solid waste and soil and groundwater contamination.



Image 5 shows some of the solid waste observed in TP-7.



Beacon Lakes Logistics Park

BSRA ID# 132303001

Executed December 22, 2023

Address: Northwest 12th Street and Northwest 137th Avenue, Miami-Dade County

Folio Nos. 30-3953-000-0134,-0145,-0146,-0147,-0148,-0154,-0156,-0157,-0159,-0162,-0163,-0164,-0166 and -0250

Acres: 37.7

DERM HWR-1362 and SW-1806

A BSRA was executed with Prologis, L.P. and Beacon Village, LLC for the development of the Beacon Lakes Logistics Park warehouse facility. The redevelopment includes four warehouses ranging from approximately 57,000 square feet (sf) to 326,000 sf (proposed Buildings 46 through 49). Site assessment documented contamination of Arsenic, Chromium, Selenium, Dieldrin, Total Recoverable Petroleum Hydrocarbons (TRPH) and Polycyclic Aromatic Hydrocarbons (PAHs) in soil and Iron and Total Dissolved Solids (TDS) in groundwater. The site is still in the process of site assessment and remediation and is pursuing NFAC closure with institutional and engineering controls restricting the site to commercial land use only and restricting the onsite groundwater use.



Derby Pointe Logistics Center East

BSRA ID# 139902002

Executed December 22, 2023

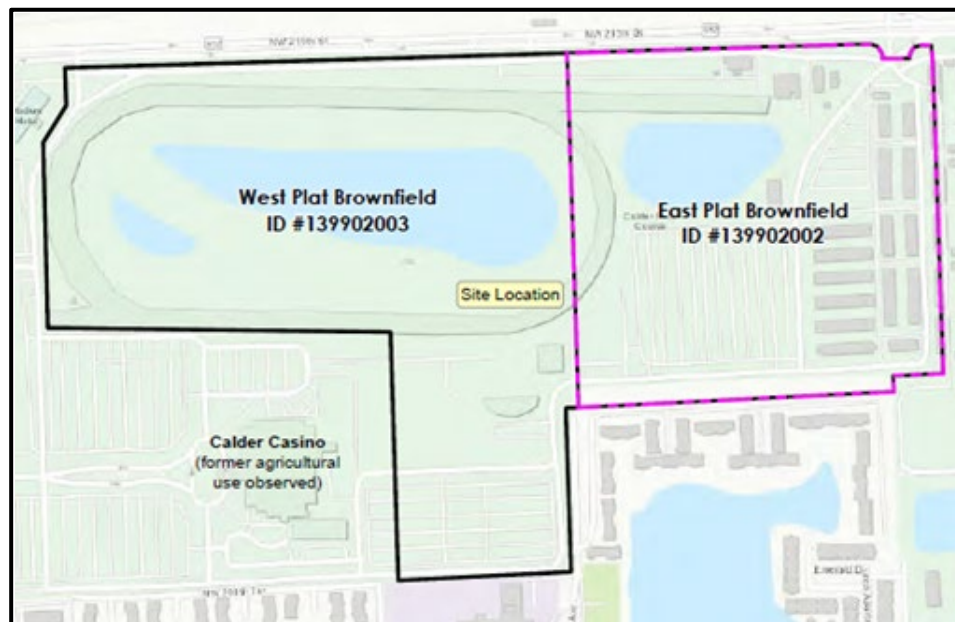
Address: 21001 NW 27 Avenue, Miami Garden, FL

Eastern portion of Folio No. 34-1134-014-0030

Acres: 47

DERM HWR-1350

A BSRA was executed with B9 SECRETARIAT FL OWNER, LLC for the development of Derby Pointe Logistics Center East as a warehouse and distribution center. The site historically operated as the eastern portion of the former Calder Race Track facility, containing a former maintenance area for the horse track, former stables, a parking lot and a retention pond/lake. Site assessment documented Arsenic, Mercury, Total Recoverable Petroleum Hydrocarbons, and Polycyclic Aromatic Hydrocarbons contamination in soil and Arsenic, Manganese, Ammonia, Total Dissolved Solids and Iron contamination in groundwater. The intended closure path of NFAC will include engineering controls, consisting of either 2 feet of imported quarry fill, a geomembrane fabric with a minimum of 1 foot of imported quarry fill, asphalt pavement, and concrete foundations, and a groundwater use restrictions. The site is currently undergoing additional assessment.



Coconut Palm Truck Parking

BSRA ID# 132302001

Executed December 12, 2023

Address: Intersection of Florida Turnpike & SW 248th St

Folio Nos. 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160

Acres: 57.63

DERM HWR-1269

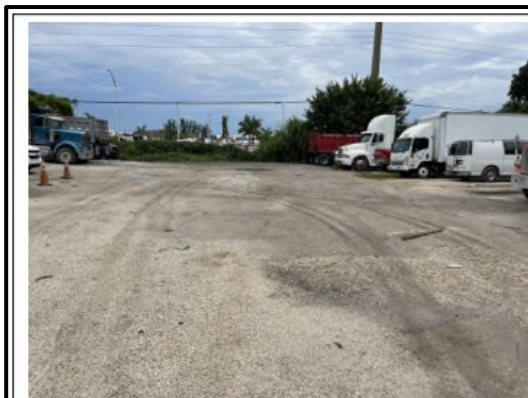
A BSRA was executed with Coconut Palm TH, LLC for redevelopment of the Coconut Palm Truck Parking site. The site was previously used for agricultural purposes since at least 1938 and will be developed for truck parking. The site assessment conducted documented concentrations of arsenic in soil that exceeded the direct exposure residential cleanup target level, and Arsenic and Iron groundwater contamination. A No Further Action with Conditions, with engineering across the site, is proposed. Further site assessment and groundwater monitoring for the future No Further Action with Conditions are ongoing. The site has been capped with a minimum of 2 feet of clean fill and is presently undergoing construction for the planned parking lot.



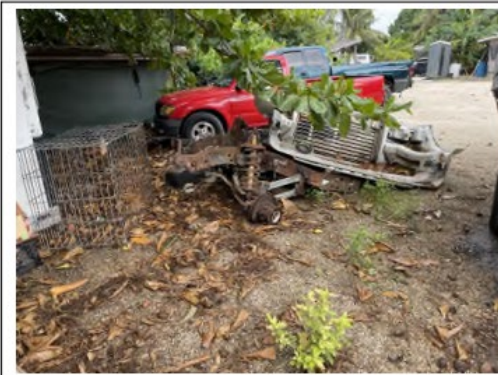
Westland Gardens Green Reuse Site

BSRA ID# 132304001
Executed December 22, 2023
Address: SW 102 AVE & SW 248 ST
FOLIO: 27-2029-001-0330
Acres: 8.03
DERM SW-1045

A BSRA was executed with Linkvest HG, LLC for the Westland Gardens Green Reuse Site. The site was previously used as a landfill for construction debris in 1989, with closure using one foot of clean fill in 1990. From 1991 to the present, historical aerial analysis shows the site was utilized for vehicle storage and commercial purposes, with the northern portion serving as a nursery. The limited site assessment conducted documented concentrations of arsenic, copper PAHs, and TRPHs in soil that exceeded direct exposure residential soil cleanup target levels (only assessed at the top 2 feet) and Ammonia and Iron groundwater contamination. No Further Action with Conditions, with engineering controls across the site, is proposed. A Site Assessment Report Addendum is pending submittal. The site is presently planned to be a commercial property.



Photograph #21)
Viewing east from within subject site.



Photograph #15)
Viewing abandon car parts within the subject site.

KIPP South Florida Green Reuse Site

BSRA ID# 139904007

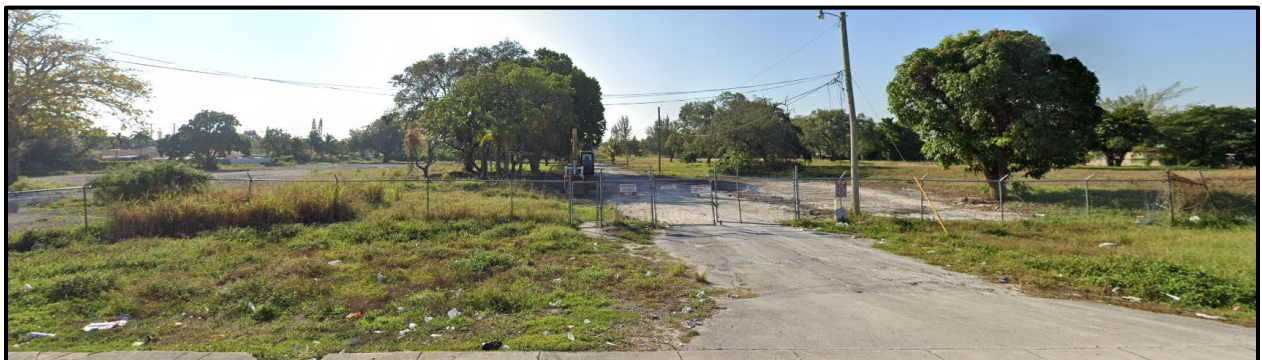
Executed December 26, 2023

Address: 1080, 1106, and 1110 NW 79th Street, Miami, FL 33150

Acres: 5

DERM HWR-1203

A BSRA was executed with KSF NW 79th Street, LLC for the Kipp South Florida Green Reuse Site. Site assessment documented Arsenic, Polycyclic Aromatic Hydrocarbons, and Total Recoverable Petroleum Hydrocarbons contamination. The site owner is pursuing No Further Action closure. Source removal to address the PAH and TRPH soil contamination has been conducted. Additional source removal is proposed in order to address PAH impacts documented at the base of the previous source removal area. Additional assessment is pending to investigate unknown fill piles on the southern portion of the site and the potential for organochlorine pesticides from termiticides used when onsite structures were constructed prior to 1951. The site is planned to be redeveloped for residential and commercial use.



Vacant and fenced KIPP South Florida Green Reuse Site

Pelican Harbor Green Reuse Site

BSRA ID# 130502002

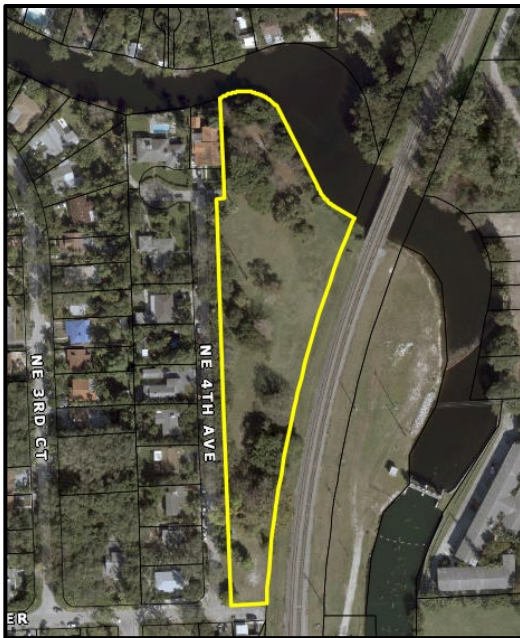
Executed May 1, 2024

Address: 399 NE 82 Terrace, Miami, FL 33138

Acres: 2.63

DERM HWR-558

A BSRA was executed with Pelican Harbor Seabird Station, Inc. on May 1, 2024 for the Pelican Harbor Green Reuse Site. The subject site was historically a plant nursery. A Phase 2 Environmental Site Assessment identified site contamination with agricultural chemicals of concern. The site was subsequently purchased and a wildlife rehabilitation facility is proposed to be developed on the site. A soil removal proposal along with a Soil Management Plan have been approved. The site is proposing engineering and institutional controls in support of No Further Action with Conditions. Soil removal, site development, and the concurrent installation of engineering controls is on-going.



Rendering of proposed Pelican Harbor Seabird Station

PREVIOUSLY DESIGNATED BROWNFIELD AREAS:

Unincorporated Miami-Dade County:

On July 13, 1999, the Miami-Dade County Board of County Commissioners approved Resolution R-767-99 and Ordinance 99-85, which designated as brownfield areas all Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and areas eligible for Community Development Block Grants in unincorporated Miami-Dade County within the Urban Development Boundary. The twelve brownfield areas designated in 1999 included Carol City, Central Miami, Model City\Brownsville, Opa-Locka, Perrine, Redlands\Leisure City, Richmond Heights, South Dade, South Miami, Sweetwater A, Sweetwater B, and Sweetwater C.

On May 20, 2003, the Board of County Commissioners designated Beacon Lakes as a brownfield area (BF130301000) via resolution R-559-03. The Dedicated Transportation area was designated as a brownfield area (BF130503000) on March 1, 2005 via resolution R-248-05.

The incorporation of Cutler Bay, Palmetto Bay, and Miami Gardens, which changed the boundaries of the existing brownfield areas under Miami-Dade County jurisdiction, and changes in the boundaries of the Enterprise Zones and Community Development Block Grant-eligible areas, prompted Miami-Dade County to amend the map of brownfield areas to reflect these changes. On February 7, 2008, the Board of County Commissioners passed and adopted Resolution R-149-08 and Ordinance 08-19, amending the Miami-Dade County map of designated brownfield areas within certain unincorporated areas of Miami-Dade County. As a result, twenty-five additional brownfield areas within unincorporated Miami-Dade County were created, increasing the number of sites eligible to qualify for the economic incentives and benefits available for brownfield redevelopment.

Resolution R-412-11, adopted May 17, 2011, designated the parcel at 8400 Coral Way in Miami-Dade County a brownfield area (BF131101000). Wal-Mart Stores East, LP constructed a supercenter store at this previously undeveloped location. This redevelopment resulted in a total investment of \$7.25 million and created 300 new jobs. Resolution R-413-11, also adopted May 17, 2011, supported Wal-Mart Stores East, LP's application for a State of Florida Brownfield Redevelopment Bonus.

Resolution R-1038-11, adopted December 6, 2011, designated land located at 12900 SW 252nd Terrace in Miami-Dade County as a brownfield area (BF131103000). Mirabella I Associates, Ltd. completed the construction of an affordable rental community at this location in early 2012, resulting in a total investment of \$34 million and creation of 12 new permanent jobs.

On March 5, 2013, Miami-Dade County designated the land located at 7090 Coral Way the Coral Terrace Redevelopment Area (BF 131302000) via resolution R-142-13. The property, which has contamination associated with the site's former use as a wood-treating plant, was vacant for thirty years prior to brownfield area designation and subsequent development. Pan American developed the site into approximately 200,000 square feet of retail space with a capital investment of 30 million. The retail development, which includes a BJ's Wholesale Club which opened summer of 2014, will create 120 new full-time jobs.

On June 3, 2014, Miami-Dade County designated property at NW 90th Avenue and NW 58th Street as the Miami-Dade Regional Soccer Park Brownfield Redevelopment Area. The 47-acre parcel was part of the over 550-acre 58 Street Landfill property utilized as a municipal and construction landfill until 1987 when it was

properly closed. The subject property was acquired by the Parks, Recreation and Open Spaced Department to allow for the development of a Miami-Dade regional soccer park.

On December 15, 2020, Miami-Dade County designated the land located at 6970 Bird Road as the Miline at Ludlam Trail Green Reuse Area (BF132003000), consisting of 5.03 acres, via resolution R-1241-20. The property owner, Ludlam Trail Phase I, LLC plans to construct 338 multifamily residential units, 4600 square feet of retail space, and serve as the connection point for the Bird Road node of the planned Ludlam Trail recreational trail corridor within the former Florida East Coast railroad corridor. The developer is projecting a total investment of \$90 million and the creation of at least 17 new permanent jobs.

On October 19, 2021, Miami-Dade County designated the South Riviera Investments No. 2 Brownfield Area (BF132103000), consisting of approximately 5.1 acres via resolution R-988-21. According to the property owner, South Riviera Investments #2, Inc. ("South Riviera"), the owner plans to construct a two-story, 63,120 sq. ft. charter school for students in kindergarten through the eighth grade. The developer is projecting a total investment of \$11,000,000.00 and will create at least five new permanent jobs.

On November 2, 2021, Miami-Dade County designated the Miami Lakes Industrial Project (BF132104000), consisting of approximately 15.7 acres via resolution R-1017-21. According to the developer, TV ML Investments, LLC ("TV ML"), TV ML plans to construct 350,000 sq. ft. of warehouse/light industrial space. The developer is projecting a total investment of \$60,000,000.00 and will create 1,046.5 new permanent jobs.

On October 6, 2022, Miami-Dade County designated the 19640 WDH Green Reuse Area (BF132202000), consisting of approximately 2.2 acres, via resolution R-903-22.

On November 15, 2022, the Bellamonte at Golden Glades Green Reuse Area (BF132203000) was designated, consisting of approximately 7.09 acres, via resolution R-1094-22.

On November 15, 2022, Miami-Dade County designated the Line Green Reuse Area (BF132204000), consisting of approximately 1.7 acres, via resolution R-1093-22

The Water Park Villas Green Reuse Area (BF132207000), consisting of approximately 4.01 acres, was designated on December 6, 2022 via resolution R-1152-22.

City of Miami:

On March 10, 1998, the City of Miami Commission designated via resolution R-98-24, the Enterprise Communities, Empowerment Zone, and Empowerment Target Areas as brownfield areas, with an amendment (R-99-197) on March 23, 1999. On June 24, 2004, the City of Miami Commission designated via resolution R-04-0413, the property at 1960 NW 27 Avenue as a brownfield area (BF130401000). On February 24, 2005, the City of Miami Commission passed a resolution that incorporated the expanded Enterprise Zones as part of the brownfield areas.

The City of Miami in Resolution Number R-21-0141 approved on April 22, 2021, the designation of the Brickell Fire Station Green Reuse Area (BF132102000), encompassing 1.5 acres.

The Southside Park Green Reuse Area (BF132205000), consisting of approximately 1.5 acres, was designed by the City of Miami via resolution R-22-0449 on November 17, 2022.

On January 12, 2023, the Parkview Apartments Green Reuse Area (BF132301000), consisting of approximately 0.79 acres, was designated by the City of Miami via resolution R-23-0021.

City of Opa-Locka:

On February 24, 1999, the City of Opa-Locka Commission designated brownfield areas (BF139901000) via resolution 99-6013. The City of Opa-Locka received an Environmental Protection Agency (EPA) Brownfield Initiative Grant in 2001.

City of Miami Beach:

On June 7, 2000, the City of Miami Beach Commission designated via resolution 2000-23963 a city block between Alton Road-Lenox Avenue and 5th- 6th Streets a brownfield area (BF130001000).

On June 16, 2018, the City of Miami Beach designated a total of approximately 95 acres of city-owned property as the following four brownfield areas: Convention Center Green Reuse Area (BF131801000) via resolution 2018-30346, Former Par 3 Golf Course (BF131804000) via resolution 2018-30349, Maurice Gibb Memorial Park Green Reuse Area (BF131803000) via resolution 2018-30348 and the Fleet Management Green Reuse Site (BF131802000) via resolution 2018-30347.

On November 14, 2018, the City of Miami Beach designated via resolution 2018-30611, approximately 1.5 acres of city-owned property as the Collins Park Garage Green Reuse Area (BF131805000).

City of North Miami Beach:

On December 2, 2002, the City of North Miami Beach approved via resolution (R-2002-59) the designation of the former Pace landfill located at 14700 Biscayne Boulevard as a brownfield area (BF130201000).

On December 4, 2012, the City of North Miami Beach passed Resolution No. R2012-88 which designated the Antigua Redevelopment Site, a property located at 15780 West Dixie Highway, a brownfield area (BF131203000). The property is undergoing site rehabilitation for contamination associated with historic gas storage operations. The proposed redevelopment is mixed use residential.

On November 3, 2015, the City of North Miami Beach approved via resolution R2015-88 the designation of the Taylor Park Green Reuse Area located at 15458 W. Dixie Highway as a brownfield area (BF131501000).

On November 15, 2016, the City of North Miami Beach approved the designations of the Peoples Gas East Parcel Green Reuse Area (BF131603000, Resolution R2016-92) located at 15779 W Dixie Highway and the Former Melting Pot Green Reuse Site (BF131604000, Resolution R2016-91), located at 15700 and 15902 Biscayne Boulevard, as brownfield areas.

On April 12, 2022, the City of North Miami designated the NoMi Square Brownfield Area (BF132201000), consisting of approximately 7.6 acres via resolution R-1017-21.

City of Hialeah:

On October 30, 2003, the City of Hialeah Commission designated the City's enterprise zones as brownfield areas (BF130302000).

On September 13, 2011, the City of Hialeah adopted Resolution No. 11-95 designating property at 1350 West 49th Street a brownfield area (BF131102000). The City of Hialeah also adopted Resolution No. 11-97 supporting a Brownfield Refund Bonus application for a new restaurant facility at the site, projected to create 35 full-time equivalent Florida jobs and demonstrate a fixed capital investment of at least \$2 million in mixed-use business activities, including retail. The restaurant was completed in 2012.

City of Homestead:

On February 22, 2005, the City of Homestead Commission designated the city's Community Redevelopment Area (CRA) as a brownfield area (BF130501000).

On August 22, 2012, the City of Homestead passed Resolution No. R2012-08-70, designating the property at 1499 North Homestead Boulevard, the Homestead Wal-Mart Brownfield Area (BF 131201000).

Town of Medley:

On December 4th, 2006, the Town of Medley passed a resolution (Resolution N. C-959) designating the Medley Auto Parts property, located at NW South River Drive and NW 96th Street, a brownfield area (BF130601000 - Medley Redevelopment Brownfield Area).

On December 21, 2022, the Town of Medley designated the Palmetto Station (BF132208000) brownfield area, consisting of approximately 11.88 acres, via resolution C-2049, and the Palmetto 74 brownfield area (BF132209000), consisting of approximately 22.8 acres, via resolution C-2050.

City of Miami Gardens:

The Solabella Apartments Brownfield Area was designated by the City of Miami Gardens on July 11, 2012 (BF131202000), via Resolution 2012-94-1689-2-124. A history of agricultural uses was documented at the property located at 17361 NW 7th Avenue. The Solabella Townhome Rental Community project was completed in 2013 and consists of 92 affordable housing rental units.

On June 8, 2016, the City of Miami Gardens passed a resolution (Resolution 2016-119-3018) designating the Willow Lake Apartments Green Reuse Area, located at 123 NW 202nd Terrace, a brownfield area (BF131602000).

On June 12, 2013, the City of Miami Gardens passed and adopted Resolution 2013-159-1955-Z-133, designating the 27th Avenue Corridor Greenpowerment Zone.

City of North Miami:

On January 8, 2013, the City of North Miami designated a contaminated parcel of land, located at 1600 NE 123 Street, and formerly used as a gas station, the Land South Brownfield Area (BF131301000) via resolution R-2013-4. The Land South Brownfield site was rehabilitated and will be redeveloped for commercial and/or retail service use.

On September 23, 2014, the City of North Miami designated the vacant property identified by Miami-Dade County folio number 06-2219-000-1620 as a brownfield area (BF131403000). The property was formerly occupied by the Rucks Park Wastewater Treatment Plant. Development proposals for the Rucks Park site include conservation, recreation, healthcare and/or residential uses.

City of South Miami:

On September 17, 2013, the City of South Miami passed and adopted resolution R202-13-14020, designating the property at 6701 SW 62 Avenue, the South Miami Plaza Preservation Site (BF131303000).

City of Doral:

On December 2, 2015, the City of Doral passed and adopted the designation of the Doral Legacy Park Green Reuse Area (BF131502000) located at NW 114th Avenue, between NW 80th Street and NW 82nd Street, via resolution R15-221.

On April 20, 2016, the City of Doral passed and adopted resolution R16-95, designating the property in the vicinity of NW 102 Ave and NW 62nd Street, identified by Miami-Dade County folio number 35-3017-001-0360, the NW 62nd Street Passive Park Green Reuse Area (BF131601000).

On November 15, 2017, the City of Doral passed and adopted resolution 17-191, designating approximately 260 acres of land and over 220 light industrial and commercial properties as the NW 58th Street Corridor Green Reuse Area (BF131701000). The brownfield area boundary starts south of NW 58th Street to NW 54th Street, east of the intersection of NW 87th Avenue and NW 58th Street to SR 826, and east between NW 79 Avenue and SR 826 to its southern extent on NW 41st Street.

Village of El Portal:

On December 15, 2015, the Village of El Portal passed and adopted resolution R2015-60, designating the properties at 471 NE 83rd Street and 495 NE 83rd Street, the El Portal NE 83rd Street Green Reuse Area (BF131503000).

On May 23, 2017, the Village of El Portal passed and adopted resolution 2017-14, designating 13.8 acres located at 8650 NW 87 Street, 8500 Biscayne Boulevard and 8360 Biscayne Boulevard, a brownfield area (BF131701000).

Carol City:

On December 12, 2018, Carol City expanded the boundaries of the Carol City Brownfield Area (BF139902000), via resolution 2018-210-3624, to encompass a vacant parcel of land impacted with solid waste owned by Miami-Dade County, located at the southwest corner of NW 183rd Street and NW 37th Avenue.

Florida City:

On February 11, 2020, the City of Florida City designated the Florida City Community Redevelopment Area (CRA) as the Florida City CRA Green Reuse Area (BF132001000), encompassing 809.4 acres, via resolution 20-01.

Town of Cutler Bay:

On October 28, 2020, the Town of Cutler Bay designated the Cutler Bay Civic and Resiliency Enhancement Zone (BF132002000), consisting of 32 acres and 5 parcels of land, via resolution 20-70.

Town of Bay Harbor Islands:

The Town of Bay Harbor Islands designated the CBTS Green Reuse Area (BF132102000) on April 14, 2021, via Resolution Number 2224.

Village of Key Biscayne:

The Village of Key Biscayne designated the Paradise Park Green Reuse Area (BF132206000), consisting of approximately 0.3 acres, via resolution 2022-60 on November 29, 2022.

ADDITIONAL ACTIVE BSRA SITES IN MIAMI-DADE COUNTY:

Biscayne Commons

BSRA ID# 130201001

Executed April 7, 2003

Address: 14601 Biscayne Boulevard, North Miami Beach

Acres:12

DERM SW-1428/File-19261

Biscayne Commons, LLC, entered into a BSRA for the redevelopment of a former landfill in the City of North Miami Beach. Solid waste was compacted, utility trenches were completed, and a shopping center was constructed in 2005. A methane gas abatement system was approved and installed. Methane monitoring is being conducted. A request for conditional closure utilizing an alternative groundwater cleanup target level (AGCTL) for ammonia was reviewed by DERM. DERM requested an additional round of groundwater sampling from eastern wells to facilitate NFAC closure evaluation. Based on the results of the requested additional round of sampling, on October 7, 2021, DERM issued an Acknowledgment of Intent to Pursue Conditional Closure which requested, among other deliverables, an Engineering Control Plan (ECP) and an Engineering Control Maintenance Plan (ECMP). An ECP and ECMP submitted on October 2, 2023, were disapproved and a revised ECP and ECMP are pending.



Midtown Miami/Former FEC Buena Vista

BSRA ID# 139801002

Executed December 18, 2003

Address: North Miami Avenue between NE 29th ST & NE 36th ST, Miami

Acres:51

DERM UT-5419/File-10621/DEP-139805136

A BSRA was executed with Biscayne Development Partners, LLC, for the Midtown Miami/Former FEC Buena Vista site. The site was formerly owned by the Florida East Coast Railway and was used as a storage yard for freight containers in the maritime transport of goods. The contamination assessment documented lead and arsenic in the soil and arsenic and petroleum contamination in the groundwater. This site is currently pending additional groundwater assessment at the property boundaries for arsenic, which was previously assessed at the northern, eastern and western boundaries. Therefore, pursuit of a No Further Action with Conditions site closure with institutional and engineering controls is currently pending the completion of this monitoring. The development is mixed use and when completed will consist of 600,000 square feet of retail space, 3,000 condo lofts and 350 apartment units. It will have an estimated development value of \$1.2 billion and will generate an estimated 1,700 permanent jobs. For Tract F, a Soil Management Plan was approved on December 2, 2015 for the construction of a Wal-Mart store and the Engineering Control Certification is pending. For Parcel 5 (Tract E), the engineering controls have been verified for a commercial/residential building and an ECMP was approved on May 4, 2018. For Midtown 8 (Tract A&B), a Soil Management Plan was approved on November 15, 2017 with supplemental information approved on January 12, 2017. The construction plans were approved on April 26, 2017 for this parcel. Groundwater assessment for the parcel is complete. The site is currently built and is pending approval of a Source Removal Report for engineering controls for the future conditional closure. FEC and the City of Miami have agreed to encumber their properties via a restrictive covenant for offsite groundwater impacts. The development of another high rise has been completed on Parcel 6, Tract D. This new building includes residential, retail and commercial space. A contaminated soil management plan (inclusive of dust control and air quality monitoring) was approved for implementation during demolition activities and other ground disruptive tasks of construction. Approximately 11,000 tons of contaminated soils have been removed and disposed of in relation to this project. The overall Midtown site is currently pending the submittal of the groundwater sampling report for closure with conditions.



McArthur Dairy 7th Avenue

BSRA ID# 139801005

Executed October 7, 2005

Assignment and Assumption Agreement Executed June 8, 2021

Address: 2451 NW 7th Avenue, Miami

Acres:5.2

DERM IW5-8903/File-7532/DEP-138628942

McArthur Dairy Inc. executed a BSRA for the property located at 2451 NW 7 Avenue on October 7, 2005. The BSRA was assumed by McArthur Dairy, LLC on May 3, 2006, and later by 2451 NW 7th Avenue Realty, LLC in 2021. McArthur Dairy operated a dairy products distribution facility with a fleet management garage at the site until March 31, 2008. Oil water separators, hydraulic lifts, and underground storage tanks were removed and the site is now vacant. The site assessment was completed and approved on January 28, 2011. Groundwater monitoring was conducted in support of a No Further Action with Conditions Closure. The contaminants of concern included Volatile Organic Compounds, Phenols, Polycyclic Aromatic Hydrocarbons, Total Recoverable Petroleum Hydrocarbons and Arsenic. The BSRA is assumed by 2451 NW 7th Avenue Realty, LLC on June 8, 2021. The current owner has elected to pursue NFA for the site by conducting source removal. Further site assessment is pending.



Vacant McArthur Dairy Site

TMR Cairo Lane

BSRA ID# 139901001
Executed December 28, 2012
Address: 13200 Cairo Lane, Opa-Locka
Acres:15.62
DERM SW-1160/File-9125

Trademark Metals Recycling, LLC, entered into a BSRA for the property located at 13200 Cairo Lane in the City of Opa Locka. The site has been and is currently used as an automobile parts metal recycling facility and the redevelopment consists of site improvements. Both petroleum contamination and non-petroleum contamination (iron, ammonia, etc.) have been identified in both groundwater and soils at the site. Site assessment activities are complete and the facility currently has approved Engineering Controls in place. The site will be closed under the No Further Action with Conditions provisions with on-site groundwater impacts and on-site soil impacts being addressed with engineering controls. A draft covenant closure package has been submitted. Recent groundwater data provided for a permit required monitoring program supports that additional boundary confirmation sampling for groundwater is required and is pending.



Resorts World Miami

BSRA ID# 139801006

Executed December 28, 2012

Address: Vicinity of One Herald Plaza, Miami

Acres:13.95

DERM HWR-602/File-22234

Resorts World Miami, LLC entered into a BSRA for the rehabilitation and redevelopment of several contiguous downtown Miami properties, including a parcel that housed the former Miami Herald building at One Herald Plaza. Site assessment activities documented Arsenic, Barium and Polycyclic Aromatic Hydrocarbon soil contamination and Arsenic, Ammonia and Vinyl Chloride contamination of the groundwater. Monitoring of the groundwater is currently being conducted. Demolition of existing structures was completed. Development plans, which may include a hotel, residential condominium and/or entertainment complex, have not been finalized.



Resorts World Site after demolition and prior to redevelopment

Procacci 1400

BSRA ID# 130843002

Executed December 31, 2013

Amended July 22, 2020/Assignment and Assumption Executed December 22, 2023

Address: 1400 NW 110th Avenue, Sweetwater

Acres:8.14

DERM HWR-781

A BSRA was executed between MDC and Procacci 1400, LLC for the property at 1400 NW 110th Avenue on December 31, 2013. The Procacci 1400 BSRA was later amended (July 22, 2020) to modify the site boundaries and amend certain attachments. Cemex formerly operated at this facility. DERM records also indicate the underground storage of petroleum products between 1987 and 1993. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lake fill and contains buried solid waste. Groundwater monitoring for the future No Further Action with Conditions was completed. The site is in the preliminary process of pursuing development of the Dolphin Square facility (which includes residential use). Site construction, including drainage and methane gas management system (MGMS) plans, are in the review process. Drainage has been approved. The site has an ongoing Interim Engineering Control Plan. However, pending completion of the final development, permanent engineering controls will be implemented.



Former Cemex Facility



Vacant Site

Former Peoples Gas System

BSRA ID# 131203001

Executed December 31, 2013

Address: 15780 West Dixie Highway, North Miami Beach

Acres:17.69

DERM IW5-1444/File-1343

December 31, 2013, a BSRA was executed between MDC and Antigua at NMB Development, LLC for the property at 15780 West Dixie Highway, North Miami Beach. On September 4, 2014, Moore 77, LLC was added to the BSRA by amendment. The parcel is currently vacant, but it was previously part of a manufactured gas plant (MGP) that began operation in 1930. DERM records indicate that the parcel was mainly used for gas storage, which ceased in 1984. The site rehabilitation activities conducted since 1984 have consisted of assessment, soil removal (also targeting residual coal tar) in the late 1980s and early 1990s, hydraulic pump tests in 2007 and a biosparge/soil vapor extraction pilot test in 2010. Between December 2013 and May 2014, an Interim Source Removal (ISR) was implemented to address the direct exposure risk concerns from contaminated surface soils within the site and to remove visible MGP residual within the footprint of the shallow groundwater plume. The ISR resulted in the excavation and proper disposal of approximately 54,000 tons of soils and 4000 gallons of contaminated water. Following source removal, a cap of 2 ft of clean fill underlain with a high-visibility permeable geosynthetic liner, was placed in all areas subject to remediation and in a former borrow area. Hydroseeding of the capped surface was then implemented for long term dust control. Between May and July 2014, approximately 4.2 acres of a 4.8-acre former borrow pit located in the southern half of the property was filled with clean sand. On November 19, 2015, based on a cleanup goal of No Further Action with Conditions, DERM reviewed and approved a Remedial Action Plan (RAP) to address contamination at four parcels impacted with contamination associated with the Former Manufactured Gas Plant (BF131203001, 131603001 & 131604001). The treatment system originally approved for this parcel consisted of a biosparging/soil vapor extraction curtain along the eastern boundary of the property with 19 biosparging wells (extending to 40 bls) and 10 soil vapor extraction wells. However, confirmatory sampling collected in January 2016 during the installation of the biosparging wells, revealed the presence of contamination in the deep and intermediate zones of the aquifer, which was not previously documented. As a result, the treatment system was modified to incorporate 21 additional biosparging wells, for a total of 40 wells (at depths ranging from 40 ft bls to 74 ft bls) to be operated in four zones with 10 soil vapor extraction wells. The treatment compound for the remedial system is located on the East Parcel of the Former Manufactured Gas Plant (BSRA - BF131603001). RAP Construction Plans were approved by DERM in June 2018. The commissioning and start-up activities of the system were completed in March 2020 and the start-up report, along with record drawings were submitted to DERM in June 2020. Since then, the remedial system has remained operational and operational reports are submitted in accordance with the approved RAP. In 2023 supplemental assessment was initiated at the site in support of a future mixed used construction development at the property. A Soil Management Plan for new roadway construction and utility installation was approved by DERM in December 2023.



The Opa-Locka Community Development Corporation, Inc. (OLCDC) entered into a BSRA for the OLCDC's Moorish-style historic Hurt Building, which began as a hotel in 1926. The building is currently used as offices for the OLCDC and as a community health center. A petroleum discharge was documented at the site after the discovery of three improperly abandoned steel underground storage tanks that were believed to be related to the property's former operation as a gas station circa 1930-1950. The three underground storage tanks were removed. Site assessment documented petroleum contaminated groundwater consisting of Total Recoverable Petroleum Hydrocarbons, Volatile Organic Compounds, Polycyclic Aromatic Hydrocarbons and lead. Delineation of groundwater contamination is required. Subsequent to execution of the BSRA, OLCDC applied for the FDEP's Petroleum Cleanup Participation Program (PCPP) and was deemed eligible on September 6, 2016 with a priority score of six. FDEP has determined that the Person Responsible for Site Rehabilitation can maintain the BSRA, along with the PCPP eligibility, and await site assisted rehabilitation funding based on the site's priority score. A BSRA amendment to reflect modified submittal timeframes based on PCPP funding was executed on September 23, 2021. A Low Score Assessment report was completed on April 11, 2019 to characterize the eligible discharge for risk. Further assessment is required; however, the facility was placed back into the priority score order and is currently awaiting funding under the PCPP.



1255 NW 103rd Street

BSRA ID# 139904003

Executed December 18, 2014

Address: 1255 NW 103rd Street, Unincorporated Miami-Dade County

Acres:0.86

DERM UT-3181/File-9133/DEP-138943364

103 FD LLC entered into a BSRA for the property located at 1255 NW 103rd Street. The site was a former gas station contaminated with petroleum products, which was redeveloped as a Family Dollar Store. A Monitoring Only Plan was approved and implemented in 2015. In July 2015, the cleanup criteria had been met for all on-site monitoring wells. The only remaining contamination was limited to an off-site well in the median of the right of way owned by FDOT. Based on the unfeasibility of addressing this contamination, a No Further Action based on the memorandum of understanding between FDEP and FDOT signed in June 2014 has been requested.



Completed Family Dollar Store

Former Rucks Park

BSRA ID# 131403001

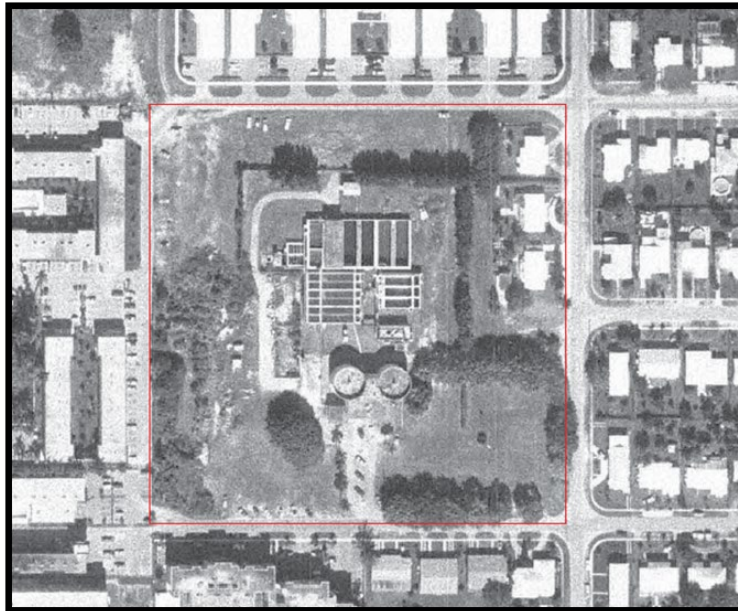
Executed December 23, 2014

Address: 13780 NE 5th Avenue, North Miami

Acres:6.64

DERM IW5-8624/File-8022

The City of North Miami entered into a BSRA for vacant property identified by Miami-Dade Folio number 06-2219-000-1620 on December 23, 2014. On September 15, 2023, the City of North Miami assigned the BSRA to Rucks Land, LLC via the execution of a BSRA Assignment and Assumption Agreement. The property was formerly occupied by the Rucks Park Wastewater Treatment Plant and contained a plant nursery. Current contaminants of concern include arsenic, ammonia and fecal coliform in the groundwater and arsenic, lead, pesticides and polycyclic aromatic hydrocarbons in soil. Site assessment activities are ongoing, and off-site soil and groundwater contamination has been documented. A “green certified” mixed use, affordable housing development is proposed for the site.



Vacant Former Rucks Park Site

Former Westview Golf Course

BSRA ID#139904004

Executed December 18, 2015

First Amendment July 22, 2020

Address: 11700 East Golf Drive, Unincorporated Miami-Dade County

Acres:94.67

DERM AW-173/File-9374

CP Logistics Westview, LLC, and later in the First Executed Amendment executed July 22, 2020, Westview Plaza LLC, entered into a BSRA for a vacant parcel formerly known as the Westview County Club Golf Course. The property, approximately 77.37 acres, is the portion of the former golf course located south of NW 119th Street. The golf course operated from 1958 until 2011. The northern 20 acres (the commercial parcels) are being redeveloped for commercial and residential uses. Construction of the RaceTrac gasoline service station has been completed and the construction of a fast-food restaurant is underway. The northern 20 acres will also contain a small area being preserved as an archeological site. The remainder of the property has been developed for industrial use, consisting of a logistical center (Logistics Center) with six warehouses and guardhouse. An estimated 2000 jobs are expected to be created upon development of the property. The former maintenance area is planned to be redeveloped as a 5-acre park and the engineering control, two feet of clean fill, has been completed. The park contains green space, fields, tennis courts, basketball courts and a playground. An 8-acre portion of the Site will be developed into a residential neighborhood by Lennar Homes, LLC that is planned to have two feet of clean fill as the engineering control and prevent further disturbance of the archeological area. Soil and groundwater investigation identified the current contaminants of concern to be arsenic, dieldrin, and toxaphene in soils and arsenic in groundwater and surface water (lakes). Soils are currently being addressed pursuant to No Further Action with Conditions provisions, utilizing engineering controls consisting of either 2 feet of clean fill, asphalt/concrete pavement, or building foundation. Some of the formally existing lakes were either filled completely or reshaped. Stormwater retention ponds/lakes have been constructed along the eastern, western and southern property boundaries and an additional (new) pond/lake has been constructed in the north-central portion of the property. Groundwater modeling was conducted to demonstrate the proposed storm water management system will not cause arsenic contaminated groundwater to migrate offsite. Quarterly groundwater monitoring at perimeter wells is currently being conducted. An in-situ pilot test was recently conducted to address an area of groundwater arsenic contamination along the western site boundary. The Pilot Test Plan was approved January 20, 2023. Engineering controls and soil management were completed as of January 2021 within the industrial use portion of the property, the planned park area, and the commercial use area; developed into a RaceTrac Service Station and a Taco Bell. Engineering controls were completed on the residential portion of the site in February 2023. The residential area consists of rental town homes and is currently housing tenants. Within the residential area, an archeological preserve area was protected during development and remains protected as part of the site's engineering controls. A MOP in support of NFAC with groundwater use restrictions is currently being implemented at the property boundaries and remains ongoing.

Former Westview Golf Course



Site prior to development



Completed Race Trac and restaurant



Completed park



Completed development

NE 83rd Street Green Reuse Site

BSRA ID#131503001

Executed December 18, 2015

Address: 471 and 495 NE 83rd Street, El Portal

Acres:1.92

DERM HWR-841

BH 495 NE 83rd Street, LLC purchased the parcels located at 471 and 495 NE 83rd Street in 2013. Shortly thereafter, BH 495 demolished and cleared several residential structures spanning both parcels for the purposes of construction of a high-rise rental apartments development. BH 495 entered into a BSRA on December 21, 2015. The contamination at the site consists of arsenic, PAHs, selenium and arsenic in the soil, and arsenic and ammonia in the groundwater. Pre-construction groundwater monitoring was completed in 2018 in pursuit of a No Further Action with Conditions with institutional and engineering controls. Construction of the Kavista rental apartments development was completed in early 2024. Additional assessment and post-development groundwater monitoring is pending.



Completed Residential Development

Redland Market Brownfield Area Site

BSRA ID#139912002

Executed June 27, 2016

Address: 13593 SW 248th Street, Unincorporated Miami-Dade County

Acres:23.68

DERM UT-2448/File-8556/FDEP-138945065

The Redland Market sits on over 27 acres. On June 27, 2016, a BSRA was executed with Redland Market Village, Inc. for the Redland Market site, consisting of ten parcels. A portion of the site formerly operated as a gas station and has documented contamination associated with a 1990 petroleum discharge. Additional historic uses include agriculture and industrial and have identified several subsurface features such as septic tanks and drain fields, above ground storage tank (AST), underground storage tanks (UST) and an abandoned fire well. The petroleum discharge became eligible for the Abandoned Tank Restoration Program (ATRP) on June 15, 2016. FDEP has determined that the Person Responsible for Site Rehabilitation can maintain the BSRA, along with the ATRP eligibility, and await site rehabilitation funding for the petroleum discharge based on the site's priority score if a BSRA amendment reflecting these changes is executed. Site assessment is pending.



Willow Lakes

BSRA ID#131602001

Executed October 3, 2016

Address: 123 NW 202nd Terrace, Miami Gardens

Acres:10.02

DERM SW-1675/File-25104

BSRA was executed between Miami Dade County (MDC) and Willow Lake Associates, Ltd. for the property located at 116-142 NW 202nd Terrace. The west parcel was previously used as a water treatment plant between the 1960s and 1985. Soil and groundwater contamination of inorganics has been documented on the western portion of the site. Site improvement and development activities were initiated in 2016 in accordance with plans approved by DERM to develop a multi-family complex consisting of residential buildings, paved parking areas, paved roadways, and landscaped areas. A Site Assessment Report was approved on February 8, 2016 and a Monitoring Only Plan for the intended No Further Action with Conditions was approved on February 17, 2016. Site construction has been completed and quarterly groundwater monitoring continues in pursuit of a No Further Action with Conditions (NFAC). An Engineering Control Plan and Maintenance Plan was approved on May 2, 2018.



Completed Residential Development

Liberty NW 79th Street

BSRA ID#139904005

Executed December 21, 2016

Address: 2160 NW 79th Street, Unincorporated Miami-Dade County

Acres:2.12

DERM HWR-837

A BSRA was executed between Miami Dade County (MDC) and Liberty NW 79th Street for the property located at 2160 NW 79th Street. DERM Records indicate that the parcel previously housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination of inorganics. A soil management plan was approved on March 3, 2017. The western portion of the site was developed into a gas station and convenience store. The eastern side of the site is still undeveloped. A site assessment report and groundwater sampling plan in pursuit of a No Further Action with Conditions was approved in 2017 and quarterly groundwater monitoring is ongoing.



Completed Gasoline Station and Convenience Store

Peoples Gas East

BSRA ID#131603001

Executed December 21, 2016

Address: 15779 West Dixie Hwy, North Miami Beach

Acres:5.74

DERM HWR-873

On December 21, 2016, a BSRA was executed between MDC and Peoples Gas System for the property located at 15779 West Dixie Highway, North Miami Beach. This property was used as a manufactured gas plant between the 1930's and 1959, when the operation was converted to a natural gas distribution system. Contamination site rehabilitation activities have been conducted since 1984 and have consisted of soil removal (also targeting residual coal tar) in the late 1980s and early 1990s, hydraulic pump tests in 2007 and a biosparge/soil vapor extraction pilot test in 2010. On November 19, 2015, based on a cleanup goal of No Further Action with Conditions, DERM reviewed and approved a Remedial Action Plan (RAP) to address contamination at four parcels impacted with the contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this parcel, the system consists of a biosparging/soil vapor extraction curtain along the western boundary with a total of 63 biosparging wells at depths ranging from 40 ft below land surface (bls) to 67 ft bls and 17 soil vapor extraction wells. The construction of the remedial system was completed in February 2020. This parcel also houses the equipment compound of the remedial system installed at the West Parcel of the former Peoples Gas facility (BF #131203001). The commissioning and start-up activities of the remediation system were completed in March 2020 and the start-up report, along with record drawings were submitted to DERM in June 2020. Soil/Source removal activities were conducted in conjunction with site improvements (stormwater management system, etc.) between January 2019 and April 2021. Approximately 39,000 tons of contaminated soils were excavated and removed from this parcel and engineering controls were placed across the site. The groundwater/soil remediation system remains operational since the March 2020 start-up and Operation and Maintenance reports are routinely submitted to DERM in accordance with the approved RAP.



Former Melting Pot Parcels

BSRA ID#131604001

Executed December 21, 2016

Address: 15700 Biscayne Blvd & 15902 Biscayne Blvd, North Miami Beach
North Miami Beach

Acres:0.62

DERM HWR-872

On December 21, 2016, a BSRA was executed between MDC and People Gas System for properties located at 15700 Biscayne Boulevard and 15902 Biscayne West Dixie Highway, North Miami Beach, which are impacted with groundwater contamination as a result of the off-site migration of a groundwater plume originating at a former manufactured gas plant, located at 15779 West Dixie Highway. Based on a cleanup goal of No Further Action with Conditions, the DERM reviewed and approved a Remedial Action Plan (RAP) on November 19, 2015, to address contamination at four parcels impacted with the contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this parcel, the system consists of a biosparging/soil vapor extraction curtain along the western boundary of the property that comprises 28 biosparging wells (at depths ranging from 40 ft bls to 67 ft bls) and 8 soil vapor extraction wells. The remedial action construction plans were approved by RER in October 2017. The remedial activities using the Biosparging system were initiated in July 2018 and since then the system has been operational. On November 5, 2020, DERM approved the deactivation of the vapor extraction system at the property. The groundwater biosparging system remains operational and Operation and Maintenance reports are routinely submitted to DERM in accordance with the approved RAP.



Former Biscayne Chemical

BSRA ID# 139801015

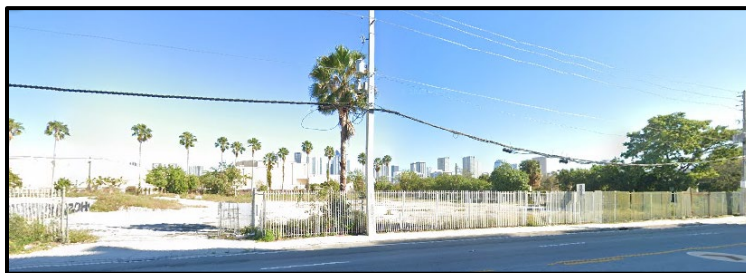
Executed June 26, 2018/Assignment and Assumption Agreement executed November 7, 2019

Address: 690 NW 13th Street, Miami

Acres:2.63

DERM IW5-4745/File-4393

On June 26, 2018, Rumasa Corporation entered into a BSRA for the Former Biscayne Chemical site which operated as a retail chemical warehouse used to store bulk cleaning chemicals and solvents for distribution from the 1940s to 2000. The BSRA was assumed on October 23, 2019 by KTLB Biscayne, LLC. Soil and groundwater are contaminated by Volatile Organic Halocarbons (VOHs). The Site Assessment and Interim Source Removal activities were completed in 2020. In October 2020, FDEP and EPA approved an application for site-specific activities under the SRP grant. The site conducted remedial action activities in April 2021 and is currently conducting groundwater monitoring. A Post Active Remedial Monitoring Plan provisionally approved (January 2022) is ongoing. The site is unoccupied and demolition efforts have been conducted for the garage area. The site will be redeveloped as approximately 600 units of affordable housing with almost 13,000 square feet of ground level retail and a total capital investment of approximately \$160 million.



Rendering of Completed Residential Development

Convention Center Site

BSRA ID# 131801001

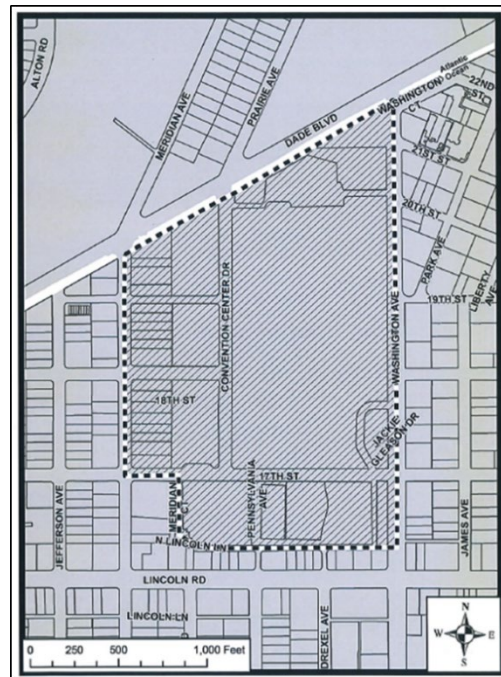
Executed October 1, 2018

Address: 1700 Convention Center Drive, Miami Beach

Acres:66

DERM HWR-812

The City of Miami Beach identified soil arsenic contamination after preparation of a Phase I and Phase II Environmental Site Assessment in 2014. A portion of the site operated as a golf course in the 1950s. Further site assessment is pending in pursuit of a No Further Action with Conditions. The Convention Center was renovated and expanded. On April 24, 2020, DERM approved the proposed site assessment plan to complete the site assessment of the remainder of the Miami Beach Convention center and other associated sites under the BSRA. Partial Engineering control implementation reports have been provided and completion of the site-wide site assessment, including a groundwater background investigation, is on-going.



Renovated and Expanded Miami Beach Convention Center

BSRA ID# 131803001

Executed October 1, 2018

Address: 1700 Purdy Ave, Miami Beach

DERM UT-5443/File-15745

Acres:3.37

DEP-139813745

Maurice Gibb Memorial Park, established by the City of Miami Beach circa 1969, consists of a passive use recreational facility and a boat launch ramp and building for the Miami Beach Police Marine Patrol. Prior to 1969, at least two facilities (Gulf Oil Company and Amber Oil Company) stored hydrocarbons on the property. Additionally, an unknown building was identified on the northern portion of the site. In June 1997, petroleum contamination, in the form of free-phase floating product, was discovered in a monitoring well installed in the park. Soil contamination has also been documented. Soil remediation will be conducted in conjunction with park renovations, to include replacement of playground equipment, new landscaping, irrigation and new park furnishings. A report with the findings of the supplemental site assessment and proposal for engineering controls and corrective actions was approved by DERM and is pending completion. Site re-development is on-going and the engineering controls are being installed concurrently with the park redevelopment. Monthly Operating Reports are being provided to DERM.



Fleet Management Site

BSRA ID# 131802001

Executed October 1, 2018

Address: 140 MacArthur Causeway, Miami Beach

DERM UT-2689/File-3527

Acres:2.21

DEP-9201879

The Fleet Management Site, which includes a maintenance facility and filling station for the City of Miami Beach, has two petroleum discharges, discovered September 19, 1989 and October 5, 1992. Redevelopment options may include expanded City operations and commercial or retail use. Free-floating product has been present since 1992, and soil Total Recoverable Petroleum Hydrocarbon (TRPH) contamination has been documented. Site assessment activities are being conducted for contaminated soil (TRPH, arsenic, BAP TEQ, and lead above direct exposure cleanup target levels (CTLs), and BTEXs, VOCs, TRPH, PAHs above leachability based on groundwater and/or marine surface water CTLs) and groundwater (PAHs and VOCs). An Interim Source Removal Report dated April 10, 2023, documented removal of free product in the groundwater at MW-8. Groundwater monitoring is being conducted.



Castle Opa Site

BSRA ID# 139901003

Executed December 19, 2018

Address: 1700 Service Road, Opa-Locka

Acres: 7.41

DERM IW5-3869/File-3575

The 7.6-acre Castle Opa Site, formerly known as the Cuyahoga Wrecking site, was used for agriculture through the 1950s, and then as a borrow pit lake by 1968. In the 1970s the borrow pit was filled with construction debris, until 1978 when lake filling was completed. A large maintenance building and operations area were located within the northwestern quadrant for over twenty-five years. Uncontrolled dumping, burying of debris and improper disposal of asbestos containing material (ACM) occurred at the site. Assessment activities conducted from 1992 –2008 reported TRPH, oil and grease, Volatile Organic Aromatics, Polycyclic Aromatic Hydrocarbons, lead, copper and arsenic, ammonia, and Total Dissolved Solids at concentrations above their applicable soil cleanup target levels and/or groundwater cleanup target levels. In 1998, a Brownfields Targeted Site Assessment was conducted. The FDEPs Bureau of Emergency Response removed approximately 3,000 cubic feet of asbestos tiles from three containers on the site. Additionally, multiple piles of bagged ACM identified throughout the site were removed in May-June 2018. In 2018, the City of Opa-Locka funded the preparation of a Phase II Environmental Site Assessment for the site via its EPA Brownfields Community-wide Assessment Grant. Redevelopment plans include mixed-use residential and commercial/retail. Site assessment, including off-site delineation, is being conducted. This includes a background sampling proposal for groundwater. Off-site notification of groundwater impacts has been provided to the FDEP by the responsible party. A background study for groundwater is in process and being evaluated by DERM.



Skilled Nursing Facility Brownfield Site

BSRA ID# 131104003

Executed December 19, 2018

Assigned August 21, 2019

Address: 3635 NW 78th Ave, Doral

Acres:2.99

DERM UT-1866

On December 19, 2018, a BSRA was executed by Care Outlook, LLC and Florida International Medical Center, LLC. On August 21, 2019, 3635 Doral Land Development, LLC assumed the BSRA from Care Outlook, LLC. This approximately 9.92-acre site, currently containing two commercial buildings, a showroom/warehouse building, and two tiki huts, was part of a 72-acre stone quarry that operated from the 1940s to the 1960s. The quarry was backfilled by 1968 with construction debris. A Phase II Environmental Site Assessment conducted in 2018 documented solid waste and groundwater contamination- specifically, ammonia, total dissolved solids, iron and dieldrin. The design of a methane gas management system was approved for the site on February 25, 2020. A Groundwater Monitoring Plan in support of No Further Action with conditions was approved November 29, 2021, with contaminants of concern including Iron, Manganese, Ammonia, OCPs, and Total Dissolved Solids. The fifth quarterly groundwater monitoring plan has been reviewed. The MOP is suspended due to construction/earthwork onsite. A minimum of two quarters of groundwater monitoring in accordance with the MOP will be required following completion of construction/earthwork to ensure solid waste onsite is not meaningfully disturbed. An Engineering Control Plan was approved July 31, 2023 that consists of engineering controls across the entire site.

Proposed plans for the site include demolition of the existing structures and construction of a skilled nursing facility and medical office building.



Rendering of Skilled Nursing Facility

Proposed Dolphin Professional Centre Site

BSRA ID# 130843003

Executed December 19, 2018

Address: 1695 NW 110 Ave, Sweetwater

Acres:1.97

DERM IW5-20757 and SW-1016

The Proposed Dolphin Professional Centre Site was formally part of the Marks Brothers Dump Site (reportedly closed in 1976). Test pits/borings conducted onsite indicate the waste primarily consists of construction and demolition debris, including concrete rubble, wood, shingles, glass, plastic, and muck. Solid waste was discovered in the upper 4 feet down to a depth of approximately 30 feet at the western property boundary. Solid waste removal from beneath the building footprint to approximately 8-43 feet below land surface (western portion) was completed in 2008. Excavations were backfilled with clean concrete rubble fill material. Soils onsite are contaminated with PAHs. Iron and ammonia groundwater contamination has been documented, and delineated onsite, and will be addressed through groundwater monitoring in pursuit of NFAC. Methane gas detected at levels > 25% LEL will be addressed through a methane gas monitoring/management system. A soil management plan was approved and pre-construction earthwork commenced in July 2017. The site was redeveloped for commercial use consisting of 54,000 square feet of Class A offices, 26,000 square feet of ground floor retail, and commercial condominium space. Engineering controls Groundwater monitoring and methane gas assessment and monitoring in support of NFAC are being conducted.



Completed Dolphin Professional Site

Collins Park Garage Green Reuse Site

BSRA ID# 131805001

Executed December 19, 2018

Address: 340 23rd Street and 2200 Liberty Ave, Miami Beach

Acres:1.49

DERM UT-480/File-7205/DEP 138503541

The City of Miami Beach entered into a BSRA for the Collins Park Garage property identified by Miami-Dade Folio numbers 02-3226-001-0400 and -0405. This property was formerly occupied by a Chevron No. 47617 fuel service station. DERM records indicate that four underground storage tanks (USTs) were installed in 1983 and registered under FDEP Facility Identification No: 138503541. A Discharge Reporting Form indicated a used waste oil overfill at the facility on March 1, 1989. The site was deemed eligible for the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP) in February 1994. The remediation ceased in March 1995. A TCAR completed in January 2019 documented the removal of 5-1000 gals USTs and 2238 tons of contaminated soil from the site. 2948 tons of clean fill, 1518 tons of characterized soil and 495 pounds of Regenesis Oxygen Release Compound® were used to backfill the excavation. Contaminants of concern that exceeded applicable CTLs in soil are Arsenic, Isopropyl benzene (IPB), 1,2,4-Trimethylbenzene, naphthalene, 1-methylnaphthalene and 2-methylnaphthalene in groundwater. Site assessment activities are being conducted. The construction of the parking garage has been completed.



Completed Collins Park Garage

Industrial Shipping

BSRA ID# 139905001
Executed December 19, 2018
Address: 2974 NW N River Drive, Miami
Acres:2.81
DERM IW5-3744/File-3462

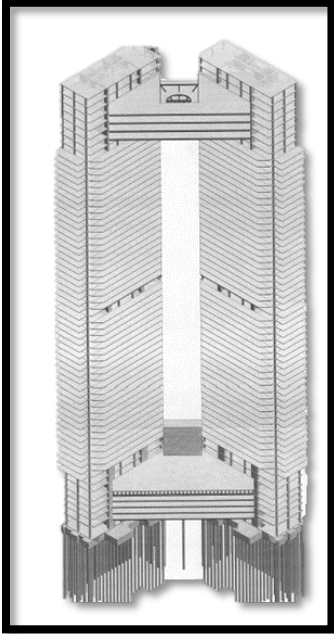
2974 NW North River Drive, LLC, entered into a BSRA on December 19, 2018, for the Industrial Shipping site, consisting of 19 parcels and currently operating as a shipping import/export company. The site was historically developed as residential and commercial buildings in the early 1930s, and then became industrial/commercial from the 1940s to present date. A Phase I was performed due to the potential purchase and redevelopment of the property. The contaminants of concern for the site are Arsenic, Lead, Barium, Mercury, PAH and Trichloroethene in the soil. A Groundwater Monitoring Plan Approval Order in support of No Further Action with Conditions was issued for the site on November 4, 2020, for Aluminum, Arsenic, Lead, Mercury and PAHs. The Groundwater Monitoring Plan was deemed complete and no further groundwater monitoring was required on January 18, 2023. An Engineering Control Plan/Engineering Control Maintenance Plan and Revised Engineering Control Implementation Report were approved on May 19, 2023, certifying the sitewide engineering controls of asphalt and concrete. A No Further Action with Conditions Proposal/Conditional Site Rehabilitation Completion Report was approved, and DERM is prepared to issue a Conditional Site Rehabilitation Completion Order for the subject site provided that a Declaration of Restrictive Covenant, with the restrictions on the use of the property, is recorded in the county land office where the property deed is recorded.



Riverfront Brownfield Site

BSRA ID# 139801016
Executed December 19, 2018
Address: 24 SW 4th Street, Miami
Acres: 1.8
DERM HWR-848

A BSRA for Riverfront Brownfield site was executed between MDC and Miami River Project, LLC and KAR Miami MRP, LLC for the Riverfront Brownfield Site. The site was part of FEC rail yard operations. The property is currently vacant. Soil contamination discovered in 2016 consists of Arsenic, Lead, TRPH and PAHs. Source removal was conducted in 2018 within the boundaries of the property with the exception of areas at the perimeter where the soils were inaccessible under the roads. The "unexcavated" soils are covered by impermeable materials and are planned to be removed and property disposed of as part of the development of the site. A Groundwater Monitoring Only Plan was approved by DERM on September 21, 2016 for one well for BTEX and Arsenic. The groundwater monitoring requirements have been satisfied (two consecutive events below cleanup target levels). Contaminated soils at the perimeter of the site (which are covered by engineering controls) will be removed in conjunction with development and construction. An update on the timeline for development is pending.



Rendering of Completed Residential Development

297 NE 67 Street Redevelopment Site

BSRA ID# 1319801018

Executed December 16, 2019

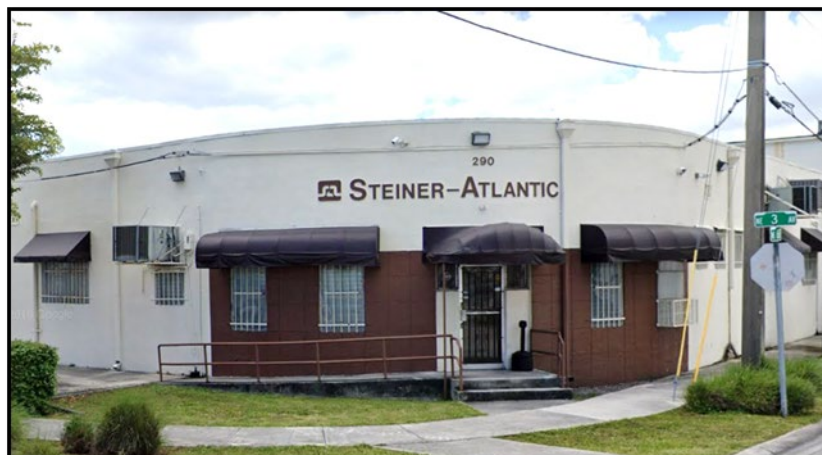
Amended March 21, 2021

Address: 290 & 280 NE 68th Street & 277, 287 & 297 NE 67th Street, Miami

DERM HWR-1007

Acres: 0.94 acres

290 NE 68 Street, LLC, entered into a BSRA to rehabilitate and redevelop the 297 NE 67 Street Redevelopment Site, which was leased to an equipment supplier that sold equipment to laundry and dry cleaning service operations since the 1970s. It is suspected that in the 1970s, the site may have stored dry cleaning plant equipment which contained small amounts of tetrachloroethene (PCE). The Site Assessment Report documented groundwater contamination consisting of tetrachloroethane, trichloroethene, vinyl chloride, cis-1,2-dichloroethene, chloromethane, 1,1-dichloroethene, and chloroform. Further site assessment is pending. The owner plans to refurbish and update the warehouses and office spaces into a variety of upscale mixed warehouse/office businesses. The BSRA was amended March 21, 2021 to update certain provisions and attachments and add a Person Responsible for Brownfield Site Rehabilitation to the BSRA. A restrictive covenant was recorded for the site on March 29, 2022. Groundwater monitoring wells installed at the boundaries of the site at various depth intervals (shallow, intermediate, deep) documented vinyl chlorine contamination. Site assessment for the groundwater conditions is currently ongoing.



237-295 NW 20th Green Reuse Site

BSRA ID# 1319801019

Executed December 24, 2019

Address: 237-295 NW 20th Street, Miami

Acres: 0.84 acres

DERM IW5-2112

Miami Development 2122 Trustee, Inc., as Trustee for Land Trust Miami – 2122, entered into a BSRA on December 24, 2019 for the rehabilitation and redevelopment of properties located at 237-295 NW 20th Street. The site was a food market with an adjacent vacant lot, but historic uses included a junk yard and auto wrecking facility, auto repair shops and a blacksmith. Site assessment activities documented metals contamination in the soil and groundwater. A Site Assessment Report documented soil contamination consisting of Arsenic, SPLP Arsenic, Cadmium, SPLP Cadmium, Lead, and SPLP lead. Further assessment is pending. The site will be redeveloped for commercial/retail use.



Picture Explanation: JUNK
CARS BEING DISASSEMBLED
FOR PARTS CAUSING DISCHARGE
TO SOIL



Picture Explanation: BATTERIES
IMPROPERLY STORED

Grouper Park Green Reuse Site

BSRA ID# 139911002

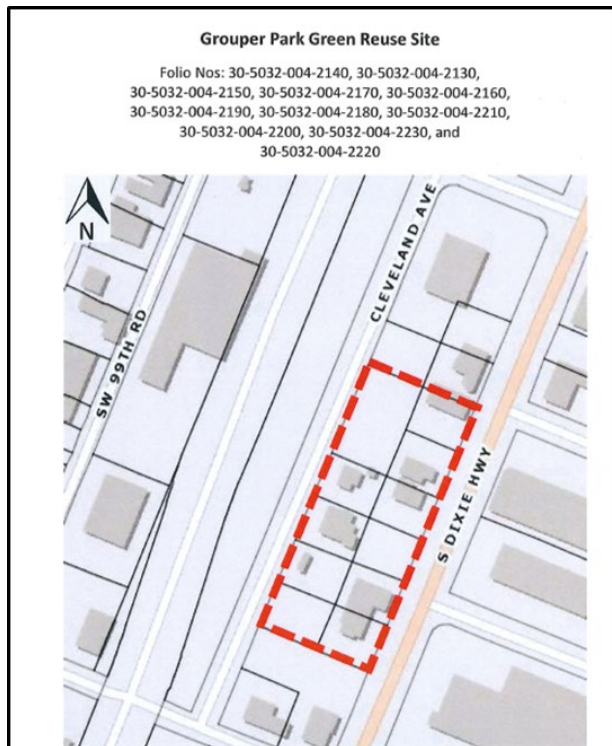
Executed December 24, 2019

Address: 17600-17700 S Dixie Hwy and 17613-17665 Cleveland Ave, Unincorporated Miami-Dade

Acres: 2.06

DERM IW5-292

Grouper Park, LLC, entered into a BSRA on December 24, 2019 for the rehabilitation and redevelopment of properties located at 17600-17700 S Dixie Highway and 17613-17665 Cleveland Ave. A portion of the site historically included Bob's Spray Service, a pesticide storage and mixing facility for 30 plus years, with a wastewater underground storage tank located on the northwestern corner of the facility. Site assessment activities documented pesticides contamination in the soil and groundwater. The site is pursuing No Further Action with Conditions closure with engineering controls. Further site assessment and source removal are pending. The site will be redeveloped for commercial use.



Paradise Gardens Green Reuse Site

BSRA ID# 139912004

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 260 ST (Folios: 30-6927-032-1450; 1480; 1620; 1710 & others),
Unincorporated Miami-Dade County

Acres: 9.3

DERM HWR-922

On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site has Arsenic and Chromium soil contamination and Nitrate groundwater contamination. The site was formerly used for agriculture and is currently a mixed-use development consisting of 665-unit multifamily apartment buildings. A Site Assessment Report Addendum and Soil Management Plan Operating Report are pending for the site.



Completed Residential Development

Modern Towers Green Reuse Site

BSRA ID# 139912005

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 256 ST (Folios: 30-6927-039-0010), Unincorporated Miami-Dade
County

Acres: 11

DERM HWR-923

On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site was formerly used for agriculture and has Arsenic and Chromium soil contamination and Nitrate contamination of the groundwater. The site is currently being re-developed as a portion of the Miami Urban Village, a mixed-use development consisting of 665-unit multifamily apartment and retail buildings. A Site Assessment Report Addendum and Soil Management Plan Operating Report are pending for the site.



Solimar Apartments Green Reuse Site

BSRA ID# 132001001

Executed July 2, 2020

Address: 419 NW 8th Street, 815 NW 5th Avenue, 925 NW 5th Avenue, and the Intersection of NW 12th Street and NW 4th Avenue, Florida City

Acres: 10.5

DERM HWR-1016

On July 2, 2020, a BSRA was executed between MDC and Solimar Associates, Ltd. for development of 10-acres (consisting of 5 parcels) in the vicinity of the intersection of NW 11th street and NW 5th Avenue, Miami, Florida, into Solimar Affordable Rental Apartments. The property was historically occupied by a trailer park in the southwest, a building in the west central portion, and agricultural land in various parts of the site. Site rehabilitation activities have been conducted since September 2019 and identified soil and groundwater contamination at the site. Soil contaminants consist of arsenic, lead, and chromium, and groundwater is impacted by nitrate. A soil management plan was approved for the site on August 14, 2020, and Drainage Plans were approved on September 20, 2021. An Engineering Control Plan was proposed to address soil impact in support of No Further Action with Conditions, which shall cover the entire property. A groundwater Monitoring Only Plan in pursuit of NFAC was implemented and shall be completed in the next quarter. A Site Assessment Report Addendum is pending for the site and site construction is ongoing.



Completed Solimar Apartments

Cutler Bay Town Centre Brownfield Site

BSRA ID# 139911003

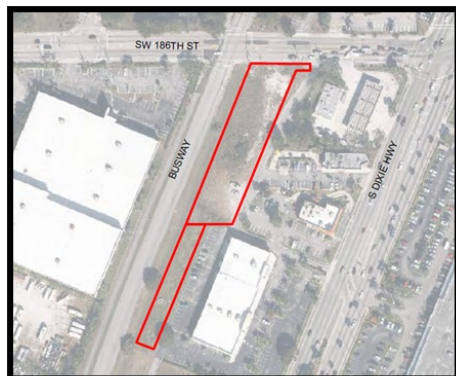
Executed December 2, 2020

Address: 10100 SW 186 ST, Cutler Bay

Acres: 1.26

DERM HWR-1068

Cutler Bay Town Centre, LLC, entered into a BSRA for the rehabilitation of two vacant parcels abutting a former Florida East Coast railway line to the east, and petroleum contaminated site to the west. The preliminary assessment conducted at the property documents arsenic and PAH contamination in soils, and arsenic contamination in the groundwater. A Site Assessment Report is not yet approved and the DERM has required additional soil assessment. The site will be developed as the Crossings at Quail Roost - a Senior Residential Community. This mixed-use development will consist of 93 residential units, 8,977 square feet of commercial space, and 9,754 square feet of offices. Based on the results of the preliminary assessment and the use of engineering controls, DERM approved construction plans for the proposed development in March 2021. A groundwater monitoring plan will be implemented along the eastern perimeter of the property. The baseline sampling was conducted in June 2022; however, construction activities have been delayed at the property and an extension of time, until 2025, has been granted for the submittal of additional reports.



Subject site



Rendering of Completed Residential Development

Shoppes of Cutler Bay Green Reuse Site

BSRA ID# 132002001

Executed December 30, 2020

First Amendment December 21, 2021

Address: 20951 Old Cutler Road, Cutler Bay

Acres: 29

DERM UT-7288 and HWR-1158

A BSRA was executed with Publix Supermarkets, Inc., for the development of an 87,444-square-foot commercial mixed-use development, called Shoppes of Cutler Bay, on a portion of a former agricultural site. Site assessment documented both soil and groundwater contamination. All contaminated soils were removed and disposed of offsite during construction. The site is developed as a Publix Shopping Center. The site continues quarterly groundwater monitoring for Arsenic and Iron in pursuit of a No Further Action with Conditions closure for groundwater. Because the site is a portion of a larger contaminated site as that term is defined in §376.79(7), F.S., the BSRA specifies that the 25-percent VCTC bonus, pursuant to §376.30781 (3)(c), F.S., will not be available to the PRFBSR, until such time as the entire contaminated site is cleaned up in accordance with Chapter 62-780, F.A.C. In 2021, the BSRA was amended to add the Town of Cutler Bay, as a PRFBSR to the BSRA for the development of 16 acres of the larger contaminated site, as a government building center and recreational park. Site assessment on the Town of Cutler Bay parcels documented arsenic soil contamination and arsenic, iron, and manganese groundwater contamination. Additional assessment and delineation are pending. Additionally, a site-specific background study is also pending.



Shoppes of Cutler Bay Green Reuse Site prior to development

Northside Commons Brownfield Site

BSRA ID# 139904006

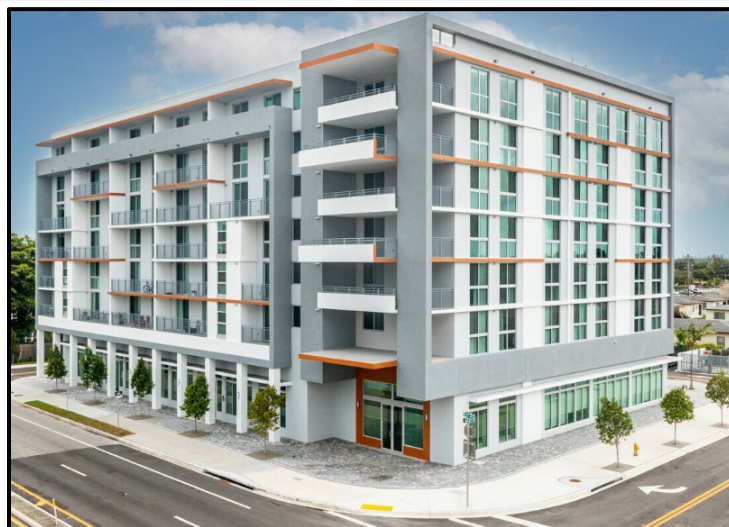
Executed December 30, 2020

Address: 8301 NW 27 Ave, Unincorporated Miami-Dade County

Acres: 0.94

DERM UT-4310/IW5-11740/File-9997/9501822

A BSRA was executed with Northside Commons Residential, LLC for the Northside Commons Property located on the east side of 27th Avenue (Folio No: 30-110-000-0210), bounded to south by NW 83rd Street. The site was developed into an affordable housing development serving residents with disabling conditions. A portion of the site was a service station from 1956 up to the 1970s, and the site had a petroleum discharge dated May 9, 1995 which received a Site Rehabilitation Completion Order on December 11, 2017. Aluminum recycling activities also historically occurred on site. Analytical results indicate that groundwater is impacted with PAHs on the eastern portion of the property, which is suspected to be residual contamination from the historic petroleum discharge. A groundwater Monitoring Only Plan in pursuit of NFAC was implemented and completed. A declaration of restrictive covenant is pending execution.



Completed Northside Commons Residential Development

Miami Parcel West Green Reuse Site

BSRA ID# 139801020

Executed December 30, 2020

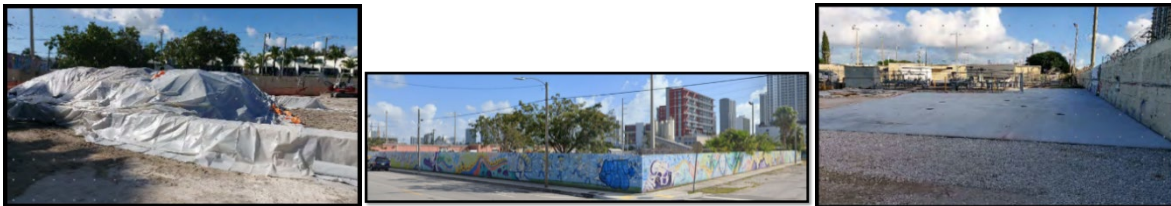
Address: 60 NW 17th Street, Miami, Florida

Acres: 2.38

DERM UT-3223

On December 30, 2020, a BSRA was executed between Miami-Dade County and Peoples Gas System (Florida) for the Miami Parcel West Green Reuse Site. The site is a part of a former manufactured gas plant (MGP) facility which operated in two parcels between 1906 and 1958. The properties were connected with an underground tunnel, which was filled in the past with solid waste material of MGP operations. The tunnel was remediated and filled with concrete in 1999, resulting in the removal of approximately 2,250 tons of MGP related waste. Since the decommissioning of the plant, the property has been used as a storage yard and a natural gas distribution facility. Assessment and remedial activities have taken place since 1987. A pilot Test Plan including source removal and open air sparging with vapor extraction was implemented at the site in October 2019. However, in February 2021, a Source Removal Remedial Action Plan (RAP) (inclusive of supplemental assessment) was submitted to the DERM for review including a revised remedial approach. The RAP proposed to aggressively address the manufacturer gas plant (MGP) source zones by removing contaminated soils via conventional excavation in combination with large diameter auger (LDA) technology, followed by the installation of an engineering control cap across the property. The RAP was approved by DERM in December 2022 and implemented between August and October 2023. Approximately 2,817 tons of contaminated soils were addressed during remediation, including approximately 2,475 tons excavated by LDA. The LDA borings were backfilled with flowable fill forming a monolith between 4 to 20 ft below land surface.

People's Gas System intends to expand its operations at the subject property by installing additional infrastructure to allow for increased storage and operating capacity as well as by integrating new technologies to further increase operating capacity. The planned expansion will cost in excess of \$20 million and will create 15 to 20 new permanent jobs for consultants, engineers, and transportation workers who will be involved in operating, maintaining, and transporting materials to the site.



Miami Parcel East Green Reuse Site

BSRA ID# 139801021

Executed December 30, 2020

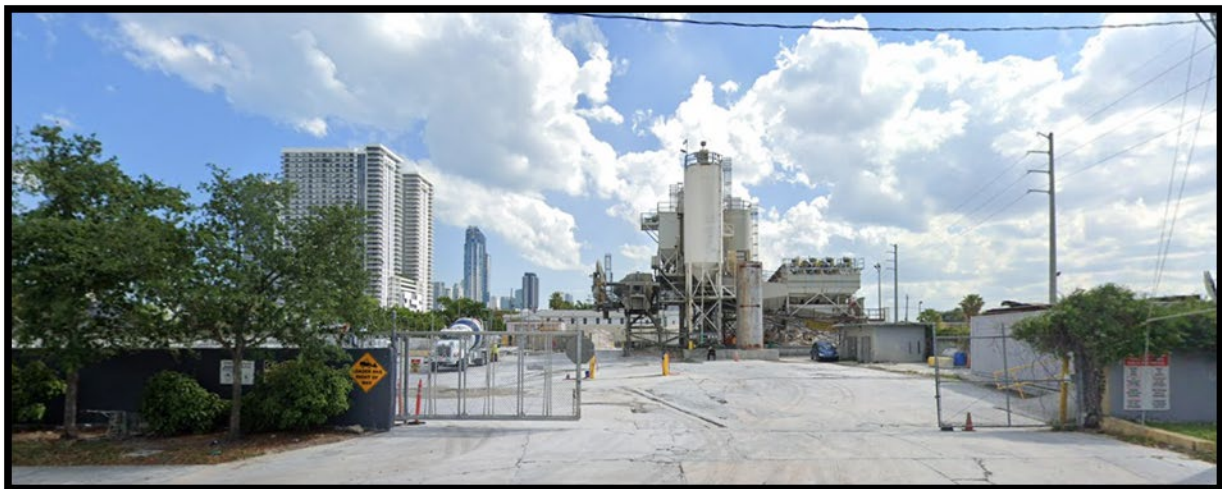
Address: 1600 N. Miami Ave, Miami, Florida

Acres: 1.85

DERM IW5-3225

On December 30, 2020, a BSRA was executed between Miami-Dade County and Peoples Gas System (Florida) for the Miami Parcel East Green Reuse Site. The approximately 4.7-acre site is a part of a former manufactured gas plant (MGP) facility which operated in two parcels between 1906 and 1958. Both parcels were connected with an underground tunnel, which was filled in the past with solid waste material of MGP operations. The tunnel was remediated and filled with concrete in 1999, resulting in the removal of approximately 2,250 tons of MGP related waste. The subject site is currently leased to CEMEX USA and a cement batching operation has been in place since 1968. Assessment and remedial activities have taken place since 1987, including but not limited to, the removal of underground storage tanks, removal of free product (approximately 1,300 gallons between 1993 and 2012), excavation of approximately 863 tons of coal tar, soil and debris in 1994 and excavation of approximately 47 tons of soil in 2014 from the city-owned ROW. However, soil and groundwater contamination remain at the property and extend off-site. Dissolved groundwater contamination vertically extends to 60 feet below land surface (bls) and the presence of non-aqueous phase liquids (NAPL) is verified to below 15 feet bls. A Remedial Action Plan (RAP) is currently pending. The results of the remedial activities at the People's Gas Miami Parcel West Green Reuse Site (BSRA ID# 139801020), which were completed in late 2023, will be evaluated in support of the design of the RAP for this property.

Peoples Gas System's tenant, Cemex, Inc., intends to expand its current infrastructure at the site, install new equipment, and employ additional full-time staff – a project that will require a capital investment of no less than \$10 million, involve up to 100 temporary construction jobs, and support the creation of 50 to 100 permanent jobs.



Miline at Ludlam Trail Green Reuse Site

BSRA ID# 132003001

Executed December 30, 2020

Address: 6970 Bird Rd, Unincorporated Miami-Dade County

Acres: 4.05

DERM HWR-1115

Ludlam Trail Phase I, LLC entered into a BSRA for the Miline at Ludlam Trail Green Reuse Site encompassing two parcels (Folios 30-4023-000-0503 and 30-4023-101-0020) which are part of a proposed six-mile long pedestrian and biking trail being developed for the Miami-Dade County Department of Parks and Open Spaces (PROS) along the abandoned former Florida East Coast (FEC) railroad. Site assessment documented arsenic and Total Benzo(a)pyrene Equivalents soil contamination. A Soil Management Plan was approved by DERM on April 14, 2020 and earthwork and construction activities started on August 18, 2020. The development includes 338 multifamily units in a 6-story residential building with residential amenities including an entertainment lounge, fitness center, workroom, clubroom, swimming pool deck, private courtyard, and a common plaza area. The completed development will also provide approximately 4,200 square feet of retail space, lush landscaping in a common plaza, and will serve as a centralized social hub for apartment residents as well as users of the recreational trail component of the former rail corridor. The Site is pursuing a No Further Action with Conditions closure with engineering controls and groundwater restrictions. The engineering controls consist of 2 feet of clean fill, concert, and/or asphalt building pads and pavement. Additionally, a groundwater monitoring plan in support of a No Further Action with Conditions site closure is being conducted.



Site Prior to Development



Completed Residential Development

BRICKELL FIRE STATION GREEN REUSE SITE

BSRA ID# 132102001

Executed September 8, 2021

Address: 145, 155, 165 and 191 SW 12th Street and 1133, 1131, 1115 and 1105 SW 2nd Avenue, Miami,
FL 33130

Acres: 1.5

DERM HWR-1134

191 SW 12 Owner, LLC entered the BSRA with Miami-Dade County for the proposed development of two residential towers at the site. The site was historically occupied by residential homes, followed by residential apartment complex in the southern part constructed in 1960s and a fire station constructed in 1980s (owned by City of Miami) in the northern part. The apartments were demolished circa 2015 and the southern part remained vacant since then. The fire station remains active. Site rehabilitation activities have been conducted since 2019 and identified soil and groundwater contamination at the site. The assessment results identified soil contamination by arsenic, dieldrin, and PAHs, and groundwater contamination by arsenic and per- and polyfluoroalkyl substances (PFAS). A conditional closure via No Further Action with Conditions was selected. Further assessment is ongoing to support the site closure and facilitate the development construction (i.e., soil management plan).



Rendering of Completed Residential Towers

CBTS GREEN REUSE SITE

BSRA ID# 132101001

Executed October 21, 2021

Address: 1000 Kane Concourse, Bay Harbor Island

Acres: 1.19

DERM UT-2037/F-391

CBS Realty Holding, LLC entered into a BSRA with Miami-Dade County for the development of a church on the CBTS Green Reuse Site. The site historically operated as a vehicle repair shop and as an automotive dealer with a service center from the 1950s until demolition around February 2020. Contamination associated with improperly abandoned underground storage tanks (USTs) was discovered on August 27, 1986. Site rehabilitation activities (source removal of contaminated groundwater and soils) have been ongoing intermittently since that time. The contaminants of concern (COCs) remaining onsite are soil (Arsenic) and groundwater (Benzene, Isopropylbenzene, and Total Dissolved Solids). The site has elected conditional closure with institutional and engineering controls. The construction of the church is currently in progress. The site is currently pending the submittal of a no further action with conditions closure proposal.



Church under construction

South Riviera Brownfield Site

BSRA ID# 132103001

Executed December 21, 2021

Address: SW 120th Avenue & SW 248th Street, Princeton

Acres: 4.8

DERM HWR-970

South Riviera Investments #2, Inc. entered into a BSRA with Miami-Dade County for the proposed development of a two-story, 63,120 sq. ft. charter school for students in kindergarten through the eighth grade. The developer is projecting a total investment of \$11,000,000.00. The site historically operated as a nursery. Contaminants of concern are Arsenic and Chromium in soil and arsenic in groundwater. The site has elected a No Further Actions with Conditions closure and is currently in the permitting process for construction.



South Riviera Brownfield Site Prior to Development

Windmill Farms Green Reuse Site

BSRA ID# 139912008

Executed December 21, 2021

Address: NE Corner of the Intersection of SW 242nd Street and SW 129th Avenue, Miami

Acres: 9.48

DERM HWR-1186

Windmill Farms Associates, LLC entered into a BSRA with Miami-Dade County for the proposed development of a 274-unit affordable housing project. The site was formerly used for agricultural purposes and site assessment activities documented copper and arsenic soil contamination and nitrate groundwater contamination. Source removal for arsenic and copper contamination in soil was conducted in 2022. Remaining arsenic concentrations were determined to be consistent with background. A Groundwater Monitoring Plan is currently being implemented. Following the first quarter groundwater monitoring report, groundwater monitoring wells were destroyed due to onsite construction activities. A long-term extension was provided until March 2024 for the replacement of the groundwater monitoring wells and continuation of the groundwater monitoring plan, when the construction activities are expected to be complete.



Windmill Farms Site Prior to Development



Cordial Holdings Green Reuse Site

BSRA ID# BF132001002
Executed December 20, 2021
Address: 75 W Palm Drive, Florida City
Acres: 25
DERM AW-72

Cordial Holdings, LLC entered into a BSRA with Miami-Dade County for proposed commercial development of the Cordial Holdings Green Reuse Site. The subject site was a former agricultural packaging facility. A Phase 1 and Phase 2 Environmental Site Assessment were submitted on July 26, 2019. Contamination associated with the former use was identified. Site assessment activities are on-going. The site is being proposed for mixed use commercial residential and a Soil Management Plan was submitted in support of site development which was reviewed by DERM in April 2024 and is pending revision.



Packaging Facility Prior to Redevelopment

TV ML Industrial Project

BSRA ID# 132104001

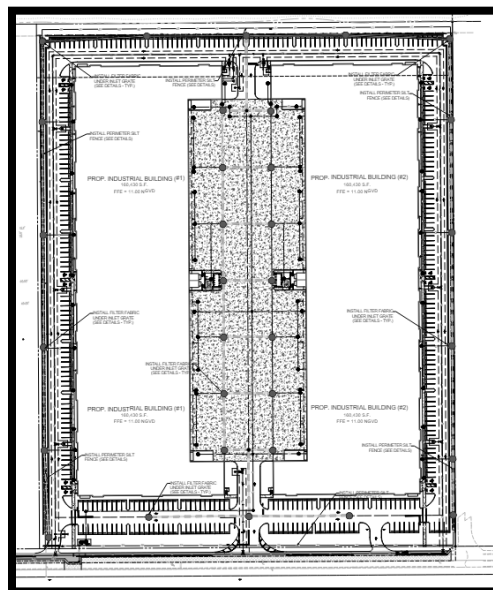
Executed December 20, 2021/Assignment and Assumption Agreement Executed 12/20/22

Address: 6601 NW 167th Street, Miami Lakes

Acres: 16

DERM UT-1090/File-7637

TV ML Investments, LLC entered into a BSRA on December 20, 2021 for the rehabilitation and redevelopment of an approximately 16-acre property. The site was used as a football and baseball field since the 1970s and has documented arsenic soil and groundwater contamination. The site is planned for redevelopment for commercial use as warehouses and is proposing a No Further Action with Conditions (NFAC) closure with engineering controls. Further site assessment is pending.



Proposed Warehouse Development

BSRAs Executed with FDEP:

BSRAs were executed with FDEP rather than Miami-Dade County because of a conflict of interest involving Miami-Dade County's past or current ownership or affiliation with the site.

❖ Taylor Park Green Reuse Site

BSRA ID# 131501001

Executed December 16, 2015

Address: 15458 West Dixie Highway, North Miami Beach, FL

DERM HWR-467/File-16867

Executed with FDEP

FDEP Identification No. COM_211616

❖ Miami-Dade County and Puerto Rican Chamber Office Building

BSRA ID#139801011

Executed December 22, 2016

Address: 2145 & 2153 NW 2nd Ave, Miami, FL

DERM IW5-7341

❖ Jackson West Hospital

BSRA ID# 131104002

Executed March 28, 2017

Address: 7800 NW 29 Street, Doral, FL

DERM HWR-815

SRCO July 25, 2018

❖ Quail Roost Transit Village 1

BSRA ID# 139911005

Executed December 27, 2023

Address: 18505 Homestead Ave, Miami, FL

DERM HWR-797

Previously Issued Site Rehabilitation Completion Orders:

Wagner Square, LLC

BSRA ID# 139801003

Executed August 13, 2004

Address: 1700 NW 14th Avenue, Miami

DERM HWR-501/File-17376

SRCO October 7, 2005

Siegel Gas

BSRA ID# 139904001

Executed February 11, 2004

Address: 7400 NW 30th Avenue, Unincorporated Miami-Dade County

DERM IW-76/File-8377

SCRO May 16, 2011

AR&J SOBE

BSRA ID# 130001001

Executed December 29, 2000

Address: 5th Street and Alton Road, Miami Beach

DERM HWR-522/File-6694/DEP-139803856

SRCO March 14, 2012

AMB Codina Beacon Lakes, LLC

BSRA ID# 130201001

Executed November 24, 2003

Address: NW 117th Ave and NW 25th Street, Unincorporated Miami-Dade County

DERM HWR-569/File-10101

SRCO May 9, 2012

St. Martins Place

BSRA ID# 139801008

Executed March 17, 2014

Address: 1128 NW 7th Avenue, Miami

DERM HWR-772

SRCO December 18, 2014

Wynwood North Miami

BSRA ID# 139801009

Executed June 24, 2014

Address: 2110, 2118 & 2134 North Miami Ave and 2101, 2129 & 2135 North Miami Court, Miami

DERM HWR-788

SRCO October 29, 2015

Land South Partners I

BSRA ID# 131301001

Executed March 13, 2013

Address: 1600 NE 123rd Street, North Miami

DERM UT-998/File-7583/DEP-138505541

SRCO August 24, 2016

Mandy's Market LLC

BSRA ID# 139801007

Executed December 31, 2013

Address: 7200 NW 2nd Ave, Miami

DERM UT-7034/File-N/A/DEP-139813384

SRCO September 29, 2017

NW 62nd Street Passive Park Green Reuse Site

BSRA ID#131601001

Executed June 27, 2016

Address: NW 102nd Ave & NW 62 ST, Doral

DERM HWR-845

SRCO July 25, 2018

Doral Legacy Park Sports & Wellness

Complex Green Reuse Site

BSRA ID# 131502001

Executed December 18, 2015

Address: 11400 NW 82nd Street, Doral

DERM HWR-846

SRCO December 10, 2018

Medley Redevelopment Site

BSRA ID# 130601001

Executed October 13, 2011

Address: 8501 NW 96th Street, Medley

DERM SW-1278/File-12527

CSRCO issued June 17, 2019

Los Sueños Multifamily Apartments

BSRA ID# 139801004

Executed December 20, 2004

Address: 500 NW 36th Street, Miami

DERM UT-3700/File-9095/DEP-139807085

CSRCO issued January 16, 2020 (by FDEP)

Miami River Marina

BSRA ID# 130502001

Executed November 1, 2013

Address: 1975, 1995 & 2051 NW 11th Street & 1142 NW 21st Ave, Miami

DERM IW5-2023/File-1873/DEP-139046066

CSRCO issued April 23, 2020

Corinthian Multifamily Apartments

BSRA ID# 139904002

Executed December 17, 2004

Address: NW 22nd Avenue and NW 78th Street, Unincorporated Miami-Dade County

DERM HWR-579/File-21120

CSRCO Issued: October 26, 2020

Fair Oaks

BSRA ID# 139913001
Executed December 16, 2019
Address: 29003 S Dixie Hwy, Unincorporated Miami-Dade County
DERM HWR-981
Acres: 3.39 acres
SRCO Issued: November 24, 2020

Cannery Row Green Reuse Site

BSRA ID# 139912006
Executed July 22, 2020
Address: NW corner of SW 264 ST and Old Dixie Hwy, Miami-Dade County
DERM HWR-1043
SCRO Issued: February 26, 2021

Keys Crossing

BSRA ID# 139912001
Executed December 18, 2015
Address: SW 143 PL & SW 258 LN (portion of Folio # 30-6927-000-0270) Unincorporated Miami-Dade County
DERM HWR-817
CSRCO Issued: April 2, 2021

Centerra Apartments Green Reuse Site

BSRA ID#139911001
Executed December 21, 2016
Address: 18000 SW 107 Ave, Unincorporated Miami-Dade County
DERM UT-2587
CSRCO issued August 30, 2021

Coral Bay Cove

BSRA ID# 139912003
Executed December 13, 2017
Address: Northeast Corner of the Intersection of U.S. 1 and SW 260th Street, Folios: 30-6927-029-0020 and 30-6927-029-0010, Unincorporated Miami-Dade County
DERM HWR-883
CSRCO issued March 28, 2022

Procacci Sweetwater

BSRA ID# 130843001
Executed December 31, 2013
Address: 1556 NW 110th Avenue, Sweetwater
DERM HWR-780
CSRCO issued May 20, 2022

AHS at Biscayne Village

BSRA ID# 139913002
Executed December 20, 2021
Address: SW 288 St. and SW 142 Ave
Acres: 7
DERM HWR-1066
SRCO issued: July 19, 2022

Hawkins Park Green Reuse Site 2

BSRA ID#139801012
Executed March 16, 2017
Address: 1021 NW 21 St, Miami
Acres: 0.31
DERM IW5-20466
CSRCO issued: January 9, 2023

Diamedix Project

BSRA ID# 139801022
Executed December 21, 2021
Address: Properties located at 2115, 2127, 2141, 2150, and 2160 N Miami Avenue, 38 NW 22 Street, and 2155 NW Miami Court, Miami, Florida 33127
Acres: 2.29
DERM HWR-1124
SRCO issued: January 10, 2023

Hawkins Park Green Reuse Site

BSRA ID#139801010
Executed October 3, 2016, Miami
Address: 2125 NW 10th CT & 2133 NW 11th Ave, Miami
Acres: 1.87
DERM IW5-1694/File-1574
SRCO issued: February 9, 2023

7777 NW 41st Street Green Reuse Site

BSRA ID# 131701000
Executed December 20, 2021
Address: 7777 NW 41 St., Miami
Acres: 23.7
DERM UT-1454/F-7880
SRCO issued: March 7, 2023

Wynwood Hotel Brownfield Site

BSRA ID# 1319801017
Executed March 19, 2019
Address: 2215/2217 NW Miami Ct, Miami
Acres: 0.69
DERM IW5-3013/File-2783
CSRCO issued: May 4, 2023

Wal-Mart Neighborhood Market

BSRA ID# 131201001
Executed December 28, 2012
Address: 1499 N. Homestead Boulevard, Homestead
Acres: 5.8
DERM UT-1961/File-554/DEP-138629034
SRCO issued: May 8, 2023

Village at Old Cutler

BSRA ID# 139912007

Executed December 20, 2021

Address: Old Cutler Rd and SW 107th Avenue, Miami

Acres: 17.25

DERM HWR-1059

CSRCO issued: May 24, 2023

Contact Us



For questions regarding the Miami-Dade County Brownfields Program, including entering into a BSRA:

Sandra Rezola

Brownfield Coordinator
Miami-Dade RER/DERM
(305) 372-6700
rezols@miamidade.gov
701 NW 1st Court, 4th Floor
Miami, Florida 33136

For questions regarding Brownfield Area Designations for properties in unincorporated Miami-Dade County, or questions regarding the Brownfield Refund Bonus:

Freenette Williams

Business Development Specialist 2
Miami-Dade RER
(305) 375-8741
Fwilli@miamidade.gov
111 NW 1st Street, 12th floor
Miami, Florida 33128

<http://www.miamidade.gov/environment>



FREQUENTLY ASKED QUESTIONS FOR BROWNFIELDS IN MIAMI-DADE COUNTY:

1. My property is located within a designated brownfield area within Miami-Dade County, what does that mean?

Brownfield sites are generally abandoned, idled, or under-used industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Brownfield areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. In Miami-Dade County there are over 53,000 acres designated as brownfield areas. The majority of the brownfield areas were created in 1999 when Miami-Dade County designated all unincorporated areas within certain economic incentive areas as brownfield areas. Copies of the resolutions designating Miami-Dade County brownfield areas can be found on the Florida Department of Environmental Protection's (FDEP's) Brownfields website. Given the aforementioned basis for historic designation of many of Miami-Dade County's brownfield areas, not all properties located within Miami-Dade County's designated brownfield areas are contaminated or have the perception of contamination. Further, the inclusion of a property within a designated brownfield area does not impose any additional restrictions or requirements on that property. Rather, being located within an existing designated brownfield area facilitates entry into the Florida Brownfields Program by interested eligible parties upon execution of a Brownfield Site Rehabilitation Agreement with Miami-Dade County.

2. What is a Brownfield Site Rehabilitation Agreement (BSRA)?

A BSRA is a voluntary cleanup agreement entered into by a Person Responsible for Site Rehabilitation (PRFBSR) and FDEP, or Miami-Dade County as delegated by FDEP. The BSRA establishes the time frames, schedules and milestones for completion of site rehabilitation tasks and submission of technical documents, and other commitments or provisions pursuant to Chapter 62-780, Florida Administrative Code.

3. What are the benefits of entering into a BSRA?

Benefits and incentives that may be available upon execution of a BSRA include, but are not limited to, a \$2,500 Job Bonus Tax Refund, refunds on sales tax paid on the purchase of building materials used for affordable or mixed-use housing projects, state tax credits on eligible site rehabilitation costs and solid waste removal, along with a bonus refund when cleanup is complete and for development of affordable housing or healthcare facilities, and certain cleanup liability and lender liability protections.

4. I want to participate in the brownfield program, what are the eligibility requirements?

The eligibility requirements to enter into a BSRA are found in Section 376.82, Florida Statutes.

5. How can I find out if my property is located within a designated brownfield area?

The following online applications can be utilized to determine if your property is located within a designated brownfield area:

- [Miami-Dade County's Environmental Considerations Application](#)
- [FDEP Brownfields GeoViewer](#)

6. How can I access Miami-Dade County RER/Division of Environmental Resources Management's (DERM's) records of contamination?

Search [RER/DERM's online environmental records](#) for contamination records.

7. Who do I contact if I have questions regarding the Brownfield Program in Miami-Dade County?

Contact the RER/DERM Brownfield Coordinator at 305-372-6700 or rezols@miamidade.gov.

MIAMI-DADE COUNTY BROWNFIELD AREAS

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
BF131102000	1350 West 49 Street	4.5
BF132202000	19640 WDS Green Reuse Area	2.2
BF131304000	27th Avenue Corridor Greenpowerment Zone	46
BF131101000	8400 Coral Way	10.8
BF130401000	Aguaclara Brownfield Area	2
BF131203000	Antigua Redevelopment Site	18
BF132303000	Beacon Lakes Logistics Park	37.7
BF130301000	Beacons Lake Brownfield Area	568
BF132203000	Bellamonte at Golden Glades Green Reuse Area	7.1
BF130201000	Biscayne Commons Area	12.5
BF130824000	Biscayne Park	232
BF132102000	Brickell Fire Station Green Reuse Area	1.5
BF139902000	Carol City Area	3996
BF132101000	CBTS Green Reuse Area	1.4
BF139905000	Central Miami Area	4111
BF130302000	City of Hialeah Brownfield Area	2986
BF131402000	City of Miami Parks	39
BF132302000	Coconut Palm Truck Parking	57.6
BF131805000	Collins Park Garage Green Reuse Area	1.5
BF131801000	Convention Center Green Reuse Area	71
BF130825000	Coral Terrace	317
BF131302000	Coral Terrace Brownfield Area	18
BF132002000	Cutler Bay Civic and Resiliency Enhancement Zone	32
BF139903000	Dade - Opa-Locka Area	2688
BF130503000	Dedicated Transportation	1.6
BF131104000	Doral Decor District Brownfield Area	247
BF131502000	Doral Legacy Park Green Reuse Area	19
BF130826000	Eastern Shore A	5
BF130827000	Eastern Shore B	143
BF130828000	Eastern Shore C	95
BF131503000	El Portal NE 83rd St. Green Reuse Area	1.9

MIAMI-DADE COUNTY BROWNFIELD AREAS

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF130829000</u>	Flagler Westside	120
<u>BF131802000</u>	Fleet Management Green Reuse Area	2.2
<u>BF130830000</u>	Florida City - Unincorporated	419
<u>BF132001000</u>	Florida City CRA Green Reuse Area	809
<u>BF131604000</u>	Former Melting Pot Green Reuse Area	0.6
<u>BF131804000</u>	Former Par 3 Green Reuse Area	22.8
<u>BF130831000</u>	Fountainbleau	41
<u>BF130832000</u>	Glenvar Heights	57
<u>BF130833000</u>	Golden Glades A	165
<u>BF130834000</u>	Golden Glades B	31
<u>BF130835000</u>	Golden Glades C	63
<u>BF130836000</u>	Golden Glades D	42
<u>BF130837000</u>	Golden Glades E	198
<u>BF130838000</u>	Golden Glades F	5
<u>BF130839000</u>	Golden Glades G	217
<u>BF130501000</u>	Homestead CRA Area	1180
<u>BF131201000</u>	Homestead Wal-Mart	5.8
<u>BF130840000</u>	Kendall West	271
<u>BF131301000</u>	Land South Brownfield Area	0.3
<u>BF132204000</u>	The Line Green Reuse Area	1.7
<u>BF130841000</u>	Lingren	91
<u>BF131803000</u>	Maurice Gibb Memorial Park Green Reuse Area	3.4
<u>BF130601000</u>	Medley Redevelopment Brownfields Area	9
<u>BF139801000</u>	Miami Area	5018
<u>BF130502000</u>	Miami EZ Expansion Area	4809
<u>BF130814000</u>	Miami Industrial	175
<u>BF131401000</u>	Miami-Dade Regional Soccer Park BF Redevelopment Area	47
<u>BF132104000</u>	Miami Lakes Industrial Project	15.7
<u>BF132003000</u>	Miline at Ludlam Trail Green Reuse Area	5
<u>BF131103000</u>	Mirabella Brownfield Area	10

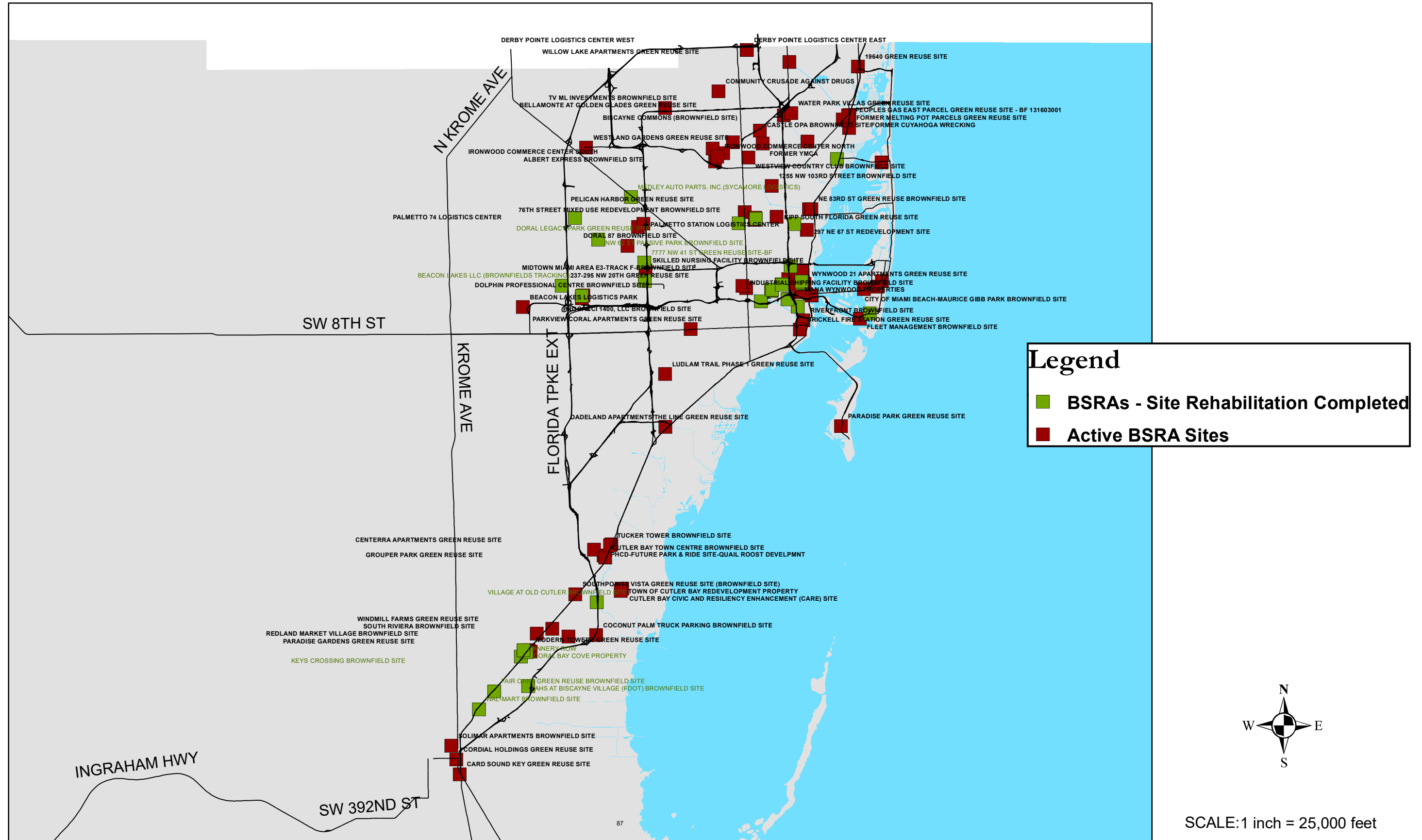
MIAMI-DADE COUNTY BROWNFIELD AREAS

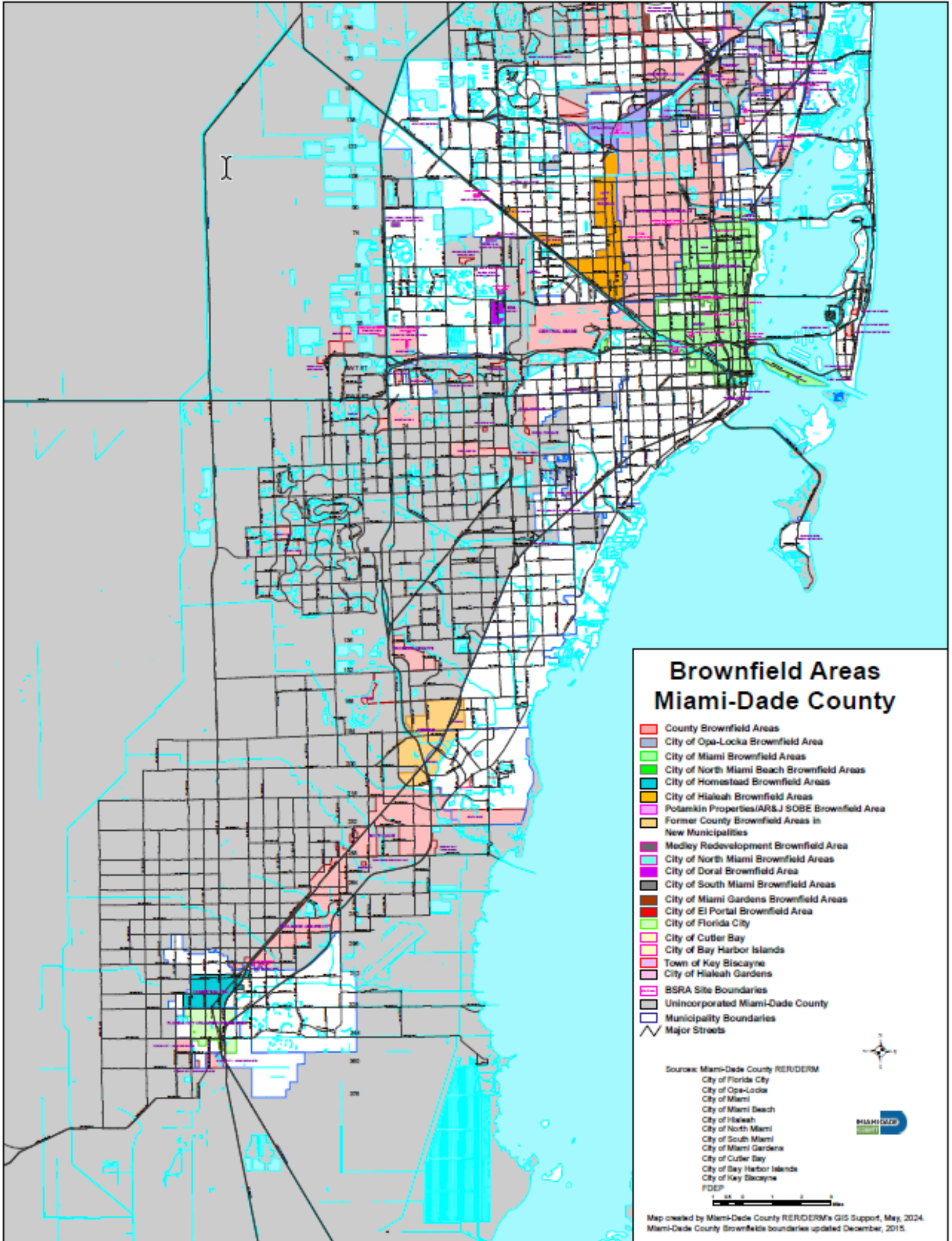
Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF139904000</u>	Model City\Brownsville Area	9708
<u>BF131503000</u>	NE 83 rd Street Green Reuse Area	1.9
<u>BF132201000</u>	NoMi Square Brownfield Area	7.6
<u>BF131701000</u>	NW 58th Street Green Reuse Area	258
<u>BF131601000</u>	NW 62nd St Passive Park Green Reuse Area	5
<u>BF130842000</u>	Ojus	522
<u>BF139901000</u>	Opa-Locka Area	1424
<u>BF132209000</u>	Palmetto 74 Logistics Brownfield Area	22.8
<u>BF132208000</u>	Palmetto Station Brownfield Area	11.9
<u>BF132206000</u>	Paradise Park Green Reuse Area	0.3
<u>BF132301000</u>	Parkview Apartments Green Reuse Area	0.8
<u>BF139911000</u>	Perrine Area	2689
<u>BF130001000</u>	Potamkin Properties	3
<u>BF139913000</u>	Redlands/Leisure City Area	2140
<u>BF139910000</u>	Richmond Heights Area	642
<u>BF131202000</u>	Solabella Apartments Brownfield	5
<u>BF139912000</u>	South Dade Area	5055
<u>BF139909000</u>	South Miami Area	20
<u>BF131303000</u>	South Miami Plaza Preservation Site	2.5
<u>BF132103000</u>	South Riviera Investments No. 2 Brownfield Area	5.1
<u>BF132205000</u>	Southside Park Green Reuse Area	1.5
<u>BF139906000</u>	Sweetwater A Area	69
<u>BF139908000</u>	Sweetwater C Area	783
<u>BF130843000</u>	Sweetwater D	995
<u>BF130844000</u>	Sweetwater E	175
<u>BF130845000</u>	Tamiami	214
<u>BF131501000</u>	Taylor Park Green Reuse Area	22
<u>BF131702000</u>	Village of El Portal Brownfield Area	1417
<u>BF132207000</u>	Water Park Villas Green Reuse Area	4
<u>BF130846000</u>	Westchester	489
<u>BF132304000</u>	Westland Gardens Green Reuse Area	8

MIAMI-DADE COUNTY BROWNFIELD AREAS

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF130847000</u>	Westview	0.8
<u>BF131602000</u>	Willow Lake Apartments Green Reuse Area	10

Figure 1: Miami-Dade County BSRA Sites





Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- City of North Miami Beach Brownfield Areas
- City of Homestead Brownfield Areas
- City of Hialeah Brownfield Areas
- Potamkin Properties (AR&J SOBE) Brownfield Area
- Former County Brownfield Areas in New Municipalities
- Medley Redevelopment Brownfield Area
- City of North Miami Brownfield Areas
- City of Doral Brownfield Area
- City of South Miami Brownfield Areas
- City of Miami Gardens Brownfield Areas
- City of El Portal Brownfield Area
- City of Florida City
- City of Cutler Bay
- City of Bay Harbor Islands
- Town of Key Biscayne
- City of Hialeah Gardens
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipality Boundaries
- Major Streets

Sources: Miami-Dade County RER/DERM
 City of Florida City
 City of Opa-Locka
 City of Miami
 City of Miami Beach
 City of Hialeah
 City of North Miami
 City of South Miami
 City of Miami Gardens
 City of Cutler Bay
 City of Bay Harbor Islands
 City of Key Biscayne
 FDEP

