

Miami-Dade County's Brownfields Program

Annual Report

June 2010 through June 2011



Miami-Dade County Board of County Commissioners:
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MIAMI-DADE COUNTY'S 2010 - 2011 BROWNFIELDS ANNUAL REPORT

Miami-Dade County received delegation from the Florida Department of Environmental Protection in 2000 to administer the Brownfields Program locally. In October 2010 the delegation agreement was renewed for another ten years. Miami-Dade County continues its efforts to encourage the expansion, redevelopment and reuse of brownfield sites, where redevelopment may be complicated by actual or perceived environmental contamination.

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, designating as brownfield areas all unincorporated areas of Miami-Dade County which are located within the Urban Development Boundary, Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and unincorporated areas eligible for Community Development Block Grants. 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 Culter 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.

During this annual reporting period one new brownfield area was designated. Resolution R-412-11, adopted May 17, 2011, designated the parcel at 8400 Coral Way in Miami-Dade County a brownfield area. Wal-Mart Stores East, LP is proposing to construct and operate a Supercenter Store at this currently undeveloped location. This redevelopment will result in a total investment of \$7.25 million and create 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.

The current map of brownfield areas within Miami-Dade County is provided in the Appendix of this report.

Incorporated Miami-Dade County

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.

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.

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

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

On December 4th, 2006 the City 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).

Brownfield Site Rehabilitation Agreements (BSRAs):

There were no new BSRAs executed in Miami-Dade County from June 2010 through June 2011.

Status of Executed BSRA Sites in Miami-Dade County:

1. The first BSRA (BF139801001) in the state of Florida was negotiated with the developer of the Wynwood property located between NW 1 Avenue and NW 1 Place and NW 21 – 22 Street on July 27, 1998. Assessment activities were performed on two parcels (east and west) and a remedial curtain was installed on the west property to prevent free floating product and the dissolved plume from the bunker C fuel oil contamination from migrating off site. This BSRA is now void because the developer chose to address the contamination in the state's petroleum and dry cleaning programs.
2. On December 29, 2000 the property owner of a city block between Alton Road-Lenox Avenue and 5th - 6th Street entered into a BSRA (BF1300010001). The site formerly housed a car dealership, various automobile repair facilities, and a gas station. Contamination assessment has been completed for a conditional closure with institutional and engineering controls. Construction of the Shops at Fifth & Alton was completed in August 2009 and the building serves as the engineering control. The \$80 million dollar project contains 180,000 square feet of retail, spread over three levels. There are also six levels of parking and 1,080 spaces. The project was awarded the Urban Land Institute's Vision Award for 2010 Project of the Year. Approval of the final closure package for issuance of the No Further Action with Conditions is pending.



AR&J SOBE/Former Potamkin Properties

3. On April 9, 2003 Biscayne Commons, LLC, entered into a BSRA (BF130201001) for redevelopment of a former landfill located at 14700 Biscayne Boulevard 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 is being monitored and the ammonia in the groundwater is being addressed via a natural attenuation monitoring plan.



Biscayne Commons

4. On November 24, 2003, AMB Codina Beacon Lakes, LLC executed a BSRA (BF130301001) for development of a business park on a property located west of the Miami International Airport and the Florida Turnpike Homestead Extension. Solid waste was removed and further assessment is currently being conducted. Several of the warehouse buildings have been constructed. The completed development will also include office buildings and retail space.
5. A BSRA (BF139801002) was executed on December 24, 2003 with Biscayne Development Partners, LLC, for the Midtown Miami/former Buena Vista site located at 3111 N. Miami Avenue. 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 in the institutional and engineering control plan phase

in pursuit of a No Further Action with Conditions site closure. 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.



Midtown Miami prior to site development - 2003



Midtown Miami - 2008

6. On February 24, 2004 a BSRA was executed for Siegel Gas (BF139904001), located at 7400 NW 30 Avenue, for expansion of their operations. Petroleum soil and groundwater contamination were documented in an area formerly housing above-ground storage tanks. Approximately 2,336 tons of impacted soil and 9,750 gallons of Free Floating Product/Petroleum Contact Water were removed during source removal activities. A Site Assessment Report and Remedial Action Plan were approved on May 29, 2009 and June 5, 2009, respectively. The remedial activities included the placement of RegenOx™ and ORC Advanced™ within a source area excavation. Following the successful completion of a Post Active Remediation Monitoring Plan, this site was granted a Site Rehabilitation Completion Order on May 16, 2011. The property was sold and currently operates as a propane retail facility.
7. On August 13, 2004 a BSRA was executed for the property located at 1700 NW 14th Avenue, Wagner Square, LLC (BF139801003). The site was historically a nursery and debris was dumped on-site after nursery operations ceased. Ash from a former city incinerator was also present at the site. Concentrations of arsenic, barium, lead, and dioxins/furans were detected in debris and soils present on-site at concentrations exceeding soil cleanup target levels. Wagner Square received a \$1 million Brownfields Economic Development Incentive (BEDI) grant from the U.S. Department of Housing & Urban Development (U.S. HUD) towards remediation, as well as a \$4,000,000 Section 108 U.S. HUD loan. All contaminated soil and ash were removed from this site (15,863 tons) and a Site Rehabilitation Completion Order was issued on October 7, 2005. Development of the property has been delayed based on economic conditions. However, the first phase of the proposed development is construction of 56 units of affordable/workforce housing. The second phase consists of the development of a 330,000 square foot medical office building with a 1300 car parking garage. The third phase is another 48 unit affordable/workforce condominium.



Artistic rendering of the proposed development Wagner Square

8. On December 21, 2004 a BSRA was executed with Liberty City Holdings, LLC (BF139904002) for the development of Corinthian Multifamily Apartments at 7725 NW 22 Avenue. The site formerly housed a plant nursery and contamination assessment documented arsenic soil and

groundwater contamination. A conditional closure, with engineering and institutional controls, has been elected for the site. Construction of the apartment building was completed in July of 2007. The engineering control has been completed. Groundwater impacts at the property boundary have been documented and require remedial action to prevent off-site migration.



The Corinthian prior to site construction - April 13, 2006



The Corinthian completed - June 8, 2007



Corinthian Apartments

9. On December 21, 2004, a BSRA was executed with Dreamers, LLC (BF 139801004) for the property located at 500 NW 36 Street, which formerly housed an automobile repair facility with underground storage tanks. Contamination assessment identified concentrations of Volatile Organic Compounds and Polynuclear Aromatic Hydrocarbons in the groundwater above the applicable cleanup target levels. An engineering control was implemented to address petroleum-impacted soils. This property was redeveloped as Los Sueños multifamily apartments, consisting of a high-rise residential tower and parking garage. Groundwater impacts at the property boundary have been documented and require remedial action to prevent off-site migration. Currently, a Remedial Action Plan Modification is pending submittal.



Completed Los Sueños Apartments

10. On September 22, 2005, MGS Properties, LLC executed a BSRA (BF130503001) for the Dedicated Transportation facility located at 2201 NW 110 Avenue, within the Dedicated Transportation Brownfield Area (BFA 130503000). Due to financial difficulties, the Person Responsible for Brownfield Site Rehabilitation/site owner sold the property in 2008. The BSRA was subsequently revoked on May 7, 2010.
11. On October 14, 2005, McArthur Dairy Inc. executed a BSRA (BF 139801005) for the property located at 2451 NW 7 Avenue. McArthur Dairy operated a dairy products distribution facility

with a fleet maintenance garage at the site until March 31, 2008. The site is now vacant and oil water separators, hydraulic lifts, and underground storage tanks were recently removed. The site assessment was completed and approved on January 28, 2011. A No Further Action with Conditions closure option has been elected for the site.

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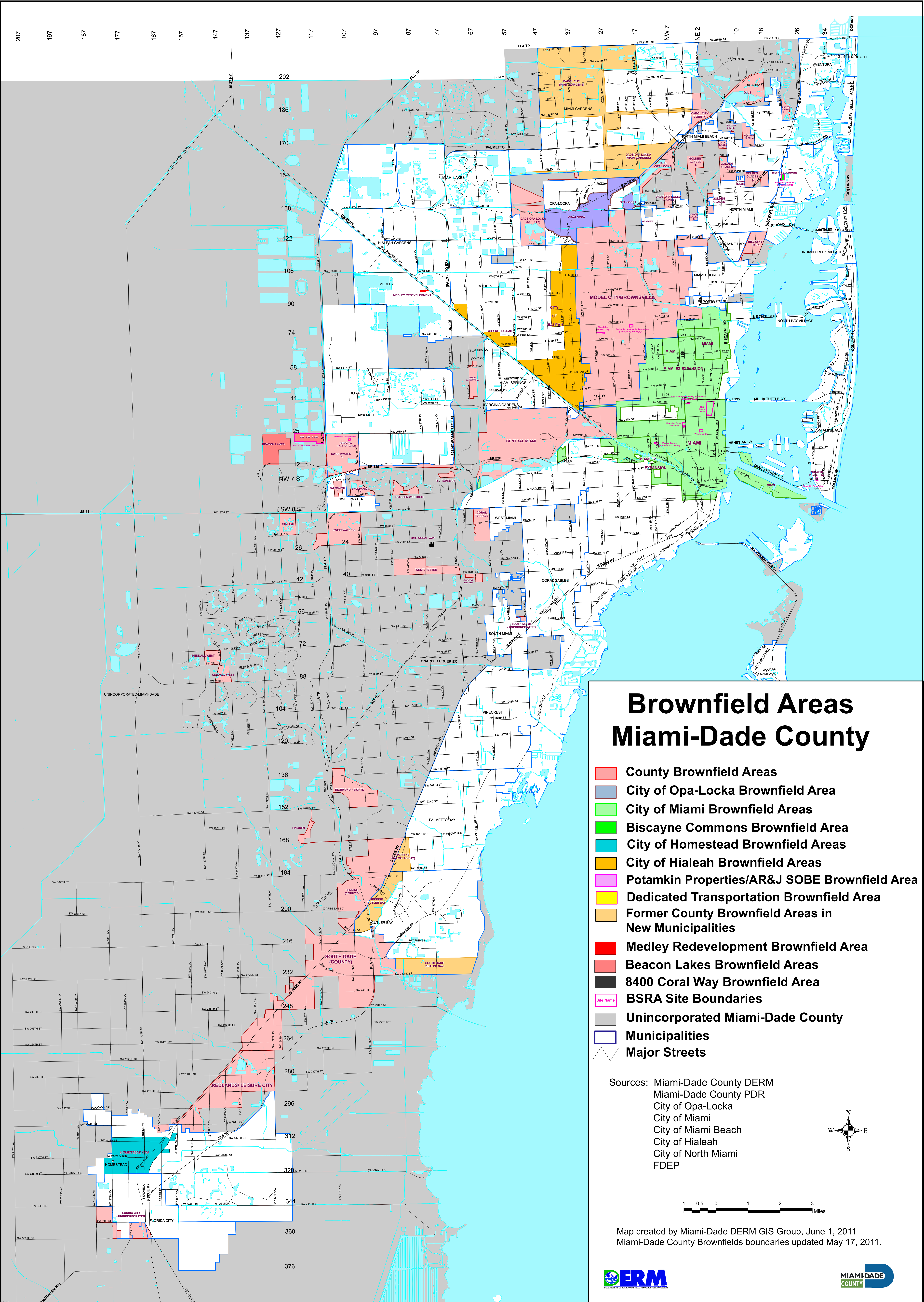
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Table 1: Designated Brownfield Areas in Miami-Dade County

Brownfield Area Name	Area ID #
8400 Coral Way	BF131101000
Aguaclara Brownfield Area	BF130401000
Beacons Lake Brownfield Area	BF130301000
Biscayne Commons Area	BF130201000
Biscayne Park	BF130824000
Carol City Area	BF139902000
Central Miami Area	BF139905000
City of Hialeah Brownfield Area	BF130302000
Coral Terrace	BF130825000
Dade-Opa-Locka Area	BF139903000
Dedicated Transportation	BF130503000
Eastern Shore A	BF130826000
Eastern Shore B	BF130827000
Eastern Shore C	BF130828000
Flagler Westside	BF130829000
Florida City - Unincorporated	BF130830000
Fountainbleau	BF130831000
Glenvar Heights	BF130832000
Golden Glades A	BF130833000
Golden Glades B	BF130834000
Golden Glades C	BF130835000
Golden Glades D	BF130836000
Golden Glades E	BF130837000
Golden Glades F	BF130838000
Golden Glades G	BF130839000
Homestead CRA Area	BF130501000
Kendall West	BF130840000
Lingren	BF130841000

Table 1 - Continued

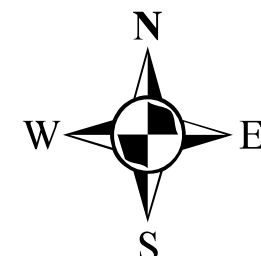
Brownfield Area Name	Area ID #
Medley Redevelopment Brownfields Area	BF130601000
Miami Area	BF139801000
Miami EZ Expansion Area	BF130502000
Miami Industrial	BF130814000
Model City\Brownsville Area	BF139904000
Ojus	BF130842000
Opa-Locka Area	BF139901000
Perrine Area	BF139911000
Potamkin Properties	BF130001000
Redlands\Leisure City Area	BF139913000
Richmond Heights Area	BF139910000
South Dade Area	BF139912000
South Miami Area	BF139909000
Sweetwater A Area	BF139906000
Sweetwater B Area	BF139907000
Sweetwater C Area	BF139908000
Sweetwater D Area	BF130843000
Sweetwater E Area	BF130844000
Tamiami Area	BF130845000
Westchester Area	BF130846000
Westview Area	BF130847000



Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- Biscayne Commons Brownfield Area
- City of Homestead Brownfield Areas
- City of Hialeah Brownfield Areas
- Potamkin Properties/AR&J SOBE Brownfield Area
- Dedicated Transportation Brownfield Area
- Former County Brownfield Areas in New Municipalities
- Medley Redevelopment Brownfield Area
- Beacon Lakes Brownfield Areas
- 8400 Coral Way Brownfield Area
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County DERM
Miami-Dade County PDR
City of Opa-Locka
City of Miami
City of Miami Beach
City of Hialeah
City of North Miami
FDEP



1 0.5 0 1 2 3 Miles

Map created by Miami-Dade DERM GIS Group, June 1, 2011
Miami-Dade County Brownfields boundaries updated May 17, 2011.

