

BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

2018 ANNUAL REPORT



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(Period Beginning May 1, 2018 and Ending May 1, 2019)

INTRODUCTION

Florida’s Brownfield Redevelopment Program began with the passage of the Brownfield Redevelopment Act (Act) by the Florida Legislature in 1997. The Act, later amended, defines brownfield sites as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.” The Act encourages the reuse and redevelopment of brownfield sites within designated brownfield areas. The Act also provided the framework for Florida’s Brownfield Redevelopment Program to facilitate redevelopment of these sites while also providing for environmental cleanup and protection of the public health and the environment.

Broward County’s Brownfield Redevelopment Program is currently administered by the Environmental Protection and Growth Management Department (EPGMD). EPGMD consists of staff with expertise in planning, redevelopment, and environmental contamination assessment and cleanup. On May 23, 2000, as authorized by Florida Statutes, the Florida Department of Environmental Protection (FDEP) delegated the administration of the Brownfield Redevelopment Program within Broward County to EPGMD. On May 25, 2010, a second Delegation Agreement was executed by the FDEP and Broward County to extend the delegation period for another ten (10) years.

DESIGNATED BROWNFIELD AREAS

As of May 1, 2019, there are 34 Brownfield Areas within Broward County, encompassing approximately 6,956 acres (10.86 square miles). Four (4) of these are new Brownfield Areas designated in the 2018 reporting period. A map depicting the Brownfield areas in Broward County is provided on Page 21 of this Report. Table 1 on Page 22 of this Report summarizes fundamental information about the designated areas.

BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)

One (1) new Brownfield Site Rehabilitation Agreement (BSRA) was executed in Broward County during the 2018 reporting period. As of May 1, 2019, there are 19 executed BSRAs in Broward County resulting in the issuance approximately \$6,878,600 in corporate income tax credits through the Voluntary Cleanup Tax Credit (VCTC) Program, over \$340,000,000 in capital investment, and the creation of over 600 new jobs; SRCOs have been issued for ten (10) of these sites. Table 2 on Page 24 of this Report provides fundamental information regarding these Brownfield sites, and the activities conducted up to the end of the 2018 reporting period are detailed in the following section.

**McArthur Dairy, BF060201001
(Status: Rehabilitation and Redevelopment Complete)**

Broward County EPGMD executed its first BSRA with McArthur Dairy on June 11, 2003. The property consists of 10.35 acres and is located at 1101 NW 40th Ave. in Lauderhill, which lies within that city’s US441/SR7 Brownfield-designated corridor (Brownfield Area BF060201000).

The McArthur Dairy site had contamination resulting from two (2) petroleum and one (1) chlorinated solvent discharge; one of the petroleum contaminant plumes was eligible for future state funding in the Petroleum

Restoration Program. The site was purchased by Cricket Club Lauderhill, LLC, in March 2015, with the purpose of redeveloping the site into a multi-family unit residential complex. After conducting source removal and active remediation via oxygen injection, post-active remediation monitoring was initiated in 2012, and a Site Rehabilitation Completion Order (SRCO) was issued on July 28, 2016. Through the VCTC Program, \$364,959 in corporate tax income credit associated with cleanup work was granted.

MAS Development began site grading and earth-moving work in March 2017 and has finished the construction of 155 townhomes. Known as Cricket Club, the three-bedroom homes begin at 1,446 square feet of living space; prices start in the upper-\$200,000s. The community has a clubhouse, playground, pool, and greenspace.



Above: Photo of Cricket Club under development, May 2018



Above: Artist rendering of the Cricket Club (*Courtesy: DRHorton*)

Dania Motocross, BF060301001
(Status: Rehabilitation and Redevelopment Complete)

The second BSRA in Broward County was executed April 12, 2004, with South Florida Sports Committee, Inc. The 12-acre property is located at 2600 SW 36th Street in Dania Beach and was operated as both a lakefill (borrow pit reclamation site) and a public motocross course.

Prior to the time of BSRA execution, years of groundwater monitoring was performed at the facility under a Final Judgment entered on November 1, 1988, in the Circuit Court of the Seventeenth Judicial Circuit. The BSRA was executed to effectively utilize the risk-based corrective action techniques of the Brownfield Cleanup Criteria for lingering dissolved metals contamination (specifically consisting of manganese, iron, and aluminum) in groundwater.



Above: The Dania Motocross Site in 2010 (left) and after rehabilitation and redevelopment in 2015 (right)

After conducting supplemental groundwater assessment, the PRFBSR submitted a certified No Further Action with Conditions (NFAC) proposal to Broward County. Broward County approved the NFAC proposal on October 14, 2004, which established Alternative Groundwater Cleanup Target Levels, and implemented a deed restriction prohibiting future groundwater use. A Conditional Site Rehabilitation Completion Order (SRCO) was issued by Broward County on August 1, 2006. During 2014, the site was redeveloped into a warehouse complex. Sold in 2007 for \$1,500,000, the current taxable value exceeds \$21,000,000.

Harbour Cove, BF060401001
(Status: Rehabilitation and Redevelopment Complete)

The Harbour Cove BSRA was executed December 17, 2005, with Harbour Cove Associates, Ltd. The property is located at 100 NW 9th Terrace in Hallandale Beach and consists of 7.06 acres.

On February 4, 2004, Broward EPGMD was informed that free-phase petroleum product was identified in excavation test pits at the property. Historical sources indicated that the Harbour Cove site was once used as a 4-acre, 40-foot deep borrow pit and lakefill site.

After completing site assessment, a Monitoring Only Approval Order was issued to monitor the ammonia and petroleum-contaminated site groundwater in accordance with Chapter 62-785, Florida Administrative Code (Brownfield Rule in effect at the time). Upon completing the prescribed monitoring to establish Alternative Groundwater Cleanup Target Levels, Harbour Cove enacted an institutional control to prohibit groundwater use on the property. Soils contaminated with low concentrations of arsenic and polynuclear aromatic hydrocarbons have also been addressed through institutional and engineering controls. A Conditional SRCO was issued by Broward County on May 6, 2009.



Above: Harbour Cove Apartments in Hallandale Beach.

Redevelopment has been completed, and the site now consists of four (4) multi-family, multi-story apartment buildings housing 212 units.

Prior to cleanup, the taxable value of the property was \$291,000; the current taxable value is now \$10,700,000. Apartment unit descriptions, floor plans, and other information can be found on the internet at <http://theapartmentcorner.com/hallandale-beach-apartment-homes/harbour-cove/>.

**Pompano Replacement Library and Civic Campus A (Petroleum Contamination), BF069901001
Pompano Replacement Library and Civic Campus B (Arsenic Contamination), BF069901002
(Status: Rehabilitation and Redevelopment Complete)**

The fourth and fifth BSRAs in Broward County were executed December 6, 2010, with the City of Pompano Beach. The properties are located at 128-140 SW 1st Avenue, 132 SW 1st Terrace, and 142-150 SW 1st Avenue in Pompano Beach. The sites adjoin, are adjacent to the Pompano Beach City Hall, and consist of 1.25 acres.

A Brownfield SRCO was issued for BF069901001 on December 29, 2010, and no restrictions are required as the site meets applicable soil and groundwater cleanup target levels. A Brownfield Conditional SRCO was issued for BF069901002 on June 26, 2012, stipulating a site-wide groundwater use restriction. Through the VCTC Program, the sites received \$664,588 in voluntary cleanup tax credits.

The sites and surrounding area were redeveloped as a 46,000 square-foot Library and Cultural Center adjacent to Pompano Beach City Hall. The design includes a live dance and theater space, a digital media center, an art gallery, and a new public plaza north of the building forming an exterior gathering space. The civic plaza features raised planter areas, street furniture, and a new paved breezeway connected to parking areas. For more information, see <https://ccpompano.org//who-we-are/>



Above: The Pompano Replacement Library and Civic Campus under construction.



Above, left and right: The completed Civic Plaza
Below: Completed interior of the library lobby



ZF Brownfield Site, BF061103001
(Status: Rehabilitation and Redevelopment Complete)

The sixth BSRA in Broward County was executed December 27, 2011, with ZOM Foxcroft, LP. The property is located at 8991 SW 41st Street in Miramar and consists of 15.16 acres. The ZF Brownfield Site is a portion of the former Foxcroft Golf Course.

Prior to execution of the BSRA, site assessment had been conducted on the entire former Foxcroft Golf Course to determine the magnitude and extent of arsenic contamination in soil and groundwater pursuant to Chapter 62-780, Florida Administrative Code. The arsenic contamination stemmed from the application of herbicides on the former golf course. Groundwater contamination throughout the golf course was monitored for a period of one (1) year, and Broward County also approved a soil management strategy as a Remedial Action Plan.



Above: Sorrento at Miramar (foreground) under construction on the ZF Brownfield Site (taken April 2012)



Above: Common space at Sorrento at Miramar as completed (taken November 2012)

Site soils meet Residential Direct Exposure Cleanup Target Levels, and a Declaration of Restrictive Covenant was recorded to restrict groundwater use. The ZF Brownfield site has been successfully redeveloped as Sorrento at Miramar, a multi-story apartment complex. The grand opening was held on July 26, 2012. The current taxable value of the property is approximately \$17,600,000. Through the VCTC Program, the sites received \$409,420 in voluntary cleanup tax credits. A site plan, more pictures, and a community brochure can be found online at <http://www.sorrentoaptsmiramarfl.com>.

Wal-Mart Stores East, LP – Pompano Beach Site, BF061301001
(Status: Redevelopment and Rehabilitation Complete)

The seventh BSRA in Broward County was executed November 14, 2013 with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Brownfield Site is located at 5001 N Federal Highway in Pompano Beach and was purchased by Wal-Mart Stores East, LP, in 2011. Originally, the Site was comprised of four contiguous parcels, each owned by different entities and used for commercial purposes.

Polynuclear aromatic hydrocarbon and arsenic contamination was identified in site soils and groundwater. After completing soil removal efforts in 2013, the site groundwater was monitored and No Further Action with Conditions Proposal was approved on August 10, 2016. A Declaration of Restrictive Covenant was recorded on February 27, 2018, stipulating a restriction on groundwater use and a restriction to limit land use to commercial and industrial purposes. A Conditional SRCO was issued on October 8, 2018.



The Wal-Mart Neighborhood Market in Pompano Beach

Through the VCTC Program, Wal-Mart Stores East, LP, received over \$382,000 in corporate income tax credits for the assessment, remediation, and monitoring activities. The site has been redeveloped into a Wal-Mart Neighborhood Market comprised of 91,750 square feet of retail space. The grand opening was held November 13, 2013.

**Wal-Mart Stores East, LP – Sunrise, BF061302001
(Status: Redevelopment and Rehabilitation Completed)**

The eighth BSRA in Broward County was executed December 19, 2013, with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Sunrise Brownfield Site is located at 3306 N University Drive in Sunrise. A Wal-Mart retail store already existed at that location, and Wal-Mart Stores East, LP, acquired an adjoining parcel in 2014 in order to expand the retail store. The expansion was completed and opened in November 2015.

Arsenic and polynuclear aromatic hydrocarbons have been identified in site soils, and arsenic was also identified in site groundwater. During 2015, contaminated soils were managed during site redevelopment as approved in a Remedial Action Plan. The site groundwater was monitored and a No Further Action with Conditions Proposal was approved on May 10, 2017. A Conditional SRCO was issued on April 12, 2018; a Declaration of Restrictive Covenant was recorded to enact groundwater use restrictions, engineering controls, and a commercial/industrial land use restriction. Through the VCTC Program, Wal-Mart Stores East, LP, received over \$436,000 in corporate income tax credits for the cleanup work.



Above Left: The completed Wal-Mart store in Sunrise
Above Right: Dry retention area at back of the store

**Pan American Coral Springs, BF061501001
 (Status: Redevelopment Pending, Rehabilitation Ongoing)**

The BSRA for the Pan American Brownfield site, which spans three (3) parcels at 12400, 12404, and 12408 NW 35th Street in Coral Springs, was executed December 9, 2015. The Brownfield Area designation and BSRA are key to catalyzing reuse planning by the developer and its investors and lenders. While still in the conceptual design phase, redevelopment is focused on businesses that generate major job creation and leverage the site’s proximity to over 1 million square feet of industrial warehouse space, one of the region’s largest expressways, and a rapidly expanding employer base. Uses that are being explored for this site include community banks, neighborhood retail, a business traveler’s hotel, grocers with fresh produce, and pharmacies.



Above: The Pan American Brownfield Site in Coral Springs. The compound for the pump-and-treat remediation system is seen on the left.

Contamination at the site consists of chlorinated solvents (predominantly vinyl chloride) in saturated soils and groundwater over an areal extent of approximately 2,000 ft². Contaminants were treated by a pump-and-treat system which was operational for eleven (11) years, including some relatively minor intermittent down time, and was shut down in October 2018. Additional remediation in late 2017, consisting of bioremediation via the injection of vegetable oil, sodium lactate, and bacterial cultures, has been completed and the residual effects of the injection products are currently being monitored along with the solvents. Ultimately, financial incentives available through the BSRA (including the Voluntary Cleanup Tax Credit and the Brownfield Redevelopment Bonus Refund) will likely mitigate the cost of obtaining conditional closure of the contamination. Issuance of a Conditional Site Rehabilitation Completion Order is projected in December 2019. Through the VCTC Program, over \$303,000 in corporate tax income credit associated with cleanup work has been granted to date.

**Northwest Gardens V – Fort Lauderdale, BF061502001
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Northwest Gardens V Brownfield Site, located in the vicinity of NW 7th Street between NW 11th and NW 14th Avenues in Fort Lauderdale, was executed with Northwest Properties V, Ltd., on December 10, 2015. Northwest Gardens V is the fifth phase of a massive rehabilitation project performed by the Fort Lauderdale Housing Authority and Atlantic Pacific Communities. The site consists of several parcels, which have been redeveloped as affordable housing.

The contamination identified on the site consists of arsenic and polynuclear aromatic hydrocarbons in soil at concentrations greater than applicable FDEP Direct Exposure Soil Cleanup Target Levels within (and limited to) the top two-foot interval below land surface. After completing the proper removal and closure of a long-abandoned Underground Storage Tank, source removal of contaminated soils, and groundwater monitoring, a No Further Action with Conditions was approved on December 4, 2017. A Declaration of Restrictive Covenant is being drafted to place engineering controls over portions of the site. Through the VCTC Program, \$33,465.61 in corporate tax income credit has been granted associated with the cleanup work.



Above: Urban gardens and similar construction to the Northwest Gardens V Site in Fort Lauderdale

As a result of the Brownfield Area designation and the executed BSRA, the development partners were able to move forward with construction confidently, breaking ground on 100 new units and 100 renovated units in February 2016. At the time of this report, the units are at full occupancy. The project offers a number of community-enhancing and capacity building amenities, including a fully furnished clubhouse, a computer lab, library, urban gardens, and a bocce ball court.

**West Atlantic Blvd. Apartments Investors, LLC – Pompano Beach, BF061503001
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the West Atlantic Boulevard Apartment Investors site in Pompano Beach was executed December 18, 2015, with West Atlantic Boulevard Apartment Investors, LLC. The site (also known as Residences at Palm Aire) is generally located at the northeast corner of the Turnpike and Atlantic Boulevard in Pompano Beach and was purchased by West Atlantic Boulevard Apartment Investors, LLC, in 2015. The site is also known as Phase 1 of the overall former Palm Aire Golf Course redevelopment project.



Above: Luzano, the completed 414-unit luxury apartment complex.

As a result of the Brownfield Area designation and the execution of the BSRA, redevelopment of the property, formerly a very large golf course impacted with arsenic contamination from the use of herbicides, was able to remain on schedule and, with financial assistance of the Voluntary Cleanup Tax Credit Program and regulatory guidance from Broward County technical staff, stay on budget. Construction activities at the site, which involved major earthwork activity to properly manage large volumes of arsenic-contaminated soil, are complete. As of the date of this report, construction of Luzano, the 404-unit, luxury rental, multi-family complex, is complete. A Declaration of Restrictive Covenant was recorded on November 7, 2017, and a Conditional Site Rehabilitation Completion Order was issued on November 30, 2017. Through the VCTC Program, \$1,000,000 in corporate tax income credit for the site cleanup work was granted. For more information on the Luzano residential complex, see <https://www.luzanopompanobeach.com/>.

**Former Palm Aire Golf Course – Pompano Beach, BF061601001
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Former Palm Aire Golf Course site in Pompano Beach was executed May 31, 2016, with FCI Development Ten LLC. The former Palm Aire Golf Course site is also known as Phase 2A of the overall former Palm Aire Golf Course redevelopment project. Arsenic was identified in site soil and groundwater above applicable Residential Direct Exposure Cleanup Target Levels. A Soil Management Remedial Action Plan (RAP) was approved May 15, 2015, prior to BSRA execution. The approved activities in the RAP include the management of soils on-site coupled with engineering and institutional controls.

The City of Pompano Beach approved and permitted a 210-unit rental community for the site called Atlantico at Palm Aire, with a total capital cost estimated at about \$34 million; it consists of 9 new three-story multi-family buildings, a club house, tot lot, dog park, and a bike path. As of the date of this report, site rehabilitation and construction of the complex are complete. A Declaration of Restrictive Covenant has been recorded to enact a groundwater use restriction and the maintenance of engineering controls, and a Conditional Site Rehabilitation Completion Order was issued on September 20, 2018. Through the VCTC Program, FCI Development Ten LLC, received over \$785,000 in corporate income tax credits for assessment and cleanup work.



Above: Atlantico at Palm Aire (image right courtesy of www.atlanticoatpalmaire.com)

**Wisdom Village Crossing – Fort Lauderdale, BF061602001
(Status: Rehabilitation Ongoing, Redevelopment Complete)**

The BSRA for the Wisdom Village Crossing site in Fort Lauderdale was executed May 2, 2016, with Wisdom Village Crossing, LP. The 33,539-square-foot site at 615 N. Andrews Ave. (the corner of Sistrunk Boulevard and the east side of Florida East Coast Railway) was purchased for \$2.12 million by Wisdom Village Crossing LLC, an affiliate of Chicago-based affordable housing builder Turnstone Development Corp.

Originally a warehouse and storage yard, arsenic was identified in site soils and groundwater above applicable cleanup target levels. After conducting a source removal of the impacted soils and performing over a year of groundwater monitoring, a No Further Action with Conditions Proposal has been approved, and a Declaration of Restrictive Covenant has been drafted to enact groundwater use restrictions on the property. Through the VCTC Program, \$29,680.83 in corporate tax income credit associated with site cleanup work has been granted.



Above: Wisdom Village Crossing (*courtesy Turnstone Development*)

The developer secured a \$24.18 million first mortgage from JPMorgan Chase Bank, a \$3.5 million second mortgage from Community Development Trust and a \$100,000 loan through Broward County's HOME Investment Partnership. Construction of the Green-certified, 9-story, 105-unit affordable housing complex is complete; it also contains a business center, clubhouse, fitness center, and laundry facility. Wisdom Village Crossing is a recipient of the 2018 City of Fort Lauderdale Community Appearance Award. More information is available at <https://turnstonedev.org/housing/wisdom-village-crossing/>.

**Oakland Parcel Green Reuse Site – Oakland Park, BF061603001
(Status: Rehabilitation Ongoing, Redevelopment Pending)**

On December 14, 2016, Oakland Parcel, LLC, executed a BSRA for the Oakland Parcel Green Reuse Site. The site consists of 9.8 acres and is located at 3501 & 3551 NW 31st Avenue in Oakland Park.

The site was used as a quarry and dump site since the 1950s, and may have been used for agricultural purposes. During site assessment, arsenic exceedances of applicable Cleanup Target Levels (CTLs) were identified in site soils and groundwater; aluminum and iron were also detected above applicable CTLs in site groundwater. Polynuclear aromatic hydrocarbon contamination was also identified in soils throughout the site, and Total Recoverable Petroleum Hydrocarbons were identified in soils within a small area near the center of the property.

Throughout 2017 and 2018, rehabilitation tasks included source removal of impacted soils, the application of two (2) feet of clean fill throughout the property as an engineering control, and the monitoring of site groundwater. Ultimately institutional and engineering controls will be implemented through a Declaration of Restrictive Covenant.



Above: The Oakland Parcel Green Reuse Site in Oakland Park

The site plan approval with the City of Oakland Park stipulates that the site will be used for multi-family residences at market rental rates, which may consist of a mix of two- or three-story multifamily buildings or two-story townhomes. Through the VCTC Program, over \$181,000 in corporate income tax credits associated with the assessment and cleanup work has been granted to date.

Dania Pointe – Dania Beach, BF060801001
(Status: Rehabilitation Ongoing, Redevelopment Ongoing)

The BSRA for the Dania Pointe Brownfield Site was executed with Dania Live, LLC, on December 22, 2016. Dania Pointe is a 102-acre premier mixed-use development that, when completed, will have almost 1 million square feet of retail shopping and restaurant space in addition to Class A offices, hotels, luxury apartments and public event space. Dania Pointe will offer a mix of shop, work, live, play and stay options at a prime location, with 1,600 linear feet of frontage on 1-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center. Redevelopment of the site is occurring in phases, with some buildings and parking lots already completed.

During site assessment, arsenic and polynuclear aromatic hydrocarbons were identified above applicable CTLs on specific parcels within the site in soil and groundwater. On December 9, 2016, Broward County approved a Remedial Action Plan to perform source removal, soil management, and groundwater monitoring activities, which will be ongoing through 2020. Institutional and engineering controls will ultimately be utilized to seek a Conditional Site Rehabilitation Completion Order. Through the VCTC Program, over \$1,123,000 in corporate income tax credits has been granted to date for assessment and cleanup work. For more information, see the Dania Pointe website at <http://www.daniapointe.com/>.



Aerial View of the Dania Pointe Brownfield Site under rehabilitation and redevelopment in April 2019 (**top**, *courtesy of Hoar Construction*) and an artist rendering of the finished Dania Pointe development (**below**, *courtesy of www.daniapointe.com*)



**Former Palm Aire Golf Course III – Pompano Beach, BF061604001
(Status: Rehabilitation Ongoing, Redevelopment Pending)**

On December 30, 2016, Home Dynamics Vantage, LLC, executed a BSRA for the Former Palm Aire Golf Course III Brownfield Site. The site consists of 36.29 acres located on the NW Corner of Atlantic Blvd & N.W. 31st Avenue in Pompano Beach. The site adjoins the Former Palm Aire Golf Course Brownfield Site (BF061601001) to the south and the West Atlantic Blvd. Apartments Investors Brownfield Site to the east (BF061503001).

Much like the remainder of the former Palm Aire Golf Course redevelopment complex, site soils and groundwater are contaminated with arsenic from the application of arsenic-based herbicides. On April 13, 2017, a Soil Management RAP was approved. As of the date of this report, site rehabilitation and redevelopment are ongoing; a Remedial Action Implementation Report is due in June 2019. The site will eventually be closed with institutional and/or engineering controls for remaining soil and groundwater contamination. Through the VCTC Program, over \$282,000 in corporate income tax credits has been granted to date for assessment and cleanup work.

The City of Pompano Beach has approved development of the site for 150 new single-family patio homes, a pool, cabana gazebos, tot lot, bicycle lane, and associated landscaping. The development will be known as Vantage at Palm Aire. For further information, stay tuned to <https://homedynamics.com/vantage-at-palm-aire/>.

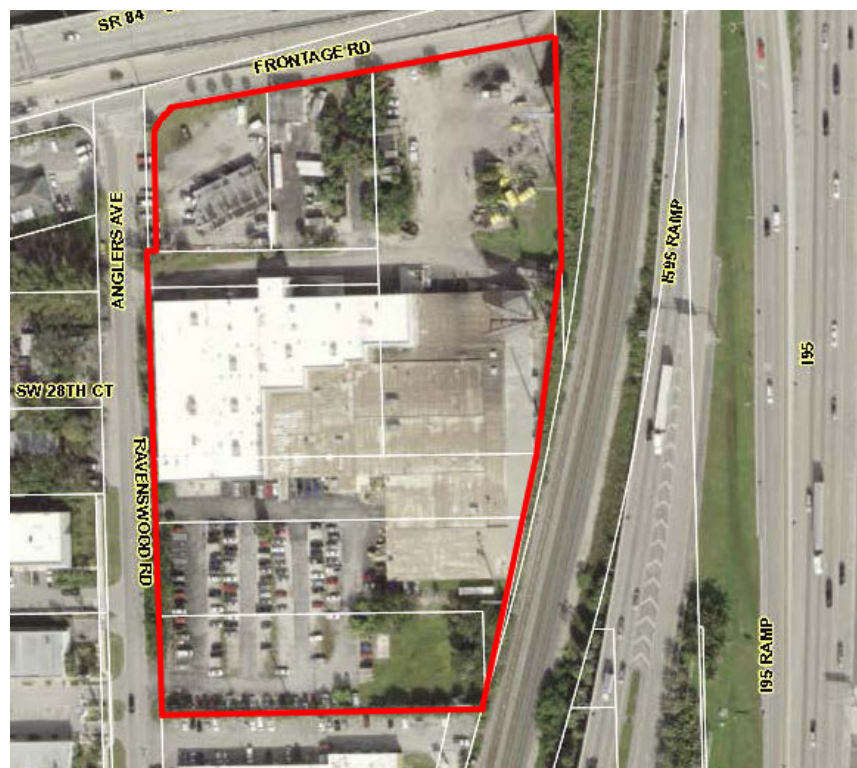


Above Left: Vantage at Palm Aire redevelopment plan (courtesy of HomeDynamics Corporation) **Above Right:** The western portion of Site, as seen in May 2018.

**Uniweld Products, Inc. – Dania Beach, BF060003001
(Status: Rehabilitation Ongoing, Redevelopment Proposed)**

The BSRA for the Uniweld Products Brownfield site, which spans 7.7 acres over eight (8) parcels at 2190 West State Road 84, and 2850 Ravenswood Road in Dania Beach, was executed December 1, 2017. Uniweld Products, Inc. is a U.S. manufacturing company headquartered in Fort Lauderdale, Florida. Established in 1949, the company has grown and expanded into one of the major manufacturers in the welding, HVAC/R (Heating, Ventilation, Air-Conditioning and Refrigeration), plumbing, and alloys markets.

The Brownfield Area designation and BSRA are key to catalyzing reuse planning by the developer and its investors and lenders. While still in the conceptual design phase, the current business representatives propose expanded development of the existing business, including the manufacturing building and increased job creation. Future redevelopment of the site may also involve construction of a warehouse for storage, shipping, and other business operations. The site has an ideal location in Broward County due to its proximity to the I-95 and I-595 corridors, Fort Lauderdale-Hollywood International Airport, and Port Everglades.



Above: The Uniweld Products, Inc., Brownfield Site in Dania Beach
(image courtesy of www.bcpa.net)

Contamination at the site consists of chlorinated solvents in saturated soils and groundwater over an areal extent of approximately 35,000 ft². Contaminants are contained on site and remediated by a pump-and-treat system, which has been operating for just over eight (8) years. The remediation system also has the benefit of maintaining hydraulic control of the contaminant plume. Currently, the rehabilitation strategy is to maintain plume control with the pump-and-treat system. Through the VCTC Program, \$56,775 in corporate tax income credit associated with cleanup work has been granted to date.

**Pompano Beach Sports Park Reuse Site, BF061702001
(Status: Rehabilitation Ongoing, Redevelopment Proposed)**

On December 1, 2017, Broward County executed its eighteenth BSRA with the City of Pompano Beach for the Pompano Beach Sports Park Reuse Site. The Site encompasses 11.76 acres and, like adjoining Brownfield Sites BF061503001, BF061601001, and BF061604001, is a part of the former Palm Aire Golf Course complex.

Through a competitive Request for Proposals process, the City of Pompano Beach has selected a developer for the site that will collaborate with the City to build a multi-use facility for professional soccer, neighborhood football, and other sports. The Floridian Pompano Beach Sports Park & Residences will include a soccer stadium, 14,000 square foot clubhouse, 8 soccer fields, 3 multi-sport fields, and 80 apartments. In addition to hosting professional club soccer, the facility will offer a wide array of youth development and mentoring programs focused on enabling community athletes to attain the skills levels necessary to be awarded college scholarships.



Above Left: The Pompano Beach Sports Park Reuse Site, with public notice displayed. The redeveloped West Atlantic Apartments Investors, LLC, Brownfield Site (BF061503001) is in the background.
Above Right: Aerial View of the Pompano Beach Sports Park Reuse Site, outlined in red, also showing its location relative to the West Atlantic Blvd. Apartments Investors, LLC, Brownfield Site (BF061503001) (*image courtesy of www.bcpa.net*)

Regarding legacy contamination issues caused by the property's former use as a golf course, site rehabilitation activities consisting of a major Interim Remedial Action involving approximately 9,300 tons of impacted soil; this work was completed between December 2018 and February 2019. A conditional closure will be sought using a combination of both institutional and engineering controls, including a covenant prohibiting use of groundwater for potable purposes and irrigation, restricting land use, and requiring that any residual contamination in soil be maintained beneath either impervious materials or a clean soil cap. Through the VCTC Program, the site has received \$435,987 in voluntary cleanup tax credits to date.

**Former Hillsboro Pines Golf Club Reuse Site, BF061803001
(Status: Rehabilitation Ongoing, Redevelopment Ongoing)**

On December 21, 2018, Toll Bros., Inc. and CVE Master Management Company, Inc., executed the nineteenth BSRA in Broward County for the Former Hillsboro Pines Golf Club Brownfield Site. The Brownfield Site consists of five parcels totaling 82.99 acres and located at 450, 451, 2799, 2800, and 2801 Century Blvd, Deerfield Beach, FL, 33442. The parcel located at 450 Century Blvd is being developed into a residential development with 201 townhomes. The remaining parcels have been conveyed to CVE Master Management for use as recreational and park spaces for the residents of Century Village East.



The Former Hillsboro Pines Golf Club Brownfield Site has documented soil and groundwater arsenic impacts that occurred during its former operation as a golf course which historically applied agricultural chemicals in accordance with label directions. Detected arsenic concentrations compared favorably with detected arsenic concentrations in similar circumstances at other golf courses in South Florida. On March, 2019, a Soil Management RAP was approved by Broward County. As of the date of this report, site rehabilitation and redevelopment are ongoing. Groundwater impacts will be addressed with on and offsite institutional controls. The site will be closed with no soil restrictions for the recreational parcels. A Soil Management Plan and engineering controls will be used to address soils for the residential parcel. Through the VCTC Program, over \$130,000 in corporate income tax credits has been granted to date for assessment and cleanup work.



Above: Draft Conceptual Site Plan and Entrance Renderings for the proposed Sandpiper Pointe residential development. (images courtesy of Toll Bros.)

SITE REHABILITATION COMPLETION ORDERS (SRCOs)

To date, ten (10) Brownfield SRCOs have been issued for sites within Broward County.

SRCOs Issued During the 2018 Reporting Period

Two (2) new Brownfield SRCOs were issued in Broward County during the 2018 reporting period:

- On September 8, 2018, a Conditional SRCO was issued for the Former Palm Aire Golf Course Phase 2A Brownfield Site (BF061601001). The Conditional SRCO specifies groundwater use restrictions and engineering controls on the site.
- On October 8, 2018, a Conditional SRCO was issued for the 5001 N Federal Hwy. (Wal-Mart) Brownfield Site (BF061301001). The Conditional SRCO specifies groundwater use and land use (commercial/industrial) restrictions on the site.

Previously Issued SRCOs

Eight (8) Brownfield SRCOs have been previously issued in Broward County:

- On August 1, 2006, a Conditional SRCO was issued for the Dania Motorcross Brownfield Site (BF060301001). The Conditional SRCO specifies groundwater use restrictions on the site.
- On May 6, 2009, a Conditional SRCO was issued for the Harbour Cove Apartments Brownfield Site (BF060501001). The Conditional SRCO specifies engineering controls and groundwater use restrictions on the site.
- On December 29, 2010, a SRCO was issued for the Pompano Beach Replacement Library and Civic Campus A (BF069901001). The SRCO was issued without any restrictions on the subject properties.
- On June 26, 2012, a Conditional SRCO was issued for the Pompano Beach Replacement Library and Civic Campus B (BF069901002). The Conditional SRCO specifies groundwater use restrictions on the site.
- On December 12, 2012, a Conditional SRCO was issued for the ZF Brownfield Site (BF061103001). The Conditional SRCO specifies groundwater use restrictions on the site.
- On July 28, 2016, a SRCO was issued for the McArthur Dairy Brownfield Site in Lauderhill (BF060201001). The SRCO is without any restrictions on the site.
- On November 30, 2017, a Conditional SRCO was issued for the West Atlantic Boulevard Apartments investors LLC, Brownfield Site (BF061503001). The Conditional SRCO specifies groundwater use restrictions and engineering controls for soils.
- On April 12, 2018, a Conditional SRCO was issued for the Wal-Mart Stores East, LP, Brownfield Site (BF061302001). The Conditional SRCO specifies groundwater use restrictions, engineering controls for soil, and a commercial/industrial land use restriction.

BROWNFIELD SITE SPECIFIC ACTIVITY, ASSESSMENT, AND PILOT PROJECT GRANTS

No new grants were awarded during the current reporting period to projects within Broward County. The following grants had been previously awarded:

- 1) In 2008, the Pompano Beach Community Redevelopment Agency (CRA) received two Site-Specific Activities Grants of up to \$50,000 each for two adjacent parcels, located at 201 Hammondville Road (Former B-T Oil Gas Station) and 324 NW 2nd Avenue (Former J&S Garage Site). The parcels are located in a larger 24-acre project area that will include a mass transit facility, community facilities, commercial use, and affordable housing developments. This project area will function as the “marquee” development for the CRA’s Northwest District and will spur additional redevelopment. The grants funded assessment and source removal activities.

- 2) A Phase II Assessment for the Turner Envirolgic, Inc., Brownfield site (BF060501000, also known as the former East Coast Asphalt facility) was performed through a Targeted Brownfield Assessment Grant on February 21, 2005. Petroleum contamination at the facility is enrolled in the FDEP’s Petroleum Cleanup Program with a low priority score; however, the assessment was necessary in order to determine potential redevelopment strategies for the site.

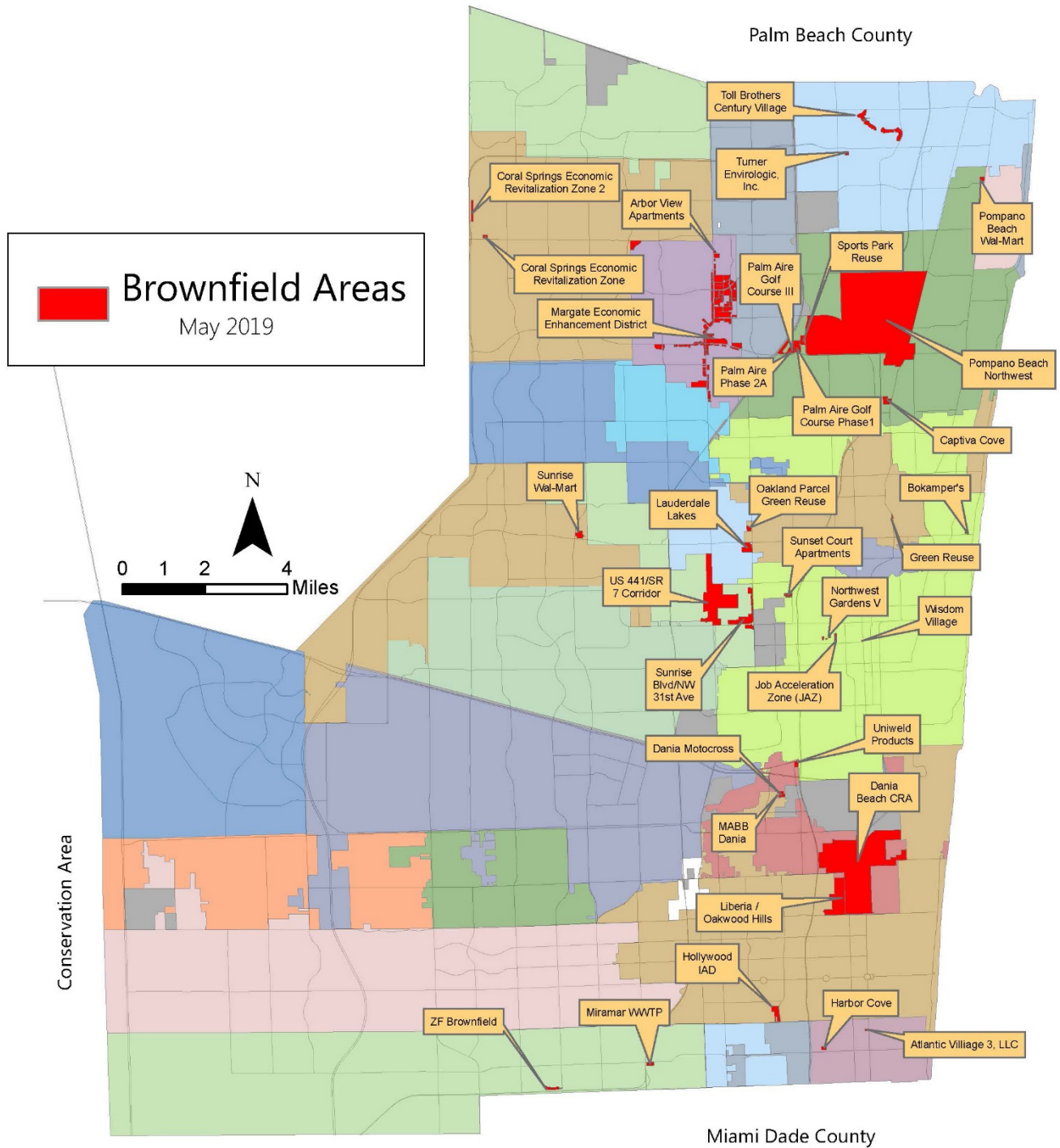
- 3) In June 1999, the USEPA awarded a \$200,000 Pilot Assessment Grant to the City of Fort Lauderdale. The Pilot targeted 190 acres in Fort Lauderdale's most economically and environmentally distressed area, the Northwest Progresso Flagler Heights neighborhood.

CONTACTS FOR BROWARD COUNTY’S BROWNFIELD REDEVELOPMENT PROGRAM

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BROWARD COUNTY BROWNFIELD WEBPAGE

Broward County EPGMD has its own Brownfield Redevelopment Program webpage on the internet located at <http://www.broward.org/Environment/Brownfields/Pages/Default.aspx>. The webpage provides the information contained herein, including an up-to-date map of all Brownfield Areas within Broward County, as shown on the following page.



This map was produced for conceptual purposes only and should not be used for legal boundary determinations.

Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
Prepared by: Alex Erlenbach - Updated 5/10/2019

Table 1: Brownfield Designated Areas within Broward County

Brownfield Area ID	Brownfield Area Name	Local Government	Designation Date	Acreage	Applicable BSRAs
BF069901000	Pompano Beach Northwest CRA	Pompano Beach	11/23/1999	3,084	BF069901001 BF069901002
BF060001000	Miramar Decommissioned WW Treatment Plant	Miramar	1/5/2000	7	None
BF060002000	Lauderdale Lakes Studio	Lauderdale Lakes	1/25/2000	21	None
BF060003000	Uniweld Products	Dania Beach	12/12/2000	3	BF060003001
BF060201000	U.S. 441/SR 7 Corridor	Lauderhill	3/11/2002	504	BF060201001
BF060202000	Liberia/Oakwood Hills	Hollywood	9/18/2002	148	None
BF060301000	Dania Motocross	Dania Beach	5/29/2003	12	BF060301001
BF060302000	MABB, LLC	Dania Beach	5/28/2003	3.6	None
BF060401000	Harbour Cove	Hallandale Beach	6/15/2004	7.06	BF060401001
BF060501000	Turner Envirologic, Inc.	Deerfield Beach	10/18/2005	4.683	None
BF060601000	Sunrise Blvd/NW 31st Ave. Corridors	Lauderhill	5/8/2006	93	None
BF060801000	Dania Beach CRA	Dania Beach	12/9/2008	1,349	BF060801001
BF061101000*	Margate Economic Enhancement District (MEED)*	Margate	1/19/2011	1,373.40	None
BF061102000	Hollywood Incinerator Ash Dump (HIAD)	Hollywood	7/13/2011	30.72	None
BF061103000	ZF Brownfield Site	Miramar	11/15/2011	15.16	BF061103001
BF061201000	Captiva Cove Brownfield Area	Pompano Beach	6/12/2012	19.66	None
BF061202000	Job Acceleration Zone (JAZ)	Fort Lauderdale	2/21/2012	5.84	None
BF061203000	Bokamper's Sports Bar & Grille Area	Fort Lauderdale	11/6/2012	1.31	None
BF061301001	Wal-Mart Stores East, LP	Pompano Beach	5/28/2013	8.41	BF061301001
BF061302000	Wal-Mart Stores East, LP, Sunrise	Sunrise	12/18/2013	16.6	BF061302001
BF061501000	Coral Springs Revitalization Zone	Coral Springs	8/19/2015	6.20	BF061501001
BF061502000	Northwest Gardens V Brownfield Area	Fort Lauderdale	11/17/2015	5.50	BF061502001
BF061503000	Former Palm Aire Golf Course	Pompano Beach	12/8/2015	26.84	BF061503001
BF061601000	Former Palm Aire Golf Course Phase 2A Area	Pompano Beach	2/9/2016	9.99	BF061601001
BF061602000	Wisdom Village Crossing LP Brownfield Area	Fort Lauderdale	2/16/2016	0.77	BF061602001
BF061603000	Oakland Parcel Green Reuse Area	Oakland Park	11/02/2016	9.8	BF061603001
BF061604000	Former Palm Aire Golf Course III	Pompano Beach	11/08/2016	36.29	BF061604001
BF061701000	Arbor View Apartments	Margate	04/05/2017	29.1	None
BF061702000	Pompano Beach Sports Park Reuse Area	Pompano Beach	10/24/2017	11.76	BF061702001

Table 1 (Continued): Brownfield Designated Areas within Broward County

BF061801000	North Dixie Hwy Parcels Green Reuse Area	Oakland Park	02/07/2018	2.07	None
BF061802000	Suncrest Court Apartments Green Reuse Area	Fort Lauderdale	6/5/2018	8.51	None
BF061803000	Toll Brothers Century Village Brownfield Area	Deerfield Beach	11/13/2018	82.99	BF061803001
BF061804000	Atlantic Village 3 Green Reuse Area	Hallandale Beach	12/12/2018	2.52	None
BF061901000	Coral Springs Revitalization Zone 2	Coral Springs	3/20/2019	16.13	None

*Includes only indicated commercial/industrial parcels

Total: 6955.91

Table 2: Brownfield Sites (BSRAs) in Broward County

Site ID	Site Name	Address	Acreage	Execution Date	SCRO
BF060201001	McArthur Dairy	1101 NW 40th Ave., Lauderdale	10.35	6/11/2003	7/28/2016
BF060301001	Dania Motorcross	2600 SW 36th St., Dania Beach	12	4/12/2004	8/1/2006
BF060401001	Harbour Cove	100 NW 9th Terrace, Hallandale Beach	7.06	12/17/2005	5/6/2009
BF069901001	Pompano Beach Replacement Library and Civic Campus A (Petroleum)	128-140 SW 1st Ave. , 132 SW 1st Terrace, Pompano Beach	0.5	12/6/2010	12/29/2010
BF069901002	Pompano Beach Replacement Library and Civic Campus B (Arsenic)	142-150 SW 1st Ave., Pompano Beach	0.75	12/6/2010	6/26/2012
BF061103001	ZF Brownfield Site	8991 SW 41st Street, Miramar	15	12/27/2011	12/12/2012
BF061301001	Wal-Mart Stores East, LP	5001 N Federal Highway, Pompano Beach	8.41	11/14/2013	10/08/2018
BF061302001	Wal-Mart Stores East, LP	3306 N University Dr., Sunrise	16.6	12/10/2013	04/12/2018
BF061501001	Pan American Coral Springs	12400, 12404, and 12408 NW 35th St., Coral Springs	3.1	12/9/2015	N/A
BF061502001	Northwest Gardens V	NW 7th St between NW 11th Ave and NW 14th Ave., Fort Lauderdale	5.5	12/10/2015	N/A
BF061503001	West Atlantic Blvd Apartments Investors LLC	3211 N Palm Aire Dr., Pompano Beach	26.84	12/18/2015	11/30/2017
BF061602001	Wisdom Village Crossing	615 N Andrews Ave., Fort Lauderdale	0.77	05/2/2016	N/A
BF061601001	Former Palm Aire Golf Course	100 NW 33 rd Ave., Pompano Beach	9.99	5/31/2016	09/20/2019
BF061603001	Oakland Parcel Green Reuse Site	3501 & 3551 NW 31 st Ave., Oakland Park	9.8	12/14/2016	N/A
BF060801001	Dania Pointe	181 S Bryan Rd., Dania Beach	101	12/22/2016	N/A
BF061604001	Former Palm Aire Golf Course III	NE Corner of Florida's Turnpike & W Atlantic Blvd., Pompano Beach	36.29	12/30/2016	N/A
BF060003001	Uniweld Products, Inc.	2850 Ravenswood Road, Dania Beach	7.7	12/01/2017	N/A
BF061702001	Pompano Beach Sports Park Reuse Site	3190 NW 4 th St., Pompano Beach	11.76	12/01/2017	N/A
BF061803001	Former Hillsboro Pines Golf Club Reuse Site	450 Century Blvd., Deerfield Beach	82.99	12/21/2018	N/A

Total 366.41