

Memorandum



Date: August 21, 2012
To: Honorable Rebeca Sosa
Board of County Commissioners - District 6
From: Carlos A. Gimenez
Mayor 
Subject: Notice of Environmental Contamination District 6

On March 3, 2009, the Board of County Commissioners adopted Resolution No. R-227-09 requiring that when environmental contamination is identified by the Department of Regulatory and Economic Resources - Environmental Resources Management, the Commissioner in whose District the environmental contamination is located shall be notified.

Pursuant to R-227-09, please be advised that the attached letter was sent to the party responsible for site rehabilitation on July 30, 2012 due to documented soil and groundwater contamination. There is no risk of a direct exposure to contaminated soils at this time since the area is covered with asphalt/concrete. Additionally, the site is in an area receiving County water service; therefore, drinking water is not at risk from the groundwater contamination. The owner/operator/responsible party must perform site rehabilitation action in order to bring the subject site into compliance with Chapter 24 of the Code of Miami-Dade County.

The summary of this case is noted below:

Subject	Environmental Contamination
Facility Name:	Dade County Federal Credit Union
DERM File#:	File #8475 / UT 2320
Facility Address:	3901 NW 7 Street, Miami, Florida
Folio Number:	01-3132-013-1080
Description/Nature of Violation:	Environmental contamination requiring site rehabilitation action pursuant to Division 3, Contaminated Site Cleanups, Chapter 24, Code of Miami-Dade County, Florida.

Should you have any questions or require additional information, please contact Mr. Lee N. Hefty, Assistant Director of Environmental Resources Management at (305) 372-6754 or by email at heftyl@miamidadecounty.gov.

Attachment: Site Rehabilitation Order for Environmental Contamination

c: Jack Osterholt, Deputy Mayor/Director
Lee N. Hefty, Assistant Director, RER - Environmental Resources Management



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 7th Floor
Miami, Florida 33136-3912
T 305-372-6600 F 305-372-6893
miamidade.gov

July 30, 2012

Marla Ferreira, Senior Vice President
Dade County Federal Credit Union
1500 N.W. 107th Avenue
Miami, FL 33172

CERTIFIED MAIL No. 7010 1870 0000 2687 6164
RETURN RECEIPT REQUESTED

RE: Dade County Federal Credit Union facility (UT-2320/File-8475/DEP #13-9813267), located at, near, or in the vicinity of 3901 N.W. 7th Street, Miami-Dade County, Florida (Folio #01-3132-013-1080) for the discharge discovered on June 4, 2012.

Dear Mrs. Ferreira:

NOTICE OF VIOLATION AND
ORDERS FOR CORRECTIVE ACTION

A Discharge Reporting Form dated June 18, 2012 was submitted to this Department on June 19, 2012 for the above referenced site which documented evidence of hydrocarbon contamination in the ground and/or groundwater of Miami-Dade County.

Be advised that the discharge of hydrocarbons to the ground and/or groundwater of Miami-Dade County constitute violations of Chapter 24 of the Code of Miami-Dade County, to wit:

Section 24-42(1), of the aforesaid Code, inasmuch as said discharge causes water pollution, and constitutes a nuisance and sanitary nuisance as defined in Sections 24-5 and/or 24-28;

Section 24-27, of the aforesaid Code, which states in pertinent part: "No person shall cause any nuisance or sanitary nuisance as defined in Sections 24-5 and/or 24-28 hereof"; and

Section 24-25(4), of the aforesaid Code, inasmuch as any person who commits a violation of any of the rules and regulations which are adopted pursuant to this section shall be deemed guilty of committing a violation of this chapter by reference.

Based on the above and pursuant to the authority granted to me under Sections 24-7(15), 24-7(26), and pursuant to the requirements of Sections 24-45(5) and Section 24-25(1)(f) of Chapter 24 of the Code of Miami-Dade County, I am hereby ordering you to:

1. Upon receipt of this NOTICE, immediately CEASE and DESIST from any further discharges of hazardous materials to the ground and groundwater of Miami-Dade County from the subject facility.
2. Within sixty (60) days of completion of free product removal and proper disposal, soil treatment or proper soil disposal, two copies of a Source Removal Report, as outlined in Chapter 62-770.300(3), shall be submitted by the responsible party to Wilbur Mayorga, P.E., Chief, Pollution Control Division, Miami-Dade County RER, 701 NW 1st Ct, 4th floor, Miami, FL 33136.

Delivering Excellence Every Day

Dear Mrs. Ferreira
UT-2320/File-8475
FDEP Fac. ID #13/9813267
July 30, 2012
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1. Within sixty (60) days of completion of free product removal and proper disposal, soil treatment or proper soil disposal, submit to this Department two copies of a Source Removal Report, as outlined in Chapter 62-770.300(3), to Wilbur Mayorga, P.E., Chief, Pollution Control Division, Miami-Dade County RER, 701 NW 1st Ct, 4th floor, Miami, FL 33136.
2. Within two hundred seventy (270) days of receipt of this NOTICE, submit to this Department two signed and sealed copies of a "Site Assessment Report" (SAR) which meets the criteria of Chapter 62-770, Florida Administrative Code (F.A.C.) including the identification of the extent of ground and/or groundwater contamination at the subject site. The SAR shall include a Monitoring Only Proposal (MOP), or a no Further Action Proposal (NFAP), or a recommendation to prepare a Remedial Action Plan (RAP). The SAR must be submitted to Wilbur Mayorga, P.E., Chief, Pollution Control Division, Miami-Dade County RER, 701 NW 1st Ct, 4th floor, Miami, FL 33136.
3. For sites requiring active remediation, within ninety (90) days of receipt of approval from this Department for the SAR, submit two copies of a Remedial Action Plan (RAP) prepared in accordance with Chapter 62-770, F.A.C.
4. Upon receipt of approval for the RAP or MOP, immediately implement and complete the RAP or MOP in accordance with the timeframes stipulated in the approval.
5. Submit activity reports which describe the progress of the active remediation or monitoring activities at a frequency approved in the RAP or MOP.

BE ADVISED THAT FAILURE TO COMPLY WITH THE ABOVE MAY RESULT, AT A MINIMUM, IN CIVIL PENALTIES AND THE PAYMENT OF ALL DEPARTMENTAL COSTS INCURRED IN THE INVESTIGATION AND SETTLEMENT OF THIS CASE. IN ADDITION, FAILURE TO COMPLY MAY RESULT IN YOUR CASE BEING PREPARED FOR FORMAL ENFORCEMENT ACTION IN A COURT OF COMPETENT JURISDICTION PURSUANT TO THE ENFORCEMENT AND PENALTY PROVISIONS OF SECTIONS 24-29 AND 24-30 OF CHAPTER 24 OF THE CODE OF MIAMI-DADE COUNTY.

If you have any questions concerning this matter, please contact Ana Chirino of the Environmental Evaluations-Delegated Programs of this office at (305) 372-6600.

Sincerely,



Mayra Flagler, Manager
Environmental Evaluations-Delegated Programs

Enclosure(s)

cc: FDEP Oculus
DRER File



Discharge Reporting Form

PLEASE PRINT OR TYPE

DEP Form # 62-761.900(1)
Form Title Discharge Reporting Form
Effective Date _____

Instructions are on the reverse side. Please complete all applicable blanks

1. Facility ID Number (if registered): N/A 2. Date of form completion: June 18, 2012

3. General Information

Facility name: Dade County Federal Credit Union
Facility Owner or Operator: _____
Facility Contact Person: Maria Ferreira Telephone number: (305) 790-5189 County: Miami-Dade
Facility Mailing address: 1500 N.W. 107th Avenue, Miami, Florida 33172
Location of discharge (facility street address): 3901 N.W. 7th Street, Miami, Florida 33126
Latitude and Longitude of discharge (if known): _____

4. Date of receipt of test results or discovery of confirmed discharge: 06/04/2012 month/day/year 5. Estimated number of gallons discharged: Unknown

6. Discharge affected: Air Soil Ground water Drinking water well(s) Shoreline Surface water (water body name)

7. Method of discovery (check all that apply)

Liquid detector (automatic or manual) Internal inspection Closure/Closure Assessment
 Vapor detector (automatic or manual) Inventory control Groundwater analytical samples
 Tightness test Monitoring wells Soil analytical tests or samples
 Pressure test Automatic tank gauging Visual observation
 Statistical Inventory Reconciliation Manual tank gauging Other _____

8. Type of regulated substance discharged: (check one)

Unknown Used/waste oil Jet fuel Heating oil New/lube oil
 Gasoline Aviation gas Diesel Kerosine Mineral acid
 Hazardous substance - includes CERCLA substances from USTs above reportable quantities, pesticides, ammonia, chlorine, and derivatives
(write in name or Chemical Abstract Service (CAS) number) _____
 Other _____

9. Discharge originated from a: (check all that apply)

Dispensing system Pipe Barge Pipeline Vehicle
 Tank Fitting Tanker ship Railroad tankcar Airplane
 Unknown Valve failure Other Vessel Tank truck Drum
 Other _____

10. Cause of the discharge: (check all that apply)

Loose connection Puncture Spill Collision Corrosion
 Fire/explosion Overfill Human error Vehicle Accident Installation failure
 Other Unknown

11. Actions taken in response to the discharge: Groundwater impacts are believed to be from a historical gasoline station. A site assessment is being conducted.

12. Comments: _____

13. Agencies notified (as applicable):

State Warning Point 1-800-320-0519 National Response Center 1-800-424-8802 Fire Department County Tanks Program DBP (district/person)

14. To the best of my knowledge and belief all information submitted on this form is true, accurate, and complete.

MARIA FERREIRA
Printed Name of Owner, Operator or Authorized Representative

Maria Ferreira
Signature of Owner, Operator or Authorized Representative.



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

Property Information:	
Folio	01-3132-013-1080
Property Address	3901 NW 7 ST
Owner Name(s)	DADE CTY FED CR UNION
Mailing Address	1500 NW 107 AVE MIAMI FL 33172
Primary Zone	6100 RESTRICTED COMMERCIAL
Use Code	0013 OFFICE BUILDING
Beds/Baths/Half	0/0/0
Floors	1
Living Units	0
Adj. Sq. Footage	3,395
Lot Size	19,821 SQ FT
Year Built	1984
Legal Description	32 53 41 .46 AC WHITEHEAD & BLAIR SUB PB 44-78 LOTS 9 & 10 BLK 6 LOT SIZE 19821 SQUARE FEET OR 20394-0723 0502 6 COC 22450-4733 06 2004 1



Aerial Photography 2010

Assessment Information:		
	Current	Previous
Year	2011	2010
Land Value	\$713,556	\$594,630
Building Value	\$329,943	\$330,126
Market Value	\$1,043,499	\$924,756
Assessed Value	\$1,017,231	\$924,756

Taxable Value Information:		
	Current	Previous
Year	2011	2010
	Exemption/Taxable	Exemption/Taxable
County	\$0 / \$1,017,231	\$0 / \$924,756
School Board	\$0 / \$1,043,499	\$0 / \$924,756
City	\$0 / \$1,017,231	\$0 / \$924,756
Regional	\$0 / \$1,017,231	\$0 / \$924,756

Exemption Information:		
	Current	Previous
Year	2011	2010
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Sale Information:			
Date	Amount	Recording Book-Page	Qualification Code
6/2004	\$1,642,725	22450-4733	Sales which are qualified
5/2002	\$1,051,000	20394-0723	Other disqualified
12/1992	\$575,000	15767-0330	Sales which are qualified
10/1989	\$0	14316-4816	Sales which are disqualified as a result of examination of the deed
3/1984	\$550,000	12098-0724	Sales which are qualified
9/1977	\$115,000	09873-1427	Sales which are disqualified as a result of examination of the deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov