



Miami-Dade County's Brownfields Program 2019 Annual Report

June 1, 2019



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Miami-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. There are currently seventy-six brownfield areas in Miami-Dade County, forty-two 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 or mixed-use housing, tax credits on eligible site rehabilitation costs incurred and solid waste removal, and certain liability protections. Currently there are forty-five active BSRA sites in Miami-Dade County, three 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. Ten BSRA 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 1, 2018 through June 1, 2019. During this annual reporting period, six Brownfield Areas were designated, ten Brownfield Site Rehabilitation Agreement were executed and two sites received a Site Rehabilitation Completion Order, as further detailed in this 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 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.

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).

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.

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).

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.

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.

From June 1, 2018 through June 1, 2019 the following BSRA's were executed in Miami-Dade County:

Former Biscayne Chemical

BSRA ID# 139801015

Executed June 26, 2018

Address: 690 NW 13th Street, Miami, FL

DERM IW5-4745/File-4393



Exterior of site (1999)



Within warehouse (1999)

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. Soil and groundwater are contaminated by Volatile Organic Halocarbons (VOHs). Site assessment activities are being conducted and a Remedial Action Plan has been submitted.



Vacant Site - 2019

Convention Center Site

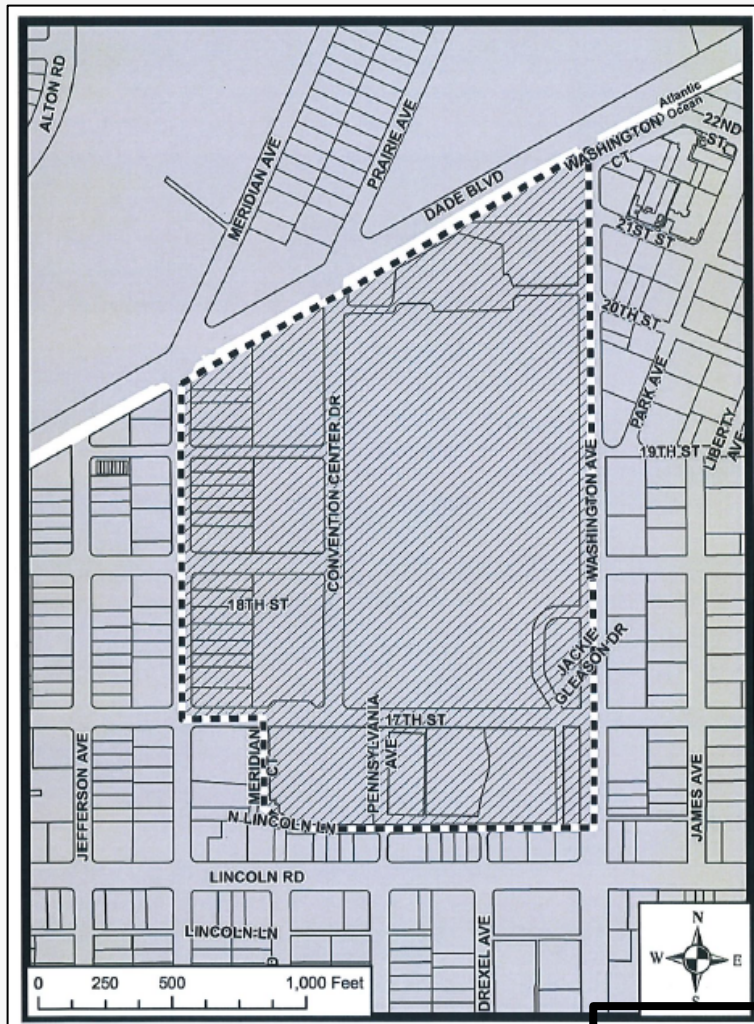
BSRA ID# 131801001

Executed October 1, 2018

Address: 1700 Convention Center Drive,

Miami Beach, FL

DERM HWR-812



The City of Miami Beach identified soil arsenic contamination at the Convention Center Site 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. Construction of the renovated and expanded Convention Center is nearing completion and further site assessment is pending in pursuit of a No Further Action with Conditions.



Convention Center

Maurice Gibb

BSRA ID# 131803001

Executed October 1, 2018

Address: 1700 Purdy Ave, Miami Beach, FL

DERM UT-5443/File-15745

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.



Fleet Management Site

BSRA ID# 131802001

Executed October 1, 2018

Address: 140 MacArthur Causeway,
Miami Beach, FL

DERM UT-2689/File-3527

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. Free-floating product has been present since 1992, and soil Total Recoverable Petroleum Hydrocarbon (TRPH) contamination has been documented. Site assessment is currently being conducted. Redevelopment options may include expanded City operations and commercial or retail use.



Castle Opa Site

BSRA ID# 139901003

Executed December 19, 2018

Address: 1700 Service Road, Opa-Locka, FL
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 (VOA), Polycyclic Aromatic Hydrocarbons (PAH), lead, copper and arsenic, ammonia, and Total Dissolved Solids (TDS) 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. Further site assessment is pending. Redevelopment plans include mixed-use residential and commercial retail.



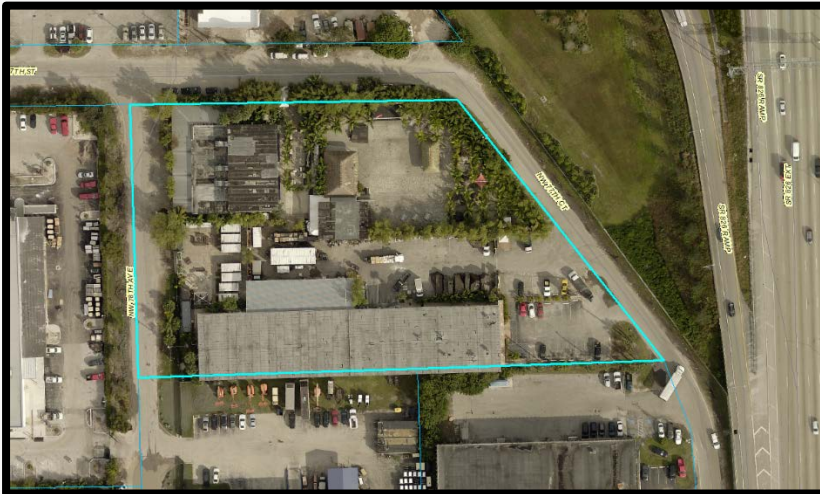
Skilled Nursing Facility Brownfield Site

BSRA ID# 131104003

Executed December 19, 2018

Address: 3635 NW 78th Ave, Doral, FL

DERM UT-1866



This approximately 9.92-acre site, currently developed with 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. Site assessment is currently ongoing. Proposed plans for the site include demolition of the existing structures and construction of a skilled nursing facility and medical office building.



Artistic rendering of proposed facility

Proposed Dolphin Professional Centre Brownfield Site

BSRA ID# 130843003

Executed December 19, 2018

Address: 1695 NW 110 Ave, Sweetwater, FL

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 footprints 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 redevelopment plans include commercial use consisting of 54,000 square feet of Class A offices, 26,000 square feet of ground floor retail, and commercial condominium space. Building construction is nearing completion.



Building constructed (May 2019)

Collins Park Garage Green Reuse Site

BSRA ID# 131805001

Executed December 19, 2018

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

DERM UT-480/File-7205



Abandoned Montero Chevron (1990)

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 Chevron No. 47617 fuel service station. The earliest records indicated 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, and Isopropyl benzene (IPB), 1,2,4-Trimethylbenzene, naphthalene, 1-methylnaphthalene and 2-methylnaphthalene in groundwater. Site assessment activities are being conducted.



Tank removal (1991)



Tank removal excavation (1991)

Industrial Shipping

BSRA ID# 139905001

Executed December 19, 2018

Address: 2974 NW N River Drive, Miami, FL

DERM IW5-3744/File-3462



The Industrial Shipping site, consists of 19 parcels and currently operates 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 subject property. The contaminants of concern for the site are Arsenic, Lead, Barium, Mercury, PAH and Trichloroethene in the soil and Lead and Aluminum in the groundwater. Further assessment is currently required to determine the extent of the soil contamination.



1989



1989

Riverfront Brownfield Site

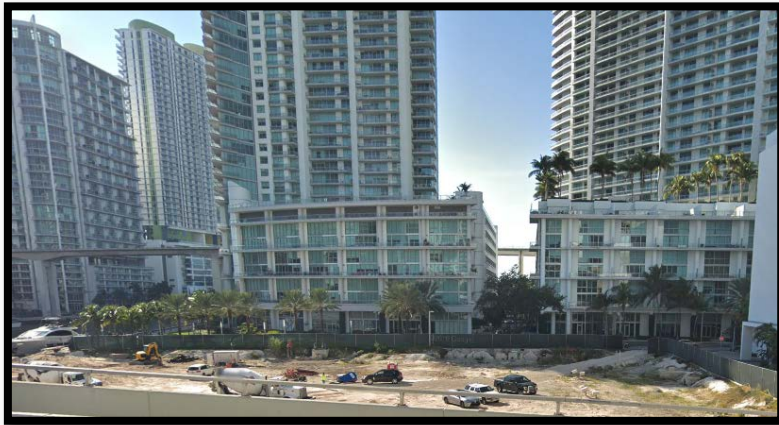
BSRA ID# 139801016

Executed December 19, 2018

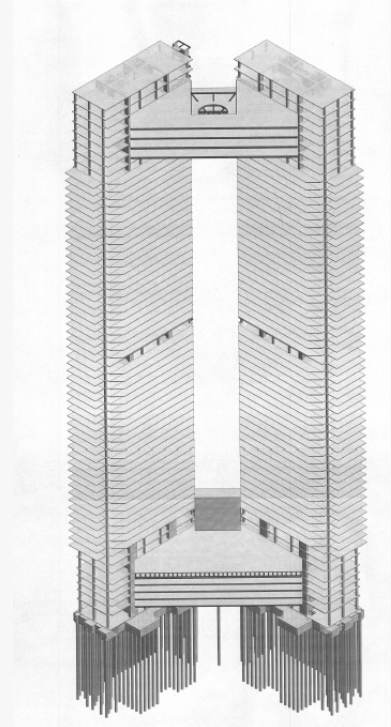
Address: 24 SW 4th Street, Miami, FL

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.

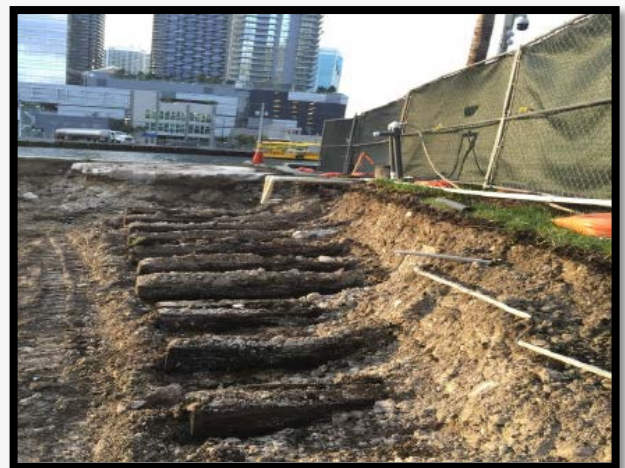


Site pre-development



Residential building rendering

The site was part of the 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).



Railroad ties along southwest property boundary

Wynwood

BSRA ID# 1319801017

Executed March 19, 2019

Address: 2215/2217 NW Miami Ct,
Miami, FL

DERM IW5-3013/File-2783



A BSRA was executed with Wynwood DC Propco LLC, for three parcels (2217, 2233 and 2235 NW Miami Court). The northern building (2217 NW Miami Court) was formerly occupied by a company that serviced fuel tanker trucks. The central portion of the building was previously



open court yard where the used for steam cleaning of engine parts. The site is currently vacant and fenced. Site assessment is currently ongoing. The site will be redeveloped as a hotel which will create up to 125 permanent jobs and require a capital investment of approximately \$75 million.

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 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. On November 20, 2017 DERM rescinded the 13-year Monitoring Only Plan based on persistent and in some cases increasing trends in ammonia concentration, and required a plan for targeted groundwater remediation. Remedial Action Plan submittal is 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

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. For Tract F, a Soil Management Plan was approved on December



2, 2015 for the construction of the 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. For Midtown 8 (Tract A&B), a Soil Management Plan and construction plans were approved. Additional, offsite groundwater assessment is pending for the Midtown 8 parcel based on new findings of arsenic in the groundwater at the property boundaries. The development of another high rise was initiated in 2017 on Parcel 6, Tract D. This new building will include residential, retail and commercial space. A soil management plan (inclusive of dust control and air quality monitoring) was approved for implementation during demolition and construction.



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

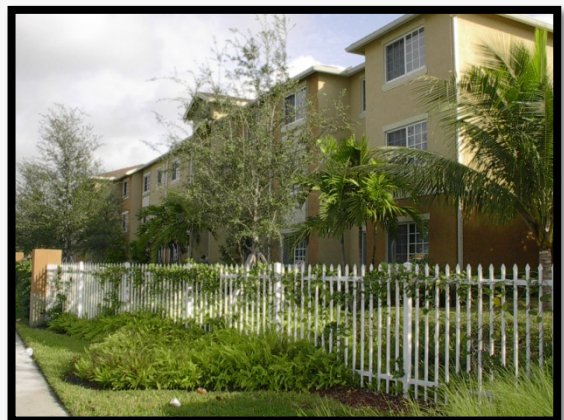
A BSRA was executed with Liberty City Holdings, LLC for the development of Corinthian Multifamily Apartments at 7725 NW 22 Avenue. The site formerly housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination. A conditional closure, with engineering and institutional 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 closure with conditions is pending for the site. The site has been transferred to FDEP.



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 was deemed complete on October 2, 2017. The site is currently in the process of finalizing a restrictive covenant with groundwater use restrictions. The site has been transferred to FDEP.



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 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 site owner is evaluating options for the site's redevelopment, including potential mixed-use development. Submittal of a Declaration of Restrictive Covenant Package is pending.



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 and arsenic and TRPH soil contamination. Groundwater monitoring in support of a No Further Action with Conditions Closure was completed in 2016 and engineering controls were completed in early 2019. Execution and recording of a restrictive covenant are pending. Site development plans are currently unknown.



Medley Redevelopment Site (2012)



Site with 2-foot clean fill cap (2019)

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 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. The restrictive covenant closure package is pending submission.



Trademark Metals Recycling Facility

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



Former Miami Herald Building



Demolition of Miami Herald Building (2014)



Vacant Site

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

The 8.56-acre Miami River Marina 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, source removal and groundwater monitoring activities were completed in pursuit of a No Further Action with Conditions. An Engineering Control Plan was submitted for the site. Miami River Marina, LLC plans to redevelop the site as an active boatyard and/or facility which services the marine industry.



Inactive boat yard

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 Procacci 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/Lake fill 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 for the future No Further Action with Conditions was completed. The site currently has an Interim Engineering Control Plan and Maintenance Plan in place.



Closed facility (2014)



Cleared site (2015)

Procacci Sweetwater

BSRA ID# 130843001

Executed December 31, 2013

Address: 1556 NW 110th Avenue, Sweetwater

DERM HWR-780



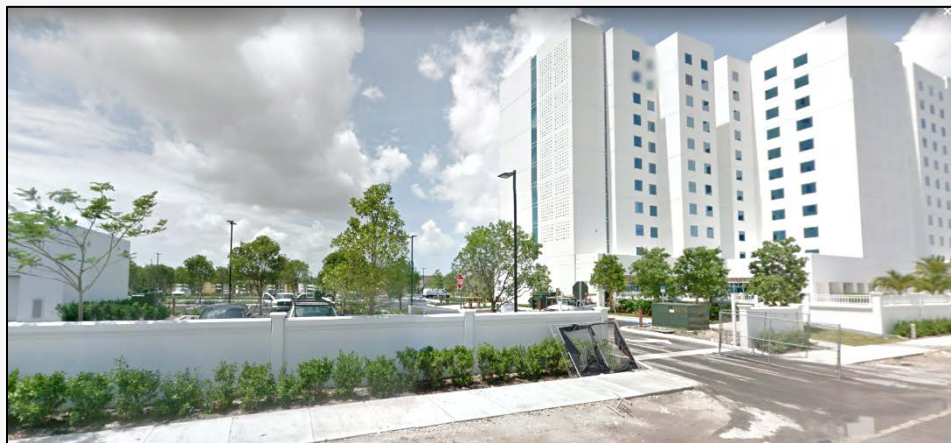
Vacant site (2014)

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 was redeveloped as parking for a new Hilton Garden Inn. Groundwater monitoring for a No Further Action with Conditions was completed. An Engineering Control Plan and Maintenance Plan is pending submittal.

A BSRA was executed between Miami Dade County and Procacci 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/Lake fill and contains buried solid waste. Site improvement and development



Adjacent building construction (2015)



Constructed hotel and parking (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 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 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. Revised construction drawings were approved in May 2017 and record drawings were approved in December 2017. The treatment compound for the remedial system will be located on the East Parcel of the Former Manufactured Gas Plant (BSRA - BF131603001). Construction Plans for the installation of said system were approved by DERM in June 2018; however, the construction is pending the completion of ongoing source removal activities in the area.

Opa-Locka CDC

BSRA ID# 139901002

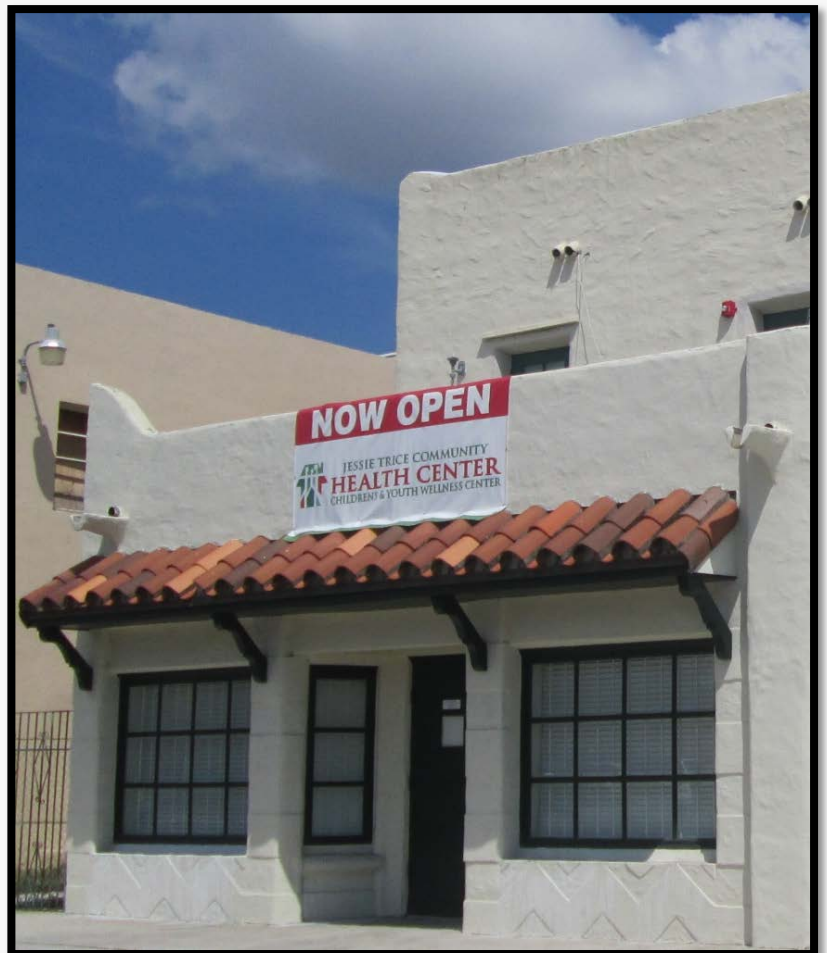
Executed September 26, 2014

Address: 432 Opa-Locka Boulevard, Opa-Locka
DERM UT-4230/File-9956

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 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. 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 is pending.



Historic Hurt Building (2016)



Historic Hurt Building (2016)

1255 NW 103rd Street

BSRA ID# 139904003

Executed December 18, 2014

Address: 1255 NW 103rd Street, Miami

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



Vacant Lot (2014)

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.



Completed Family Dollar (2015)

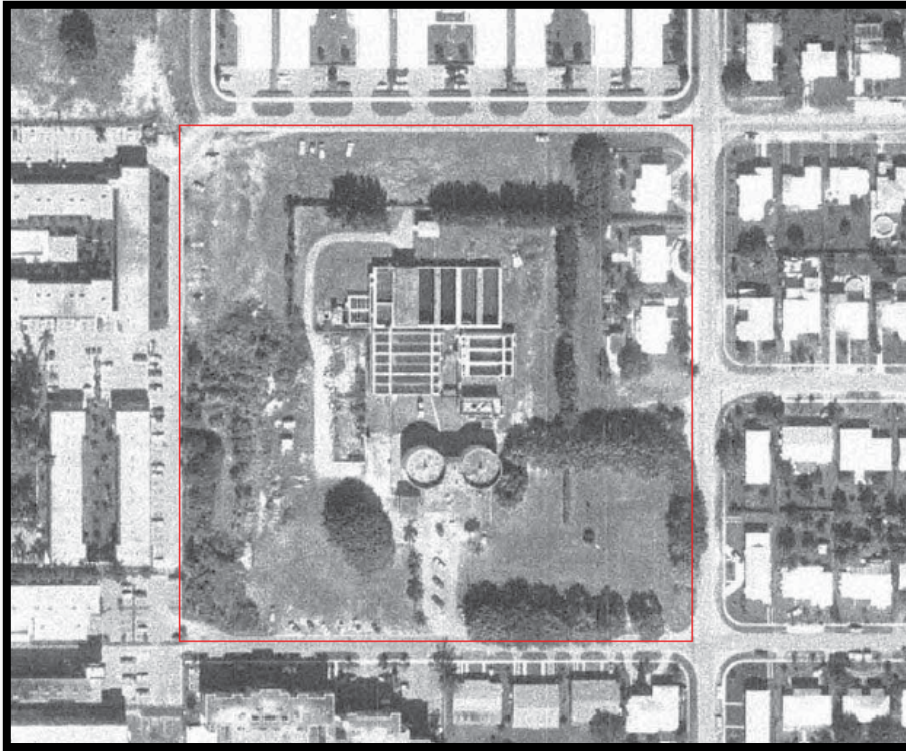
Former Rucks Park

BSRA ID# 131403001

Executed December 23, 2014

Address: 13780 NE 5th Avenue, North Miami

DERM IW5-8624/File-8022



Wastewater Treatment Plant in 1973

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.



Current vacant site

Former Westview Golf Course

BSRA ID#139904004

Executed December 18, 2015

Address: 11700 East Golf Drive, Miami

DERM AW-173/File-9374



CP Logistics Westview, 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



Overgrown former golf course area

Street. The golf course operated from 1958 until 2011. 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. 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). Arsenic contaminated soils have been delineated to the property boundaries and arsenic groundwater

contamination is being monitored quarterly during construction. 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 the arsenic contaminated groundwater to migrate offsite. Quarterly groundwater monitoring at perimeter wells is currently being conducted to verify plume stability. Construction of a new sewer infrastructure, including a force main and a WASTD lift station, is underway. Three buildings have been erected on the southern portion of the site. Additionally, a Race Track gas station was constructed on the northern portion of the site.



Dumping near former maintenance building



Site development in process - January 2019

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. The contamination at the site consists of arsenic, PAHs, selenium and arsenic in the soil, and arsenic and ammonia in the groundwater. Groundwater monitoring is being conducted in pursuit of a No Further Action

with Conditions with institutional and engineering controls. The site will be redeveloped into a high-rise, mixed-use development, with ground floor retail and residential towers.



Current site conditions

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



Site pre-construction

A BSRA was executed for a portion of the property located at SW 143 Place and SW 258 Lane, historically used for agricultural purposes, for development of 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 (NFAC) was approved on February 23, 2016 and amended on April 27, 2017. The groundwater monitoring in support of NFAC has been completed. An Engineering Control Plan was approved by DERM on October 25, 2017. The engineering controls have been implemented at the site and a Certificate of Completion along with the as-built survey were reviewed by

DERM on October 30, 2017. Monitoring of the

onsite irrigation well has been satisfied and discontinued. Submittal of a Declaration of Restrictive Covenant Package is pending.



Development complete (2018)

Redland Market Brownfield Area Site

BSRA ID#139912002

Executed June 27, 2016

Address: 13593 SW 248th Street

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



Redland Market Village Site



Service Station in 1990

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. 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 assisted rehabilitation funding based on the site's priority score. A BSRA amendment reflecting these changes is pending.

Hawthorne Suites

BSRA ID#131104001

Executed June 2, 2016

Address: 3500 NW 78th Ave, Doral

DERM IW5-19133/File-24893

On June 2, 2016, a BSRA was executed between MDC and 3500 Property Holdings, LLC for a vacant 1.21-acre property located at 3500 NW 78 Street. The subject property is located on a portion of a former unregulated lakefill (dump) known as Airport #2, which is bounded by NW 77th Court & NW 79th Avenue between NW 29th Street & NW 35th Street. Records of limited groundwater assessment in the area documented sub-regional groundwater contamination associated with the buried solid waste material. Soil and groundwater investigation at the subject property has confirmed the presence of buried solid waste and groundwater contamination. Further assessment is required. Additionally, based on the methane soil gas data, a methane mitigation/management system is required. A No Further Action with Conditions is intended for the property that will be developed into a hotel building with an asphalted parking area.



Hawthorne Suites Site

Willow Lakes

BSRA ID#131602001

Executed October 3, 2016

Address: 123 NW 202nd Terrace, Miami Gardens

DERM SW-1675/File-25104

A 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



Structures of the old treatment plant overtaken by vegetation



New residential development

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 the site is currently conducting quarterly groundwater monitoring in pursuit of a No Further Action with Conditions (NFAC). An Engineering Control Plan and Maintenance Plan was approved on May 2, 2018.

Hawkins Park Green Reuse Site

BSRA ID#139801010

Executed October 3, 2016, Miami

Address: 2125 NW 10th CT & 2133 NW 11th Ave

DERM IW5-1694/File-1574

On October 3, 2016, a BSRA was executed for two parcels: the parcel at 2125 NW 10 Ct has Isopropylbenzene groundwater contamination and the parcel at 2133 NW 11 Ave has Arsenic groundwater contamination. The site formerly operated as a repair and maintenance facility for Waste Management trucks. The Site Assessment Report was approved on March 29, 2017 and a Limited Scope-Remedial Action Plan is pending submittal for the Isopropylbenzene groundwater contamination. A Natural Attenuation Monitoring Plan was approved on March 29, 2017 for the Arsenic groundwater contamination. The Remedial Action Plan addressing the IPB groundwater plume via injection of Klozur[®] is currently under review.



Former Waste Management Facility

Centerra Apartments Green Reuse Site

BSRA ID#139911001

Executed December 21, 2016

Address: 18000 SW 107 Ave

DERM UT-2587

Centerra Apartments Green Reuse Site (formerly known as Former Lovell Farms Property) entered into a BSRA for the rehabilitation and redevelopment of a large vacant parcel formerly agricultural in use. Site assessment activities documented Arsenic soil and groundwater contamination. The developer intends to redevelop the site as a residential complex and close the site with a No Further Action with Conditions with institutional and engineering controls. Monitoring of the groundwater in support of a No Further Action with Conditions is pending. Further assessment is pending.



Site pre-development



Apartments under construction (March 2019)

Liberty NW 79th Street

BSRA ID#139904005

Executed December 21, 2016

Address: 2160 NW 79th Street

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



Test pit findings



Waste dumping adjacent to site (2018)

management plan was approved on March 3, 2017. The western portion of the site was developed into a gas station and convenience store. A Site Assessment Report and groundwater sampling plan in pursuit of a No Further Action with Conditions was approved. The site is currently conducting quarterly groundwater monitoring.



Constructed gas station and 7-Eleven

Peoples Gas East

BSRA ID#131603001

Executed December 21, 2016

Address: 15779 West Dixie Hwy, North Miami Beach

DERM HWR-872



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 to address contamination at four parcels impacted with contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this particular parcel, the system consists of a biosparging/soil vapor extraction curtain along the eastern 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. Surficial soils impacted with contaminants will be addressed through source removal and the placement of an impervious cover. All the remediation/treatment wells are currently installed at the property. Construction plans for the installation of the other system components (inclusive of the treatment compound that will also serve the West Parcel of the Former Manufactured Gas Plant (BSRA - BF131203001)) were reviewed by DERM in May 2018. Soil/Source removal activities in conjunction with improvements to the on-site stormwater management system were initiated in January 2019. Construction will also include the installation of the remediation system components.

Former Melting Pot Parcels

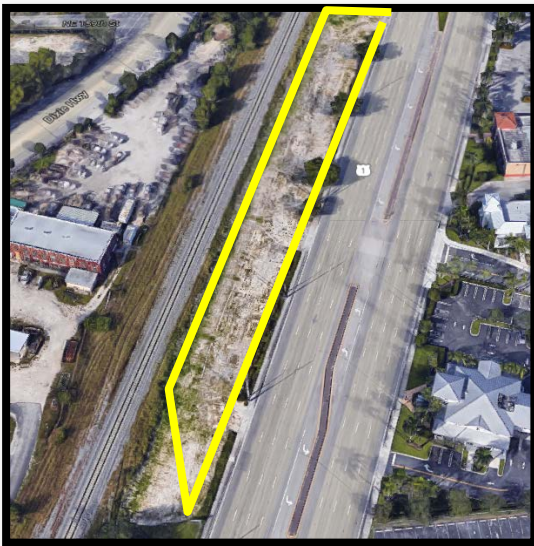
BSRA ID#131604001

Executed December 21, 2016

Address: 15700 Biscayne Blvd & 15902 Biscayne Blvd,

North Miami Beach

DERM HWR-873



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. On November 19, 2015, and based on a cleanup goal of No Further Action with Conditions, the DERM reviewed and approved a Remedial Action Plan to address contamination at four parcels impacted with contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this particular parcel, the system consists of a biosparging/soil vapor extraction curtain to be implemented 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.

Hawkins Park Green Reuse Site 2

BSRA ID#139801012

Executed March 16, 2017

Address: 1021 NW 21 St, Miami

DERM IW5-20466

A BSRA was executed by Hawkins Park Land, LLC on March 16, 2017 for the property located at 1021 NW 21st Street in Miami. Previous site uses included retail, commercial and automobile repair. Contaminants of concern include arsenic and nickel in the groundwater; however, the source of the nickel is the adjacent site to the north, Former Alert Plating. A Site Assessment Report and Monitoring Only Plan were approved for the site on October 14, 2016, and groundwater monitoring is currently ongoing. The site redevelopment consists of expansion of the existing Florida Bottling manufacturing facility.



Hawkins Park Green Reuse Site

Civic Towers Brownfield Site

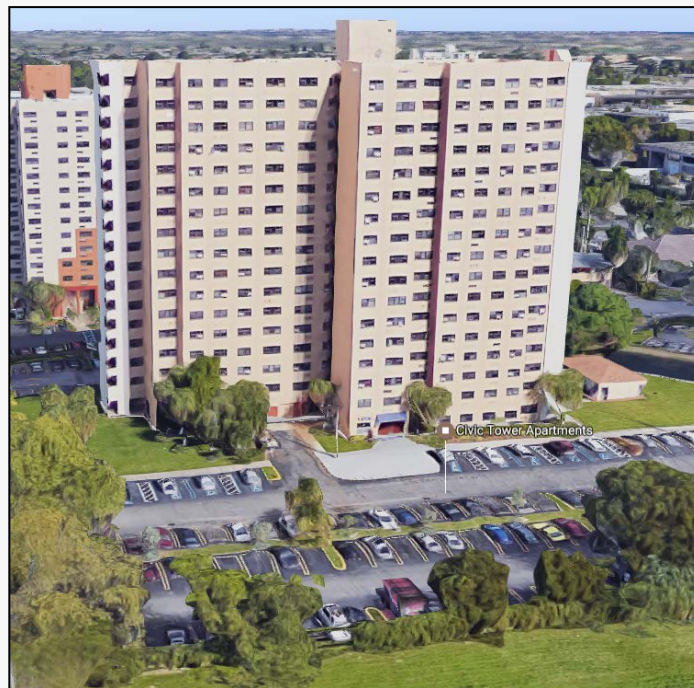
BSRA ID#139801013

Executed March 16, 2017

Address: 1855 NW 15th Ave, Miami

DERM HWR-556

Civic Towers LLLP entered into a BSRA on March 16, 2017. The site use is affordable multi-family (196 units) residential with planned 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 have been identified at the site. An Engineering Control Plan and Groundwater Monitoring Plan in support of No Further Action with Conditions have been approved for the site. Engineering controls are in the process of being completed.



Civic Towers

T.M. Alexander Apartments

BSRA ID#139801014

Executed March 16, 2017

Address: 1400 NW 19th Street, Miami

DERM HWR-868

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, are planned. 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 Plan and Groundwater Monitoring Plan in support of No Further Action with Conditions have been approved for the site. Engineering controls are in the process of being completed.



T.M. Alexander Apartments

Coral Bay Cove

BSRA ID# 139912003

Executed December 13, 2017

Address: Northeast Corner of the Intersection of U.S. 1 and SW 260th Street
DERM HWR-883



On December 13, 2017, a BSRA was executed with Coral Bay Cove, LLC for the Coral Bay Cove site, consisting of all or portions of 7 contiguous parcels. Historical documentation indicates that the property was used for agriculture from the late 1930s through 2016. A Site Assessment Report documented arsenic, chromium and dieldrin in the soil and nitrates in the groundwater. The site is currently in a groundwater monitoring plan in support of a No Further Action with Conditions. The site is being

constructed as a mixed-used development, which will include 224 multi-family dwelling units.



Construction on-going (May 2019)

BSRAs Executed with FDEP¹:

Taylor Park Green Reuse Site

BSRA ID# 131501001

Executed December 16, 2015

Address: 15458 West Dixie Highway

DERM HWR-467/File-16867

Miami-Dade County and Puerto Rican Chamber Office Building

BSRA ID#139801011

Executed December 22, 2016

Address: 2145 & 2153 NW 2nd Ave, Miami

DERM IW5-7341

Jackson West Hospital

BSRA ID# 131104002

Executed March 28, 2017

Address: 7800 NW 29 Street

DERM HWR-815

SRCO July 25, 2018

¹. 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.

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

The Wagner Square 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.



Soil and ash removal



Current site conditions

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 operates as a propane retail facility.



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

46

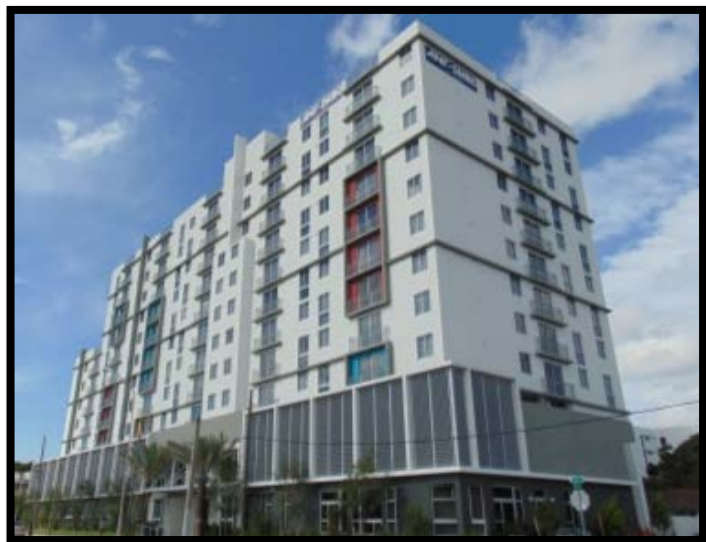


Site prior to development (2013)



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 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.



Completed building (2016)

56

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 were 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.

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

On March 13, 2013, a BSRA was executed for the Land South Partners I Brownfield Site located at 1600 NE 123 Street. The site formerly operated as a gas station and had documented contamination associated with a 1988 petroleum discharge. 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 documented soil contamination consisting of PAHs, TRPH, arsenic, and lead. Contaminated soils were excavated and removed from the site. Groundwater assessment identified isopropyl benzene in an onsite monitoring below the health-based cleanup target level but above the groundwater cleanup target level derived from organoleptic considerations. After demonstrating the site met the criteria for closure utilizing the health-based groundwater cleanup target level, a Site Rehabilitation Completion Order was issued on August 24, 2016. Development of a Valvoline Instant Oil Change facility is proposed for the site.



Out of service gas station (2014)



Site cleared (2015)

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

On December 31, 2013, a BSRA was executed with Mandy Market, LLC for the property located at 7200 NW 2 Ave. The site has 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. After completion of groundwater monitoring and execution of a restrictive covenant restricting groundwater use at the site, the site received a Site Rehabilitation Completion Order on September 28, 2017. The site was redeveloped as a Family Dollar store.



Developed site

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



View of tire debris, southeast section of the subject property.

The City of Doral entered into a BSRA on June 27, 2016 for a vacant parcel, which is now the proposed site of a 5-acre park. A Phase I investigation in 2015 identified

arsenic contamination in the soil and historical evidence of dumping. Contaminated soil was removed from the property in 2016. No groundwater contamination was documented. A Site Rehabilitation Completion Order was issued on July 25, 2018. The eastern 1.89 acres will be turned into a storm water retention area and the remainder of the parcel will become a park which includes a parking lot, walking path, and a dog park.

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



In 2010 the City of Doral purchased 18+ acres of vacant land for construction of the Doral Legacy Park and a BSRA was executed on December 21, 2015. Arsenic soil contamination, attributed to naturally occurring conditions (muck), was removed from the site prior to construction. On August 12, 2017, the Doral Legacy Park was officially opened. The park contains numerous athletic fields, tennis courts, an outdoor movie area and a 35,000 square foot community center, among other amenities. A Site Rehabilitation Completion Order was issued on December 10, 2018.

Contacts for Miami-Dade County's Brownfield Program:

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Division of Environmental Resources Management (DERM)

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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: <https://floridadep.gov/waste/waste-cleanup/content/florida-brownfields-area-and-site-documentation>. 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 a designated brownfield area may qualify eligible interested parties to enter into 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 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 loan guarantees for primary lenders, 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?

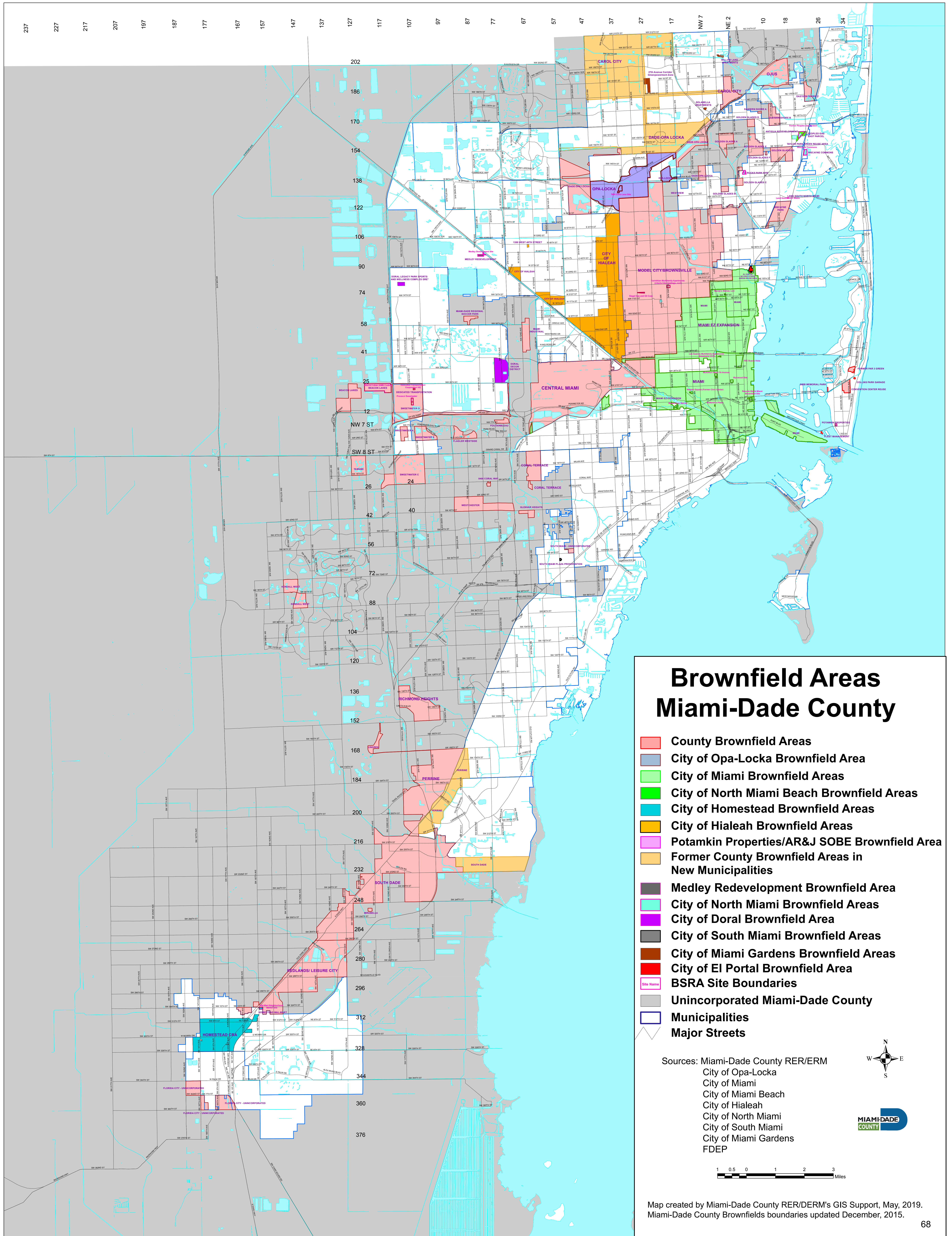
Contact the RER/DERM Brownfield Coordinator at 305-372-6700 or rezols@miamidade.gov.

Table 1: Miami-Dade County Brownfield Areas

<i>Brownfield Area ID#</i>	<i>Brownfield Area Name</i>
<u>BF131102000</u>	1350 West 49 Street
<u>BF131304000</u>	27th Avenue Corridor Greenpowerment Zone
<u>BF131101000</u>	8400 Coral Way
<u>BF130401000</u>	Aguaclara Brownfield Area
<u>BF131203000</u>	Antigua Redevelopment Site
<u>BF130301000</u>	Beacons Lake Brownfield Area
<u>BF130201000</u>	Biscayne Commons Area
<u>BF130824000</u>	Biscayne Park
<u>BF139902000</u>	Carol City Area
<u>BF139905000</u>	Central Miami Area
<u>BF130302000</u>	City of Hialeah Brownfield Area
<u>BF131402000</u>	City of Miami Parks
<u>BF131805000</u>	Collins Park Garage Green Reuse Area
<u>BF131801000</u>	Convention Center Green Reuse Area
<u>BF130825000</u>	Coral Terrace
<u>BF131302000</u>	Coral Terrace Brownfield Area
<u>BF139903000</u>	Dade - Opa-Locka Area
<u>BF130503000</u>	Dedicated Transportation
<u>BF131104000</u>	Doral Decor District Brownfield Area
<u>BF131502000</u>	Doral Legacy Park Green Reuse Area
<u>BF130826000</u>	Eastern Shore A
<u>BF130827000</u>	Eastern Shore B
<u>BF130828000</u>	Eastern Shore C
<u>BF131503000</u>	El Portal NE 83rd St. Green Reuse Area
<u>BF130829000</u>	Flagler Westside
<u>BF131802000</u>	Fleet Management Green Reuse Area
<u>BF130830000</u>	Florida City - Unincorporated
<u>BF131604000</u>	Former Melting Pot Green Reuse Area
<u>BF131804000</u>	Former Par 3 Green Reuse Area
<u>BF130831000</u>	Fountainbleau
<u>BF130832000</u>	Glenvar Heights
<u>BF130833000</u>	Golden Glades A
<u>BF130834000</u>	Golden Glades B
<u>BF130835000</u>	Golden Glades C

<u>Brownfield Area ID#</u>	<u>Brownfield Area Name</u>
<u>BF130836000</u>	Golden Glades D
<u>BF130837000</u>	Golden Glades E
<u>BF130838000</u>	Golden Glades F
<u>BF130839000</u>	Golden Glades G
<u>BF130501000</u>	Homestead CRA Area
<u>BF131201000</u>	Homestead Wal-Mart
<u>BF130840000</u>	Kendall West
<u>BF131301000</u>	Land South Brownfield Area
<u>BF130841000</u>	Lingren
<u>BF131803000</u>	Maurice Gibb Memorial Park Green Reuse Area
<u>BF130601000</u>	Medley Redevelopment Brownfields Area
<u>BF139801000</u>	Miami Area
<u>BF130502000</u>	Miami EZ Expansion Area
<u>BF130814000</u>	Miami Industrial
<u>BF131401000</u>	Miami-Dade Regional Soccer Park BF Redevelopment Area
<u>BF131103000</u>	Mirabella Brownfield Area
<u>BF139904000</u>	Model City\Brownsville Area
<u>BF131701000</u>	NW 58th Street Green Reuse Area
<u>BF131601000</u>	NW 62nd St Passive Park Green Reuse Area
<u>BF130842000</u>	Ojus
<u>BF139901000</u>	Opa-Locka Area
<u>BF131603000</u>	Peoples Gas East Parcel Green Reuse Area
<u>BF139911000</u>	Perrine Area
<u>BF130001000</u>	Potamkin Properties
<u>BF139913000</u>	Redlands/Leisure City Area
<u>BF139910000</u>	Richmond Heights Area
<u>BF139910000</u>	Richmond Heights Area
<u>BF131403000</u>	Rucks Park Site
<u>BF131202000</u>	Solabella Apartments Brownfield
<u>BF139912000</u>	South Dade Area
<u>BF139909000</u>	South Miami Area
<u>BF131303000</u>	South Miami Plaza Preservation Site
<u>BF139906000</u>	Sweetwater A Area
<u>BF139908000</u>	Sweetwater C Area
<u>BF130843000</u>	Sweetwater D
<u>BF130844000</u>	Sweetwater E
<u>BF130845000</u>	Tamiami

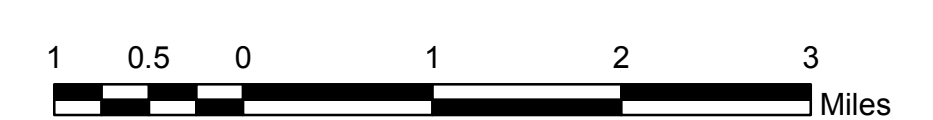
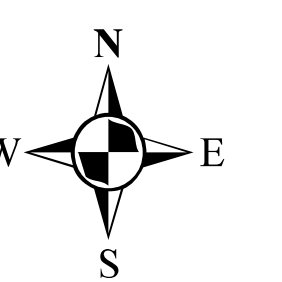
<u>Brownfield Area ID#</u>	<u>Brownfield Area Name</u>
<u>BF131501000</u>	Taylor Park Green Reuse Area
<u>BF131702000</u>	Village of El Portal Brownfield Area
<u>BF130846000</u>	Westchester
<u>BF130847000</u>	Westview
<u>BF131602000</u>	Willow Lake Apartments Green Reuse Area



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



Map created by Miami-Dade County RER/DERM's GIS Support, May, 2019.
 Miami-Dade County Brownfields boundaries updated December, 2015.