



Miami-Dade County's Brownfields Program Annual Report

2016



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

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Miam-Dade County's Brownfields Program:

The Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), through its 2010 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. Miami-Dade County has 63 brownfield areas, many 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 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 to certain benefits and incentives, including but not limited to a bonus refund for job creation, sales tax refund on building materials for affordable housing, tax credits on cleanup costs incurred, and liability protection. Currently there are twenty three active BSRA sites in Miami-Dade County, one of which was executed with FDEP rather than Miami-Dade based on the County's involvement in funding the site's rehabilitation. Six completed sites have received a Site Rehabilitation Completion Order. Site rehabilitation of sites with BSRAs is conducted pursuant to the cleanup criteria of Chapter 62-780, Florida Administrative Code.

This Annual Report summarizes brownfield area designation and BSRA site activities in Miami-Dade County from June 2015 through June 2016. During this annual reporting period, four Brownfield Areas were designated, five Brownfield Site Rehabilitation Agreements were executed and one site received a Site Rehabilitation Completion Order, as further detailed in the report.



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.

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 is developing 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.



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.

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).

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).

City of Hialeah:

On October 30, 2003, the City of Hialeah Commission designated the 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). A Wal-Mart Neighborhood Market Site will occupy the site.

City of Medley:

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).

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.

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, a brownfield area via resolution R-2013-4. The Land South Brownfield Area (BF131301000) will be rehabilitated and redeveloped for commercial and/or retail service use.

On September 23, 2014, the City of North Miami designated the 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 adopted and passed 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 adopted and passed 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 adopted and passed 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).

Village of El Portal:

On December 15, 2015, the Village of El Portal adopted and passed 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).

Brownfield Site Rehabilitation Agreements (BSRAs):

From June 2015 through June 2016 the following five BSRAs were executed in Miami-Dade County:

Former Westview Golf Course

BSRA ID#139904004

Executed December 18, 2015

Address: 11700 East Golf Drive, Miami

DERM AW-173/File-9374



Former restroom building



Overgrown former golf course area



CP Logistics Westview, LLC entered into a BSRA for a vacant parcel (folio # 30-2134-001-0620) 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. A limited soil and groundwater investigation was conducted in September 2014 which identified the current contaminants of concern to be arsenic, dieldrin, and toxaphene in soils and arsenic in groundwater and surface water (lakes). Additional soil and groundwater assessment is pending. The property has been divided into two areas for redevelopment purposes. The northern 20 acres will be redeveloped for commercial use and the remainder of the property will be developed for industrial use, with an estimated creation of 2000 jobs upon development of the property. The former maintenance area is planned to be redeveloped as a 5-acre park.



Dumping near former maintenance building



Vandalism of interior of maintenance building

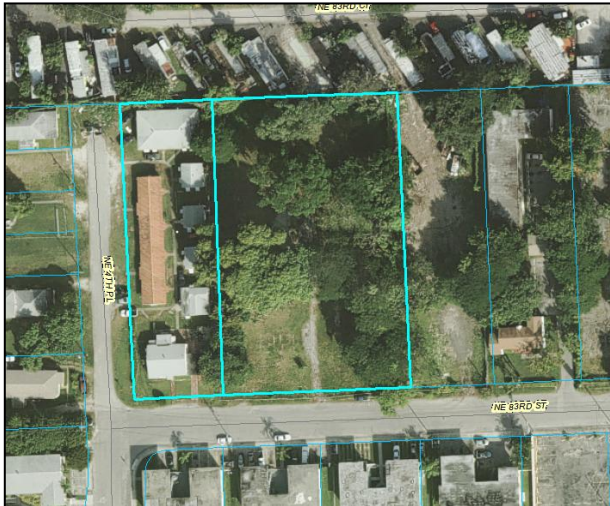
NE 83rd Street Green Reuse Site

BSRA ID#131503001

Executed December 18, 2015

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

DERM HWR-841



Site prior to demolition

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 and has since maintained the parcels as vacant land. BH 495 entered into a BSRA on December 21, 2015. A mix of multifamily residential and commercial/retail uses is proposed for the site. Elevated arsenic in soil and ammonia in groundwater has been documented at adjacent sites. Site assessment is pending.



Current site conditions

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



Boundaries of Green Reuse Area

The City of Doral's Doral Legacy Park is being built on 18+ acres of vacant land. Arsenic soil contamination, attributed to naturally occurring conditions (muck), was removed from the site. The future park, currently under construction and slated for completion in the summer of 2016, will contain numerous athletic fields, an outdoor movie area and a 35,000 square foot community center, among other amenities. Site assessment is pending.



Current site conditions



Approved conceptual plan

Keys Crossing

BSRA ID# 139912001

Executed December 18, 2015

Address: SW 143 PL & SW 258 LN (portion of Folio # 30-6927-000-0270).

DERM HWR-817



A BSRA was executed for a portion of the property located at SW 143 Place and SW 258 Lane, historically used for agricultural purposes. The planned development is a 100-unit affordable housing project. The site has groundwater contamination (nitrates) and soil contamination (metals). Site assessment activities were completed and soil hot spot removal was conducted. A groundwater monitoring plan in support of No Further Action with Conditions was approved on February 23, 2016.



Southwest corner of site - 2015



Development plan

Taylor Park Green Reuse Site

BSRA ID# 131501001

Executed December 16, 2015

Address: 15458 West Dixie Highway

DERM HWR-467/File-16867

FDEP Identification No. COM_211616

OGC Tracking No. 15-1659

The City of North Miami Beach and the Florida Department of Environmental Protection executed a BSRA for the Taylor Park Green Reuse Site on December 16, 2015. The Taylor Park site, consisting of about 21.8 acres, was operated in the 1940s and 1950s as a lakefill by Miami-Dade County. The site was deeded to the City of North Miami Beach in 1953. By 1957, the City of North Miami Beach had constructed a ballfield and in 1963 a former daycare facility was constructed. The City reportedly used the undeveloped portion of the property for storage of construction debris, vehicle parts, and a recycling staging area. The ballfield was actively used until 2005 when it was used for temporarily staging Hurricane Wilma debris. Prior assessment activities documented buried debris, iron and ammonia groundwater impacts and arsenic in the soil and groundwater. Further assessment is being conducted. The site will be redeveloped for recreational use.



Containers in storage yard



Recyclable materials in storage yard

Additional Active BSRA Sites in Miami-Dade County:

Biscayne Commons

BSRA ID# 130201001

Executed April 7, 2003

Address: 14601 Biscayne Boulevard, North Miami Beach

DERM SW-1428/File-19261



Solid Waste Removal



Completed Shopping Center

Biscayne Commons, LLC, entered into a BSRA 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.



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

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



Midtown Miami prior to site development (2003)

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. Construction has commenced on an additional two tracts for retail space (Wal-Mart) and residential space (multi-story apartments). A Soil Management Plan was approved on December 2, 2015 for the proposed Wal-Mart store. The remaining tracts have interim engineering controls.



Midtown Miami (2008)



Corinthian Multifamily Apartments

BSRA ID# 139904002

Executed December 17, 2004

Address: NW 22nd Avenue and NW 78th Street, Miami

DERM HWR-579/File-21120

A BSRA was executed with Liberty City Holdings, LLC 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 remediation or closure with conditions (pending consent from off-site property owners) is pending for the site.



Prior to site construction (April 13, 2006)



The Corinthian completed (June 8, 2007)



Corinthian Apartments (2010)

Los Sueños Multifamily Apartments

BSRA ID# 139801004

Executed December 20, 2004

Address: 500 NW 36th Street, Miami

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

A BSRA was executed with Dreamers, LLC 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 Polycyclic 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. A Monitoring Only Plan for the groundwater was approved on February 27, 2013. The Monitoring Only Plan was rescinded on April 20, 2016 and a Remedial Action Plan is pending.



Completed Los Sueños Apartments

McArthur Dairy 7th Avenue

BSRA ID# 139801005

Executed October 7, 2005

Address: 2451 NW 7th Avenue, Miami

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

McArthur Dairy Inc. executed a BSRA for the property located at 2451 NW 7 Avenue. 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 include Volatile Organic Compounds, Phenols, Polycyclic Aromatic Hydrocarbons, Total Recoverable Petroleum Hydrocarbons and Arsenic. Submittal of a Declaration of Restrictive Covenant Package is pending. The site owner is evaluating options for the site's redevelopment, including potential mixed-use development.



Vacant site (2014)

Medley Redevelopment Site

BSRA ID# 130601001

Executed October 13, 2011

Address: 8501 NW 96th Street, Medley

DERM SW-1278/File-12527

CRUGAR Development, LLC, entered into a BSRA to rehabilitate and redevelop a vacant site located in Medley, Florida (Folio Numbers 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 automobile parts and repair facilities. Site assessment activities have documented Ammonia, Lead, Iron and Aluminum groundwater contamination. A Groundwater Monitoring Plan in support of a No Further Action with Conditions Closure was approved by DERM on March 2, 2015. The submittal of an Engineering Control Plan is pending. Redevelopment plans for the site are currently unknown.



Medley Redevelopment Site (2012)

Wal-Mart Neighborhood Market

BSRA ID# 131201001

Executed December 28, 2012

Address: 1499 N. Homestead Boulevard, Homestead

DERM UT-1961/File-554/DEP-138629034

Walmart Stores East, LP executed a BSRA for the property located at 1499 Homestead Boulevard. The site previously operated as an automotive dealership and mechanical repair shop until 1996. Oil water separators, hydraulic lifts, and underground storage tanks were removed from the site. The site assessment was completed and approved on December 6, 2012, and documented Volatile Organic Compounds and Polycyclic Aromatic Hydrocarbon groundwater contamination. Groundwater monitoring is being conducted for a No Further Action site closure. The Wal-Mart Neighborhood Market opened in January of 2014 and created up to 95 full and part-time jobs.



Constructed Walmart (2015)

TMR Cairo Lane

BSRA ID# 139901001

Executed December 28, 2012

Address: 13200 Cairo Lane, Opa-Locka

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 an approved Engineering Control Plan in place that is being implemented in phases based on an approved time schedule. Groundwater has been addressed through a completed monitoring only plan. The site will be closed under the No Further Action with Conditions provisions with on-site groundwater impacts and on-site soil impacts requiring an engineering control.



Trademark Metals Recycling Facility (2014)

Resorts World Miami

BSRA ID# 139801006

Executed December 28, 2012

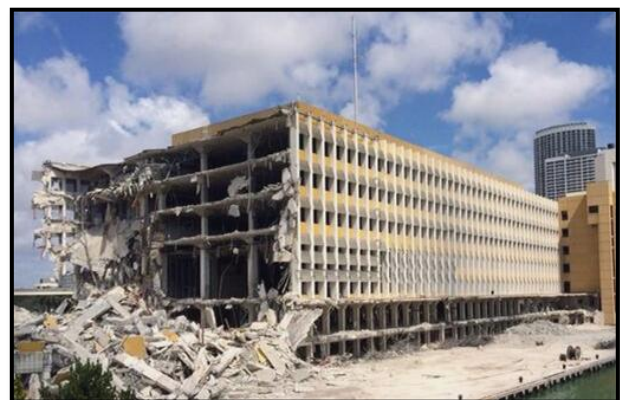
Address: Vicinity of One Herald Plaza, Miami

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 which 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 has been completed. The developer intends to redevelop the site as a major hotel, residential condominium and entertainment complex.



Miami Herald Building



Demolition of Miami Herald Building (2014)

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

On March 13, 2013, a BSRA was executed for Land South Partners I Brownfield Site located at 1600 NE 123 Street. The site formerly operated as a gas station and has documented contamination associated with a 1988 petroleum discharge. The site is being redeveloped for commercial and/or retail use. The underground storage tank systems were removed in February 2015 and demolition of the site's one story building occurred May 2015. Site assessment activities are being conducted.



Out of service gas station (2014)



Site cleared (2015)

Miami River Marina

BSRA ID# 130502001

Executed November 1, 2013

Address: 1975, 1995 and 2051 NW 11th Street and 1142 NW 21st Avenue
DERM IW5-2023/File-1873/DEP-139046066

On November 1, 2013, a BSRA was executed for the Miami River Marina, LLC site located at 1975, 1995 and 2051 NW 11th Street and 1142 NW 21st Avenue. The 8.56 acre site is the former location of the Consolidated Yacht Corporation boat yard which built, repaired and renovated marine vessels and associated equipment. The contamination at the site consists of metals in soil and in limited areas of groundwater. Site assessment and groundwater monitoring activities are currently being completed in pursuit of a No Further Action with Conditions. Miami River Marina, LLC plans to redevelop the site as an active boatyard and/or facility which services the marine industry.



Inactive boat yard (2014)

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

On December 31, 2013, a BSRA was executed with Mandy Market, LLC for the property located at 7200 NW 2 Ave. The site had petroleum groundwater contamination from a former underground storage tank. A Site Assessment Report was approved on August 21, 2014 and groundwater monitoring in support of a No Further Action with Conditions was completed in May 2016. Preparation of the restrictive covenant is pending. The site was redeveloped as a Family Dollar store.



Developed site

Procacci 1400

BSRA ID# 130843002

Executed December 31, 2013

Address: 1400 NW 110th Avenue, Sweetwater

DERM HWR-781

A BSRA was executed between MDC and Proccaci 1400, LLC for the property at 1400 NW 110th Avenue. 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/Lakefill and contains buried solid waste. Site improvement and development activities were initiated in 2014 in accordance with plans approved by DERM, and a Certificate of Construction Completion was received in February 2015. The site will be redeveloped as a hotel. Groundwater monitoring is being conducted in accordance with a Monitoring Only Plan approved on June 6, 2015.



Closed facility (2014)



Cleared site (2015)

Procacci Sweetwater

BSRA ID# 130843001

Executed December 31, 2013

Address: 1556 NW 110th Avenue, Sweetwater

DERM HWR-780

A BSRA was executed between Miami Dade County (MDC) and Proccaci Sweetwater, LLC for the property located at 1556 NW 110th Avenue. DERM Records indicate that the parcel was previously used for concrete block manufacturing and as a parking lot with underground storage of petroleum products between 1987 and 1993. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lakefill and contains buried solid waste. Site improvement and development activities were initiated in 2014 in accordance with plans approved by DERM, and a Certificate of Construction Completion was received in February 2015. Redevelopment of the site as a Hilton Garden Inn is nearing completion. Groundwater monitoring is being conducted in accordance with a Monitoring Only Plan approved on June 6, 2015.



Vacant site (2014)



Building construction (2015)



Constructed hotel (2016)

Former Peoples Gas System

BSRA ID# 131203001

Executed December 31, 2013

Address: 15780 West Dixie Highway, North Miami Beach

DERM IW5-1444/File-1343

On December 31, 2013, a BSRA was executed between MDC and Antigua at NMB Development, LLC for the property located at 15780 West Dixie Highway. 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 all the direct exposure risk concerns from contaminated surface soils within the site and to remove observed 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 gallon 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 DERM reviewed and approved a Remedial Action Plan consisting of a biosparging/soil vapor extraction curtain to be implemented along the eastern boundary of the property. The system comprises 19 biosparging wells extending to 40 ft bls and 10 soil vapor extraction wells. Based on notification provided to DERM, the construction of the remediation system has been initiated.

Opa-Locka CDC

BSRA ID# 139901002

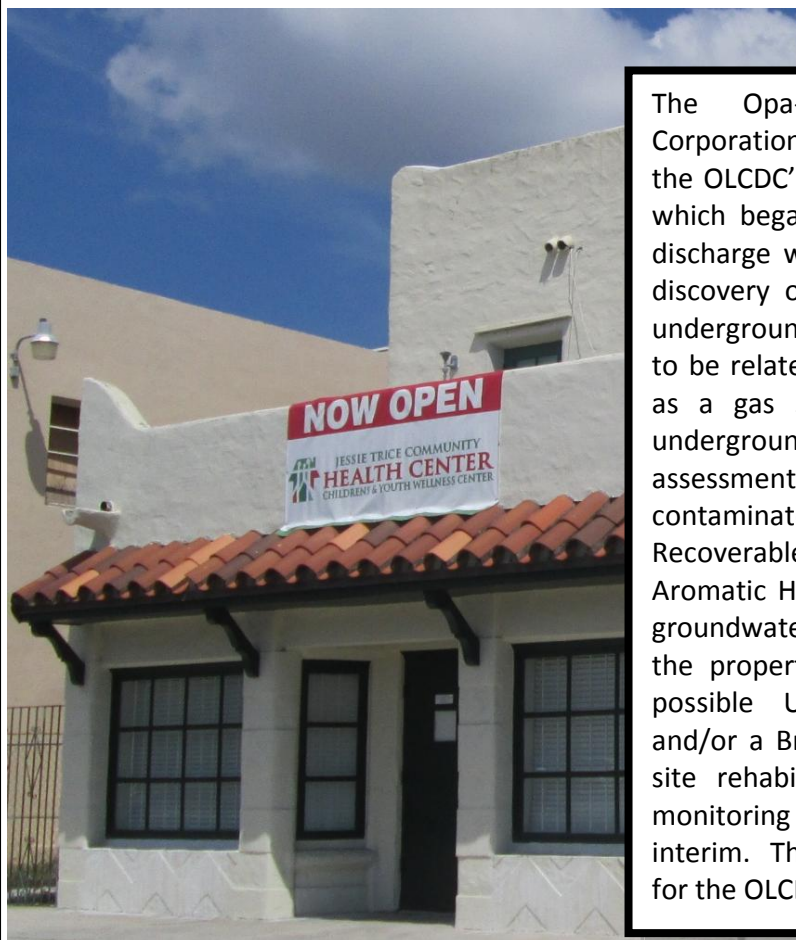
Executed September 26, 2014

Address: 432 Opa-Locka Boulevard, Opa-Locka

DERM UT-4230/File-9956



Historic Hurt Building (2016)



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. A petroleum discharge was documented at the site after the discovery of three improperly abandoned steel underground storage tanks which 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, Polycyclic Aromatic Hydrocarbons and lead. Delineation of groundwater contamination is required; however, the property owner is attempting to secure a possible USEPA Brownfields Cleanup Grant and/or a Brownfields Revolving Loan for further site rehabilitation. A one year groundwater monitoring plan has been implemented in the interim. The building is currently used as offices for the OLCDC and as a community health center.

1255 NW 103rd Street

BSRA ID# 139904003

Executed December 18, 2014

Address: 1255 NW 103rd Street, Miami

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 site 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.



Vacant Lot (2014)



Completed Family Dollar (2015)

Former Rucks Park

BSRA ID# 131403001

Executed December 23, 2014

Address: 13780 NE 5th Avenue, North Miami

DERM IW5-8624/File-8022

The City of North Miami entered into a BSRA for a vacant property identified by Miami-Dade Folio number 06-2219-000-1620. 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 on-going. Development proposals considered for the Rucks Park site include conservation, recreation, healthcare and/or residential uses.



Vacant lot (2014)

Completed BSRA Sites in Miami-Dade County:

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

On August 13, 2004, a BSRA was executed for the property located at 1700 NW 14th Avenue, Wagner Square, LLC. 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. Economic difficulties delayed the proposed development project, consisting of affordable/workforce housing, a medical office building and a parking garage, and in 2012, the Wagner Square developers filed for bankruptcy. A portion of the property was sold to the US Department of Veterans Affairs and remaining portions were conveyed to the City of Miami. The site is currently utilized as a parking lot.



Siegel Gas

BSRA ID# 139904001

Executed February 11, 2004

Address: 7400 NW 30th Avenue, Miami

DERM IW-76/File-8377

SCRO May 16, 2011



Excavation - 2009



Free floating product in excavation

On February 24, 2004, a BSRA was executed for Siegel Gas , 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.



Current propane retail facility

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

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. 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

AMB Codina Beacon Lakes, LLC

BSRA ID# 130201001

Executed November 24, 2003

Address: NW 117th Ave and NW 25th Street, Miami

DERM HWR-569/File-10101

SRCO May 9, 2012

On May 9, 2012, a Site Rehabilitation Completion Order was issued for the AMB Codina Beacon Lakes, LLC site, for which a BSRA 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, Total Recoverable Petroleum Hydrocarbons and arsenic as a result of the former mixing of soil and horse manure at the site and the 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.



Beacon Lakes (2012)

St. Martins Place

BSRA ID# 139801008

Executed March 17, 2014

Address: 1128 NW 7th Avenue, Miami

DERM HWR-772

SRCO December 18, 2014



Site prior to development (2013)



Site construction (May 2014)

A BSRA was executed on March 17, 2014 for the St. Martin's Place facility, located at 1128, 1154 and 1170 NW 7th Avenue in Miami. The subject site was formerly occupied by several businesses including an auto repair facility. Site assessment activities were completed and documented the presence of chlorinated solvent constituents in the groundwater in the southeastern corner of the site attributed to migration from the former Biscayne Chemical facility located to the northeast of the subject site. Site assessment activities also documented limited Polycyclic Aromatic



Completed building (2016)

Hydrocarbons soil impacts which were addressed through source removal. A Site Rehabilitation Completion Order was issued on December 18, 2014. There are restrictions on use of groundwater at the site based on the groundwater contamination originating from an off-site source. The site was redeveloped into multi-family, transit-oriented, affordable housing.

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

Wynwood Owner, LLC entered into a BSRA for the properties located at 2110, 2118 & 2134 North Miami Ave and 2101, 2129 & 2135 North Miami Court, Miami. The site is proposed to be redeveloped as mixed use residential and commercial land use with a projected 150 units per acre. The property has been developed commercially since at least 1926, historically conducting manufacturing operations, lumber work, metal/welding works and automobile repair. A Phase I/II and site assessment was completed for the property, which documented groundwater contamination consisting of Isopropylbenzene, Polycyclic Aromatic Hydrocarbons, Chromium and Lead. Source removal was conducted and confirmation soil and groundwater samples confirmed that contaminated areas were adequately addressed and remediated. A Site Rehabilitation Completion Order (SRCO) was issued on October 29, 2015. Site construction has not yet been initiated.



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Miami-Dade County's Environmental Considerations GIS Application:

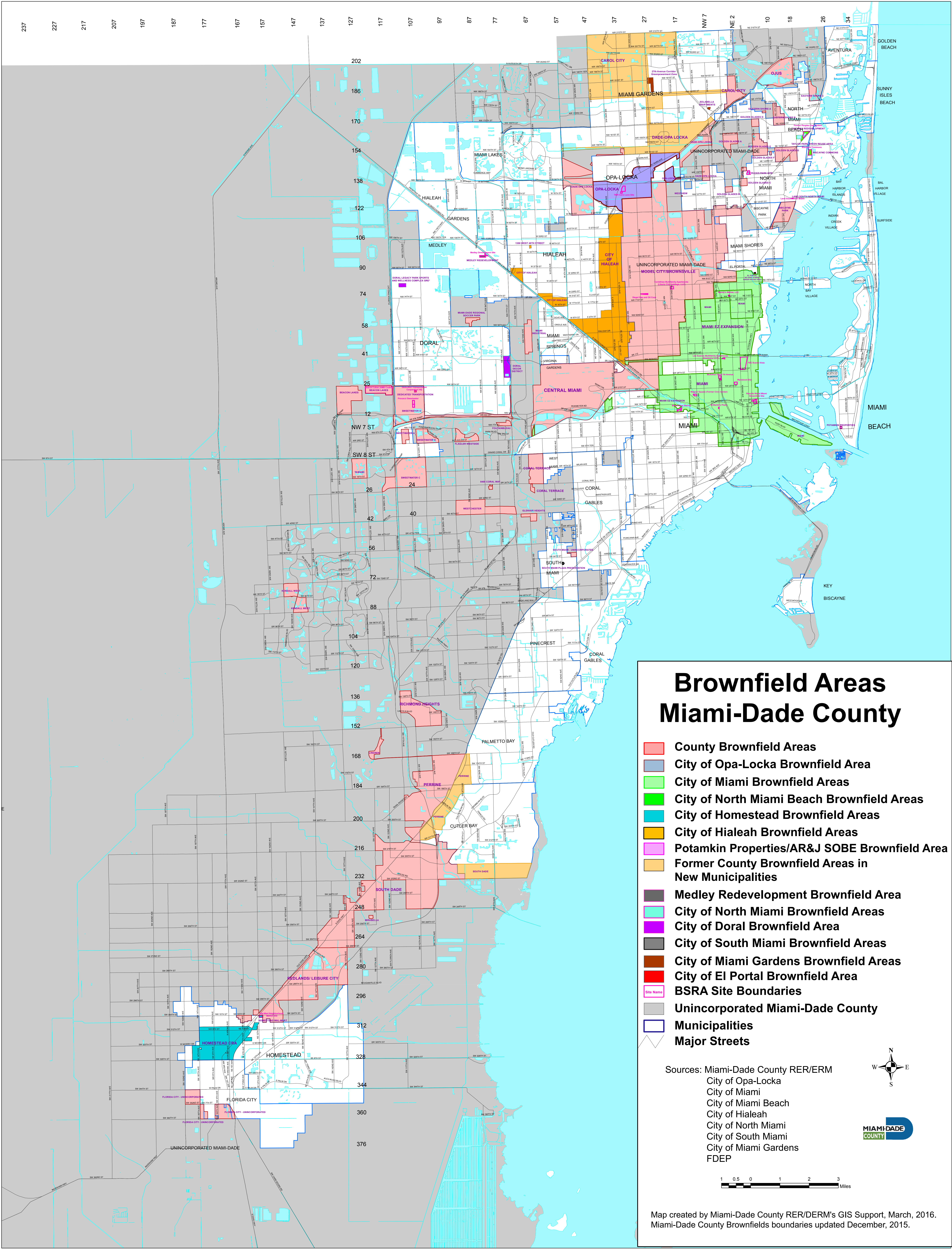
<http://gisweb.miamidade.gov/EnvironmentalConsiderations/>

Table 1: Designated Brownfield Areas in Miami-Dade County

Brownfield Area Name	Area ID #
<u>1350 West 49 Street</u>	BF131102000
<u>27th Avenue Corridor Greenpowerment Zone</u>	BF131304000
<u>8400 Coral Way</u>	BF131101000
<u>Aquaclara Brownfield Area</u>	BF130401000
<u>Antiqua Redevelopment Site</u>	BF131203000
<u>Beacons Lake Brownfield Area</u>	BF130301000
<u>Biscayne Commons Area</u>	BF130201000
<u>Biscayne Park</u>	BF130824000
<u>Carol City Area</u>	BF139902000
<u>Central Miami Area</u>	BF139905000
<u>City of Hialeah Brownfield Area</u>	BF130302000
<u>City of Miami Parks</u>	BF131402000
<u>Coral Terrace</u>	BF130825000
<u>Coral Terrace Brownfield Area</u>	BF131302000
<u>Dade-Opa-Locka Area</u>	BF139903000
<u>Dedicated Transportation</u>	BF130503000
<u>Doral Décor District Brownfield Area</u>	BF131104000
<u>Doral Legacy Park Green Reuse Area</u>	BF131502000
<u>Eastern Shore A</u>	BF130826000
<u>Eastern Shore B</u>	BF130827000
<u>Eastern Shore C</u>	BF130828000
<u>El Portal NE 83rd St. Green Reuse Area</u>	BF131503000
<u>Flagler Westside</u>	BF130829000
<u>Florida City - Unincorporated</u>	BF130830000
<u>Fountainbleau</u>	BF130831000
<u>Glenvar Heights</u>	BF130832000
<u>Golden Glades A</u>	BF130833000

Brownfield Area Name	Area ID #
<u>Golden Glades B</u>	BF130834000
<u>Golden Glades C</u>	BF130835000
<u>Golden Glades D</u>	BF130836000
<u>Golden Glades E</u>	BF130837000
<u>Golden Glades F</u>	BF130838000
<u>Golden Glades G</u>	BF130839000
<u>Homestead CRA Area</u>	BF130501000
<u>Homestead Wal-Mart</u>	BF131201000
<u>Kendall West</u>	BF130840000
<u>Land South Brownfield Area</u>	BF131301000
<u>Lingren</u>	BF130841000
<u>Medley Redevelopment Brownfields Area</u>	BF130601000
<u>Miami-Dade Regional Soccer Park BF Redevelopment Area</u>	BF131401000
<u>Miami Area</u>	BF139801000
<u>Miami EZ Expansion Area</u>	BF130502000
<u>Miami Industrial</u>	BF130814000
<u>Mirabella Brownfield Area</u>	BF131103000
<u>Model City\Brownsville Area</u>	BF139904000
<u>Ojus</u>	BF130842000
<u>Opa-Locka Area</u>	BF139901000
<u>Perrine Area</u>	BF139911000
<u>Potamkin Properties</u>	BF130001000
<u>Redlands\Leisure City Area</u>	BF139913000
<u>Rucks Park Site</u>	BF131403000
<u>Richmond Heights Area</u>	BF139910000
<u>Solabella Apartments Brownfield</u>	BF131202000
<u>South Dade Area</u>	BF139912000

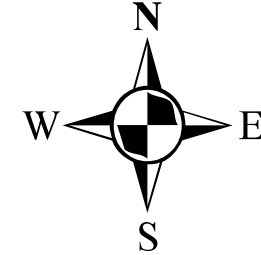
Brownfield Area Name	Area ID #
<u>South Miami Area</u>	BF139909000
<u>South Miami Plaza Preservation Site</u>	BF131303000
<u>Sweetwater A Area</u>	BF139906000
<u>Sweetwater B Area</u>	BF139907000
<u>Sweetwater C Area</u>	BF139908000
<u>Sweetwater D Area</u>	BF130843000
<u>Sweetwater E Area</u>	BF130844000
<u>Tamiami Area</u>	BF130845000
<u>Taylor Park Green Reuse Area</u>	BF131501000
<u>Westchester Area</u>	BF130846000
<u>Westview Area</u>	BF130847000



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
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County RER/ERM
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
FDEP



1 0.5 0 1 2 3 Miles

Map created by Miami-Dade County RER/DERM's GIS Support, March, 2016.
Miami-Dade County Brownfields boundaries updated December, 2015.