Memorandum

MIAMI-DADE COUNTY

Date: July 21, 2015

To: Honorable Jose "Pepe" Diaz
County Commissioner - District 12

From: Carlos A. Gimenez
Mayor

Subject: Notice of Environmental Contamination in Commission District 12

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 June 19, 2015 due to documented soil contamination. The site is currently undeveloped and fenced, limiting the direct exposure risk to contaminated soils. 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:	West Park Industry facility
DERM File #:	File-N/A/ IW5-20757
Facility Address:	10890 NW 17th Street, Miami, Florida in Miami-Dade County
Folio Number:	25-3031-016-0010 & 25-3031-016-0020
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@miamidade.gov.

Attachment: Site Rehabilitation Order for Environmental Contamination

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

MIAMI-DADE COUNTY
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

June 19, 2015

CERTIFIED MAIL NO. 7013 2630 0001 2419 6247
RETURN RECEIPT REQUESTED

James Houston, Manager
Dolphin Professional Centre, LLC
2501 NW 112 AVE STE # 111
Miami, FL 33172

Re: Phase 2 Environmental Assessment Report (Phase 2) dated October 21 and prepared by Hydrologic Associates U.S.A., Inc. (HAI) for the West Park Industry facility (IW5-20757/File-NA) located at, near, or in the vicinity of 10890 NW 17th Street, Miami, Miami-Dade County, Florida.

Dear Mr. Houston:

The Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced document received May 6, 2015. Be advised that the levels of groundwater and/or soil analytical results (arsenic and total benzo(a)pyrene equivalents) 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. Additionally, methane gas was documented at levels exceeding 25% of the Lower Explosive Limit (LEL).

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. A review fee $1,350 shall be included with the report. Specific guidance for the preparation of the SAR may be downloaded from DERM's web page at: www.miamidade.gov/environment/pollution-remediation.asp. In addition to addressing all SAR requirements of Section 24-44(2)(j)(iv) of the Code, the SAR shall address the following:

1. DERM records indicate that solid waste remains in the western portion of the property, with the exception of the building footprints of proposed "Building A" and the western half of "Building D" referenced in the Solid Waste Removal Certification Report and Site Assessment Report dated May 28, 2008. The extent of solid waste remaining onsite shall be investigated and delineated through the use of test pits and visual observation. Any areas of the site which currently contain solid waste shall be depicted on a scaled site map. Additionally, a description of solid waste processing operations conducted onsite (e.g. solid waste screening conducted from December 2007 through March 2008) shall be provided and areas of excavation and recovered screen material reuse shall be depicted on a scaled site map. Additional soil and groundwater assessment shall be conducted in and around source areas. Note that soil samples shall be collected to the water table. Soil and groundwater assessment shall include laboratory analysis for Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Total Recoverable Petroleum Hydrocarbons (TRPH), 8 RCRA metals, Polychlorinated Biphenyls (PCBs), Chloride, Nitrate/Nitrite, Sulfate, Ammonia, Phenols, pesticides (organophosphate and organochloride), herbicides, aluminum, and iron. Based on the results, additional soil and/or groundwater assessment may be required.

2. DERM does not object to HAI's recommendation to continue monitoring methane gas emissions from the six vapor monitoring points (VW-4 through 9) at this time. However, be advised that based on construction/development plans and current methane gas % LEL concentration, a Methane Gas Mitigation Plan shall be submitted for review prior to redevelopment activities. All documents and submittals pertaining to a Methane Gas Management System (MGMS) shall be signed, sealed, and dated by a professional Engineer (P.E.) registered in the State of Florida and shall include the following statements:

    a. That he/she possesses the required knowledge and experience in the design, construction, operation, and maintenance of methane gas collection systems.

    b. That the design and construction of the gas management system is protective and will mitigate all hazards associated with the methane gas (e.g., underneath the building footprint, paved and unpaved areas, at the property boundary, etc.).

    Additionally, be advised that vapor wells utilized for methane gas assessment shall be constructed and placed in such a manner so that their screens intersect the solid waste profile and extend above the groundwater table. Be advised that a sufficient length of the well screened interval must intersect the vadose zone for the samples to be representative of the methane gas concentrations generated in the soil Therefore, based on the information provided in response to comment # 1 above, additional methane gas monitoring points may be required.

3. Oxygen concentrations ranging from 17.2% to 21.3% by volume were recorded in the monitoring points (i.e., VW-2, VW-4, and VW-7). Efforts shall be made to eliminate ambient air intrusion during methane monitoring activities. Please verify proper vent and wellhead construction (e.g., check for leaks, etc.), instrument connections during sampling and calibration procedures of the monitoring instrument. In addition to oxygen and carbon dioxide concentration measurements, future monitoring shall include nitrogen readings to be recorded at each methane monitoring location. Additionally, the following data is required during methane gas monitoring:

    a. Static methane readings (maximum accumulation concentration) must be collected without purging and recorded as a percent of the LEL calibrated for methane and percent by volume. The sampling pump and meter must remain connected and samples shall continue to be collected until steady state is achieved (i.e., an equilibrium where readings do not vary more than 0.5 percent by volume on the instrument scale).

    b. If methane is detected, then provide methane concentration vs. time plots per monitoring point beginning from the static and ending at steady state conditions.

    c. Provide specifications for the equipment used to sample/monitor temperature, pressure, oxygen, and methane gas. Said equipment shall be capable of accurately measuring methane concentration in oxygen deficient environments (e.g., dilution orifice, dilution pump, infrared spectrum meter, etc.).

    d. The methane gas monitoring device calibration sheet shall also be provided.

4. Be advised that based on HAI's recommendation that soils shall be evaluated with respect to Commercial/Industrial Cleanup Target Levels (CTLs), the responsible party may utilize the provisions of Section 24-44(2)(k)(ii), the Code, to obtain closure with a No Further Action With Conditions (NFAC). This closure option will require enactment of institutional and if applicable engineering controls to ensure protection of human health, public safety, and the environment. To qualify for this option, soil conditions at the property boundary (or boundary of the institutional/engineering control) must meet the applicable CTLs. Additionally, where soils exceed Commercial/Industrial soil CTLs (e.g. SB-7 [0-6"], SB-5 [6"-2'] and SB-4 [6"-2']), these soils shall be address in accordance with Section 24-44, the Code (i.e. removed and/or capped with an engineering control).

5. Be advised that a Soil Management Plan, Health and Safety Plan and Dust Control Plan shall be submitted for review prior to the initiation of any redevelopment activities onsite.

6. Lithology logs/soil boring logs shall be prepared during soil assessment and monitoring well installation and on standard penetration test borings and shall be included in all future submittals.

Be advised that failure to comply with above orders may result in this case being prepared for formal enforcement action in a court of competent jurisdiction for appropriate legal action under the enforcement provisions of Chapter 24 of the Code of Miami-Dade County, Florida.

If you have any questions concerning the above, please contact Caroline Wright (wrighc@miamidade.gov) of the Environmental Monitoring and Evaluation Section at (305) 372-6700.

Sincerely,

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

cw
ec: James T. Miller, P.E., Hydrologic Associates U.S.A. Inc., jmiller@haimiami.com