

# Memorandum



**Date:** November 9, 2015

**To:** Honorable Chairman Jean Monestime  
County Commissioner - District 2

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Notice of Environmental Contamination in Commission District 2

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, be advised the attached letter was sent to the party responsible for site rehabilitation on October 13, 2015 due to documented soil and groundwater contamination. The property is vacant and fenced, limiting exposure to the soil contamination. Additionally, the site is not occupied; therefore, there is no on-site drinking water risk from the groundwater contamination. Further assessment to determine if off-site groundwater contamination exists is pending. 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 Westview Country Club
DERM File #:	File-9374/ AW-173
Facility Address:	11714 NW 22 <sup>nd</sup> CT, 11600 NW 22 <sup>nd</sup> Ave and 11700 East Golf Drive, Miami, Florida in Miami-Dade County
Folio Number:	30-2134-001-0620, 30-2134-003-0260, 30-2134-003-0270, 30-2134-003-0280, 30-2134-003-0290 and 30-2134-021-0021
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](mailto:heftyl@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, RER Assistant Director, Environmental Resources Management Division, Department of Regulatory and Economic Resources



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

October 13, 2015

CERTIFIED MAIL NO. 7013 2630 0001 2419 9125  
RETURN RECEIPT REQUESTED

Rosal Westview, LLC  
c/o Robert Saland, President  
3050 Biscayne Blvd.  
Suite 300  
Miami, FL 33137

Re: Analytical Results (Limited Subsurface Investigation) dated December 5, 2014 for the Former Westview Country Club facility (AW-173/File-9374) located at, near, or in the vicinity of 11714 NW 22<sup>nd</sup> CT, 11600 NW 22<sup>nd</sup> Ave and 11700 East Golf Drive (Folio #s: 30-2134-001-0620, 30-2134-003-0260, 30-2134-003-0270, 30-2134-003-0280, 30-2134-003-0290, 30-2134-021-0021), Miami, Miami-Dade County, Florida.

Dear Mr. Saland:

The Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced analytical results received September 3, 2015.

Be advised that the levels of groundwater and soil analytical results 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 ninety (90) 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 \$1350 review fee shall be included with the submittal. Specific guidance for the preparation of the SAR may be downloaded from DERM's web page at: [www.miamidade.gov/environment/pollution-remediation.asp](http://www.miamidade.gov/environment/pollution-remediation.asp). As the prospective purchaser (Panattoni) was notified in a meeting with DERM on October 7, 2015, a Soil and Groundwater Sampling Plan may be submitted in advance of the SAR. A \$900 review fee shall be included with the Sampling Plan.

Additionally, DERM records suggest the possible presence of residential properties with private wells in the vicinity of the subject site. Therefore, within **thirty (30) days** of receipt of this letter, submit a well location map showing the approximate location(s) of all municipal/public wells and private supply wells (e.g., potable, irrigation, industrial, etc.) identified within ½ mile and ¼ mile, respectively, of the subject site, and a table summarizing the capacity, use and well construction details, if available, of all the water supply wells identified during the well survey.

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.

*Delivering Excellence Every Day*

Mr. Saland  
AW-173/File-9374  
October 13, 2015  
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DERM acknowledges that a Brownfield Site Rehabilitation Agreement (BSRA) may be executed for the site. Site rehabilitation upon BSRA execution shall be conducted in accordance with Chapter 62-780, Florida Administrative Code.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

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

Sincerely,



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

sr

ec: Janet Peterson, P.G., Bureau Veritas North America, Inc., [janet.peterson@us.bureauveritas.com](mailto:janet.peterson@us.bureauveritas.com)  
Guillermo Accame, Director of Risk Management, Panattoni, [waccame@panattoni.com](mailto:waccame@panattoni.com)  
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