

Memorandum



Date: September 1, 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, the attached correspondence was sent to the party responsible for site rehabilitation on July 31, 2015 due to documented soil and groundwater contamination. Contaminated soils which pose a direct exposure risk are present onsite, however site access is restricted by a fence around the perimeter of the property. Additionally, the site is on well water. However, there are currently no facilities onsite which provide potable 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:	White Course Golf Course
DERM File #:	File-N/A/ HWR-828
Facility Address:	7901 NW 41 ST., Miami, Miami-Dade County, Florida
Folio Number:	35-3022-000-0110, 35-3022-000-0011 & 35-3022-002-0010
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 hefty1@miamidade.gov.

Attachment

- 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 - RER



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court, 4th Floor

Miami, Florida 33136-3912

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miamidade.gov

July 31, 2015

Barry A. N. Bloom
KSL Hotel Corp.
PO BOX 4920
Orlando, FL 32801

CERTIFIED MAIL NO.7013 2630 0001 2419 6407
RETURN RECEIPT REQUESTED

Re: Preliminary environmental due diligence results dated July 9, 2015 and prepared by Bilzin Sumberg, LLP for the White Course Golf Course facility (HWR-828/File-N/A) located between NW 48th Avenue and NW 79th Avenue and between NW 41 ST. and theoretical NW 48th S. (folio # 35-3022-000-0110), Miami, Miami-Dade County, Florida.

Dear Mr. Bloom:

The Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced document received July 13, 2015. Be advised that soil and groundwater laboratory analytical reports and appropriate sampling logs were not provided as part of this review and the conclusions reached thereof are subject to validation once all appropriate documents have been submitted to DERM. Based on the information provided, DERM offers the following comments:

1. Based on the reported arsenic concentrations detected in groundwater and soil samples collected onsite, further soil and groundwater delineation is required in order to fully delineate the vertical and horizontal extent of the contaminant plume(s). If data indicates that the plume extends beyond the property boundaries, offsite samples may be required to define the extent of the plume.
2. Please provide a recommendation in the next submittal as to the site's desired closure option (e.g. no further action (NFA), no further action with conditions (NFAC), etc.). The degree and extent of soil and groundwater assessment required for the site is dependent upon the sought after closure option. A Soil and/or Groundwater Sampling Plan may be submitted to DERM for review prior to initiation of assessment activities.
3. Due to the historic use of the site as a golf course, soil and groundwater assessment shall include assessment for nitrate/nitrite, iron, copper, zinc, and boron. Please be advised that the Groundwater Analytical Summary table (Table 4) provided does not indicate that groundwater samples were analyzed for organochlorine and organophosphorus pesticides. If laboratory analytical reports (pending submittal) indicate that groundwater was not analyzed for organochlorine and organophosphorus pesticides, then additional groundwater assessment shall include analysis for organochlorine and organophosphorus pesticides.

Be advised that the reported Arsenic concentrations for soil and groundwater samples 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.

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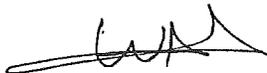
Barry Bloom
HWR-828/F-N/A
July 31, 2015
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Based on the above, and pursuant to Sections 24-7(15), 24-7(26), and 24-44(2)(g) of the Code, you are hereby ordered to submit to this office for review, within sixty (60) days of receipt of this letter, two 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, along with a \$1,350 review fee. Specific guidance for the preparation of the SAR may be downloaded from DERM's web page at: www.miamidade.gov/environment/pollution-remediation.asp.

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 (wrightc@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: Howard Nelson, Bilzin Sumberg LLP., hnelson@bilzin.com
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