

Miami-Dade County's Brownfields Program Annual Report

June 2011 through June 2012



Delivering Excellence Every Day

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Miami-Dade County Board of County Commissioners:
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MIAMI-DADE COUNTY'S 2011 - 2012 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.

During this annual reporting period (June 2011 through June 2012), two new brownfield areas were designated, one Brownfield Site Rehabilitation Agreement (BSRA) was executed, and two BSRA sites received Site Rehabilitation Completion Orders.

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 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.

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.

During this annual reporting period one new brownfield area was designated in unincorporated Miami-Dade. 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 creating 12 new permanent jobs.

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).

On September 13, 2011, the City of Hialeah adopted Resolution No. 11-95 designating property at 1350 West 49th Street as 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. The two proposed projects at the site will demonstrate a fixed capital investment of at least \$2 million in mixed-use business activities, including retail.

Brownfield Site Rehabilitation Agreements (BSRAs):

New BSRA Activities:

From June 2011 through June 2012 one new BSRA was executed and two BSRA sites received Site Rehabilitation Completion Orders.

On October 13, 2011 CRUGAR Development, LLC, entered into a BSRA to rehabilitate and redevelop vacant property located in Medley, Florida (Folio Nos. 22-3003-001-0601 and 22-3003-002-0090). Dumping activities were documented at the site in the late 1960s and the site formerly housed auto parts repair facilities. Redevelopment plans for the site are still unknown. Site assessment activities are currently being conducted.

A Site Rehabilitation Completion Order with Conditions was issued on March 14, 2012 for the AR&J SOBE site located at 1101-1141 5th Street in Miami Beach, Florida (BF1300010001). The BSRA was executed on December 29, 2000 for redevelopment of a city block between Alton Road-Lenox Avenue and 5th - 6th Street in Miami Beach. The site formerly housed a car dealership, various automobile repair facilities, and a gas station. The contamination consisted of petroleum and metal compounds. 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.



AR&J SOBE/Former Potamkin Properties

On May 9, 2012, a Site Rehabilitation Completion Order was issued for the AMB Codina Beacon Lakes, LLC site, for which a BSRA (BF130301001) was executed on November 24, 2003. Located in the vicinity of NW 117th Avenue and NW 25th Street, the site was contaminated with polycyclic aromatic hydrocarbons (PAH), Total Recoverable Petroleum Hydrocarbons (TRPH), and arsenic as a result of the former mixing of soil and horse manure at the site and also improper disposal/dumping of construction and demolition debris. Solid waste was removed and source removal was conducted. The redevelopment consists of a business park with warehouses, office buildings and retail space.

Status of active BSRA Sites in Miami-Dade County:

1. 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 and ammonia groundwater monitoring are being conducted.



Biscayne Commons

2. 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



3. 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. A Remedial Action Pilot Study was submitted on March 30, 2012 and an Addendum to the Pilot Study is pending submittal.



The Corinthian prior to site construction - April 13, 2006



The Corinthian completed - June 8, 2007



Corinthian Apartments

4. 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. A pilot test for ORC Advanced injection was approved on October 24, 2011.



Completed Los Sueños Apartments

5. 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.
6. 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. 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 is being conducted for a No Further Action with Conditions site closure.

Completed BSRA Sites in Miami-Dade County:

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.

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

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Table 1: Designated Brownfield Areas in Miami-Dade County

| Brownfield Area Name | Area ID # |
|---------------------------------|------------------|
| 1350 West 49 Street | BF131102000 |
| 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 |

Table 1 - Continued

| Brownfield Area Name | Area ID # |
|---------------------------------------|------------------|
| Lingren | BF130841000 |
| Medley Redevelopment Brownfields Area | BF130601000 |
| Miami Area | BF139801000 |
| Miami EZ Expansion Area | BF130502000 |
| Miami Industrial | BF130814000 |
| Mirabella Brownfield Area | BF131103000 |
| 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 |

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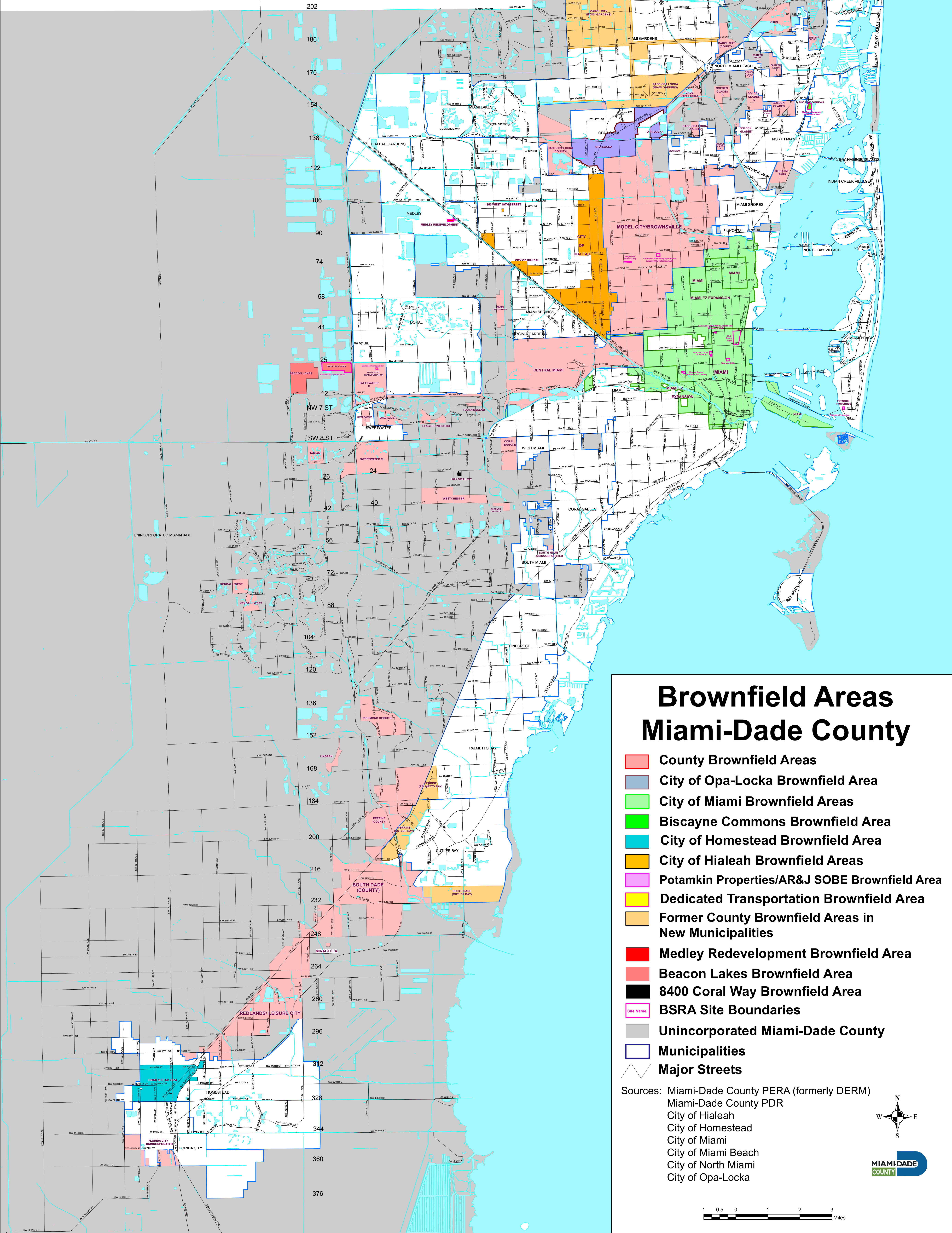
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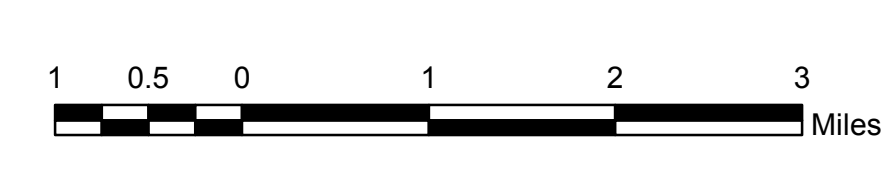
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Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- Biscayne Commons Brownfield Area
- City of Homestead Brownfield Area
- 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 Area
- 8400 Coral Way Brownfield Area
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County PERA (formerly DERM)
Miami-Dade County PDR
City of Hialeah
City of Homestead
City of Miami
City of Miami Beach
City of North Miami
City of Opa-Locka



Map created by Miami-Dade PERA GIS Group, January, 2012.
Miami-Dade County Brownfields boundaries updated February 7th, 2008.