

Memorandum



Date: February 20, 2015

To: Honorable Xavier L. Suarez
Board of County Commissioners-District 7

From: Carlos A. Gimenez
Mayor 

Subject: Notice of Environmental Contamination in Commission District 7

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 Division of Environmental Resources Management (DERM), the Commissioner in whose District the environmental contamination is located shall be notified of such.

Pursuant to R-227-09, please be advised that the attached letter was sent to the party responsible for site rehabilitation on February 4, 2015 due to documented soil and groundwater contamination. There is no direct exposure risk to the contaminated soils since the property is fenced. Additionally, the area is served with municipal water; therefore, their 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 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:	Former City of Miami Convention Center
DERM File #:	HWR-776
Facility Address:	2700 S. Bayshore Drive, Miami, Florida in Miami-Dade County
Folio Number:	01-4122-002-0010
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, Division of Environmental Resources Management, Department of Regulatory and Economic Resources at (305) 372-6754 or by email at heftyl@miamidadegov.

Attachment: Site Rehabilitation Order for Environmental Contamination

c: Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources
Lourdes Gomez, Deputy Director, Regulatory Resources - RER
Lee N. Hefty, Assistant Director, Division of Environmental Resources Management - RER



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6982
miamidade.gov

February 4, 2015

CERTIFIED MAIL NO. 7009 00800 0000 1052 5889
RETURN RECEIPT REQUESTED

Alice Bravo, P.E., Deputy City Manager
Office of the City Manager
City Of Miami
444 S.W. 2nd Avenue
Miami, FL 33130

Re: Site Assessment Report Addendum submitted on January 16, 2015 by URS Corporation for the former City of Miami Convention Center (Proposed Regatta Park) facility (HWR-776) located at, near, or in the vicinity of 2700 S. Bayshore Drive, Miami, Miami-Dade County, Florida.

Dear Ms. Bravo:

The Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced documents received January 20, 2015 and offers the following comments:

1. The proposed assessment/source removal is approved with the following modifications:
 - a. Former elevator area.
 - i. Be advised that the proposed excavation as per Figure 3 shall be extended to soil boring SB-EL8.
 - ii. The groundwater plume for PAHs shall be delineated in the area of MW-EL1.
 - b. Former Petroleum Discharge area: Since the assessment was conducted based on the approximate location of the former underground storage tank system, a total of two additional soil borings shall be installed from the 0-2 foot interval below land surface for VOA, PAHs and TRPH. These soil borings shall be installed, one 10 feet north of SB-P2 and the other 20 feet east of SB-P3 (see attached map).
 - c. PAHs north of the former North Hall area: Be advised that the proposed source removal shall also address soil contamination documented at soil borings SB-1RW1002, SB-1RW02 and SB-1R. The source removals in the grassy area to address SB-1RW1002-5 and the three soil borings above shall either extend to the proposed side walk or concrete walk way or asphalt parking lot or to the soil borings below applicable PAHs Soil Cleanup Target Levels (SCTLs). If the excavation does not extend to these endpoints, then post excavation wall confirmation soil sampled shall be collected for PAHs analysis.
 - d. PAHs south of the former West Hall area: The soil plume is not horizontally delineated to the northeast and southeast of SB-13RS1002-1. Be advised that the source removal in the grassy area shall either extend to the proposed side walk or concrete walk way or asphalt parking lot or to the soil borings below applicable PAHs SCTLs. If the excavation does not extend to these endpoints, then post excavation wall confirmation soil samples shall be collected for PAHs analysis.

- e. A confirmation groundwater sample for arsenic shall be collected from the monitoring well at the former south hall generator area (MW-SG-1) with 10.6 parts per billion arsenic results.
2. Scaled site maps with soil isoconcentration contours per two foot depth interval to the water table shall be provided for each of the contaminants of concern from each of the areas, including areas to be covered under asphalt and concrete. The contours shall extend to the soil borings with contaminants of concern at or below applicable cleanup target levels. If a confirmation soil boring was not installed in a particular direction, then an estimated isoconcentration contour shall be provided.
3. Concerning the arsenic soil contamination documented on this site, provide a scaled site map with all of the arsenic analytical results per two foot depth interval to the water table for each sampling location, including soil that was at or below arsenic soil cleanup target levels. Another scaled site map shall be provided per two foot depth interval for each sampling location where all of the black peaty, muck or marl material suspected of being from the former dredging operation spoils was documented. Once DERM has received and reviewed this information, requirements to address arsenic concentrations in soil will be provided.
4. Monitoring well construction details and groundwater elevation summary tables shall be submitted.
5. DERM will provide comments on the proposed Corrective Action Plan based on alternate SCTLs, once the comments above are addressed.

Be advised that the levels of groundwater and/or soil analytical results PAHs and Arsenic submitted in this report constitute violations of Chapter 24, Code of Miami-Dade County (the Code), specifically, Sections 24-44, 24-27, 24-28, and 24-29 of the Code.

Based on the above, and pursuant to Sections 24-7(15), 24-7(26), and 24-44(2)(g) of the Code, you are hereby ordered to submit to this office for review, within sixty (60) days of receipt of this letter, two copies of a Site Assessment Report (SAR), one paper and one electronic PDF on CD, prepared in accordance with Section 24-44(2)(j)(iv) of the Code. Specific guidance for the preparation of the SAR may be downloaded from DERM's web page at: www.miamidade.gov/environment/pollution-remediation.asp.

If you have any questions concerning the above, please contact Vishal Katoch, P.G. (katocv@miamidade.gov) of the Environmental Assessment Section at (305) 372-6700.

Sincerely,

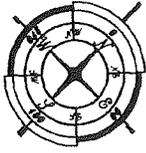


Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division

vk

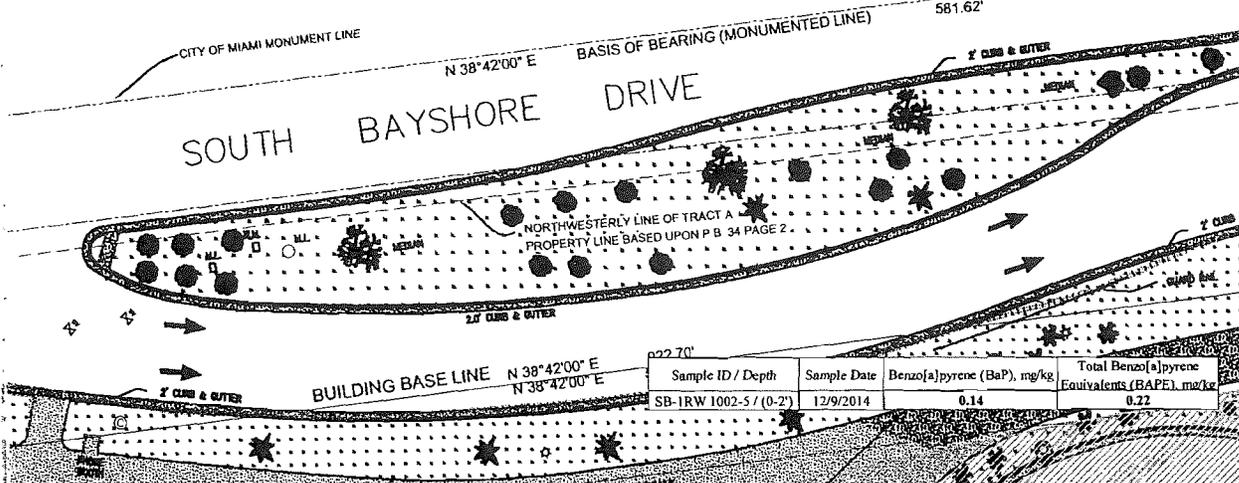
ec: Harry James, City of Miami (hjames@miamigov.com)
Jeovanny Rodriquez, City of Miami – (jeovannyrodriguez@miamigov.com)
Samir Elmir, FDOH (samir.elmir@flhealth.gov)
John Andersen - DERM

ch AVENUE

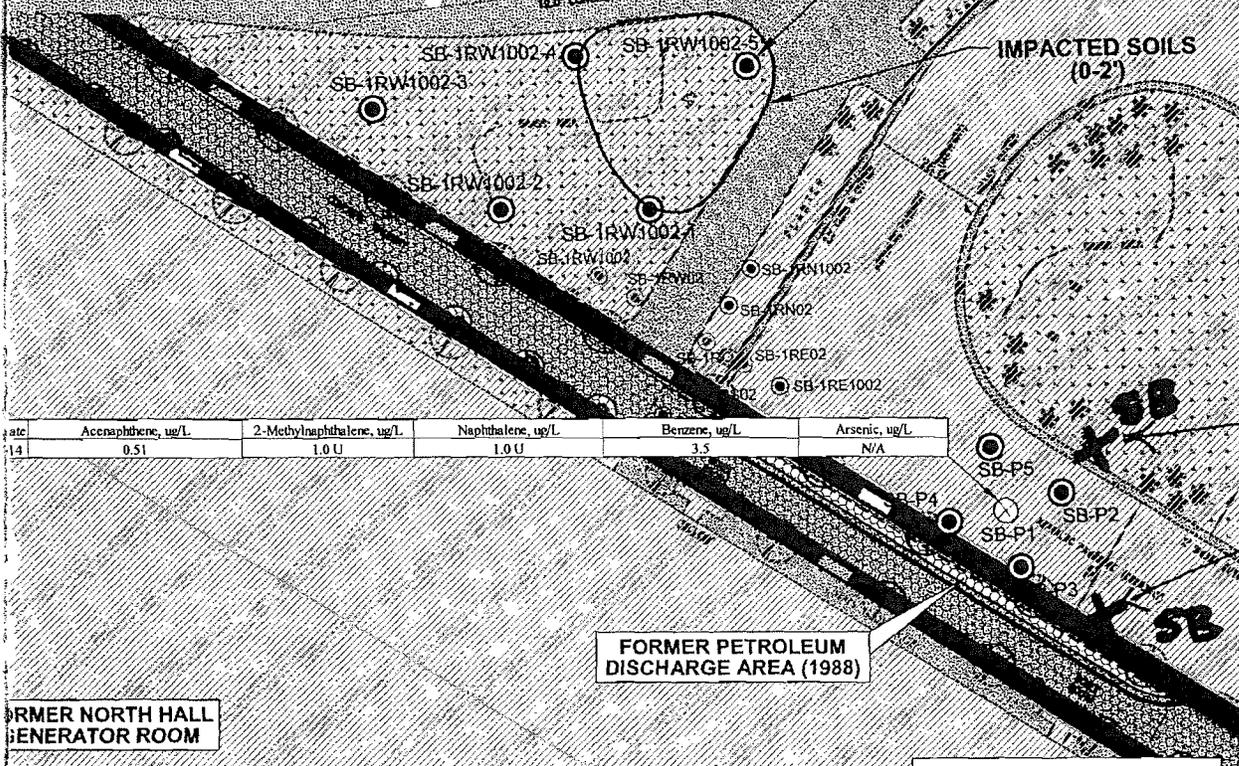


GRAPHIC SCALE

(IN FEET)
1 Inch = 50 Ft.



Sample ID / Depth	Sample Date	Benzo[a]pyrene (BaP), mg/kg	Total Benzo[a]pyrene Equivalents (BAPEL), mg/kg
SB-1RW 1002-5 / (0-2')	12/9/2014	0.14	0.22



Concentration	Acenaphthene, ug/L	2-Methylnaphthalene, ug/L	Naphthalene, ug/L	Benzene, ug/L	Arsenic, ug/L
14	0.51	1.0 U	1.0 U	3.5	N/A

Criteria/Parameter	Arsenic, mg/kg	Benzo(a) Pyrene, mg/kg	Benzo(a)P yrene Eq(BAPE), mg/kg
Direct Exposure Residential	2.1	0.1	0.1
Direct Exposure - Commercial/Industrial	12	0.7	0.7
Leachability to Groundwater	NA	8	8

Note: Exceedances of Residential Direct Exposure shown in bold

Parameter	Units	GCTL	MAQC
Arsenic, Total	ug/l	10	100
Benzene	ug/l	1	100
Toluene	ug/l	40	400
Ethylbenzene	ug/l	30	300
Xylenes, Total	ug/l	20	200
Acenaphthene	ug/l	20	200
Benzo(a)pyrene	ug/l	0.2	20
2-Methylnaphthalene	ug/l	28	280
Naphthalene	ug/l	14	140
Phenanthrene	ug/l	210	2,100
Pyrene	ug/l	210	2,100

Note: Exceedances of GCTLs shown in bold

URS
URS CORPORATION
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LI No. AA-C000801 PFD-15271-0

Design: V.K.
Drawn: R.C.
Checked: V.K.
Survey: /
Inspector: /
Project Manager: V.K.

Revisions	Description

No.	Date

DRAWING TITLE:
SOIL BORING AND MONITOR WELL LOCATIONS
- NORTH (DECEMBER 2014)

PROJECT:
CITY OF MIAMI
FORMER COCONUT GROVE CONVENTIONAL CENTER
SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT
2700 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA

Soil boring
Soil boring

Contract No. _____

Date: 1-6-15 Scale: 1"=20'-0"

Figure No. 2

File: _____ Drawer: _____ Dwg.: _____