



**Miami-Dade County  
Brownfields Annual Report  
2020**

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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, which will be renewed upon expiration in 2020, 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-eight 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. Thirteen BSRA sites have received a Site Rehabilitation Completion Order since inception of the program. 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, 2019 through June 1, 2020. During this annual reporting period, one new Brownfield Area was designated, six new BSRAs were executed, an existing BSRA was amended, two BSRAs were assumed, and three sites received a Site Rehabilitation Completion Order, as further detailed below.

### **New Brownfield Area Designated:**

On February 11, 2020, the City of Florida City designated the Florida City Community Redevelopment Area (CRA) as the Florida City CRA Green Reuse Area (BF132001000), encompassing 809.4 acres, via resolution 20-01.

**BSRAs Amended:**

The Coral Bay Cove BSRA (BF139912003), originally executed on December 13, 2017, was amended on February 19, 2020, to reflect modifications to the site boundaries, including removal of public rights-of-way, and to amend certain attachments.

**BSRAs Assigned:**

The Former Biscayne Chemical Site BSRA (BF139801015), originally executed on June 27, 2018, was assumed on October 23, 2019 by KTLC Biscayne, LLC, from Rumasa Corp.

The Skilled Nursing Facility BSRA (BF131104003), originally executed on December 19, 2018, was assumed on August 21, 2019 by 3635 Doral Land Development, LLC, from Care Outlook, LLC.

**New BSRAs executed:**

**297 NE 67 Street Redevelopment Site**  
BSRA ID# 1319801018  
Executed December 16, 2019  
Address: 290 & 280 NE 68<sup>th</sup> Street & 277, 287 & 297 NE 67<sup>th</sup> Street, Miami  
DERM HWR-1007  
Acres: 0.94 acres



290 NE 68 Street, LLC, entered into a BSRA to rehabilitate and redevelop the 297 NE 67 Street Redevelopment Site, which was leased to an equipment supplier that sold equipment to laundry and dry cleaning service operations since the 1970s. It is suspected that in the 1970s, the site may have stored dry cleaning plant

equipment which contained small amounts of tetrachloroethene (PCE). The Site Assessment Report documented groundwater contamination consisting of tetrachloroethane, trichloroethene, vinyl chloride, cis-1,2-dichloroethene, chloromethane, 1,1-dichloroethene, and chloroform. Further site assessment is pending. The owner plans to refurbish and update the warehouses and office spaces into a variety of upscale mixed warehouse/office businesses.



## Fair Oaks

BSRA ID# 139913001

Executed December 16, 2019

Address: 29003 S Dixie Hwy, Unincorporated Miami-Dade County

DERM HWR-981

Acres: 3.39 acres



Fair Oaks, LLC entered into a BSRA on December 16, 2019 for the rehabilitation and redevelopment of Folio 30-7905-000-0380. The property was used as a screening, sorting, and staging area for fill of unknown quality and origin in 2010 and 2011 as a part of the adjacent roadway improvements on South Dixie Highway. Site assessment activities documented Polycyclic Aromatic Hydrocarbon and Total Recoverable Petroleum

Hydrocarbon soil contamination. A source removal of the soil impacts is currently being conducted. The developer intends to redevelop the site as a six-story affordable rental multi-family residential building with ground floor retail.



**237-295 NW 20th Green Reuse Site**

BSRA ID# 1319801019

Executed December 24, 2019

Address: 237-295 NW 20th Street, Miami

DERM IW5-2112

Acres: 0.84 acres



Miami Development 2122 Trustee, Inc., as Trustee for Land Trust Miami – 2122, entered into a BSRA on December 24, 2019 for

the rehabilitation and redevelopment of properties located at 237-295 NW 20<sup>th</sup> Street. The site is currently a food market with an adjacent vacant lot, but historic uses included a junk yard and auto wrecking facility, auto repair shops and a blacksmith. Site assessment activities documented metals contamination in the soil and groundwater. A

Site Assessment Report is due by September of 2020. The site will be redeveloped for commercial/retail use.



Picture Explanation: JUNK  
CARS BEING DISASSEMBLED  
FOR PARTS CAUSING DISCHARGE  
TO SOIL



Picture Explanation: BATTERIES  
IMPROPERLY STORED



### Grouper Park Green Reuse Site

BSRA ID# 139911002

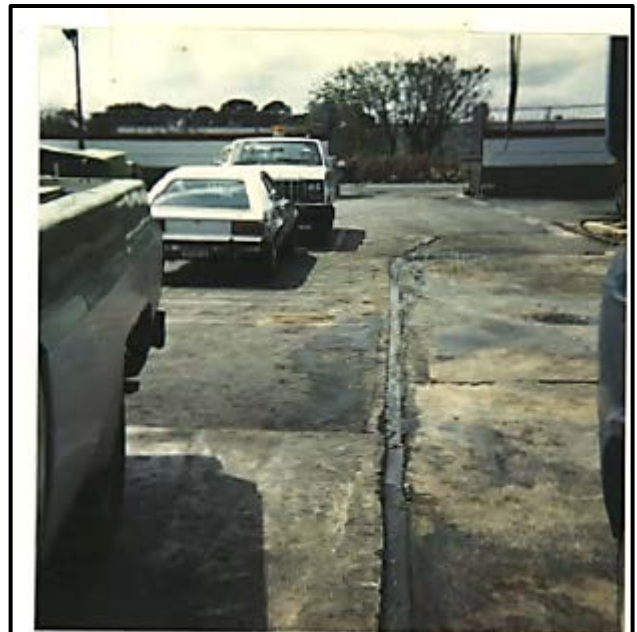
Executed December 24, 2019

Address: 17600-17700 S Dixie Hwy and 17613-17665 Cleveland Ave,  
Unincorporated Miami-Dade County

DERM IW5-292

Acres: 2.06 acres

Grouper Park, LLC, entered into a BSRA on December 24, 2019 for the rehabilitation and redevelopment of properties located at 17600-17700 S Dixie Highway and 17613-17665 Cleveland Ave. A portion of the site historically included Bob's Spray Service, a pesticide storage and mixing facility for 30 plus years, with a wastewater underground storage tank located on the northwestern corner of the facility. Site assessment activities documented pesticides contamination in the soil and groundwater. Further site assessment is pending. The site will be redeveloped for commercial use.



*pesticide spill  
trench*

#### Grouper Park Green Reuse Site

Folio Nos: 30-5032-004-2140, 30-5032-004-2130,  
30-5032-004-2150, 30-5032-004-2170, 30-5032-004-2160,  
30-5032-004-2190, 30-5032-004-2180, 30-5032-004-2210,  
30-5032-004-2200, 30-5032-004-2230, and  
30-5032-004-2220



## Paradise Gardens Green Reuse Site

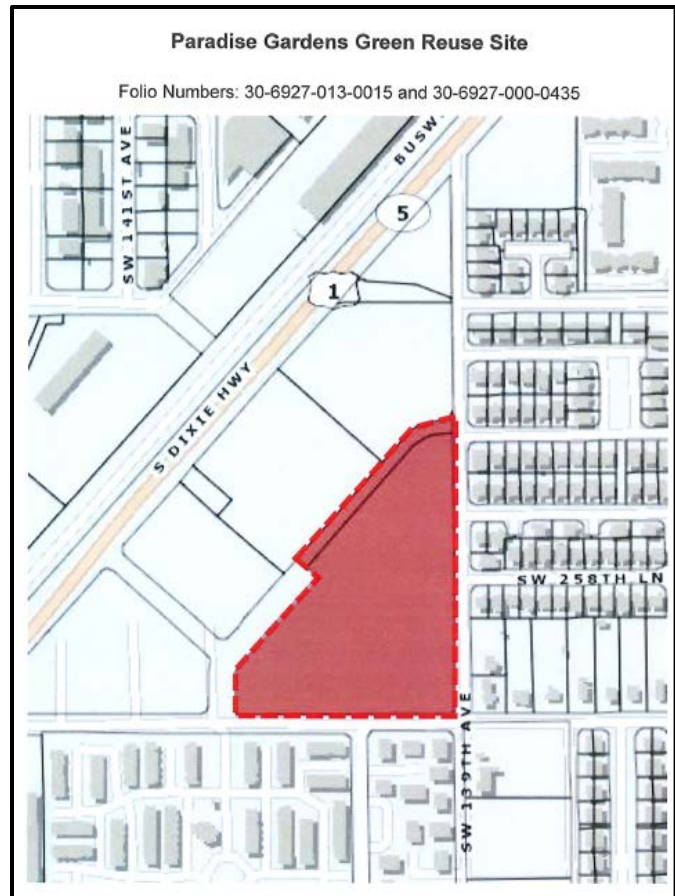
BSRA ID# 139912004

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 260 ST (Folios: 30-6927-013-0015 & 30-6927-000-0435), Unincorporated Miami-Dade County

DERM HWR-922

Acres: 9.3 acres



On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site has Arsenic and Chromium soil contamination and Nitrate groundwater contamination. The site was formerly used for agriculture and is currently being re-developed as a portion of the Miami

Urban Village, a mixed-use development consisting of 665-unit multifamily apartment and retail buildings. A Site Assessment Report Addendum is pending for the site.



## Modern Towers Green Reuse Site

BSRA ID# 139912005

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 256 ST (Folios: 30-6927-013-0018, 30-6927-013-0020, 30-6927-000-0430, 30-6927-000-0171, 30-6927-000-0170),

Unincorporated Miami-Dade County

DERM HWR-923

Acres: 11 acres



On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site was formerly used for agriculture and has Arsenic and Chromium soil contamination and Nitrate contamination of the groundwater. The site is currently being re-developed as a portion of the Miami Urban Village, a mixed-use development consisting of 665-unit multifamily apartment and retail buildings. A Site Assessment Report Addendum is pending for the site.



**BSRA Sites that received closure:**



**Medley Redevelopment Site**  
BSRA ID# 130601001  
Executed October 13, 2011  
Address: 8501 NW 96<sup>th</sup> Street, Medley  
DERM SW-1278/File-12527  
**CSRCO issued June 17, 2019**

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 documented solid waste, along with 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 implemented in early 2019.



A restrictive covenant was recorded and the site received a Conditional Site Rehabilitation Completion Order on June 17, 2019. The property was sold and the new property owner intends to construct a 125,000 square foot commercial warehouse on the site.



Site with 2-foot clean fill cap (2019)

**Los Sueños Multifamily Apartments**

BSRA ID# 139801004

Executed December 20, 2004

Address: 500 NW 36<sup>th</sup> Street, Miami

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

**CSRCO issued January 16, 2020 (by FDEP)**

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 and a restrictive covenant with groundwater use restrictions was executed and recorded. The site was issued a Conditional Site Rehabilitation Completion Order by FDEP on January 16, 2020.



**Completed Los Sueños Apartments**

**Miami River Marina**  
BSRA ID# 130502001  
Executed November 1, 2013  
Address: 1975, 1995 & 2051 NW 11<sup>th</sup> Street &  
1142 NW 21<sup>st</sup> Ave, Miami  
DERM IW5-2023/File-1873/DEP-139046066  
**CSRCO issued April 23, 2020**

On November 1, 2013, Miami River Marina, LLC executed a BSRA for the 8.56-acre Miami River Marina site, 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 implemented and a restrictive covenant was executed and recorded. The site received a Conditional Site Rehabilitation Completion Order on April 23, 2020. Miami River Marina, LLC plans to redevelop the site as an active boatyard and/or facility which services the marine industry.



**Inactive boat yard**

## **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 252<sup>nd</sup> 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 90<sup>th</sup> Avenue and NW 58<sup>th</sup> 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 5<sup>th</sup>- 6<sup>th</sup> 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 49<sup>th</sup> 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 4<sup>th</sup>, 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 96<sup>th</sup> 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 7<sup>th</sup> 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 202<sup>nd</sup> 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 27<sup>th</sup> 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 114<sup>th</sup> Avenue, between NW 80<sup>th</sup> Street and NW 82<sup>nd</sup> 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 62<sup>nd</sup> Street, identified by Miami-Dade County folio number 35-3017-001-0360, the NW 62<sup>nd</sup> 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 58<sup>th</sup> Street Corridor Green Reuse Area (BF131701000). The brownfield area boundary starts south of NW 58<sup>th</sup> Street to NW 54<sup>th</sup> Street, east of the intersection of NW 87<sup>th</sup> Avenue and NW 58<sup>th</sup> Street to SR 826, and east between NW 79 Avenue and SR 826 to its southern extent on NW 41<sup>st</sup> 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 83<sup>rd</sup> Street and 495 NE 83<sup>rd</sup> Street, the El Portal NE 83<sup>rd</sup> 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 183<sup>rd</sup> Street and NW 37<sup>th</sup> Avenue.

**Florida City:**

On February 11, 2020, the City of Florida City designated the Florida City Community Redevelopment Area (CRA) as the Florida City CRA Green Reuse Area (BF132001000), encompassing 809.4 acres, via resolution 20-01.

## 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



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. A request for conditional closure utilizing an alternative groundwater cleanup target level (AGCTL) for ammonia is currently under review by DERM.



## Midtown Miami/Former FEC Buena Vista

BSRA ID# 139801002

Executed December 18, 2003

Address: North Miami Avenue between NE 29<sup>th</sup> ST & NE 36<sup>th</sup> 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



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 and an ECMP was approved on May 4, 2018. For Midtown 8 (Tract A&B), a Soil Management Plan was approved on 11/15/17 with supplemental information approved on January 12, 2017. The construction plans were approved on 4/26/17 for this parcel. Additional, groundwater assessment is pending for the site 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 contaminated soil management plan (inclusive of dust control and air quality monitoring) was approved for implementation during demolition activities and other ground disruptive tasks of construction. Approximately 11,000 of contaminated soils have been removed and disposed off site in relation with this project.

## **Corinthian Multifamily Apartments**

BSRA ID# 139904002

Executed December 17, 2004

Address: NW 22<sup>nd</sup> Avenue and NW 78<sup>th</sup> Street, Unincorporated Miami-Dade County

DERM HWR-579/File-21120

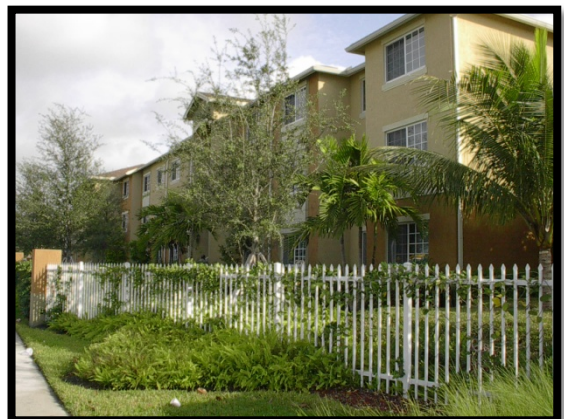
A BSRA was executed with Liberty City Holdings, LLC for the development of Corinthian Multifamily Apartments at 7725 NW 22 Avenue. The site formerly housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination. A conditional closure, with engineering and institutional controls, has been elected for the site. Construction of the apartment building was completed in July of 2007 and the engineering controls were completed. Groundwater impacts beyond the property boundaries have been documented and closure with conditions is pending for the site. The site has been transferred to FDEP based on a conflict of interest, as Miami-Dade County owns an off-site impacted property.



Prior to site construction (April 13, 2006)



The Corinthian completed (June 8, 2007)



Corinthian Apartments (2010)

### **McArthur Dairy 7<sup>th</sup> Avenue**

BSRA ID# 139801005

Executed October 7, 2005

Address: 2451 NW 7<sup>th</sup> Avenue, Miami

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

McArthur Dairy Inc. executed a BSRA for the property located at 2451 NW 7 Avenue on October 7, 2005. The BSRA was assumed by McArthur Dairy, LLC on May 3, 2006. 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. Currently, further assessment is being conducted to attempt to support No Further Action *without* Conditions closure.



**Vacant site (2014)**

### **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 Wal-Mart (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 draft covenant closure package is pending submittal.



**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 that 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**

**Procacci 1400**

BSRA ID# 130843002

Executed December 31, 2013

Address: 1400 NW 110<sup>th</sup> Avenue, Sweetwater

DERM HWR-781

A BSRA was executed between MDC and Proccaci 1400, LLC for the property at 1400 NW 110th Avenue. Cemex formerly operated at this facility. DERM records also indicate the underground storage of petroleum products between 1987 and 1993. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lake fill and contains buried solid waste. The site has implemented an interim Engineering Control Plan until the final development has been completed. Groundwater monitoring for the future No Further Action with Conditions was completed.

**Closed facility (2014)****Cleared site (2015)**

**Procacci Sweetwater**

BSRA ID# 130843001

Executed December 31, 2013

Address: 1556 NW 110<sup>th</sup> Avenue, Sweetwater

DERM HWR-780



**Vacant site (2014)**

A BSRA was executed between Miami Dade County and Proccaci Sweetwater, LLC for the property located at 1556 NW 110th Avenue. DERM Records indicate that the parcel was previously used for concrete block manufacturing and as a parking lot with underground storage of petroleum products between 1987 and 1993. The eastern portion of this

property is encompassed by the former Marks Brothers Dump/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 was redeveloped as parking for a new Hilton Garden Inn. Groundwater monitoring for a No Further Action with Conditions was completed. An interim Engineering Control Plan and Maintenance Plan were approved for the site.



**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. Source removal was ongoing on the East parcel of the former MGP facility during 2019. The start-up of the remediation system remains pending the conclusion of the source removal activities.

## Opa-Locka CDC

BSRA ID# 139901002

Executed September 26, 2014

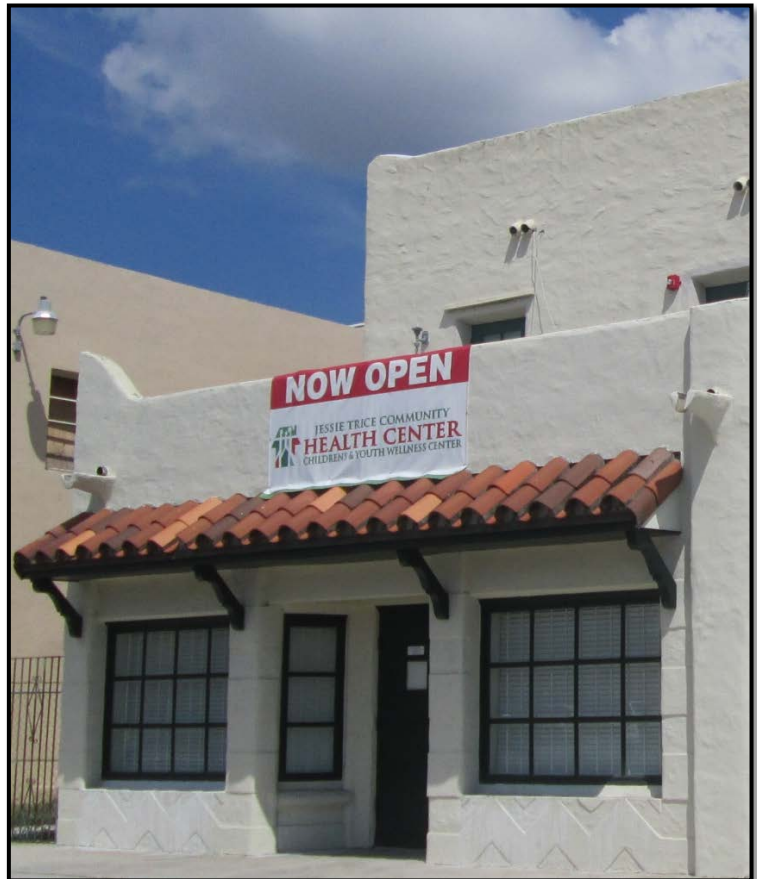
Address: 432 Opa-Locka Boulevard, Opa-Locka  
DERM UT-4230/File-9956

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



**Historic Hurt Building (2016)**

documented at the site after the discovery of three improperly abandoned steel underground storage tanks that 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.



**1255 NW 103rd Street**

BSRA ID# 139904003

Executed December 18, 2014

Address: 1255 NW 103<sup>rd</sup> Street, Unincorporated Miami-Dade County

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



103 FD LLC entered into a BSRA for the property located at 1255 NW 103rd Street. The site was a former gas station contaminated with petroleum products, which was redeveloped as a Family Dollar Store. A Monitoring Only Plan was approved and

implemented in 2015. In July 2015, the 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)**

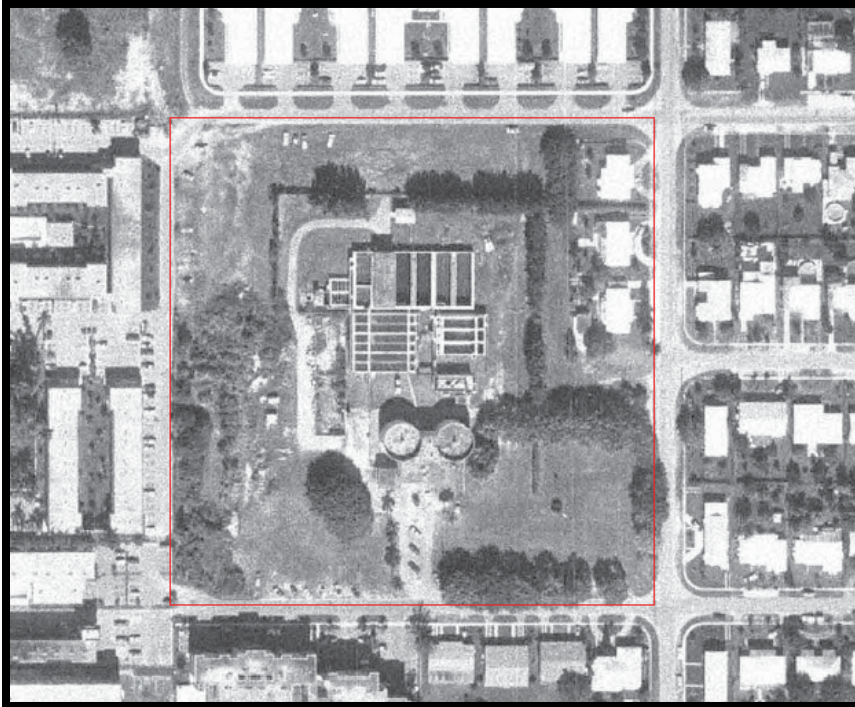
**Former Rucks Park**

BSRA ID# 131403001

Executed December 23, 2014

Address: 13780 NE 5<sup>th</sup> Avenue, North Miami

DERM IW5-8624/File-8022



The City of North Miami entered into a BSRA for a vacant property identified by Miami-Dade Folio number 06-2219-000-1620. The property was formerly occupied by the Rucks Park Wastewater Treatment Plant and contained a plant nursery. Current contaminants of concern include arsenic, ammonia and

fecal coliform in the groundwater and arsenic, lead, pesticides and polycyclic aromatic hydrocarbons in soil. Site assessment activities are on-going, and off-site soil and groundwater contamination has been documented. The City of North Miami is in the process of selling the site, and as such, development plans are currently unknown.



**Current vacant site**



## Former Westview Golf Course

BSRA ID#139904004

Executed December 18, 2015

Address: 11700 East Golf Drive, Unincorporated Miami-Dade County

DERM AW-173/File-9374

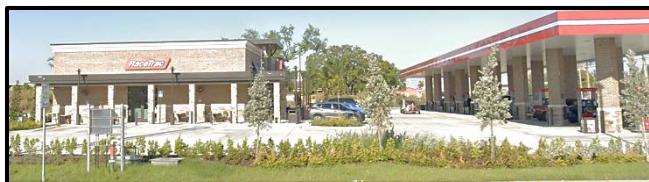


CP Logistics Westview, LLC entered into a BSRA for a vacant parcel formerly known as the Westview County Club Golf Course. The property, approximately 77.37 acres, is the portion of the former golf course located south of NW 119th Street. The golf course operated from



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). 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. An in situ pilot test plan was recently proposed to address an area of groundwater arsenic contamination along the western site boundary.



**New Race Trac service station constructed on the northern portion of the site**



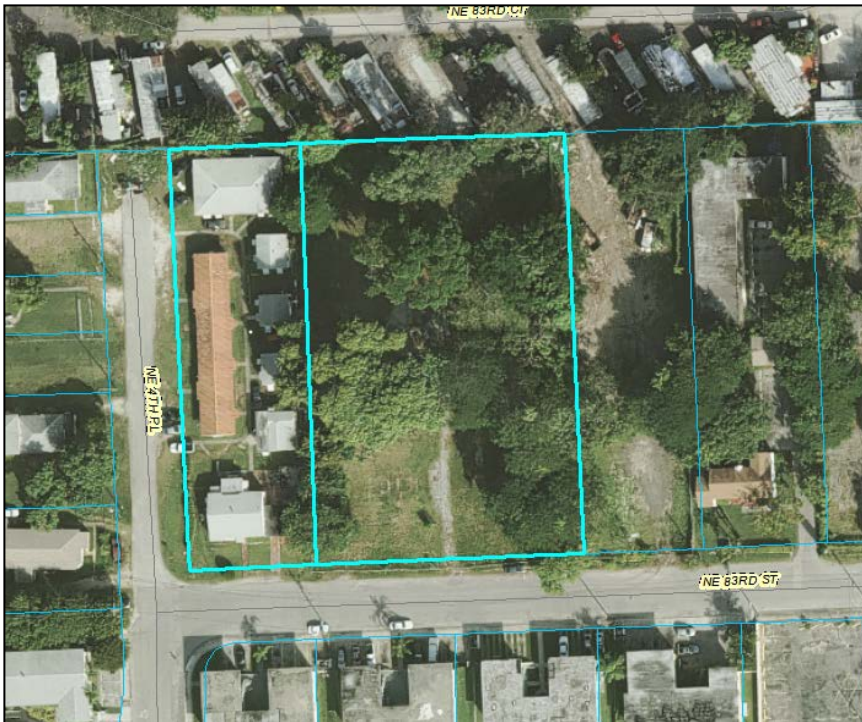
## NE 83<sup>rd</sup> Street Green Reuse Site

BSRA ID#131503001

Executed December 18, 2015

Address: 471 and 495 NE 83<sup>rd</sup> Street, El Portal

DERM HWR-841



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 was completed in 2018 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; however, development is still pending.



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),  
Unincorporated Miami-Dade County  
DERM HWR-817



A BSRA was executed for a portion of the property located at SW 143 Place and SW 258 Lane, historically used for agricultural purposes, 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. The Declaration of Restrictive Covenant Package is under review.



Development complete (2018)



## **Hawthorne Suites**

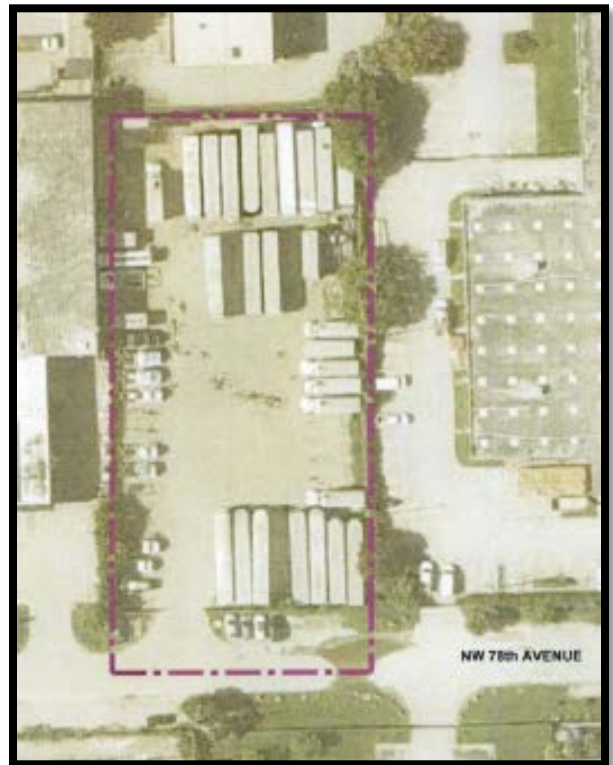
BSRA ID#131104001

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 77<sup>th</sup> Court & NW 79th Avenue between NW 29<sup>th</sup> Street & NW 35<sup>th</sup> 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 treatment plant between the 1960s and 1985.



New residential development

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, Miami

DERM IW5-1694/File-1574

On October 3, 2016, Hawkins Park Properties, LLC, entered into a BSRA for a site consisting of 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<sup>®</sup> was approved on December 19, 2018 and implemented on March 15, 2019. A Post Active Remediation Monitoring Plan was approved on September 17, 2019 and groundwater monitoring is currently ongoing.



**Former Waste Management Facility**

## **Centerra Apartments Green Reuse Site**

BSRA ID#139911001

Executed December 21, 2016

Address: 18000 SW 107 Ave, Unincorporated Miami-Dade County

DERM UT-2587

Centerra Associates, Ltd. 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 and No Further Action with Conditions closure has been elected for the site. The site has been developed with a multi-family residential complex consisting of fifteen apartment buildings, a club house, a swimming pool, asphalt paved parking, concrete sidewalks, concrete pavers, a playground area, and landscaped areas. Monitoring of the groundwater is pending, along with soil assessment for potential soil reuse.



**Site pre-development**



**Apartments constructed (2019)**



**Liberty NW 79th Street**

BSRA ID#139904005

Executed December 21, 2016

Address: 2160 NW 79th Street, Unincorporated Miami-Dade County

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



management plan was approved on March 3, 2017. The western portion of the site was developed into a gas station and convenience store. The eastern side of the site is still undeveloped. A site assessment report and groundwater sampling plan in pursuit of a No Further Action with Conditions was approved in 2017 and quarterly groundwater monitoring is being conducted.



**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. The source removal/site improvements continued at the site during 2019 and four progress reports were submitted to DERM and approximately 14,00 tons of contaminated soils have been removed. The start-up of the remediation system remains pending the conclusion of the the source removal/site improvements in the area.

Former Melting Pot Parcels

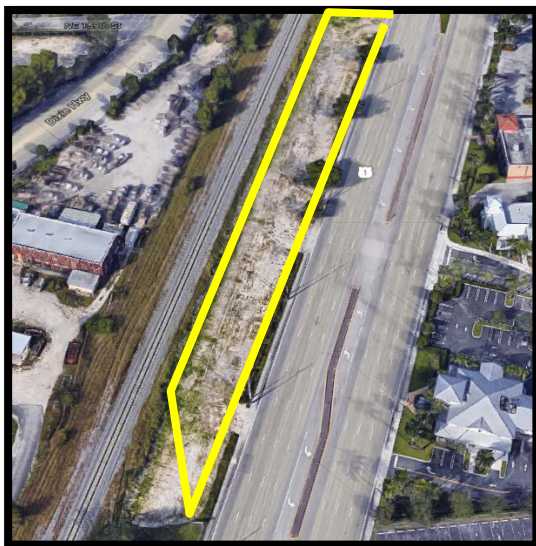
BSRA ID#131604001

Executed December 21, 2016

Address: 15700 Biscayne Blvd & 15902 Biscayne Blvd, North Miami Beach

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. The remediation system was operational during 2019 and two semi-Annual Reports were submitted. Modification to the system operation may be expected in 2020 based on the remaining contaminant levels.

## **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**

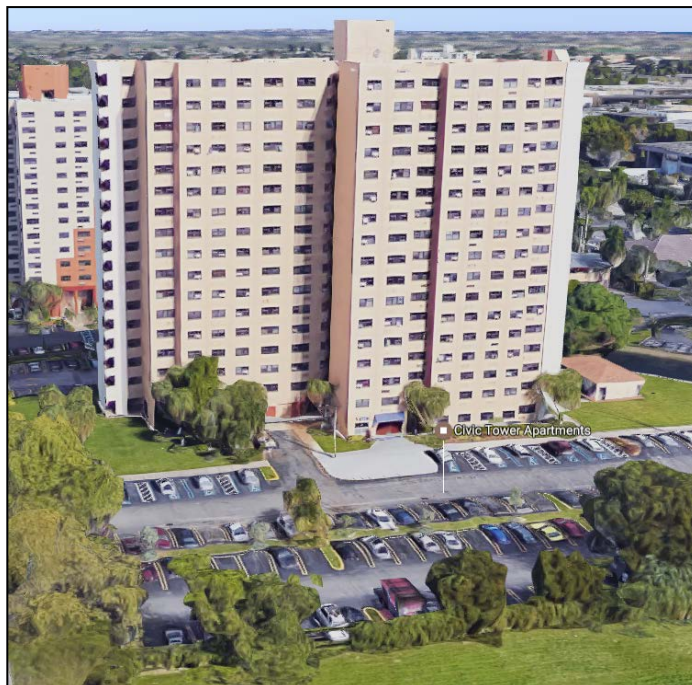
BSRA ID#139801013

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. The engineering control has been installed and the site is currently conducting groundwater monitoring to support the NFAC closure.



**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. The engineering control has been installed and the site is currently conducting groundwater monitoring to support the NFAC closure.



**T.M. Alexander Apartments**

## Coral Bay Cove

BSRA ID# 139912003

Executed December 13, 2017 and amended February 19, 2020

Address: Northeast Corner of the Intersection of U.S. 1 and SW 260<sup>th</sup> Street, Folios: 30-6927-029-0020 and 30-6927-029-0010, Unincorporated Miami-Dade County

DERM HWR-883



On December 13, 2017, a BSRA was executed with Coral Bay Cove, LLC for the Coral Bay Cove site. The BSRA was amended on February 19, 2020. 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.



Apartments constructed (2019)

**Former Biscayne Chemical**

BSRA ID# 139801015

Executed June 26, 2018

Address: 690 NW 13th Street, Miami

DERM IW5-4745/File-4393



**Within warehouse (1999)**

On June 26, 2018, 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. The BSRA was assumed on October 23, 2019 by KTLC Biscayne, LLC. Soil and groundwater are contaminated by Volatile Organic Halocarbons (VOHs). Currently, a Site Assessment Report Addendum is pending and an Interim Source Removal Plan for remediation has been conducted.



**Vacant Site – 2019**



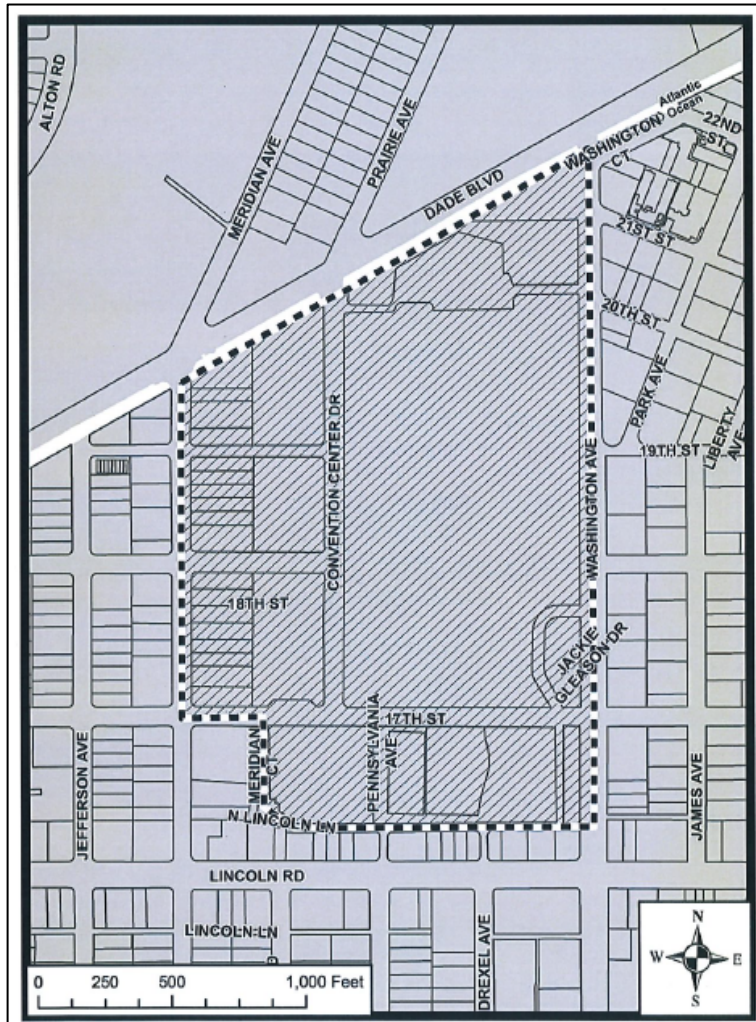
## Convention Center Site

BSRA ID# 131801001

Executed October 1, 2018

Address: 1700 Convention Center Drive, Miami Beach

DERM HWR-812



The City of Miami Beach identified soil arsenic contamination 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 has commenced and further site assessment is pending in pursuit of a No Further Action with Conditions. The Convention Center will be renovated and expanded. On April 24, 2020, DERM approved the proposed site assessment plan to complete the site assessment of the remainder of the Miami Beach Convention center and other associated sites under the BSRA. A Site Assessment Report is due by June 23, 2020.



## Maurice Gibb

BSRA ID# 131803001

Executed October 1, 2018

Address: 1700 Purdy Ave, Miami Beach

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. The site is currently completing the pending Site Assessment activities. A report with the findings of the supplemental site assessment and proposal for engineering controls and corrective actions are currently under review by DERM.



**Fleet Management Site**

BSRA ID# 131802001

Executed October 1, 2018

Address: 140 MacArthur Causeway, Miami Beach

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

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, Polycyclic Aromatic Hydrocarbons, lead, copper and arsenic, ammonia, and Total Dissolved Solids 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.



Redevelopment plans include mixed-use residential and commercial/retail.



On April 16, 2020, DERM completed the review of the full Site Assessment Report of the subject site. A report proposing additional site investigation and interim

groundwater monitoring is currently under review by DERM.

## Skilled Nursing Facility Brownfield Site

BSRA ID# 131104003

Executed December 19, 2018

Address: 3635 NW 78th Ave, Doral

DERM UT-1866



On December 19, 2018, a BSRA was executed by Care Outlook, LLC and Florida International Medical Center, LLC. On August 21, 2019, 3635 Doral Land Development, LLC assumed the BSRA from Care Outlook, LLC. 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. A monitoring plan in support of No Further Action with Conditions, and engineering control plan, are pending submittal. The design of a methane gas management system was approved for the site on February 25, 2020. 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

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. Soil management and building

construction has been completed. Engineering controls are being implemented and one year of groundwater monitoring is still pending.



**Building constructed (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/DEP 138503541



Tank removal (1991)

The City of Miami Beach entered into a BSRA for the Collins Park Garage property identified by



Tank removal excavation (1991)

Miami-Dade

Folio numbers 02-3226-001-0400 and -0405. This property was formerly occupied by a Chevron No. 47617 fuel service station. DERM records indicate 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



Garage constructed (2020)

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. The construction of the parking garage has been completed.

## Industrial Shipping

BSRA ID# 139905001

Executed December 19, 2018

Address: 2974 NW N River Drive, Miami

DERM IW5-3744/File-3462



2974 NW North River Drive, LLC, entered into a BSRA for the Industrial Shipping site, consisting of 19 parcels and currently operating 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 pending.



1989



1989



## Riverfront Brownfield Site

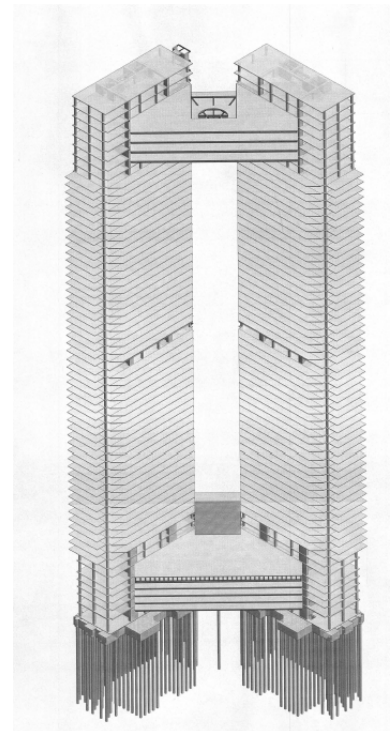
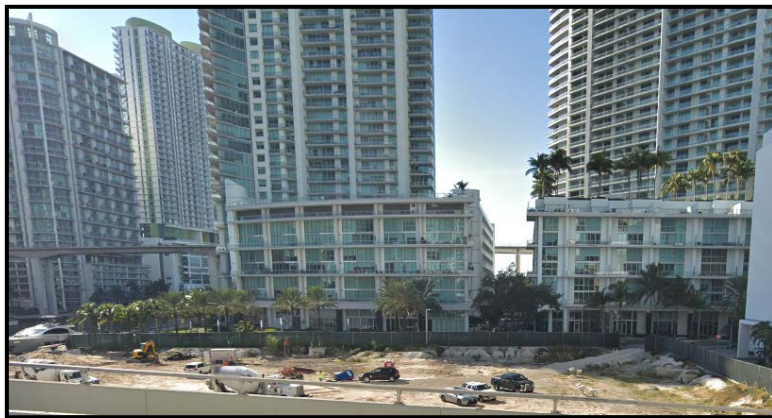
BSRA ID# 139801016

Executed December 19, 2018

Address: 24 SW 4th Street, Miami

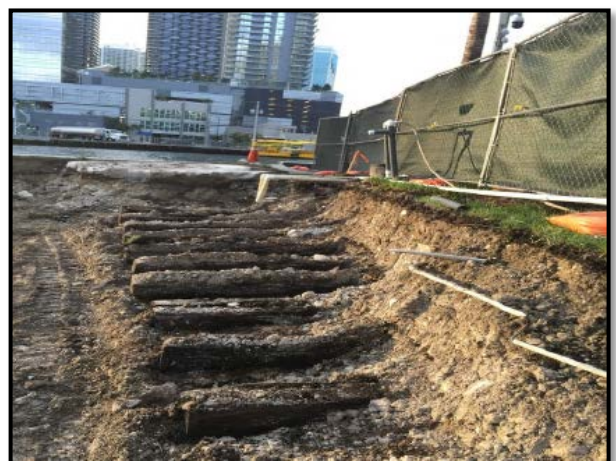
DERM HWR-848

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. The site was part of FEC rail yard operations. The property is currently vacant. Soil



Residential building rendering

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). Additional source removal is proposed in conjunction with development.



## Wynwood

BSRA ID# 1319801017

Executed March 19, 2019

Address: 2215/2217 NW Miami Ct, Miami

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. Interim source removal along with application of Klozur® to the excavation was conducted between July 2 and July 20, 2019. Following the confirmation soil sampling, Post Active Remediation Monitoring was approved on March 13, 2020 and groundwater monitoring 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.

## BSRAs Executed with FDEP<sup>1</sup>:

### 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 2<sup>nd</sup> 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

<sup>1</sup>: 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.

## Previously Issued Site Rehabilitation Completion Orders:

### **Wagner Square, LLC**

BSRA ID# 139801003

Executed August 13, 2004

Address: 1700 NW 14<sup>th</sup> 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 30<sup>th</sup> Avenue, Unincorporated Miami-Dade County

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.

**AR&J SOBE**

BSRA ID# 130001001

Executed December 29, 2000

Address: 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> - 6<sup>th</sup> 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 117<sup>th</sup> Ave and NW 25<sup>th</sup> Street, Unincorporated Miami-Dade County

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 117<sup>th</sup> Avenue and NW 25<sup>th</sup> 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 7<sup>th</sup> Avenue, Miami

DERM HWR-772

**SRCO December 18, 2014**



**Site prior to development (2013)**



**Site construction - May 2014**

A BSRA was executed on March 17, 2014 for the St. Martin's Place facility, located at 1128, 1154 and 1170 NW 7<sup>th</sup> 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)**



## **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 123<sup>rd</sup> 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 2<sup>nd</sup> 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 82<sup>nd</sup> 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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## 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: [. 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.

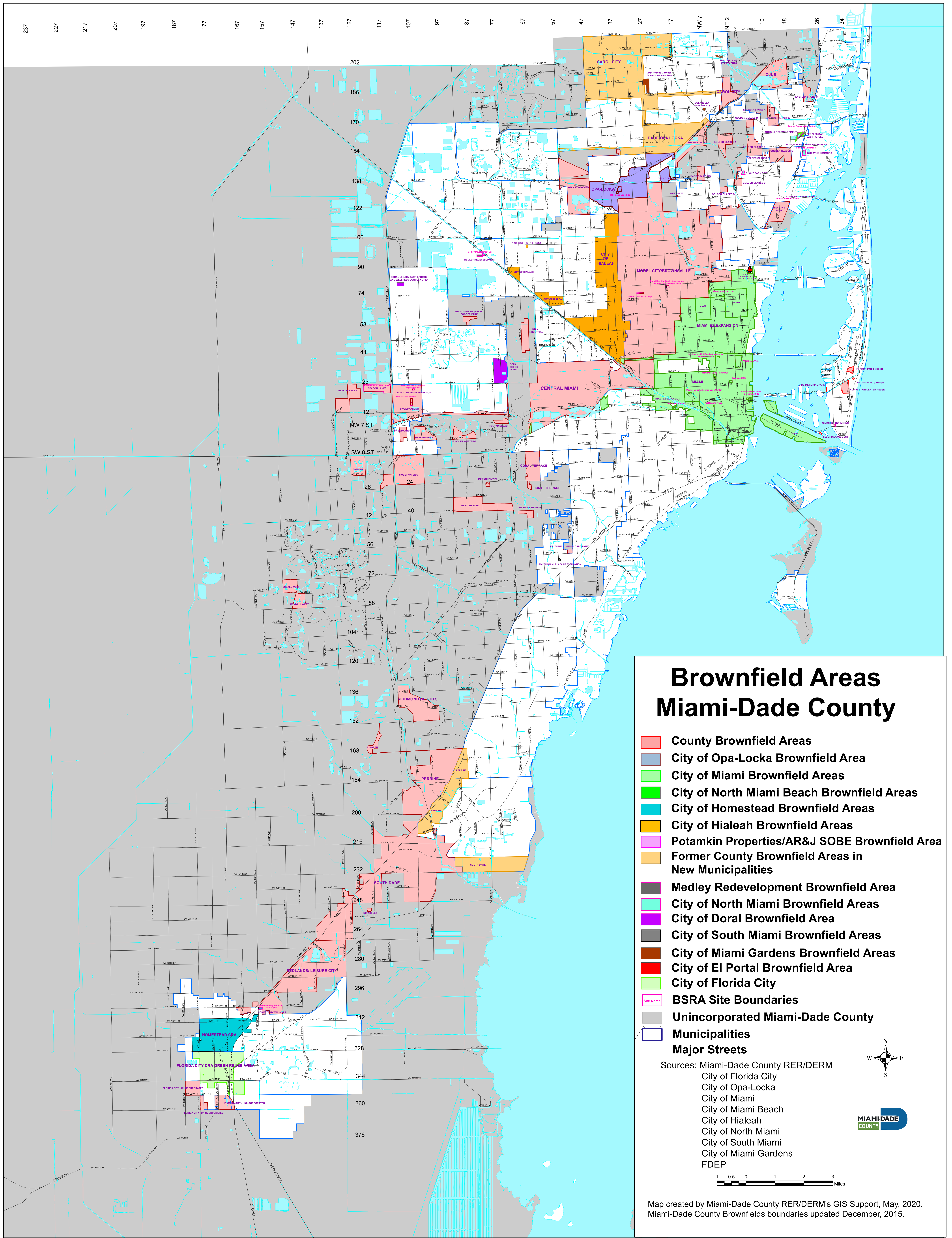


## Table 1: Miami-Dade County Brownfield Areas

<b>Brownfield Area ID# (links to resolutions)</b>	<b>Brownfield Area Name</b>	<b>Acres</b>
<a href="#"><u>BF131102000</u></a>	1350 West 49 Street	4.5
<a href="#"><u>BF131304000</u></a>	27th Avenue Corridor Greenpowerment Zone	46
<a href="#"><u>BF131101000</u></a>	8400 Coral Way	10.8
<a href="#"><u>BF130401000</u></a>	Aguaclara Brownfield Area	2
<a href="#"><u>BF131203000</u></a>	Antigua Redevelopment Site	18
<a href="#"><u>BF130301000</u></a>	Beacons Lake Brownfield Area	568
<a href="#"><u>BF130201000</u></a>	Biscayne Commons Area	12.5
<a href="#"><u>BF130824000</u></a>	Biscayne Park	232
<a href="#"><u>BF139902000</u></a>	Carol City Area	3996
<a href="#"><u>BF139905000</u></a>	Central Miami Area	4111
<a href="#"><u>BF130302000</u></a>	City of Hialeah Brownfield Area	2986
<a href="#"><u>BF131402000</u></a>	City of Miami Parks	39
<a href="#"><u>BF131805000</u></a>	Collins Park Garage Green Reuse Area	1.5
<a href="#"><u>BF131801000</u></a>	Convention Center Green Reuse Area	71
<a href="#"><u>BF130825000</u></a>	Coral Terrace	317
<a href="#"><u>BF131302000</u></a>	Coral Terrace Brownfield Area	18
<a href="#"><u>BF139903000</u></a>	Dade - Opa-Locka Area	2688
<a href="#"><u>BF130503000</u></a>	Dedicated Transportation	1.6
<a href="#"><u>BF131104000</u></a>	Doral Decor District Brownfield Area	247
<a href="#"><u>BF131502000</u></a>	Doral Legacy Park Green Reuse Area	19
<a href="#"><u>BF130826000</u></a>	Eastern Shore A	5
<a href="#"><u>BF130827000</u></a>	Eastern Shore B	143
<a href="#"><u>BF130828000</u></a>	Eastern Shore C	95
<a href="#"><u>BF131503000</u></a>	El Portal NE 83rd St. Green Reuse Area	1.9
<a href="#"><u>BF130829000</u></a>	Flagler Westside	120
<a href="#"><u>BF131802000</u></a>	Fleet Management Green Reuse Area	2
<a href="#"><u>BF130830000</u></a>	Florida City - Unincorporated	419
<a href="#"><u>BF132001000</u></a>	Florida City CRA Green Reuse Area	809
<a href="#"><u>BF131604000</u></a>	Former Melting Pot Green Reuse Area	0.6
<a href="#"><u>BF131804000</u></a>	Former Par 3 Green Reuse Area	22
<a href="#"><u>BF130831000</u></a>	Fountainbleau	41

<b>Brownfield Area ID# (links to resolutions)</b>	<b>Brownfield Area Name</b>	<b>Acres</b>
<a href="#"><u>BF130832000</u></a>	Glenvar Heights	57
<a href="#"><u>BF130833000</u></a>	Golden Glades A	165
<a href="#"><u>BF130834000</u></a>	Golden Glades B	31
<a href="#"><u>BF130835000</u></a>	Golden Glades C	63
<a href="#"><u>BF130836000</u></a>	Golden Glades D	42
<a href="#"><u>BF130837000</u></a>	Golden Glades E	198
<a href="#"><u>BF130838000</u></a>	Golden Glades F	5
<a href="#"><u>BF130839000</u></a>	Golden Glades G	217
<a href="#"><u>BF130501000</u></a>	Homestead CRA Area	1180
<a href="#"><u>BF131201000</u></a>	Homestead Wal-Mart	5.8
<a href="#"><u>BF130840000</u></a>	Kendall West	271
<a href="#"><u>BF131301000</u></a>	Land South Brownfield Area	0.3
<a href="#"><u>BF130841000</u></a>	Lingren	91
<a href="#"><u>BF131803000</u></a>	Maurice Gibb Memorial Park Green Reuse Area	3.4
<a href="#"><u>BF130601000</u></a>	Medley Redevelopment Brownfields Area	9
<a href="#"><u>BF139801000</u></a>	Miami Area	5018
<a href="#"><u>BF130502000</u></a>	Miami EZ Expansion Area	4809
<a href="#"><u>BF130814000</u></a>	Miami Industrial	175
<a href="#"><u>BF131401000</u></a>	Miami-Dade Regional Soccer Park BF Redevelopment Area	47
<a href="#"><u>BF131103000</u></a>	Mirabella Brownfield Area	10
<a href="#"><u>BF139904000</u></a>	Model City\Brownsville Area	9708
<a href="#"><u>BF131701000</u></a>	NW 58th Street Green Reuse Area	258
<a href="#"><u>BF131601000</u></a>	NW 62nd St Passive Park Green Reuse Area	5
<a href="#"><u>BF130842000</u></a>	Ojus	522
<a href="#"><u>BF139901000</u></a>	Opa-Locka Area	1424
<a href="#"><u>BF131603000</u></a>	Peoples Gas East Parcel Green Reuse Area	5.7
<a href="#"><u>BF139911000</u></a>	Perrine Area	2689
<a href="#"><u>BF130001000</u></a>	Potamkin Properties	3
<a href="#"><u>BF139913000</u></a>	Redlands/Leisure City Area	2140
<a href="#"><u>BF139910000</u></a>	Richmond Heights Area	642
<a href="#"><u>BF131403000</u></a>	Rucks Park Site	6.6

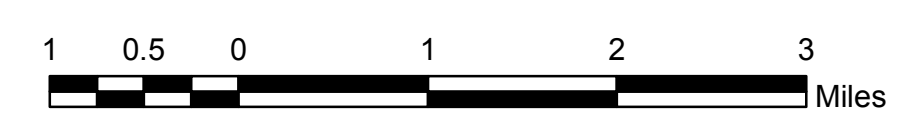
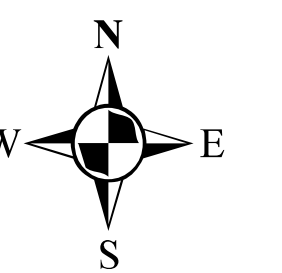
<b>Brownfield Area ID# (links to resolutions)</b>	<b>Brownfield Area Name</b>	<b>Acres</b>
<a href="#"><u>BF131202000</u></a>	Solabella Apartments Brownfield	5
<a href="#"><u>BF139912000</u></a>	South Dade Area	5055
<a href="#"><u>BF139909000</u></a>	South Miami Area	20
<a href="#"><u>BF131303000</u></a>	South Miami Plaza Preservation Site	2.5
<a href="#"><u>BF139906000</u></a>	Sweetwater A Area	69
<a href="#"><u>BF139908000</u></a>	Sweetwater C Area	783
<a href="#"><u>BF130843000</u></a>	Sweetwater D	995
<a href="#"><u>BF130844000</u></a>	Sweetwater E	175
<a href="#"><u>BF130845000</u></a>	Tamiami	214
<a href="#"><u>BF131501000</u></a>	Taylor Park Green Reuse Area	22
<a href="#"><u>BF131702000</u></a>	Village of El Portal Brownfield Area	1417
<a href="#"><u>BF130846000</u></a>	Westchester	489
<a href="#"><u>BF130847000</u></a>	Westview	0.8
<a href="#"><u>BF131602000</u></a>	Willow Lake Apartments Green Reuse Area	10



# 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
- City of Florida City
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipalities
- Major Streets

Sources: Miami-Dade County RER/DERM  
 City of Florida City  
 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, 2020.  
 Miami-Dade County Brownfields boundaries updated December, 2015.