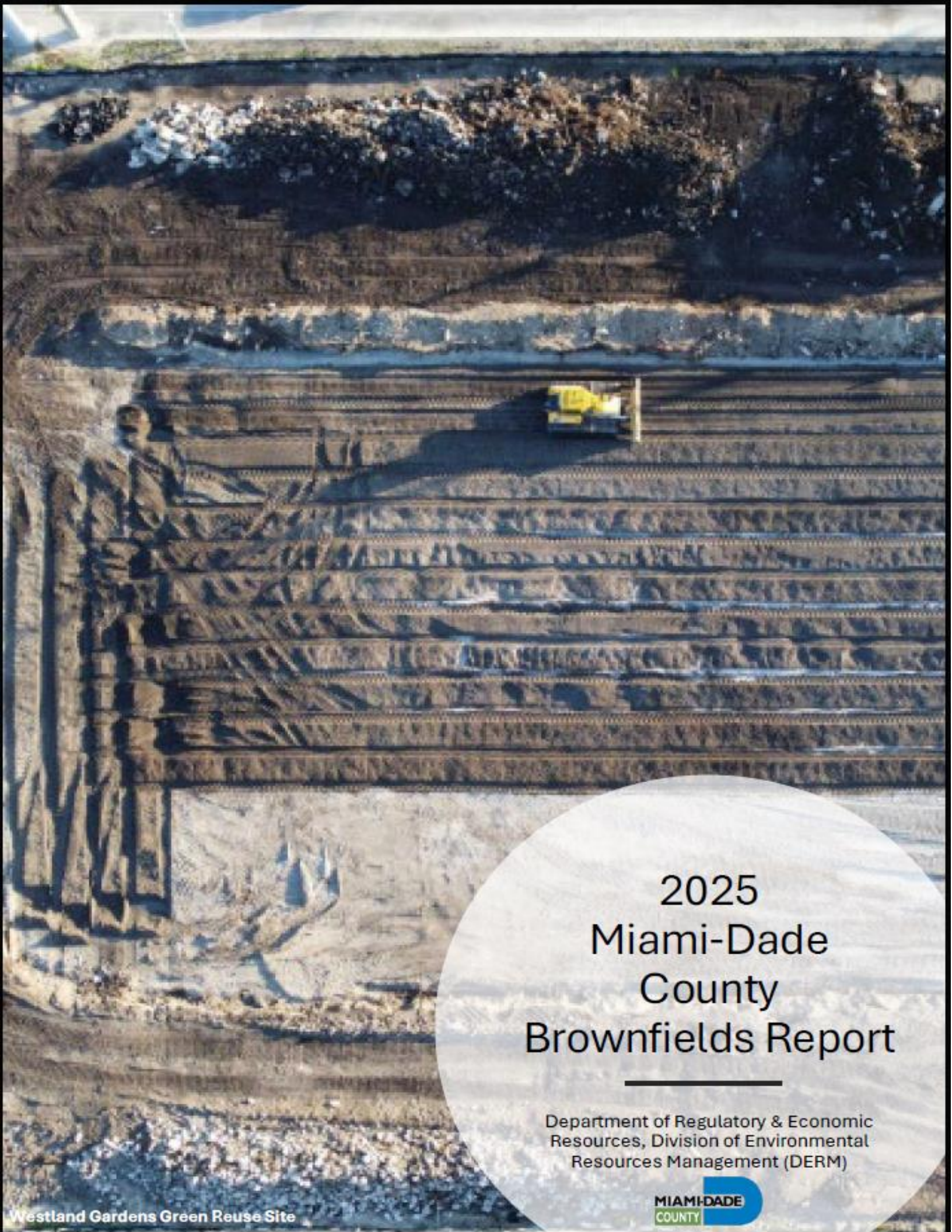




2025 Miami-Dade County Brownfields Report

Department of Regulatory & Economic
Resources, Division of Environmental
Resources Management (DERM)



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MIAMI-DADE COUNTY'S BROWNFIELDS PROGRAM



Northside Commons

The Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), through its 2020 delegation agreement with the Florida Department of Environmental Protection (FDEP), administers the Miami-Dade County Brownfield Program to encourage the expansion, redevelopment and reuse of brownfields, where expansion, redevelopment or reuse may be complicated by actual or perceived environmental contamination.

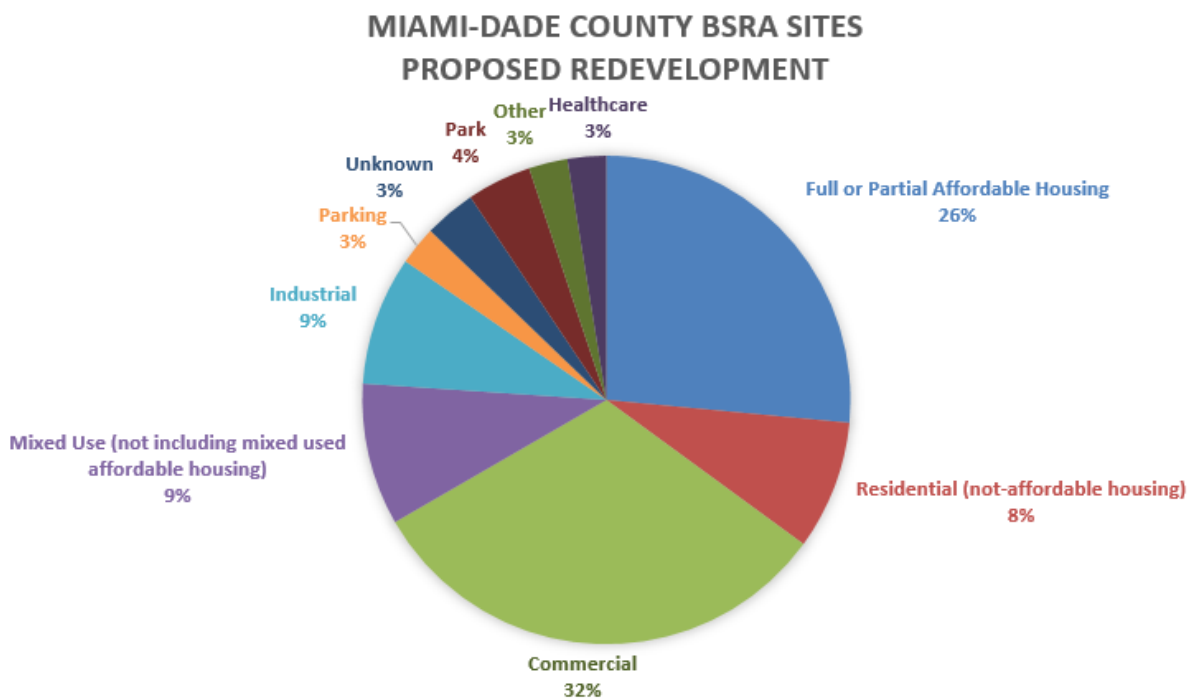
A brownfield area is a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government by resolution. There are currently one hundred brownfield areas in Miami-Dade County, fifty-three of which were designated by the County beginning in 1999 when enterprise zones, empowerment zones, and other such designated economically depressed areas were made brownfield areas to encourage site rehabilitation, redevelopment, investment and job creation.

Miami-Dade County's delegation agreement with FDEP, which was renewed in October of 2020 for a ten-year period, authorizes Miami-Dade to negotiate, execute and ensure compliance of Brownfield Site Rehabilitation Agreements (BSRAs) for brownfield sites within a designated brownfield area. Execution of a BSRA entitles a qualifying Person Responsible for Brownfield Site Rehabilitation (PRFBRSR) to certain benefits and incentives, including but not limited to a bonus refund for job creation, sales tax refund on building materials for affordable or mixed-use housing, tax credits on eligible site rehabilitation costs incurred and solid waste removal, and certain liability protections.

Currently there are eighty (80) active BSRA sites in Miami-Dade County, eight of which were executed with FDEP rather than Miami-Dade based on the County's prior or current ownership of the property or the County's involvement in funding the site's rehabilitation. Since the inception of the program, thirty-three (33) BSRA sites

have been assessed and rehabilitated pursuant to the cleanup criteria of Chapter 62-780, Florida Administrative Code, and have received a Site Rehabilitation Completion Order or Conditional Site Rehabilitation Completion Order. Figure 1 in the appendix of this report shows the BSRA sites that have received closure, along with active BSRA sites still undergoing site rehabilitation.

Brownfields redevelopment can bring significant benefits to communities, including facilitating job growth, increasing local tax bases, reducing public health and environmental hazards, and expanding housing solutions. A breakdown of all Miami-Dade County BSRA sites by their proposed development plans indicates that 26% include affordable or workforce housing, helping to tackle Miami-Dade’s urgent housing affordability crisis.



This Annual Report summarizes brownfield area designation and BSRA site activities in Miami-Dade County from June 1, 2024, through May 31, 2025. During this annual reporting period, five new Brownfield Areas were designated, and Miami-Dade County executed eight new BSRAs, one BSRA Assignment and Assumption Agreement and one BSRA Amendment. Four additional BSRAs were executed with FDEP, and four BSRAs were terminated. Additionally, one site received a Site Rehabilitation Completion Order, as further detailed below.

NEW BROWNFIELD AREAS DESIGNATED:

Miami-Dade County designated the following brownfield areas during this reporting period:

- Lithia Motors Green Reuse Area (BF132402000), consisting of 8.392 acres, via resolution 24-159 on June 12, 2024.
- Ludlam Trail Phase II Green Reuse Area (BF132501000), consisting of approximately 5.6 acres, via resolution R-32-25 on January 22, 2025.

The City of Hialeah designated the following brownfield areas during this reporting period:

- WGC 97th Green Reuse Area (BF132403000), consisting of approximately 9.3 acres, via resolution 2024-244 on September 10, 2024.
- 2400 W Okeechobee Green Reuse Area (BF132405000), consisting of approximately 2.16 acres, via resolution 2024-397 on December 10, 2024

The City of North Miami designated the following brownfield area during this reporting period:

- Claude Pepper Park Green Reuse Area (BF132404000), consisting of 11.14 acres, via resolution 2024-R-139 on September 24, 2024.

BSRA ASSIGNED AND ASSUMED:

On December 18, 2024, an Assignment and Assumption Agreement was executed to assign the Water Park Villas Green Reuse Site BSRA from Water Park Villas, LLC to Murat Capital Partners, LLC.

BSRA AMENDED:

On December 18, 2024, a First Amendment to the Southpoint Vista Green Reuse Site BSRA was executed to add MHP FL IX, LLLP as a PRFBSR to the BSRA and amend certain paragraphs of the BSRA.

BSRAs TERMINATED:

The BSRA for the 1255 NW 103rd Street Brownfield Site (BF139904003) was terminated on July 29, 2024. On May 1, 2025, FDEP issued a Site Rehabilitation Completion Order for the December 28, 1988 petroleum discharge at the site, which addressed the contamination that was subject to the BSRA.

The BSRA for Paradise Park Green Reuse Site (BF132206001) was terminated upon request by the PRFBSR on October 17, 2024.

The BSRA for Palmetto Station Logistics Center (BF132208001) was terminated upon request by the PRFBSR on January 23, 2025.

The BSRA for Palmetto 74 Logistics Center (BF132209001) was terminated upon request by the PRFBSR on March 5, 2025.

**SITE REHABILITATION COMPLETION ORDER ISSUED:
JUNE 1, 2024 – MAY 31, 2025:**

Northside Commons Brownfield Site

BSRA ID# 139904006

Executed December 30, 2020

Address: 8301 NW 27 Ave, Unincorporated Miami-Dade County

Acres: 0.94

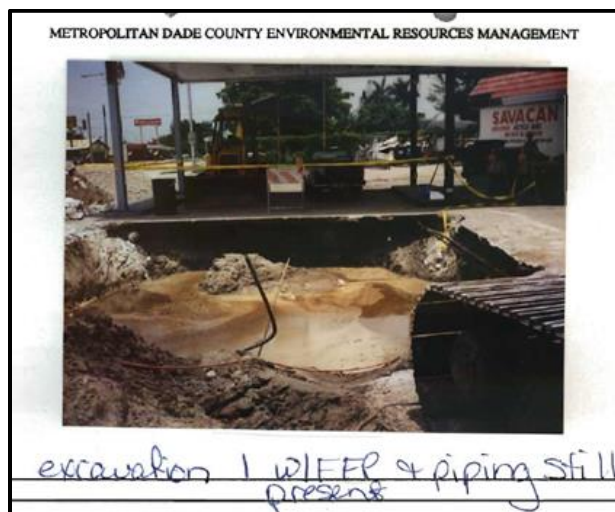
DERM UT-4310/IW5-11740/File-9997/9501822

CSRCO issued on August 30, 2024

A BSRA was executed with Northside Commons Residential, LLC for the Northside Commons Brownfield Site (Folio No: 30-110-000-0210). A portion of the site was a service station from 1956 to the 1970s, and the site had a petroleum discharge dated May 9, 1995, which received a Site Rehabilitation Completion Order on December 11, 2017. Aluminum recycling activities also historically occurred on site.



Car wash and recycling facility (2011)



Tank removal excavation (1995)

Northside Commons continues on next page

Northside Commons Brownfield Site (continued)

Site assessment indicated PAH groundwater contamination on the eastern portion of the property, which is suspected to be residual contamination from the historic petroleum discharge. A groundwater Monitoring Only Plan in pursuit of No Further Action with Conditions (NFAC) was implemented and completed, and a declaration of restrictive covenant was executed with groundwater use restrictions. The site was issued a Conditional Site Rehabilitation Completion Order on August 30, 2024. The Northside Commons development was completed in 2021 as an affordable housing development, consisting of 80 apartments, serving residents with disabling conditions. The development comprises 56 units for adults in need of supportive care for disabilities or mental illness, and 24 units of median income apartments. The completed development has a broad range of on-site supportive services and resident programs, and also includes a covered parking garage, an exercise room, computer room, library, and a community meeting room.



Vacant site prior to redevelopment (2019)



Site construction (2020)



Completed Northside Commons Residential Development (2021)

NEW BSRAS EXECUTED
JUNE 1, 2024 – MAY 31, 2025

Princeton Landings Brownfield Site

BSRA ID# 139912011

Executed December 16, 2024

Address: Intersection of SW 127th AVE & SW 242nd ST, Miami-Dade County, FL 33032

Folio No. 30-6923-000-0940

Acres: 10

DERM HWR-1260

A BSRA was executed with Princeton Landings, LLC for the cleanup and redevelopment of one parcel of former agricultural land approximately 10 acres in size. The site assessment documented Arsenic above the direct exposure residential soil cleanup target level (SCTL), Chromium above Leachability Based on Groundwater criteria, and Nitrate above its groundwater cleanup target level. A No Further Action with Conditions, with engineering controls across the site, is proposed to address the impacted soils. A Groundwater Monitoring Plan (GWMP) is proposed to address the nitrate and leachability concerns and groundwater contamination. The property was redeveloped in 2024 as the Princeton Landings multifamily residential apartment complex consisting of 334 mixed-income units, with one, two-, and three-bedroom floor plans for workforce and affordable housing. Amenities include a swimming pool, fitness center, office and storage spaces, and a dog park, with ADA Accessible parking for all residents.



Site pre-development



Soil management activities occurring December 2024



Completed Princeton Landings Residential Development



WGC 97th Green Reuse Site

BSRA ID# 132403001

Executed December 16, 2024

Address: 16300 NW 97th Avenue, Hialeah, Florida 33018

Folio No. 04-2017-001-0070

Acres: 9.3

DERM HWR-1275

A BSRA was executed with WGC 97th Property, LLC for cleanup and redevelopment of the WGC 97th Green Reuse Site. The site was formerly a wetland with agricultural and barn operations and will be developed as a 171,178 square foot warehouse. The site assessment conducted documented concentrations of arsenic, BaPEQ and TRPHs in soil that exceeded cleanup target levels, and Aluminum, Ammonia, TDS and Iron groundwater contamination. A No Further Action with Conditions, with engineering across the site, is proposed. A Soil Management Plan, which included a demucking plan, was approved on April 12, 2023. Drainage was approved for the site in April 2023. Construction is currently on-going and groundwater monitoring and further assessment is pending.



WGC 97th Green Reuse Site boundaries



Liner installed in retention area

Princeton Gardens Brownfield Site

BSRA ID# 139912012

Executed December 16, 2024

Address: 24000 SW 127 Avenue, Homestead, FL 33032

Acres: 9.11

DERM HWR-1300, SW-1948

Princeton Gardens Apartments, LLC executed a BSRA on December 16, 2024. The site was formerly used for agricultural purposes and had a residential family structure with a potable well and septic tank with drain field. The site had a history of illegal dumping of solid waste, including asphalt milling and roofing debris piles and other surficial debris. The site has arsenic and benzo(a)pyrene total equivalent soil impacts, and groundwater nitrate, nitrate-nitrite impacts. Additional assessment is pending. The site is planned to close NFAC with engineering controls and will be redeveloped as residential apartments.



Princeton Gardens Site pre-development



Agricultural row crops



Princeton Gardens Site - debris noted

Bindi Investments Green Reuse Site

BSRA ID# 130502003

Executed December 18, 2024

Address: 2460 NW 37th Street and 2479 NW 36 St, Miami, FL

Folio Nos. 01-3122-038-0110 and 01-3122-038-0120

Acres: 3.25

DERM IW5-594

Bindi Investments, LLC executed a Brownfield Site Rehabilitation Agreement on December 19, 2024. The site was previously used for truck service, repair, part fabrication, and office space. The site has a recorded restrictive covenant with both institutional and engineering controls from 2013, however this covenant was not approved by DERM. They are transitioning from a No Further Action with Conditions closure strategy to No Further Action. The site assessment conducted has documented TRPH, PAHs, and Arsenic soil impacts along with TRPH and PAHs groundwater impacts. The soil contamination is planned to be addressed with source removal. Groundwater confirmation samples are pending completion of the source removal. Site demolition plans were approved in November 2024 and the site will be redeveloped for commercial use.



Bindi Investments Site pre-redevelopment



Former truck center (2009)

Lithia Motors Green Reuse Site

BSRA ID# 132402001

Executed December 18, 2024

Address: 9300 N.W. 13th Street, Doral, FL 33172

Folio No. 35-3033-003-0010

Acres: 8.4

DERM HWR-1294

A BSRA was executed with FL Doral-S, LLC for the Lithia Motors Green Reuse Site. The site previously operated as an industrial facility from 1985 to 2023. Prior to 1985 this parcel was a former dump. Historical aerial imagery reveals the presence of borrow pit activities in 1940, quarry operations in 1951, and lake filling between 1961 and 1968, with additional landfilling of municipal solid waste and construction and demolition debris from about 1956 to 1972. Site assessment documented aluminum, iron, and vinyl chloride groundwater contamination. Engineering controls will be implemented across the entire property in pursuit of No Further Action with Conditions site closure. A Soil Management Plan was approved for the site on May 9, 2023. Drainage Plans were approved on March 22, 2024. The site will be developed with four commercial buildings, including an automotive dealership showroom and service center, which will be equipped with a methane gas management system, approved by DERM on October 31, 2023. A Site Assessment Report in accordance with Chapter 62-780, FAC, is required to be submitted to DERM for review and approval on or before September 14, 2025.



Lithia Motors Green Reuse Site pre-development

2400 W Okeechobee Green Reuse Site

BSRA ID# 132405001

Executed December 16, 2024

Address: 2400 West Okeechobee Road, Hialeah, Florida 33010

Folio No. 04-3011-002-1051

Acres: 2.05

DERM IW5-15788

A BSRA was executed with Hialeah Storage Associates, LLC for the 2400 W Okeechobee Green Reuse Site. The site previously housed a single-family residence (until 1940) and then operated as a multi-tenant warehouse/strip mall operating two storm drains and an oil water separator and grease trap until 2006, after which the site remained vacant. Historical aerial imagery reveals onsite demolition, which was confirmed by the observation of construction and demolition debris in test pits. Interior site assessment documented arsenic, lead, BaPE soil contamination and arsenic, iron, and lead groundwater contamination. Engineering controls will be implemented in pursuit of No Further Action with Conditions site closure. A soil management plan was approved for the site on February 29, 2024. Drainage Plans were approved on December 18, 2023. The site will be developed into a self-storage facility.



2400 W Okeechobee site boundaries



Soil profile during foundation construction



Rendering of proposed self-storage facility

Claude Pepper Park Green Reuse Site

BSRA ID# 132404001

Executed December 16, 2024

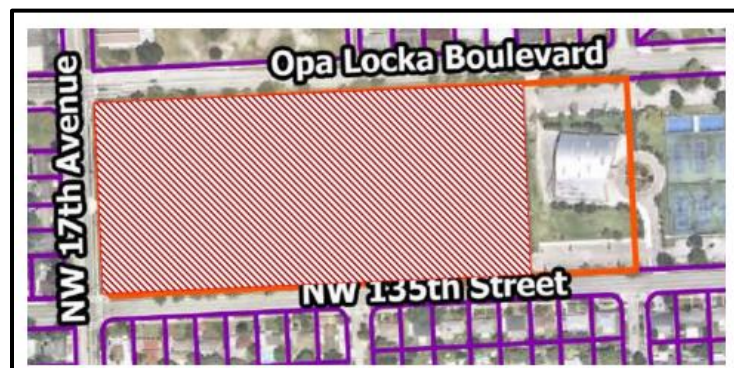
1525 N.W. 135th Street, North Miami, FL 33167

Portion of Folio No. 06-2123-000-0050

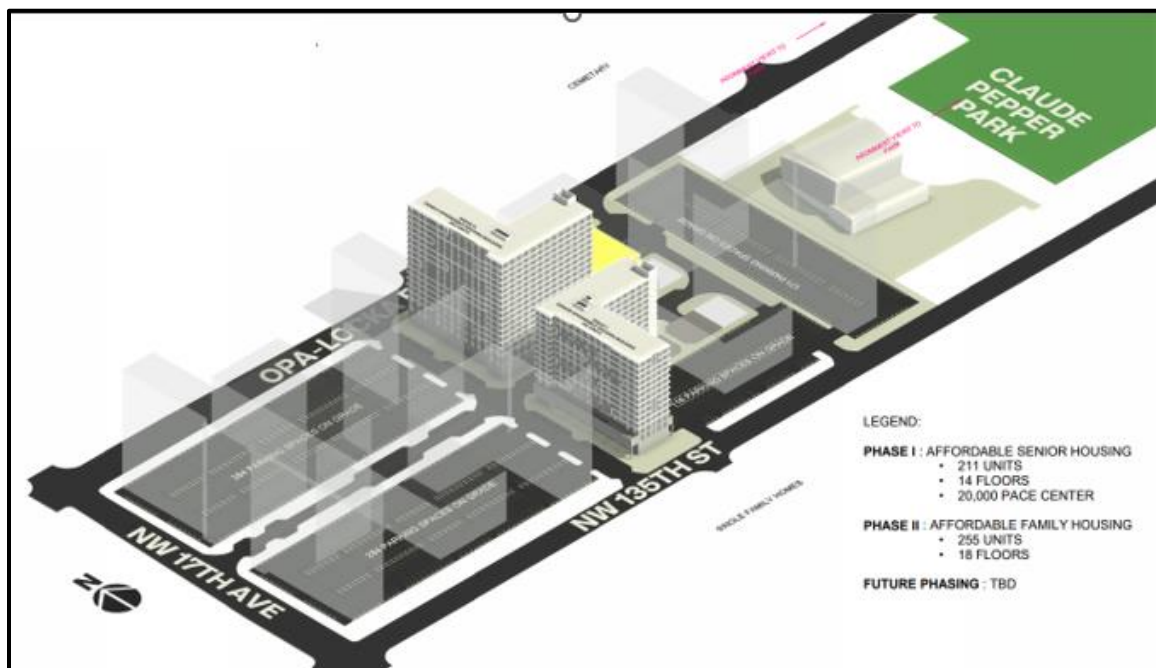
Acres: 11.14

DERM HWR-669 and SW-1156

A BSRA was executed by Redwood CP Dev, LLC for residential development of the Claude Pepper Park Green Reuse Site, currently operating as a recreational park. A portion of the site operated as a lake fill until 2005, for which final closure certification is still pending. Interior site assessment documented arsenic soil contamination and iron, ammonia and total dissolved solids groundwater contamination. Further site assessment is pending in pursuit of a No Further Action with conditions. Completion of assessment, including a groundwater background investigation, is on-going. A portion of the development (Phase I/II) will be senior and family affordable housing.



Boundaries of Claude Pepper Green Reuse Site



Rendering of proposed residential development

Ludlam Trail Phase II Green Reuse Site

BSRA ID# 132501001

Executed May 30, 2025

Address: 7040 and 7050 SW 44th St. & 7004 SW 45th St., Miami, Florida 33155

Folio Nos.: 30-4023-043-0010, 30-4023-043-0020, 30-4023-000-0130, and 30-4023-000-0505

Acres: 5.6

DERM HWR-966

Ludlam Trail Phase II, LLC, the PRFBSR, entered into a BSRA to redevelop and rehabilitate the Ludlam Trail Phase II Green Reuse Site as the second phase of a mixed-use residential and commercial development called Miline at Ludlam Trail. Former site facilities include auto repair, towing company, roofing material distributors and an abandoned REC railroad corridor where dumping of debris has occurred. When the development is complete, the Subject Property will contain 314 multifamily units in a 6-story residential building along with 32 townhomes in a 3-story building. Residential amenities will include a gym, dog salon, expansive pool deck with a spa, game room, access to the Ludlam Trail, coworking space, an outdoor lounge with covered and open-air seating, cabanas, and grills. The developer is projecting, though not guaranteeing, a total investment of \$113.5 million and the creation of 10 new permanent jobs. The site has documented Arsenic and PAHs (particularly Benzo(a)pyrene Equivalents) in soils. The proposed closure strategy is NFAC with institutional and engineering controls. A boundary groundwater monitoring plan is being conducted in order to address Arsenic and PAH leachability concerns. The arsenic soil contamination is pending further delineation.



Site boundaries



Former auto repair and collision facility



Northern portion of abandoned railroad corridor



Debris noted along abandoned railroad corridor

PREVIOUSLY DESIGNATED BROWNFIELD AREAS:

Unincorporated Miami-Dade County:

On July 13, 1999, the Miami-Dade County Board of County Commissioners approved Resolution R-767-99 and Ordinance 99-85, which designated as brownfield areas all Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Targeted Urban Areas, and areas eligible for Community Development Block Grants in unincorporated Miami-Dade County within the Urban Development Boundary. The twelve brownfield areas designated in 1999 included Carol City, Central Miami, Model City\Brownsville, Opa-Locka, Perrine, Redlands\Leisure City, Richmond Heights, South Dade, South Miami, Sweetwater A, Sweetwater B, and Sweetwater C.

On May 20, 2003, the Board of County Commissioners designated Beacon Lakes as a brownfield area (BF130301000) via resolution R-559-03. The Dedicated Transportation area was designated as a brownfield area (BF130503000) on March 1, 2005, via resolution R-248-05.

The incorporation of Cutler Bay, Palmetto Bay, and Miami Gardens, which changed the boundaries of the existing brownfield areas under Miami-Dade County jurisdiction, and changes in the boundaries of the Enterprise Zones and Community Development Block Grant-eligible areas, prompted Miami-Dade County to amend the map of brownfield areas to reflect these changes. On February 7, 2008, the Board of County Commissioners passed and adopted Resolution R-149-08 and Ordinance 08-19, amending the Miami-Dade County map of designated brownfield areas within certain unincorporated areas of Miami-Dade County. As a result, twenty-five additional brownfield areas within unincorporated Miami-Dade County were created, increasing the number of sites eligible to qualify for the economic incentives and benefits available for brownfield redevelopment.

Resolution R-412-11, adopted May 17, 2011, designated the parcel at 8400 Coral Way in Miami-Dade County a brownfield area (BF131101000). Wal-Mart Stores East, LP constructed a supercenter store at this previously undeveloped location. This redevelopment resulted in a total investment of \$7.25 million and created 300 new jobs. Resolution R-413-11, also adopted May 17, 2011, supported Wal-Mart Stores East, LP's application for a State of Florida Brownfield Redevelopment Bonus.

Resolution R-1038-11, adopted December 6, 2011, designated land located at 12900 SW 252nd Terrace in Miami-Dade County as a brownfield area (BF131103000). Mirabella I Associates, Ltd. completed the construction of an affordable rental community at this location in early 2012, resulting in a total investment of \$34 million and creation of 12 new permanent jobs.

On March 5, 2013, Miami-Dade County designated the land located at 7090 Coral Way the Coral Terrace Redevelopment Area (BF 131302000) via resolution R-142-13. The property, which has contamination associated with the site's former use as a wood-treating plant, was vacant for thirty years prior to brownfield area designation and subsequent development. Pan American developed the site into approximately 200,000 square feet of retail space with a capital investment of 30 million. The retail development, which includes a BJ's Wholesale Club which opened in the summer of 2014, will create 120 new full-time jobs.

On June 3, 2014, Miami-Dade County designated property at NW 90th Avenue and NW 58th Street as the Miami-Dade Regional Soccer Park Brownfield Redevelopment Area. The 47-acre parcel was part of the over 550-acre 58 Street Landfill property utilized as a municipal and construction landfill until 1987 when it was

properly closed. The subject property was acquired by the Parks, Recreation and Open Spaced Department to allow for the development of a Miami-Dade regional soccer park.

On December 15, 2020, Miami-Dade County designated the land located at 6970 Bird Road as the Miline at Ludlam Trail Green Reuse Area (BF132003000), consisting of 5.03 acres, via resolution R-1241-20. The property owner, Ludlam Trail Phase I, LLC plans to construct 338 multifamily residential units, 4600 square feet of retail space, and serve as the connection point for the Bird Road node of the planned Ludlam Trail recreational trail corridor within the former Florida East Coast railroad corridor. The developer is projecting a total investment of \$90 million and the creation of at least 17 new permanent jobs.

On October 19, 2021, Miami-Dade County designated the South Riviera Investments No. 2 Brownfield Area (BF132103000), consisting of approximately 5.1 acres via resolution R-988-21. According to the property owner, South Riviera Investments #2, Inc. ("South Riviera"), the owner plans to construct a two-story, 63,120 sq. ft. charter school for students in kindergarten through the eighth grade. The developer is projecting a total investment of \$11,000,000.00 and will create at least five new permanent jobs.

On November 2, 2021, Miami-Dade County designated the Miami Lakes Industrial Project (BF132104000), consisting of approximately 15.7 acres via resolution R-1017-21. According to the developer, TV ML Investments, LLC ("TV ML"), TV ML plans to construct 350,000 sq. ft. of warehouse/light industrial space. The developer is projecting a total investment of \$60,000,000.00 and will create 1,046.5 new permanent jobs.

On October 6, 2022, Miami-Dade County designated the 19640 WDH Green Reuse Area (BF132202000), consisting of approximately 2.2 acres, via resolution R-903-22.

On November 15, 2022, the Bellamonte at Golden Glades Green Reuse Area (BF132203000) was designated, consisting of approximately 7.09 acres, via resolution R-1094-22.

On November 15, 2022, Miami-Dade County designated the Line Green Reuse Area (BF132204000), consisting of approximately 1.7 acres, via resolution R-1093-22

The Water Park Villas Green Reuse Area (BF132207000), consisting of approximately 4.01 acres, was designated on December 6, 2022, via resolution R-1152-22.

Coconut Palm Truck Parking (BF132302000), consisting of approximately 57.63 acres, was designated via resolution R-1059-23 on December 12, 2023.

Beacon Lakes Logistics Park (BF132303000), consisting of approximately 37.7 acres, was designated via resolution R-1058-23 on December 12, 2023.

City of Miami:

On March 10, 1998, the City of Miami Commission designated via resolution R-98-24, the Enterprise Communities, Empowerment Zone, and Empowerment Target Areas as brownfield areas, with an amendment (R-99-197) on March 23, 1999. On June 24, 2004, the City of Miami Commission designated via resolution R-04-0413, the property at 1960 NW 27 Avenue as a brownfield area (BF130401000). On February 24, 2005, the City of Miami Commission passed a resolution that incorporated the expanded Enterprise Zones as part of the brownfield areas.

The City of Miami in Resolution Number R-21-0141 approved on April 22, 2021, the designation of the Brickell Fire Station Green Reuse Area (BF132102000), encompassing 1.5 acres.

The Southside Park Green Reuse Area (BF132205000), consisting of approximately 1.5 acres, was designed by the City of Miami via resolution R-22-0449 on November 17, 2022.

On January 12, 2023, the Parkview Apartments Green Reuse Area (BF132301000), consisting of approximately 0.79 acres, was designated by the City of Miami via resolution R-23-0021.

City of Opa-Locka:

On February 24, 1999, the City of Opa-Locka Commission designated brownfield areas (BF139901000) via resolution 99-6013. The City of Opa-Locka received an Environmental Protection Agency (EPA) Brownfield Initiative Grant in 2001.

City of Miami Beach:

On June 7, 2000, the City of Miami Beach Commission designated via resolution 2000-23963 a city block between Alton Road-Lenox Avenue and 5th- 6th Streets a brownfield area (BF130001000).

On June 16, 2018, the City of Miami Beach designated a total of approximately 95 acres of city-owned property as the following four brownfield areas: Convention Center Green Reuse Area (BF131801000) via resolution 2018-30346, Former Par 3 Golf Course (BF131804000) via resolution 2018-30349, Maurice Gibb Memorial Park Green Reuse Area (BF131803000) via resolution 2018-30348 and the Fleet Management Green Reuse Site (BF131802000) via resolution 2018-30347.

On November 14, 2018, the City of Miami Beach designated via resolution 2018-30611, approximately 1.5 acres of city-owned property as the Collins Park Garage Green Reuse Area (BF131805000).

City of North Miami Beach:

On December 2, 2002, the City of North Miami Beach approved via resolution (R-2002-59) the designation of the former Pace landfill located at 14700 Biscayne Boulevard as a brownfield area (BF130201000).

On December 4, 2012, the City of North Miami Beach passed Resolution No. R2012-88 which designated the Antigua Redevelopment Site, a property located at 15780 West Dixie Highway, a brownfield area (BF131203000). The property is undergoing site rehabilitation for contamination associated with historic gas storage operations. The proposed redevelopment is mixed use residential.

On November 3, 2015, the City of North Miami Beach approved via resolution R2015-88 the designation of the Taylor Park Green Reuse Area located at 15458 W. Dixie Highway as a brownfield area (BF131501000).

On November 15, 2016, the City of North Miami Beach approved the designations of the Peoples Gas East Parcel Green Reuse Area (BF131603000, Resolution R2016-92) located at 15779 W Dixie Highway and the

Former Melting Pot Green Reuse Site (BF131604000, Resolution R2016-91), located at 15700 and 15902 Biscayne Boulevard, as brownfield areas.

On April 12, 2022, the City of North Miami designated the NoMi Square Brownfield Area (BF132201000), consisting of approximately 7.6 acres via resolution R-1017-21.

City of Hialeah:

On October 30, 2003, the City of Hialeah Commission designated the City's enterprise zones as brownfield areas (BF130302000).

On September 13, 2011, the City of Hialeah adopted Resolution No. 11-95 designating property at 1350 West 49th Street, a brownfield area (BF131102000). The City of Hialeah also adopted Resolution No. 11-97 supporting a Brownfield Refund Bonus application for a new restaurant facility at the site, projected to create 35 full-time equivalent Florida jobs and demonstrate a fixed capital investment of at least \$2 million in mixed-use business activities, including retail. The restaurant was completed in 2012.

Westland Gardens Green Reuse Area (BF132304000), consisting of approximately 8 acres, was designated via resolution R-2884 on December 19, 2023.

City of Homestead:

On February 22, 2005, the City of Homestead Commission designated the city's Community Redevelopment Area (CRA) as a brownfield area (BF130501000).

On August 22, 2012, the City of Homestead passed Resolution No. R2012-08-70, designating the property at 1499 North Homestead Boulevard, the Homestead Wal-Mart Brownfield Area (BF 131201000).

Town of Medley:

On December 4th, 2006, the Town of Medley passed a resolution (Resolution N. C-959) designating the Medley Auto Parts property, located at NW South River Drive and NW 96th Street, a brownfield area (BF130601000 - Medley Redevelopment Brownfield Area).

On December 21, 2022, the Town of Medley designated the Palmetto Station (BF132208000) brownfield area, consisting of approximately 11.88 acres, via resolution C-2049, and the Palmetto 74 brownfield area (BF132209000), consisting of approximately 22.8 acres, via resolution C-2050.

City of Miami Gardens:

The Solabella Apartments Brownfield Area was designated by the City of Miami Gardens on July 11, 2012 (BF131202000), via Resolution 2012-94-1689-2-124. A history of agricultural uses was documented at the property located at 17361 NW 7th Avenue. The Solabella Townhome Rental Community project was completed in 2013 and consists of 92 affordable housing rental units.

On June 8, 2016, the City of Miami Gardens passed a resolution (Resolution 2016-119-3018) designating the Willow Lake Apartments Green Reuse Area, located at 123 NW 202nd Terrace, a brownfield area (BF131602000).

On June 12, 2013, the City of Miami Gardens passed and adopted Resolution 2013-159-1955-Z-133, designating the 27th Avenue Corridor Greenpowerment Zone.

City of North Miami:

On January 8, 2013, the City of North Miami designated a contaminated parcel of land, located at 1600 NE 123 Street, and formerly used as a gas station, the Land South Brownfield Area (BF131301000) via resolution R-2013-4. The Land South Brownfield site was rehabilitated and will be redeveloped for commercial and/or retail service use.

On September 23, 2014, the City of North Miami designated the vacant property identified by Miami-Dade County folio number 06-2219-000-1620 as a brownfield area (BF131403000). The property was formerly occupied by the Rucks Park Wastewater Treatment Plant. Development proposals for the Rucks Park site include conservation, recreation, healthcare and/or residential uses.

City of South Miami:

On September 17, 2013, the City of South Miami passed and adopted resolution R202-13-14020, designating the property at 6701 SW 62 Avenue, the South Miami Plaza Preservation Site (BF131303000).

City of Doral:

On December 2, 2015, the City of Doral passed and adopted the designation of the Doral Legacy Park Green Reuse Area (BF131502000) located at NW 114th Avenue, between NW 80th Street and NW 82nd Street, via resolution R15-221.

On April 20, 2016, the City of Doral passed and adopted resolution R16-95, designating the property in the vicinity of NW 102 Ave and NW 62nd Street, identified by Miami-Dade County folio number 35-3017-001-0360, the NW 62nd Street Passive Park Green Reuse Area (BF131601000).

On November 15, 2017, the City of Doral passed and adopted resolution 17-191, designating approximately 260 acres of land and over 220 light industrial and commercial properties as the NW 58th Street Corridor Green Reuse Area (BF131701000). The brownfield area boundary starts south of NW 58th Street to NW 54th Street, east of the intersection of NW 87th Avenue and NW 58th Street to SR 826, and east between NW 79 Avenue and SR 826 to its southern extent on NW 41st Street.

Village of El Portal:

On December 15, 2015, the Village of El Portal passed and adopted resolution R2015-60, designating the properties at 471 NE 83rd Street and 495 NE 83rd Street, the El Portal NE 83rd Street Green Reuse Area (BF131503000).

On May 23, 2017, the Village of El Portal passed and adopted resolution 2017-14, designating 13.8 acres located at 8650 NW 87 Street, 8500 Biscayne Boulevard and 8360 Biscayne Boulevard, a brownfield area (BF131701000).

Carol City:

On December 12, 2018, Carol City expanded the boundaries of the Carol City Brownfield Area (BF139902000), via resolution 2018-210-3624, to encompass a vacant parcel of land impacted with solid waste owned by Miami-Dade County, located at the southwest corner of NW 183rd Street and NW 37th Avenue.

Florida City:

On February 11, 2020, the City of Florida City designated the Florida City Community Redevelopment Area (CRA) as the Florida City CRA Green Reuse Area (BF132001000), encompassing 809.4 acres, via resolution 20-01.

Town of Cutler Bay:

On October 28, 2020, the Town of Cutler Bay designated the Cutler Bay Civic and Resiliency Enhancement Zone (BF132002000), consisting of 32 acres and 5 parcels of land, via resolution 20-70.

Town of Bay Harbor Islands:

The Town of Bay Harbor Islands designated the CBTS Green Reuse Area (BF132102000) on April 14, 2021, via Resolution Number 2224.

Village of Key Biscayne:

The Village of Key Biscayne designated the Paradise Park Green Reuse Area (BF132206000), consisting of approximately 0.3 acres, via resolution 2022-60 on November 29, 2022.

ADDITIONAL ACTIVE BSRA SITES IN
MIAMI-DADE COUNTY:

Biscayne Commons

BSRA ID# 130201001

Executed April 7, 2003

Address: 14601 Biscayne Boulevard, North Miami Beach

Acres:12

DERM SW-1428/File-19261

Biscayne Commons, LLC, entered into a BSRA for the redevelopment of a former landfill in the City of North Miami Beach. Solid waste was compacted, utility trenches were completed, and a shopping center was constructed in 2005. A methane gas abatement system was approved and installed. Methane monitoring is being conducted. A request for conditional closure utilizing an alternative groundwater cleanup target level (AGCTL) for ammonia was reviewed by DERM. DERM requested an additional round of groundwater sampling from eastern wells to facilitate NFAC closure evaluation. Based on the results of the requested additional round of sampling, on October 7, 2021, DERM issued an Acknowledgment of Intent to Pursue Conditional Closure which requested, among other deliverables, an Engineering Control Plan (ECP) and an Engineering Control Maintenance Plan (ECMP). An ECP and ECMP submitted on October 2, 2023, were disapproved. On February 24, 2025, a sampling plan for engineering control verification was submitted. DERM approved the plan on March 5, 2025. The ECP and ECMP are currently due on or before July 6, 2025



Solid Waste excavated



Completed Biscayne Commons development

Midtown Miami/Former FEC Buena Vista

BSRA ID# 139801002

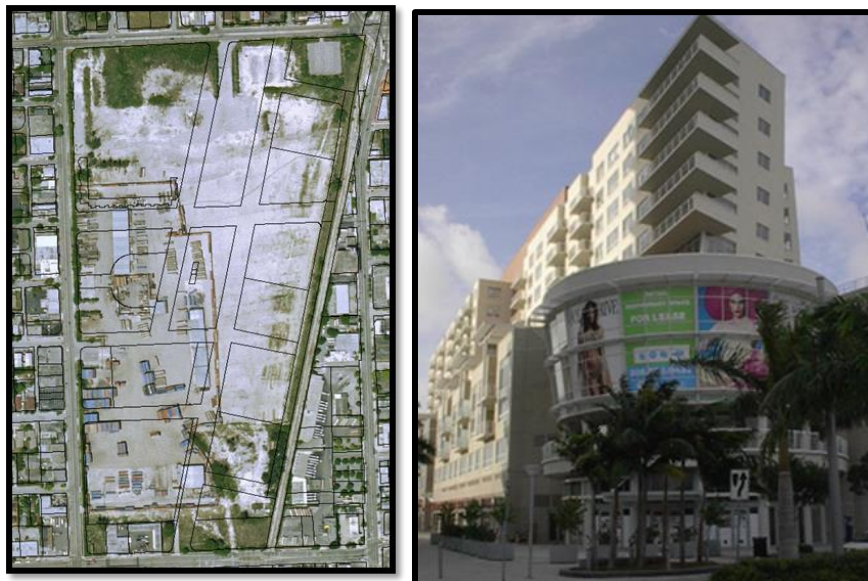
Executed December 18, 2003

Address: North Miami Avenue between NE 29th ST & NE 36th ST, Miami

Acres:51

DERM UT-5419/File-10621/DEP-139805136

A BSRA was executed with Biscayne Development Partners, LLC, for the Midtown Miami/Former FEC Buena Vista site. The site was formerly owned by the Florida East Coast Railway and was used as a storage yard for freight containers in the maritime transport of goods. The contamination assessment documented lead and arsenic in the soil and arsenic and petroleum contamination in the groundwater. This site is currently pending additional groundwater assessment at the property boundaries for arsenic, which was previously assessed at the northern, eastern and western boundaries. Therefore, pursuit of a No Further Action with Conditions site closure with institutional and engineering controls is currently pending the completion of this monitoring. The development is mixed use and when completed will consist of 600,000 square feet of retail space, 3,000 condo lofts and 350 apartment units. It will have an estimated development value of \$1.2 billion and will generate an estimated 1,700 permanent jobs. For Tract F, a Soil Management Plan was approved on December 2, 2015 for the construction of a Wal-Mart store and the Engineering Control Certification is pending. For Parcel 5 (Tract E), the engineering controls have been verified for a commercial/residential building and an ECMP was approved on May 4, 2018. For Midtown 8 (Tract A&B), a Soil Management Plan was approved on November 15, 2017 with supplemental information approved on January 12, 2017. The construction plans were approved on April 26, 2017 for this parcel. Groundwater assessment for the parcel is complete. The site is currently built and is pending approval of a Source Removal Report for engineering controls for the future conditional closure. FEC and the City of Miami have agreed to encumber their properties via a restrictive covenant for offsite groundwater impacts. The development of another high rise has been completed on Parcel 6, Tract D. This new building includes residential, retail and commercial space. A contaminated soil management plan (inclusive of dust control and air quality monitoring) was approved for implementation during demolition activities and other ground disruptive tasks of construction. Approximately 11,000 tons of contaminated soils have been removed and disposed of in relation to this project. The overall Midtown site is currently pending the submittal of the groundwater sampling report for closure with conditions.



Midtown Miami Site prior to and post-development

McArthur Dairy 7th Avenue

BSRA ID# 139801005

Executed October 7, 2005

Assignment and Assumption Agreement Executed June 8, 2021

Address: 2451 NW 7th Avenue, Miami

Acres:5.2

DERM IW5-8903/File-7532/DEP-138628942

McArthur Dairy Inc. executed a BSRA for the property located at 2451 NW 7 Avenue on October 7, 2005. The BSRA was assumed by McArthur Dairy, LLC on May 3, 2006, and later by 2451 NW 7th Avenue Realty, LLC in 2021. McArthur Dairy operated a dairy products distribution facility with a fleet management garage at the site until March 31, 2008. Oil water separators, hydraulic lifts, and underground storage tanks were removed and the site is now vacant. The site assessment was completed and approved on January 28, 2011. Groundwater monitoring was conducted in support of a No Further Action with Conditions Closure. The contaminants of concern included Volatile Organic Compounds, Phenols, Polycyclic Aromatic Hydrocarbons, Total Recoverable Petroleum Hydrocarbons and Arsenic. The current owner has elected to pursue NFA for the site by conducting source removal. Source removal was conducted in June 2023, with groundwater recovery, and post removal groundwater assessment is pending.



Vacant McArthur Dairy Site



View of excavation 6/15/2023 at the McArthur Dairy Site

TMR Cairo Lane

BSRA ID# 139901001

Executed December 28, 2012

Address: 13200 Cairo Lane, Opa-Locka

Acres:15.62

DERM SW-1160/File-9125

Trademark Metals Recycling, LLC, entered into a BSRA for the property located at 13200 Cairo Lane in the City of Opa Locka. The site has been and is currently used as an automobile parts metal recycling facility and the redevelopment consists of site improvements. Both petroleum contamination and non-petroleum contamination (iron, ammonia, etc.) have been identified in both groundwater and soils at the site. Site assessment activities are complete, and the facility currently has approved Engineering Controls in place. The site will be closed under the No Further Action with Conditions provisions with on-site groundwater impacts and on-site soil impacts being addressed with engineering controls. A draft covenant closure package has been submitted. Recent groundwater data provided for a permit required monitoring program supports that additional boundary confirmation sampling for groundwater is required and perimeter groundwater monitoring is on-going.



Trademark Metals Recycling Facility

Resorts World Miami

BSRA ID# 139801006

Executed December 28, 2012

Address: Vicinity of One Herald Plaza, Miami

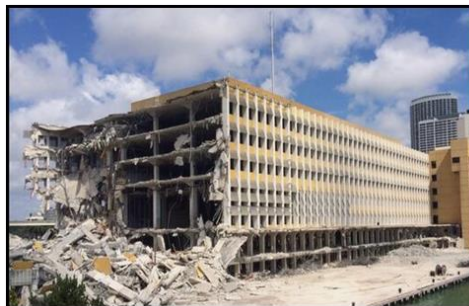
Acres:13.95

DERM HWR-602/File-22234

Resorts World Miami, LLC entered into a BSRA for the rehabilitation and redevelopment of several contiguous downtown Miami properties, including a parcel that housed the former Miami Herald building at One Herald Plaza. Site assessment activities documented Arsenic, Barium and Polycyclic Aromatic Hydrocarbon soil contamination and Arsenic, Ammonia and Vinyl Chloride contamination of the groundwater. Monitoring of the groundwater is currently being conducted. Demolition of existing structures was completed. Development plans, which may include a hotel, residential condominium and/or entertainment complex, have not been finalized.



Former Miami Herald Building



Demolition of Former Miami Herald Building



Resorts World Site after demolition and prior to redevelopment

Procacci 1400

BSRA ID# 130843002

Executed December 31, 2013

Amended July 22, 2020/Assignment and Assumption Executed December 22, 2023

Address: 1400 NW 110th Avenue, Sweetwater

Acres: 8.14

DERM HWR-781

A BSRA was executed between MDC and Procacci 1400, LLC for the property at 1400 NW 110th Avenue on December 31, 2013. The Procacci 1400 BSRA was later amended (July 22, 2020) to modify the site boundaries and amend certain attachments. Cemex formerly operated at this facility. DERM records also indicate the underground storage of petroleum products between 1987 and 1993. The eastern portion of this property is encompassed by the former Marks Brothers Dump/Lake fill and contains buried solid waste. Groundwater monitoring for the future No Further Action with Conditions was completed. Site construction plans, including drainage and a methane gas management system (MGMS), were approved. The site is currently in the development phase of the Dolphin Square facility (which includes residential use). Engineering controls will be utilized on the site as a part of the No Further Action with Conditions closure.



Former Cemex Facility



Vacant Site

Former Peoples Gas System

BSRA ID# 131203001

Executed December 31, 2013

Address: 15780 West Dixie Highway, North Miami Beach

Acres:17.69

DERM IW5-1444/File-1343

A BSRA was executed between MDC and Antigua at NMB Development, LLC for the property at 15780 West Dixie Highway, North Miami Beach. On September 4, 2014, Moore 77, LLC was added to the BSRA by amendment. The parcel is currently vacant, but it was previously part of a manufactured gas plant (MGP) that began operation in 1930. DERM records indicate that the parcel was mainly used for gas storage, which ceased in 1984. The site rehabilitation activities conducted since 1984 have consisted of assessment, soil removal (also targeting residual coal tar) in the late 1980s and early 1990s, hydraulic pump tests in 2007 and a biosparge/soil vapor extraction pilot test in 2010. Between December 2013 and May 2014, an Interim Source Removal (ISR) was implemented to address the direct exposure risk concerns from contaminated surface soils within the site and to remove visible MGP residual within the footprint of the shallow groundwater plume. The ISR resulted in the excavation and proper disposal of approximately 54,000 tons of soils and 4000 gallons of contaminated water. Following source removal, a cap of 2 ft of clean fill underlain with a high-visibility permeable geosynthetic liner, was placed in all areas subject to remediation and in a former borrow area. Hydroseeding of the capped surface was then implemented for long term dust control. Between May and July 2014, approximately 4.2 acres of a 4.8-acre former borrow pit located in the southern half of the property was filled with clean sand. On November 19, 2015, based on a cleanup goal of No Further Action with Conditions, DERM reviewed and approved a Remedial Action Plan (RAP) to address contamination at four parcels impacted with contamination associated with the Former Manufactured Gas Plant (BF131203001, 131603001 & 131604001). The treatment system originally approved for this parcel consisted of a biosparging/soil vapor extraction curtain along the eastern boundary of the property with 19 biosparging wells (extending to 40 bls) and 10 soil vapor extraction wells. However, confirmatory sampling collected in January 2016 during the installation of the biosparging wells, revealed the presence of contamination in the deep and intermediate zones of the aquifer, which was not previously documented. As a result, the treatment system was modified to incorporate 21 additional biosparging wells, for a total of 40 wells (at depths ranging from 40 ft bls to 74 ft bls) to be operated in four zones with 10 soil vapor extraction wells. The treatment compound for the remedial system is located on the East Parcel of the Former Manufactured Gas Plant (BSRA - BF131603001). RAP Construction Plans were approved by DERM in June 2018. The commissioning and start-up activities of the system were completed in March 2020 and the start-up report, along with record drawings were submitted to DERM in June 2020. Since then, the remedial system has remained operational and operational reports are submitted in accordance with the approved RAP. In 2023 supplemental assessment was initiated at the site in support of a future mixed used construction development at the property. A Soil Management Plan for new roadway construction and utility installation was approved by DERM in December 2023.



Vacant Former Peoples Gas System Site

Opa-Locka CDC

BSRA ID# 139901002

Executed September 26, 2014/First Amendment September 13, 2021

Address: 432 Opa-Locka Boulevard, Opa-Locka

Acres:0.2

DERM UT-4230/File-9956

The Opa-Locka Community Development Corporation, Inc. (OLCDC) entered into a BSRA for the OLCDC's Moorish-style historic Hurt Building, which began as a hotel in 1926. The building is currently used as offices for the OLCDC and as a community health center. A petroleum discharge was documented at the site after the discovery of three improperly abandoned steel underground storage tanks that were believed to be related to the property's former operation as a gas station circa 1930-1950. The three underground storage tanks were removed. Site assessment documented petroleum contaminated groundwater consisting of Total Recoverable Petroleum Hydrocarbons, Volatile Organic Compounds, Polycyclic Aromatic Hydrocarbons and lead. Delineation of groundwater contamination is required. Subsequent to execution of the BSRA, OLCDC applied for the FDEP's Petroleum Cleanup Participation Program (PCPP) and was deemed eligible on September 6, 2016, with a priority score of six. FDEP has determined that the Person Responsible for Site Rehabilitation can maintain the BSRA, along with the PCPP eligibility, and await site assisted rehabilitation funding based on the site's priority score. A BSRA amendment to reflect modified submittal timeframes based on PCPP funding was executed on September 23, 2021. A Low Score Assessment report was completed on April 11, 2019 to characterize the eligible discharge for risk. Further assessment is required awaiting funding under the PCPP.



Historic Hurt Building



Health Center

Former Rucks Park

BSRA ID# 131403001

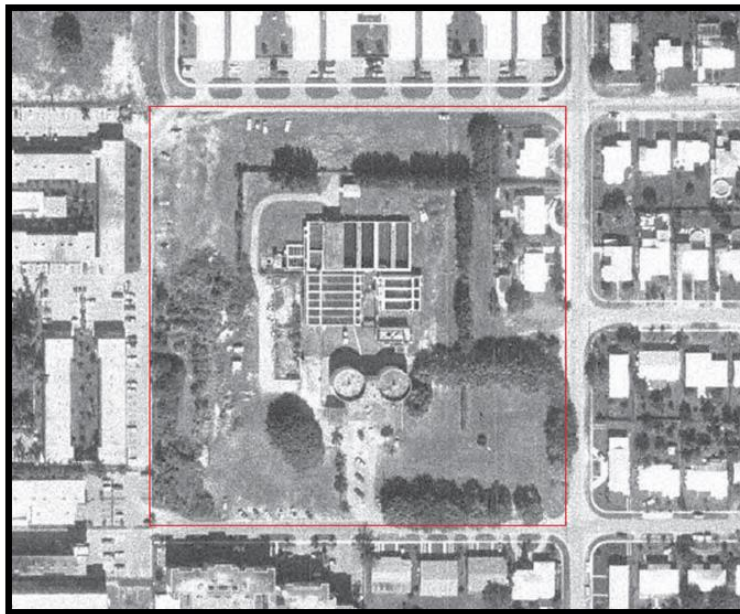
Executed December 23, 2014

Address: 13780 NE 5th Avenue, North Miami

Acres:6.64

DERM IW5-8624/File-8022

The City of North Miami entered into a BSRA for vacant property identified by Miami-Dade Folio number 06-2219-000-1620 on December 23, 2014. On September 15, 2023, the City of North Miami assigned the BSRA to Rucks Land, LLC via the execution of a BSRA Assignment and Assumption Agreement. The property was formerly occupied by the Rucks Park Wastewater Treatment Plant and contained a plant nursery. Current contaminants of concern include arsenic, ammonia and fecal coliform in the groundwater and arsenic, lead, pesticides and polycyclic aromatic hydrocarbons in soil. The site was approved by FDEP for a Targeted Brownfield Assessment/Site Specific Activities grant on October 1, 2024. A Background Study for arsenic in soil was approved in November 2024. Further soil and groundwater delineation, including offsite, is being conducted. A “green certified” mixed use, affordable housing development is proposed for the site.



Former Wastewater Treatment Plant (1973)



Vacant Former Rucks Park Site

Former Westview Golf Course (South)

BSRA ID#139904004

Executed December 18, 2015

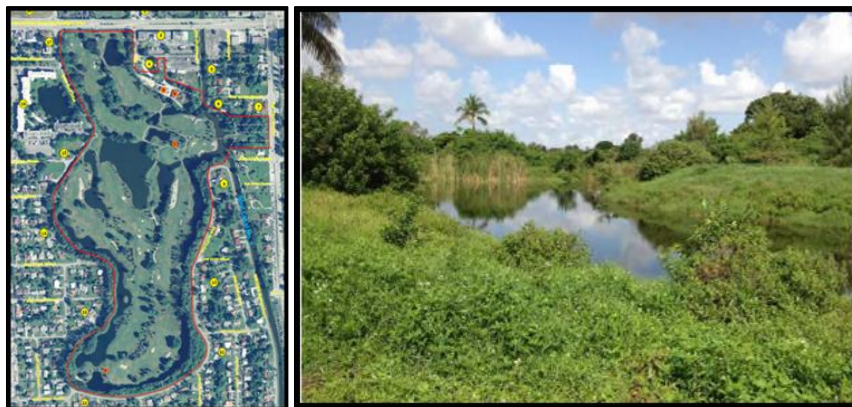
First Amendment July 22, 2020

Address: 11700 East Golf Drive, Unincorporated Miami-Dade County

Acres: 94.67

DERM AW-173/File-9374

CP Logistics Westview, LLC, and later in the First Executed Amendment executed July 22, 2020, Westview Plaza LLC, entered into a BSRA for a vacant parcel formerly known as the Westview County Club Golf Course. The property, approximately 77.37 acres, is the portion of the former golf course located south of NW 119th Street. The golf course operated from 1958 until 2011.



Former Westview Golf Course prior to development

The northern 20 acres (the commercial parcels) are being redeveloped for commercial and residential uses. Construction of the RaceTrac gasoline service station has been completed, and the construction of a fast-food restaurant is underway. The northern 20 acres will also contain a small area being preserved as an archeological site. The remainder of the property has been developed for industrial use, consisting of a logistical center (Logistics Center) with six warehouses and guardhouse. An estimated 2000 jobs are expected to be created upon development of the property. The former maintenance area is planned to be redeveloped as a 5-acre park and the engineering control, two feet of clean fill, has been completed. The park contains green space, fields, tennis courts, basketball courts and a playground. An 8-acre portion of the Site will be developed into a residential neighborhood by Lennar Homes, LLC that is planned to have two feet of clean fill as the engineering control and prevent further disturbance of the archeological area. Soil and groundwater investigation identified the current contaminants of concern to be arsenic, dieldrin, and toxaphene in soils and arsenic in groundwater and surface water (lakes). Soils are currently being addressed pursuant to No Further Action with Conditions provisions, utilizing engineering controls consisting of either 2 feet of clean fill, asphalt/concrete pavement, or building foundation. Some of the formerly existing lakes were either filled completely or reshaped. Stormwater retention ponds/lakes have been constructed along the eastern, western and southern property boundaries and an additional (new) pond/lake has been constructed in the north-central portion of the property. Groundwater modeling was conducted to demonstrate that the proposed storm water management system will not cause arsenic contaminated groundwater to migrate offsite. Quarterly groundwater monitoring at perimeter wells is currently being conducted. An in-situ pilot test was recently conducted to address an area of groundwater arsenic contamination along the western site boundary. The Pilot Test Plan was approved January 20, 2023, and is currently being implemented. Engineering controls and soil management were completed as of January 2021 within the industrial use portion of the property, the planned park area, and the commercial use area; developed into a RaceTrac Service Station and a Taco Bell. Engineering controls were

completed on the residential portion of the site in February 2023. The residential area consists of rental town homes. Within the residential area, an archeological preserve area was protected during development and remains protected as part of the site's engineering controls. A MOP in support of NFAC with groundwater use restrictions is currently being implemented at the property boundaries and remains ongoing.



Completed Race Trac and restaurant



Completed park



Completed development

NE 83rd Street Green Reuse Site

BSRA ID#131503001

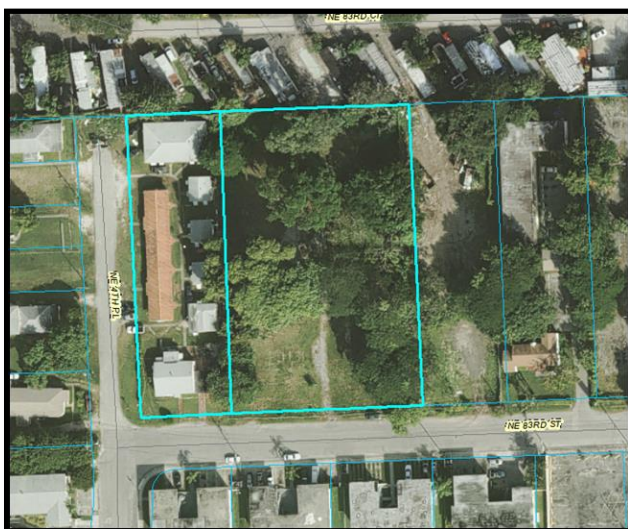
Executed December 18, 2015

Address: 471 and 495 NE 83rd Street, El Portal

Acres:1.92

DERM HWR-841

BH 495 NE 83rd Street, LLC purchased the parcels located at 471 and 495 NE 83rd Street in 2013. Shortly thereafter, BH 495 demolished and cleared several residential structures spanning both parcels for the purposes of construction of a high-rise rental apartments development. BH 495 entered into a BSRA on December 21, 2015. The contamination at the site consists of arsenic, PAHs, selenium and arsenic in the soil, and arsenic and ammonia in the groundwater. Pre-construction groundwater monitoring was completed in 2018 in pursuit of a No Further Action with Conditions with institutional and engineering controls. Construction of the Kavista rental apartments development was completed in early 2024. Additional assessment, certification of engineering controls, and post-development groundwater monitoring is pending.



NE 83rd Street Green Reuse Site prior to development



Completed Residential Development

Redland Market Village Brownfield Site

BSRA ID#139912002

Executed June 27, 2016

Address: 13593 SW 248th Street, Unincorporated Miami-Dade County

Acres:23.68

DERM UT-2448/File-8556/FDEP-138945065

The Redland Market Village Site sits on over 27 acres. On June 27, 2016, a BSRA was executed with Redland Market Village, Inc. for the Redland Market Village Site, consisting of ten parcels. A portion of the site formerly operated as a gas station and has documented contamination associated with a 1990 petroleum discharge. Additional historic uses include agriculture and industrial and have identified several subsurface features such as septic tanks and drain fields, above ground storage tank (AST), underground storage tanks (UST) and an abandoned fire well. The petroleum discharge became eligible for the Abandoned Tank Restoration Program (ATRP) on June 15, 2016. FDEP has determined that the Person Responsible for Site Rehabilitation can maintain the BSRA, along with the ATRP eligibility, and await site rehabilitation funding for the petroleum discharge based on the site's priority score if a BSRA amendment reflecting these changes is executed. A Contamination Assessment Plan was approved on November 17, 2023. Further site assessment is pending.



Redland Market Village Brownfield Site

Willow Lakes

BSRA ID#131602001

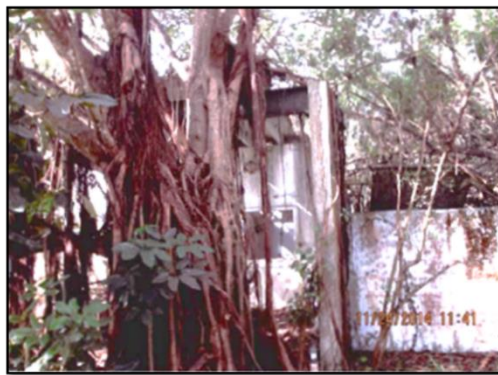
Executed October 3, 2016

Address: 123 NW 202nd Terrace, Miami Gardens

Acres:10.02

DERM SW-1675/File-25104

BSRA was executed between Miami Dade County (MDC) and Willow Lake Associates, Ltd. for the property located at 116-142 NW 202nd Terrace. The west parcel was previously used as a water treatment plant between the 1960s and 1985. Soil and groundwater contamination of inorganics has been documented on the western portion of the site. Site improvement and development activities were initiated in 2016 in accordance with plans approved by DERM to develop a multi-family complex consisting of residential buildings, paved parking areas, paved roadways, and landscaped areas. A Site Assessment Report was approved on February 8, 2016 and a Monitoring Only Plan for the intended No Further Action with Conditions was approved on February 17, 2016. Site construction has been completed and quarterly groundwater monitoring continues in pursuit of a No Further Action with Conditions (NFAC). An Engineering Control Plan and Maintenance Plan was approved on May 2, 2018.



Former Water Treatment Plant



Completed Residential Development

Liberty NW 79th Street

BSRA ID#139904005

Executed December 21, 2016

Address: 2160 NW 79th Street, Unincorporated Miami-Dade County

Acres:2.12

DERM HWR-837

A BSRA was executed between Miami Dade County (MDC) and Liberty NW 79th Street for the property located at 2160 NW 79th Street. DERM Records indicate that the parcel previously housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination of inorganics. A soil management plan was approved on March 3, 2017. The western portion of the site was developed into a gas station and convenience store. The eastern side of the site is still undeveloped. A site assessment report and groundwater sampling plan in pursuit of a No Further Action with Conditions was approved in 2017 and quarterly groundwater monitoring is ongoing.



Excavated solid waste



Dumping of debris adjacent to property boundary



Completed Gasoline Station and Convenience Store

Peoples Gas East

BSRA ID#131603001

Executed December 21, 2016

Address: 15779 West Dixie Hwy, North Miami Beach

Acres:5.74

DERM HWR-873

On December 21, 2016, a BSRA was executed between MDC and Peoples Gas System for the property located at 15779 West Dixie Highway, North Miami Beach. This property was used as a manufactured gas plant between the 1930s and 1959, when the operation was converted to a natural gas distribution system. Contamination site rehabilitation activities have been conducted since 1984 and have consisted of soil removal (also targeting residual coal tar) in the late 1980s and early 1990s, hydraulic pump tests in 2007 and a biosparge/soil vapor extraction pilot test in 2010. On November 19, 2015, based on a cleanup goal of No Further Action with Conditions, DERM reviewed and approved a Remedial Action Plan (RAP) to address contamination at four parcels impacted with the contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this parcel, the system consists of a biosparging/soil vapor extraction curtain along the western boundary with a total of 63 biosparging wells at depths ranging from 40 ft below land surface (bls) to 67 ft bls and 17 soil vapor extraction wells. The construction of the remedial system was completed in February 2020. This parcel also houses the equipment compound of the remedial system installed at the West Parcel of the former Peoples Gas facility (BF #131203001). The commissioning and start-up activities of the remediation system were completed in March 2020 and the start-up report, along with record drawings were submitted to DERM in June 2020. Soil/Source removal activities were conducted in conjunction with site improvements (stormwater management system, etc.) between January 2019 and April 2021. Approximately 39,000 tons of contaminated soils were excavated and removed from this parcel and engineering controls were placed across the site. The groundwater/soil remediation system remains operational since the March 2020 start-up and Operation and Maintenance reports are routinely submitted to DERM in accordance with the approved RAP.



Peoples Gas East Site prior to development

Former Melting Pot Parcels

BSRA ID#131604001

Executed December 21, 2016

Address: 15700 Biscayne Blvd & 15902 Biscayne Blvd, North Miami Beach

North Miami Beach

Acres:0.62

DERM HWR-872

On December 21, 2016, a BSRA was executed between MDC and People Gas System for properties located at 15700 Biscayne Boulevard and 15902 Biscayne West Dixie Highway, North Miami Beach, which are impacted with groundwater contamination as a result of the off-site migration of a groundwater plume originating at a former manufactured gas plant, located at 15779 West Dixie Highway. Based on a cleanup goal of No Further Action with Conditions, the DERM reviewed and approved a Remedial Action Plan (RAP) on November 19, 2015, to address contamination at four parcels impacted with the contamination associated with the former manufactured gas plant (BF131203001, 131603001 & 131604001). At this parcel, the system consists of a biosparging/soil vapor extraction curtain along the western boundary of the property that comprises 28 biosparging wells (at depths ranging from 40 ft bls to 67 ft bls) and 8 soil vapor extraction wells. The remedial action construction plans were approved by RER in October 2017. The remedial activities using the Biosparging system were initiated in July 2018 and since then the system has been operational. On November 5, 2020, DERM approved the deactivation of the vapor extraction system at the property. The groundwater biosparging system remains operational and Operation and Maintenance reports are routinely submitted to DERM in accordance with the approved RAP.



Former Melting Pot Parcels Site prior to development

Former Biscayne Chemical

BSRA ID# 139801015

Executed June 26, 2018/Assignment and Assumption Agreement executed November 7, 2019

Address: 690 NW 13th Street, Miami

Acres:2.63

DERM IW5-4745/File-4393

On June 26, 2018, Rumasa Corporation entered into a BSRA for the Former Biscayne Chemical site which operated as a retail chemical warehouse used to store bulk cleaning chemicals and solvents for distribution from the 1940s to 2000. The BSRA was assumed on October 23, 2019, by KTLC Biscayne, LLC. Building structures were demolished between 2020 and 2022. Soil and groundwater Volatile Organic Halocarbons (VOHs) contamination was documented during site assessment. In October 2020, FDEP approved an application for site-specific activities under the SRP grant. Interim source removal (ISR) was conducted in 2021, and 45 tons of concrete and 541 tons of soil were excavated and disposed of. In November 2022, additional ISR activities were conducted, and 62 tons of soil were excavated and disposed of. A Post Active Remediation Groundwater Monitoring Plan approved January 2022 is ongoing. The site will be redeveloped as approximately 600 units of affordable housing with almost 13,000 square feet of ground level retail and a total capital investment of approximately \$160 million.



Former Biscayne Chemical Facility (1999)



Interim Source Removal (2022)



Rendering of Completed Residential Development

Convention Center Site

BSRA ID# 131801001

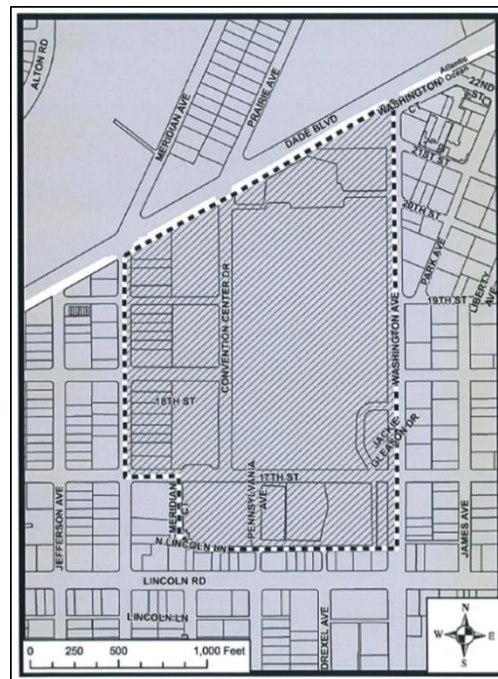
Executed October 1, 2018

Address: 1700 Convention Center Drive, Miami Beach

Acres:66

DERM HWR-812

The City of Miami Beach identified soil arsenic contamination after preparation of a Phase I and Phase II Environmental Site Assessment in 2014. A portion of the site operated as a golf course in the 1950s. Further site assessment is pending in pursuit of a No Further Action with Conditions. The Convention Center was renovated and expanded. On April 24, 2020, DERM approved the proposed site assessment plan to complete the site assessment of the remainder of the Miami Beach Convention Center and other associated areas under the BSRA. Partial Engineering control implementation reports have been provided and completion of the site-wide site assessment, including a soil background investigation, is on-going.



Boundaries of Convention Center Site



Renovated and Expanded Miami Beach Convention Center

Maurice Gibb

BSRA ID# 131803001

Executed October 1, 2018

Address: 1700 Purdy Ave, Miami Beach

DERM UT-5443/File-15745

Acres:3.37

DEP-139813745

Maurice Gibb Memorial Park, established by the City of Miami Beach circa 1969, consists of a passive use recreational facility and a boat launch ramp and building for the Miami Beach Police Marine Patrol. Prior to 1969, at least two facilities (Gulf Oil Company and Amber Oil Company) stored hydrocarbons on the property. Additionally, an unknown building was identified on the northern portion of the site. In June 1997, petroleum contamination, in the form of free-phase floating product, was discovered in a monitoring well installed in the park. Soil contamination has also been documented. Soil remediation will be conducted in conjunction with park renovations, to include replacement of playground equipment, new landscaping, irrigation and new park furnishings. A report with the findings of the supplemental site assessment and proposal for engineering controls and corrective actions was approved by DERM and is pending completion. Site re-development is ongoing, and the engineering controls are being installed concurrently with the park redevelopment. Monthly Operating Reports are being provided to DERM.



Maurice Gibb Memorial Park

Fleet Management Site

BSRA ID# 131802001

Executed October 1, 2018

Address: 140 MacArthur Causeway, Miami Beach

DERM UT-2689/File-3527

Acres:2.21

DEP-9201879

The Fleet Management Site, which includes a maintenance facility and filling station for the City of Miami Beach, has two petroleum discharges, discovered September 19, 1989 and October 5, 1992. Redevelopment options may include expanded City operations and commercial or retail use. Free-floating product has been present since 1992, and soil Total Recoverable Petroleum Hydrocarbon (TRPH) contamination has been documented. Site assessment activities are being conducted for contaminated soil (TRPH, arsenic, BAP TEQ, and lead above direct exposure cleanup target levels (CTLs), and BTEXs, VOCs, TRPH, PAHs above leachability based on groundwater and/or marine surface water CTLs) and groundwater (PAHs and VOCs). An Interim Source Removal Report dated April 10, 2023, documented removal of free product in the groundwater at MW-8. Groundwater monitoring is being conducted.



Historic excavation with free floating product



Free floating product documented in groundwater

Castle Opa Site

BSRA ID# 139901003

Executed December 19, 2018

Address: 1700 Service Road, Opa-Locka

Acres: 7.41

DERM IW5-3869/File-3575

The 7.6-acre Castle Opa Site, formerly known as the Cuyahoga Wrecking site, was used for agriculture through the 1950s, and then as a borrow pit lake by 1968. In the 1970s the borrow pit was filled with construction debris, until 1978 when lake filling was completed. A large maintenance building and operations area were located within the northwestern quadrant for over twenty-five years. Uncontrolled dumping, burying of debris and improper disposal of asbestos containing material (ACM) occurred at the site. Assessment activities conducted from 1992 –2008 reported TRPH, oil and grease, Volatile Organic Aromatics, Polycyclic Aromatic Hydrocarbons, lead, copper and arsenic, ammonia, and Total Dissolved Solids at concentrations above their applicable soil cleanup target levels and/or groundwater cleanup target levels. In 1998, a Brownfields Targeted Site Assessment was conducted. The FDEPs Bureau of Emergency Response removed approximately 3,000 cubic feet of asbestos tiles from three containers on the site. Additionally, multiple piles of bagged ACM identified throughout the site were removed in May-June 2018. In 2018, the City of Opa-Locka funded the preparation of a Phase II Environmental Site Assessment for the site via its EPA Brownfields Community-wide Assessment Grant. Redevelopment plans include mixed-use residential and commercial/retail. Site assessment, including off-site delineation, is being conducted. This includes a background sampling proposal for groundwater. Off-site notification of groundwater impacts has been provided to the FDEP by the responsible party. A background study for groundwater is being evaluated by DERM.



Solid waste documented at the site



Spills to open ground



Solid waste at Cuyahoga Wrecking Site

Skilled Nursing Facility Brownfield Site

BSRA ID# 131104003

Executed December 19, 2018

Assigned August 21, 2019

Address: 3635 NW 78th Ave, Doral

Acres:2.99

DERM UT-1866

On December 19, 2018, a BSRA was executed by Care Outlook, LLC and Florida International Medical Center, LLC. On August 21, 2019, 3635 Doral Land Development, LLC assumed the BSRA from Care Outlook, LLC. This approximately 9.92-acre site, containing two commercial buildings, a showroom/warehouse building, and two tiki huts, was part of a 72-acre stone quarry that operated from the 1940s to the 1960s. The quarry was backfilled by 1968 with construction debris. A Phase II Environmental Site Assessment conducted in 2018 documented solid waste and groundwater contamination- specifically, ammonia, total dissolved solids, iron and dieldrin. The design of a methane gas management system was approved for the site on February 25, 2020. A Groundwater Monitoring Plan in support of No Further Action with conditions was approved November 29, 2021, with contaminants of concern including Iron, Manganese, Ammonia, OCPs, and Total Dissolved Solids. Groundwater monitoring was paused due to construction/earthwork onsite and will resume post-development. An Engineering Control Plan was approved July 31, 2023 that consists of engineering controls across the entire site. An updated Soil Management Plan was approved on December 31, 2024. Proposed plans for the site include demolition of the existing structures and construction of a skilled nursing facility and medical office building.



Skilled Nursing Facility Site conditions prior to redevelopment



Rendering of proposed Skilled Nursing Facility

Proposed Dolphin Professional Centre Site

BSRA ID# 130843003

Executed December 19, 2018

Address: 1695 NW 110 Ave, Sweetwater

Acres:1.97

DERM IW5-20757 and SW-1016

The Proposed Dolphin Professional Centre Site was formally part of the Marks Brothers Dump Site (reportedly closed in 1976). Test pits/borings conducted onsite indicate the waste primarily consists of construction and demolition debris, including concrete rubble, wood, shingles, glass, plastic, and muck. Solid waste was discovered in the upper 4 feet down to a depth of approximately 30 feet at the western property boundary. Solid waste removal from beneath the building footprint to approximately 8-43 feet below land surface (western portion) was completed in 2008. Excavations were backfilled with clean concrete rubble fill material. Soils onsite are contaminated with PAHs. Iron and ammonia groundwater contamination has been documented, and delineated onsite, and will be addressed through groundwater monitoring in pursuit of NFAC. Methane gas detected at levels above 25% Lower Explosive Limit (LEL) will be addressed through a methane gas monitoring/management system. A soil management plan was approved and pre-construction earthwork commenced in July 2017. The site was redeveloped for commercial use consisting of 54,000 square feet of Class A offices, 26,000 square feet of ground floor retail, and commercial condominium space. Engineering controls, Groundwater monitoring, and methane gas assessment and monitoring in support of NFAC are being conducted.



Proposed Dolphin Professional Centre Site prior to development



Completed Dolphin Professional Centre commercial development

Collins Park Garage Green Reuse Site

BSRA ID# 131805001

Executed December 19, 2018

Address: 340 23rd Street and 2200 Liberty Ave, Miami Beach

Acres:1.49

DERM UT-480/File-7205/DEP 138503541

The City of Miami Beach entered into a BSRA for the Collins Park Garage property identified by Miami-Dade Folio numbers 02-3226-001-0400 and -0405. This property was formerly occupied by a Chevron No. 47617 fuel service station. DERM records indicate that four underground storage tanks (USTs) were installed in 1983. A Discharge Reporting Form indicated a used waste oil overfill at the facility on March 1, 1989. The site was deemed eligible for the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP) in February 1994. The remediation ceased in March 1995. A TCAR completed in January 2019 documented the removal of 5-1000 gals USTs and 2238 tons of contaminated soil from the site. 2948 tons of clean fill, 1518 tons of characterized soil and 495 pounds of Regenesis Oxygen Release Compound® were used to backfill the excavation. Contaminants of concern that exceeded applicable CTLs in soil are Arsenic, Isopropyl benzene (IPB), 1,2,4-Trimethylbenzene, naphthalene, 1-methylnaphthalene and 2-methylnaphthalene in groundwater. Site assessment activities are being conducted. The construction of the parking garage has been completed. Currently, DERM is pending Temporary Point of Compliance Notifications prior to the approval of a Monitoring Only Plan.



Historic underground storage tank removal (1991)



Completed Collins Park Garage

Industrial Shipping

BSRA ID# 139905001

Executed December 19, 2018

Address: 2974 NW N River Drive, Miami

Acres:2.81

DERM IW5-3744/File-3462

2974 NW North River Drive, LLC, entered into a BSRA on December 19, 2018, for the Industrial Shipping site, consisting of 19 parcels and currently operating as a shipping import/export company. The site was historically developed as residential and commercial buildings in the early 1930s and then became industrial/commercial from the 1940s to present date. A Phase I was performed due to the potential purchase and redevelopment of the property. The contaminants of concern for the site are Arsenic, Lead, Barium, Mercury, PAH and Trichloroethene in the soil. A Groundwater Monitoring Plan Approval Order in support of No Further Action with Conditions was issued for the site on November 4, 2020, for Aluminum, Arsenic, Lead, Mercury and PAHs. The Groundwater Monitoring Plan was deemed complete and no further groundwater monitoring was required on January 18, 2023. An Engineering Control Plan/Engineering Control Maintenance Plan and Revised Engineering Control Implementation Report were approved on May 19, 2023, certifying the sitewide engineering controls of asphalt and concrete. A No Further Action with Conditions Proposal/Conditional Site Rehabilitation Completion Report was provisionally approved, and DERM is prepared to issue a Conditional Site Rehabilitation Completion Order for the subject site upon recording of a Declaration of Restrictive Covenant.



Boundaries of Industrial Shipping Site



Former conditions at the Industrial Shipping Site (1989)

Riverfront Brownfield Site

BSRA ID# 139801016

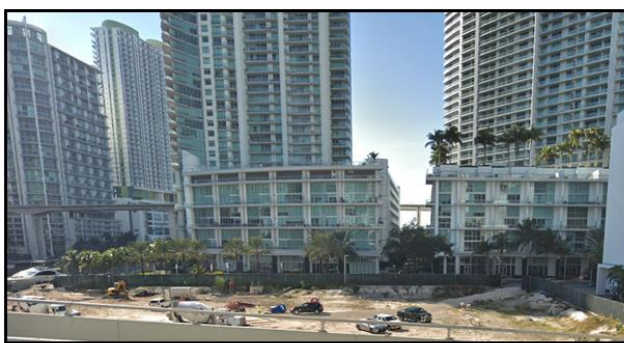
Executed December 19, 2018

Address: 24 SW 4th Street, Miami

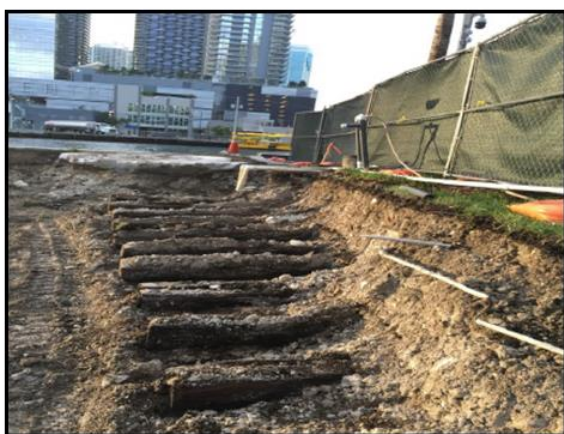
Acres: 1.8

DERM HWR-848

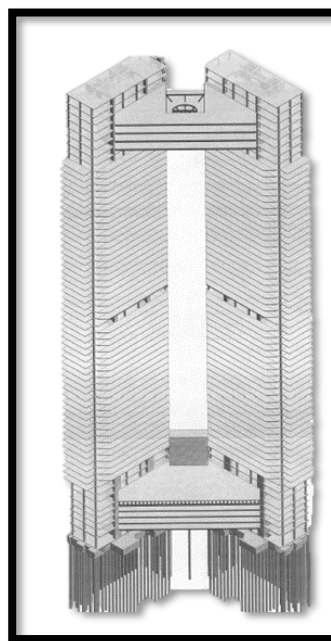
A BSRA for the Riverfront Brownfield site was executed between MDC and Miami River Project, LLC and KAR Miami MRP, LLC. The site was part of FEC rail yard operations. The property is currently vacant. Soil contamination discovered in 2016 consists of Arsenic, Lead, TRPH and PAHs. Source removal was conducted in 2018 within the boundaries of the property with the exception of areas at the perimeter where the soils were inaccessible under the roads. The unexcavated soils are covered by impermeable materials and are planned to be removed and properly disposed of as part of the development of the site. A Groundwater Monitoring Only Plan was approved by DERM on September 21, 2016, for BTEX and Arsenic. The groundwater monitoring requirements have been satisfied (two consecutive events below cleanup target levels). Contaminated soils at the perimeter of the site (which are covered by engineering controls) will be removed in conjunction with development and construction. An update on the timeline for development is pending.



Riverfront Brownfield Site pre-development



Railroad ties along the southern property boundary



Rendering of Completed Residential Development

297 NE 67 Street Redevelopment Site

BSRA ID# 1319801018

Executed December 16, 2019

Amended March 21, 2021

Address: 290 & 280 NE 68th Street & 277, 287 & 297 NE 67th Street, Miami

DERM HWR-1007

Acres: 0.94 acres

290 NE 68 Street, LLC, entered into a BSRA to rehabilitate and redevelop the 297 NE 67 Street Redevelopment Site, which was leased to an equipment supplier that sold equipment to laundry and dry-cleaning service operations since the 1970s. It is suspected that in the 1970s, the site may have stored dry cleaning plant equipment which contained small amounts of tetrachloroethene (PCE). The Site Assessment Report documented groundwater contamination consisting of tetrachloroethane, trichloroethene, vinyl chloride, cis-1,2-dichloroethene, chloromethane, 1,1-dichloroethene, and chloroform. Further site assessment is pending. The owner plans to refurbish and update the warehouses and office spaces into a variety of upscale mixed warehouse/office businesses. The BSRA was amended March 21, 2021, to update certain provisions and attachments and add a Person Responsible for Brownfield Site Rehabilitation to the BSRA. A restrictive covenant was recorded for the site on March 29, 2022. Groundwater monitoring wells installed at the boundaries of the site at various depth intervals (shallow, intermediate, deep) documented vinyl chlorine contamination. A Monitoring Only Plan is currently ongoing.



Former facility at the 297 NE 67 Street Redevelopment Site



Exterior of 297 NE 67 Street Redevelopment Site

237-295 NW 20th Green Reuse Site

BSRA ID# 1319801019

Executed December 24, 2019

Address: 237-295 NW 20th Street, Miami

Acres: 0.84 acres

DERM IW5-2112

Miami Development 2122 Trustee, Inc., as Trustee for Land Trust Miami – 2122, entered into a BSRA on December 24, 2019, for the rehabilitation and redevelopment of properties located at 237-295 NW 20th Street. The site was a food market with an adjacent vacant lot, but historic uses included a junk yard and auto wrecking facility, auto repair shops and a blacksmith. Site assessment activities documented metals contamination in the soil and groundwater. A Site Assessment Report documented soil contamination consisting of Arsenic, SPLP Arsenic, Cadmium, SPLP Cadmium, Lead, and SPLP lead. A September 5, 2024, SARA was submitted proposing source removal to address arsenic exceedances as well as source removal to address copper and lead exceedances. Two monitoring wells shall be installed post source removal. Further assessment is pending. The site will be redeveloped for commercial/retail use.



Vacant 237-295 NW 20th Green Reuse Site prior to development



Picture Explanation: JUNK
CARS BEING DISASSEMBLED
FOR PARTS CAUSING DISCHARGE
TO SOIL



Picture Explanation: BATTERIES
IMPROPERLY STORED

Former junk yard operations

Grouper Park Green Reuse Site

BSRA ID# 139911002

Executed December 24, 2019

Address: 17600-17700 S Dixie Hwy and 17613-17665 Cleveland Ave, Unincorporated Miami-Dade

Acres: 2.06

DERM IW5-292

Grouper Park, LLC, entered into a BSRA on December 24, 2019, for the rehabilitation and redevelopment of properties located at 17600-17700 S Dixie Highway and 17613-17665 Cleveland Ave. A portion of the site historically included Bob's Spray Service, a pesticide storage and mixing facility for 30 plus years, with a wastewater underground storage tank located on the northwestern corner of the facility. Site assessment activities documented pesticides contamination in the soil and groundwater. The site is pursuing No Further Action with Conditions closure with engineering controls. Further site assessment is pending. The site will be redeveloped as an Auto Parts retail facility, and a Soil Management Plan has been approved.



Paradise Gardens Green Reuse Site

BSRA ID# 139912004

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 260 ST (Folios: 30-6927-032-1450; 1480; 1620; 1710 & others),
Unincorporated Miami-Dade County

Acres: 9.3

DERM HWR-922

On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site has Arsenic and Chromium soil contamination and Nitrate groundwater contamination. The site was formerly used for agriculture and was developed as a mixed-use development consisting of 665-unit multifamily apartment buildings. A Site Assessment Report Addendum and Soil Management Plan Operating Report are pending for the site.



Paradise Gardens Green Reuse Site



Completed Residential Development

Modern Towers Green Reuse Site

BSRA ID# 139912005

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 256 ST (Folios: 30-6927-039-0010), Unincorporated Miami-Dade County

Acres: 11

DERM HWR-923

On December 24, 2019, a BSRA was executed with Paradise Gardens Green Reuse LLC. The site was formerly used for agriculture and has Arsenic and Chromium soil contamination and Nitrate contamination of the groundwater. The site was re-developed as a portion of the Miami Urban Village, a mixed-use development consisting of 665-unit multifamily apartment and retail buildings. A Site Assessment Report Addendum and Soil Management Plan Implementation Report are pending for the site.



Debris piles during construction



Modern Towers residential development completed

Solimar Apartments Green Reuse Site

BSRA ID# 132001001

Executed July 2, 2020

Address: 419 NW 8th Street, 815 NW 5th Avenue, 925 NW 5th Avenue, and the Intersection of NW 12th Street and NW 4th Avenue, Florida City

Acres: 10.5

DERM HWR-1016

On July 2, 2020, a BSRA was executed between MDC and Solimar Associates, Ltd. for development of 10-acres (consisting of 5 parcels) in the vicinity of the intersection of NW 11th street and NW 5th Avenue, Miami, Florida, into Solimar Affordable Rental Apartments. The property was historically occupied by a trailer park in the southwest, a building in the west central portion, and agricultural land in various parts of the site. Site rehabilitation activities have been conducted since September 2019 and identified soil and groundwater contamination at the site. Soil contaminants consist of arsenic, lead, and chromium, and groundwater is impacted by nitrate. A soil management plan was approved for the site on August 14, 2020, and Drainage Plans were approved on September 20, 2021. Engineering Controls have been implemented throughout the entire site to address soil impacts in support of No Further Action with Conditions. A groundwater Monitoring Only Plan in pursuit of NFAC was implemented and completed. A Site Assessment Report Addendum has been approved and an NFAC package is currently under review.



Solimar Apartments site pre-development



Wood debris piles pre-development



Completed Solimar Apartments

Cutler Bay Town Centre Brownfield Site

BSRA ID# 139911003

Executed December 2, 2020

Address: 10100 SW 186 ST, Cutler Bay

Acres: 1.26

DERM HWR-1068

Cutler Bay Town Centre, LLC, entered into a BSRA for the rehabilitation of two vacant parcels abutting a former Florida East Coast railway line to the east, and petroleum contaminated site to the west. The preliminary assessment conducted at the property documents arsenic and PAH contamination in soils, and arsenic contamination in the groundwater. A Site Assessment Report is not yet approved and the DERM has required additional soil assessment. The site will be developed as the Crossings at Quail Roost - a Senior Residential Community. This mixed-use development will consist of 93 residential units, 8,977 square feet of commercial space, and 9,754 square feet of offices. Based on the results of the preliminary assessment and the use of engineering controls, DERM approved construction plans for the proposed development in March 2021. A groundwater monitoring plan will be implemented along the eastern perimeter of the property. The baseline sampling was conducted in June 2022; however, construction activities have been delayed at the property and an extension of time, until 2025, has been granted for the submittal of additional reports.



Cutler Bay Town Centre Brownfield Site prior to development



Rendering of Completed Residential Development

Shoppes of Cutler Bay Green Reuse Site

BSRA ID# 132002001

Executed December 30, 2020

First Amendment December 21, 2021

Address: 20951 Old Cutler Road, Cutler Bay

Acres: 29

DERM UT-7288 and HWR-1158

A BSRA was executed with Publix Supermarkets, Inc., for the development of an 87,444-square-foot commercial mixed-use development, called Shoppes of Cutler Bay, on a portion of a former agricultural site. Site assessment documented both soil and groundwater contamination. All contaminated soils were removed and disposed of offsite during construction. The site is developed as a Publix Shopping Center and continues quarterly groundwater monitoring for Arsenic and Iron in pursuit of a No Further Action with Conditions closure for groundwater. Because the site is a portion of a larger contaminated site as that term is defined in §376.79(7), F.S., in 2021, the BSRA was amended to add the Town of Cutler Bay, as a PRFBSR to the BSRA for the development of 16 acres of the larger contaminated site. The Town of Cutler Bay intends to redevelop their portion of the site as a government building center and recreational park. Site assessment on the Town of Cutler Bay parcels documented arsenic soil contamination and arsenic, iron, and manganese groundwater contamination. Additional assessment and delineation are pending. Development of the site is underway.



Shoppes of Cutler Bay Green Reuse Site prior to development



Rendering of proposed Cutler Bay Legacy Park

Miami Parcel West Green Reuse Site

BSRA ID# 139801020

Executed December 30, 2020

Address: 60 NW 17th Street, Miami, Florida

Acres: 2.38

DERM UT-3223

On December 30, 2020, a BSRA was executed between Miami-Dade County and Peoples Gas System (Florida) for the Miami Parcel West Green Reuse Site. The site is a part of a former manufactured gas plant (MGP) facility which operated in two parcels between 1906 and 1958. The properties were connected with an underground tunnel, which was filled in the past with solid waste material of MGP operations. The tunnel was remediated and filled with concrete in 1999, resulting in the removal of approximately 2,250 tons of MGP related waste. Since the decommissioning of the plant, the property has been used as a storage yard and a natural gas distribution facility. Assessment and remedial activities have taken place since 1987. A pilot Test Plan including source removal and open air sparging with vapor extraction was implemented at the site in October 2019. However, in February 2021, a Source Removal Remedial Action Plan (RAP) (inclusive of supplemental assessment) was submitted to the DERM for review including a revised remedial approach. The RAP proposed to aggressively address the manufacturer gas plant (MGP) source zones by removing contaminated soils via conventional excavation in combination with large diameter auger (LDA) technology, followed by the installation of an engineering control cap across the property. The RAP was approved by DERM in December 2022 and implemented between August and October 2023. Approximately 2,817 tons of contaminated soils were addressed during remediation, including approximately 2,475 tons excavated by LDA. The LDA borings were backfilled with flowable fill forming a monolith between 4 to 20 ft below land surface. People's Gas System intends to expand its operations at the subject property by installing additional infrastructure to allow for increased storage and operating capacity as well as by integrating new technologies to further increase operating capacity. The planned expansion will cost in excess of \$20 million and will create 15 to 20 new permanent jobs for consultants, engineers, and transportation workers who will be involved in operating, maintaining, and transporting materials to the site.



Miami Parcel West Site prior to redevelopment



Remediation activities

Miami Parcel East Green Reuse Site

BSRA ID# 139801021

Executed December 30, 2020

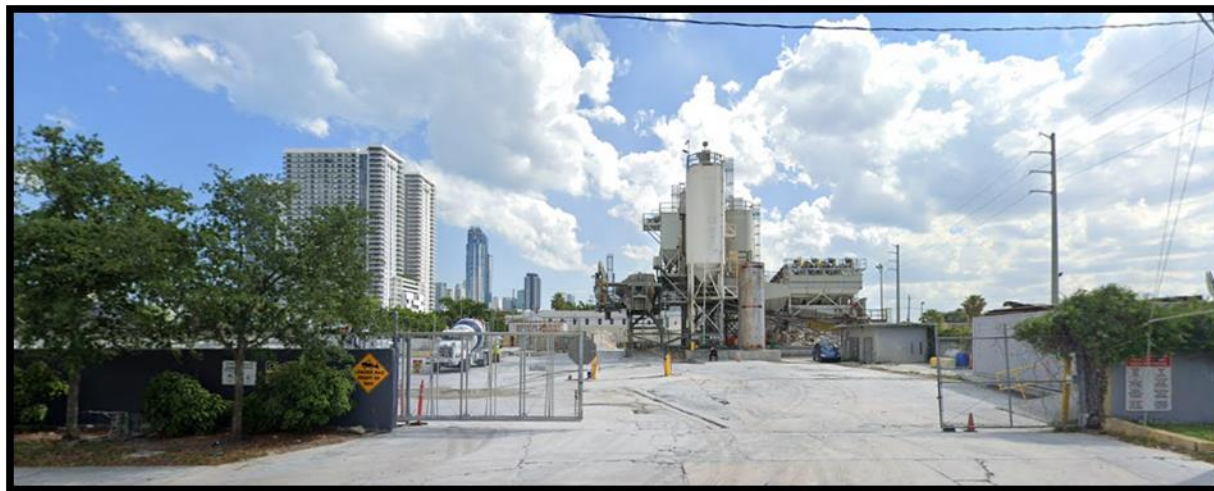
Address: 1600 N. Miami Ave, Miami, Florida

Acres: 1.85

DERM IW5-3225

On December 30, 2020, a BSRA was executed between Miami-Dade County and Peoples Gas System (Florida) for the Miami Parcel East Green Reuse Site. The approximately 4.7-acre site is a part of a former manufactured gas plant (MGP) facility which operated in two parcels between 1906 and 1958. Both parcels were connected with an underground tunnel, which was filled in the past with solid waste material of MGP operations. The tunnel was remediated and filled with concrete in 1999, resulting in the removal of approximately 2,250 tons of MGP related waste. The subject site is currently leased to CEMEX USA and a cement batching operation has been in place since 1968. Assessment and remedial activities have taken place since 1987, including but not limited to, the removal of underground storage tanks, removal of free product (approximately 1,300 gallons between 1993 and 2012), excavation of approximately 863 tons of coal tar, soil and debris in 1994 and excavation of approximately 47 tons of soil in 2014 from the city-owned ROW. However, soil and groundwater contamination remain at the property and extend off-site. Dissolved groundwater contamination vertically extends to 60 feet below land surface (bls) and the presence of non-aqueous phase liquids (NAPL) is verified to below 15 feet bls. A Remedial Action Plan (RAP) is currently pending. The results of the remedial activities at the People's Gas Miami Parcel West Green Reuse Site (BSRA ID# 139801020), which were completed in late 2023, will be evaluated in support of the design of the RAP for this property.

Peoples Gas System's tenant, Cemex, Inc., intends to expand its current infrastructure at the site, install new equipment, and employ additional full-time staff – a project that will require a capital investment of no less than \$10 million, involve up to 100 temporary construction jobs, and support the creation of 50 to 100 permanent jobs.



Miami Parcel East Green Reuse Site

Miline at Ludlam Trail Green Reuse Site

BSRA ID# 132003001

Executed December 30, 2020

Address: 6970 Bird Rd, Unincorporated Miami-Dade County

Acres: 4.05

DERM HWR-1115

Ludlam Trail Phase I, LLC entered into a BSRA for the Miline at Ludlam Trail Green Reuse Site encompassing two parcels (Folios 30-4023-000-0503 and 30-4023-101-0020) which are part of a proposed six-mile long pedestrian and biking trail being developed for the Miami-Dade County Department of Parks and Open Spaces (PROS) along the abandoned former Florida East Coast (FEC) railroad. Site assessment documented arsenic and Total Benzo(a)pyrene Equivalents soil contamination. A Soil Management Plan was approved by DERM on April 14, 2020 and earthwork and construction activities started on August 18, 2020. The development was completed and includes 338 multifamily units in a 6-story residential building with residential amenities including an entertainment lounge, fitness center, workroom, clubroom, swimming pool deck, private courtyard, and a common plaza area. The development also provides approximately 4,200 square feet of retail space, a common plaza, and will serve as a centralized social hub for apartment residents as well as users of the recreational trail component of the former rail corridor. The Site is pursuing a No Further Action with Conditions closure with engineering controls and groundwater restrictions. The engineering controls consist of 2 feet of clean fill, concrete, and/or asphalt building pads and pavement. Groundwater monitoring is complete in support of a No Further Action with Conditions site closure. A Soil Management Implementation Report was submitted and approved. Engineering control verification sampling was conducted and soil results exceeded soil cleanup target levels for Arsenic and PAHs. Risk assessment or alternative engineering controls are being considered to address the soil contamination.



Site Prior to Development



Completed Residential Development

Brickell Fire Station Green Reuse Site

BSRA ID# 132102001

Executed September 8, 2021

Address: 145, 155, 165 and 191 SW 12th Street and 1133, 1131, 1115 and 1105 SW 2nd Avenue, Miami, FL 33130

Acres: 1.5

DERM HWR-1134

191 SW 12 Owner, LLC entered the BSRA with Miami-Dade County for the proposed development of two residential towers at the site. The site was historically occupied by residential homes, followed by a residential apartment complex in the southern part constructed in 1960s and a fire station constructed in 1980s (owned by City of Miami) in the northern part. The apartments were demolished circa 2015 and the southern part remained vacant until November 2021 when Phase I tower development construction began. The fire station remained active until July 2024 when Phase II tower construction began. The site construction is ongoing. Site rehabilitation activities have been conducted since 2019 and identified soil and groundwater contamination at the site. The assessment results identified soil contamination by arsenic, dieldrin, and PAHs, and groundwater contamination by arsenic and per- and polyfluoroalkyl substances (PFAS). A conditional closure via No Further Action with Conditions was selected.

Based on the documented soil contamination, the PRFBSR selected off-site disposal of excessive soils excavated on-site. In the Phase I tower area, all contaminated soils in the Phase I tower footprint, approximate 37,000 cubic yards (cy) of soils (excavated from ground surface to at a minimum 5 feet below ground surface), were removed. Phase II earthwork is ongoing. Further assessment is ongoing to support the site closure.



Brickell Fire Station Site prior to redevelopment



Rendering of proposed residential towers

CBTS Green Reuse Site

BSRA ID# 132101001

Executed October 21, 2021

Address: 1000 Kane Concourse, Bay Harbor Island

Acres: 1.19

DERM UT-2037/F-391

CBS Realty Holding, LLC entered into a BSRA with Miami-Dade County for the development of a church on the CBTS Green Reuse Site. The site historically operated as a vehicle repair shop and as an automotive dealer with a service center from the 1950s until demolition around February 2020. Contamination associated with improperly abandoned underground storage tanks (USTs) was discovered on August 27, 1986. Site rehabilitation activities (source removal of contaminated groundwater and soils) have been ongoing since that time. The contaminants of concern (COCs) remaining onsite are soil (Arsenic) and groundwater (Benzene, Isopropylbenzene, and Total Dissolved Solids). The site has elected conditional closure with institutional and engineering controls. The construction of the church has been completed and the site is pending submittal of a No Further Action with Conditions proposal.



Former car dealership



Free floating product in groundwater



Excavation with free floating product



Completed Church By the Sea

South Riviera Brownfield Site

BSRA ID# 132103001

Executed December 21, 2021

Address: SW 120th Avenue & SW 248th Street, Princeton

Acres: 4.8

DERM HWR-970

South Riviera Investments #2, Inc. entered into a BSRA with Miami-Dade County for the proposed development of a two-story, 63,120 sq. ft. charter school for students in kindergarten through the eighth grade. The developer is projecting a total investment of \$11,000,000.00. The site historically operated as a nursery. Contaminants of concern are Arsenic and Chromium in soil and arsenic in groundwater. The site has elected a No Further Actions with Conditions closure. Further site assessment is required.



Boundaries of South Riviera Brownfield Site



South Riviera Brownfield Site Prior to Development

Windmill Farms Green Reuse Site

BSRA ID# 139912008

Executed December 21, 2021

Address: NE Corner of the Intersection of SW 242nd Street and SW 129th Avenue, Miami

Acres: 9.48

DERM HWR-1186

Windmill Farms Associates, LLC entered into a BSRA with Miami-Dade County for the development of a 274-unit affordable housing project. The site was formerly used for agricultural purposes and site assessment activities documented copper and arsenic soil contamination and nitrate groundwater contamination.

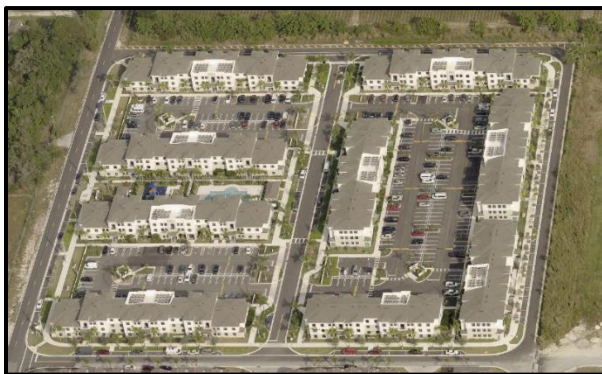


Boundaries of Windmill Farms Site



Windmill Farms Site Prior to Development

Source removal for arsenic and copper contamination in soil was conducted in 2022. Remaining arsenic concentrations were determined to be consistent with background. A Groundwater Monitoring Plan is currently being implemented. Following the first quarter groundwater monitoring report, groundwater monitoring wells were destroyed due to onsite construction activities. A long-term extension was provided until March 2024 for the replacement of the groundwater monitoring wells and continuation of the groundwater monitoring plan, when the construction activities were expected to be complete. Groundwater monitoring for nitrate resumed on July 1, 2024, and is ongoing. The residential development is nearing completion.



Windmill Farms Site development (2025)



Rendering of completed development

Cordial Holdings Green Reuse Site

BSRA ID# BF132001002

Executed December 20, 2021

Address: 75 W Palm Drive, Florida City

Acres: 25

DERM AW-72

Cordial Holdings, LLC entered into a BSRA with Miami-Dade County for proposed commercial development of the Cordial Holdings Green Reuse Site. The subject site was a former agricultural packaging facility. Site assessment documented arsenic contamination in groundwater and arsenic, PAHs and TRPH contamination in soil. Site assessment activities are on-going. The site is being proposed for mixed use commercial/residential and a Soil Management Plan was submitted in support of site development which was approved by DERM in October 2024 and is currently being implemented. Source removal of impacted soil was conducted from the southern portion of the property in November 2024, in preparation for the residential development. Additional groundwater and soil assessment is pending to complete delineation of soil and groundwater contamination at the property boundaries.



Cordial Holdings Site prior to redevelopment



Former tomato packaging facility



Site cleared for redevelopment

TV ML Industrial Project

BSRA ID# 132104001

Executed December 20, 2021/Assignment and Assumption Agreement Executed 12/20/22

Address: 6601 NW 167th Street, Miami Lakes

Acres: 16

DERM UT-1090/File-7637

TV ML Investments, LLC entered into a BSRA on December 20, 2021, for the rehabilitation and redevelopment of an approximately 16-acre property. The site was used as a football and baseball field since the 1970s and has documented arsenic soil and groundwater contamination. Site construction is being completed for commercial use as warehouses. A No Further Action with Conditions (NFAC) closure with engineering controls has been elected for the site. Further site assessment is pending.



TV ML Industrial Project Site



Construction of the engineering control cap



Construction of Warehouse Development

NoMi Square Brownfield Site

BSRA ID# 132201001

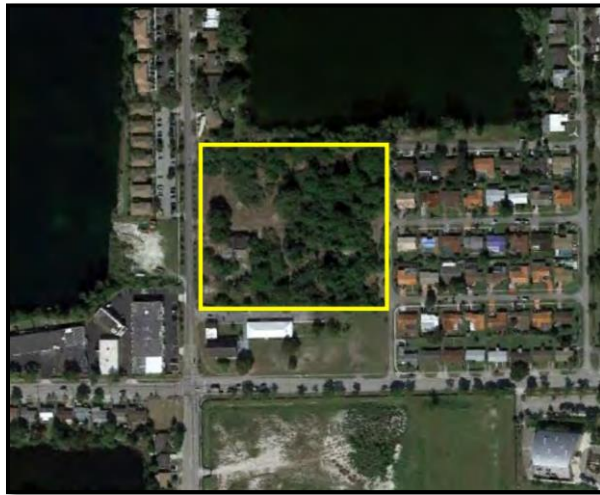
Executed July 21, 2022

Address: 13855 NW 17th Avenue, North Miami

Acres: 7.6

DERM HWR-1199

North Miami Ventures, LLC entered into a BSRA on July 21, 2022, for the rehabilitation and redevelopment of a vacant property located at 13855 NW 17th Avenue (Folio # 06-2123-000-0060), North Miami, FL. The site was formerly a YMCA. Site assessment activities documented buried debris, and arsenic, lead, copper and PAH contamination in the soil and PAHs and lead in the groundwater. The site is pursuing No Further Action with Conditions closure with engineering controls. Approval of a Remedial Action Plan to address soil contamination in adjacent rights-of-way via encapsulation and/or excavation is pending. The proposed redevelopment of the site includes possible multi-family residential, commercial, and public uses.



NoMi Square Site prior to redevelopment



NoMi Square site prior to demolition and redevelopment

19640 Green Reuse Site

BSRA ID# 132202001

Executed December 20, 2022

Address: 19640 Harriet Tubman Highway, Miami

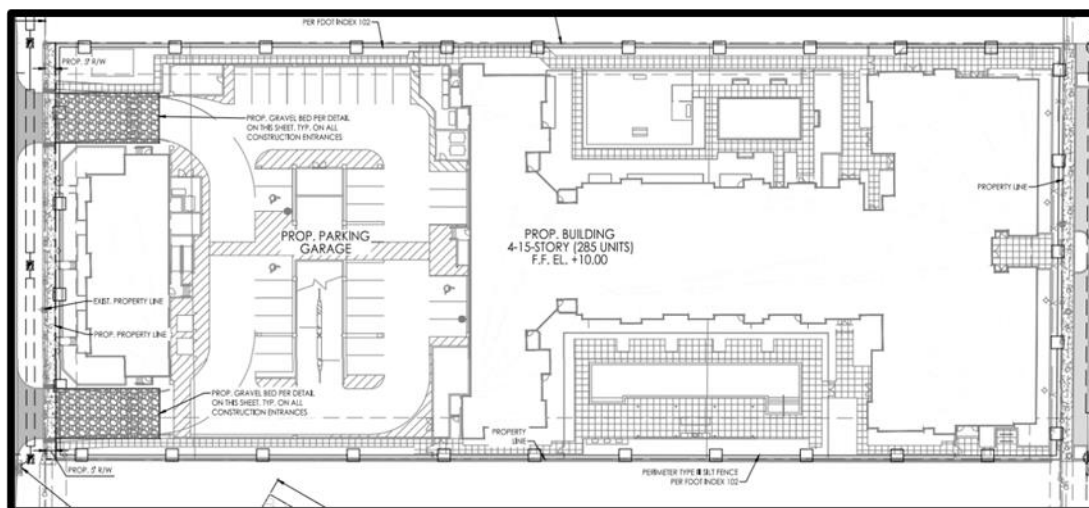
Acres: 2.25

DERM HWR-1224

19640 WDH, LLC entered into a BSRA on December 20, 2022, for the rehabilitation and redevelopment of the property located at 19640 Harriet Tubman Highway, Miami, FL (Folio 30-2203-005-0040). The site was formerly a trailer park located adjacent to the former FEC railroad. Site assessment activities documented arsenic contamination in the soil and groundwater. A source removal to remove a portion of the arsenic soil contamination was completed in 2022. The site is pursuing No Further Action with Conditions closure with engineering controls. Further assessment is still pending. The site will be redeveloped as a transit-oriented development with multifamily residential use, and a Soil Management Plan for construction has been approved.



119640 Green Reuse Site boundaries



Proposed development

Card Sound Key Green Reuse Site

BSRA ID# 130830001

Executed December 20, 2022

Address: Krome Avenue & South Dixie Highway, Florida City

Acres: 12.72

DERM HWR-1304

Card Sound Key Investors, LLC, entered into a BSRA on December 20, 2022, for the rehabilitation and redevelopment of the property located at Krome Avenue and South Dixie Highway, Florida City, FL (Folio 16-7930-003-0010) into affordable rental apartments. Historical documentation indicates the property was undeveloped land from as early as 1938 to 1971 when the southern portion appeared to have been cleared, filled in and graded. The property was vacant and overgrown in the mid-1980s and evidence of uncontrolled dumping on the southern portion was observed in 2007. The subject property has remained vacant until the present day. A Phase II Environmental Site Assessment documented buried debris, including asphalt shingles, metal siding, roof tar, and concrete blocks, as well as arsenic and PAH contamination of the soil and Ammonia, Aluminum, Iron, and TDS contamination of the groundwater. A Site Assessment Report for the site is pending submittal.



Card Sound Key Site boundaries



Test pit containing metal and roofing shingles

Bellamonte at Golden Glades Green Reuse Site

BSRA ID# 132203001

Executed December 20, 2022

Address: Northwest 6th Avenue & Northwest 161st Street

Acres: 7.09

DERM HWR-1125

Bellamonte at Golden Glades, LLC, entered into a Brownfield Site Rehabilitation Agreement (BSRA) for the Bellamonte at Golden Glades Green Reuse Site on December 20, 2022. The site was vacant, and located in a commercial and residential area in the Golden Glades neighborhood of northern Miami-Dade County, Florida, identified by the folio number 30-2113-036-0010. The site contained remnants of concrete building pads that were constructed as part of a property development activity that started in 2009, and part of a 30-foot-wide drainage ditch easement is located along the eastern site boundary.

Soil samples collected throughout the Site detected concentrations of arsenic, dieldrin and leachable dieldrin. Iron, manganese and dieldrin were detected above their respective GCTLs predominantly at the center of the Site. The owner is redeveloping the site with a multi-family rental community consisting of four 5-story, 16,800-square-foot (sf) apartment buildings, one in each corner of the site, and an approximately 61,000-sf, 4-story parking garage and a 12,500-sf amenity building at the center of the site. The PRFBSR is pursuing NFAC with engineering controls. The Site has now been split into two phases, Phase 1 and Phase 2. Phase I has engineering controls installed. Source removal has been conducted in area hot spots and areas that exceeded leachability for dieldrin to improve groundwater concentrations. Certification of engineering controls is pending submittal for Phase 1 and engineering control verification sampling for Phase 2 is pending.



Site prior to development



Rendering of completed multi-family rental community

Doral 87 Brownfield Site

BSRA ID# 131701002

Executed November 30, 2022

Address: 8650 NW 58 ST, 8690 NW 58 ST, 5675 NW 87 Ave, Doral

Acres: 5

DERM UT-1180

Doral 87 Group, LLC, entered into a BSRA on November 30, 2022, for the rehabilitation and redevelopment of the property located at 8650 NW 58 ST, 8690 NW 58 ST, 5675 NW 87 Ave, Doral, as a retail complex. The site was historically commercial/industrial, with tool repair conducted in the central portion of the site on open ground. Site assessment activities documented petroleum hydrocarbon constituents, Arsenic, Cadmium, Chromium and PAH soil contamination. The site has been developed and is in the process of completing site assessment.



Historic Storage Lot (1995)



Site boundaries



Excavation at the site



Completed Doral 87 Brownfield Site

Water Park Villas Green Reuse Site

BSRA ID# 132207001

Executed December 22, 2022

Address: 190 NW 162 ST

Acres: 4.01

DERM HWR-1240

Water Park Villas, LLC, entered into a BSRA on December 22, 2022, for the rehabilitation and redevelopment of the property located 190 NW 162nd Street, Miami, Folio No. 30-2113-000-0280. The subject property consists of approximately 4 acres of vacant, former agricultural land with a backfilled pond/lake located in the southwest corner of the property. During soil sampling activities, miscellaneous solid waste was observed in a select soil borings, consisting of concrete, trash, wood, glass and plastic. Assessment activities documented groundwater analytical results exceeding arsenic, iron and manganese cleanup target levels. Soil analytical results exceeded arsenic cleanup target levels. The property will be redeveloped with 38 townhomes and an apartment building with 62 units. A Soil Management Plan was approved for the site on November 9, 2022, and Soil Management Operating Reports are being submitted. All solid waste has been removed from the site and site has been filled with crushed concrete.



Water Park Villas Site



Water Park Villas Site pre-development

The Line Green Reuse Site

BSRA ID# 132204001

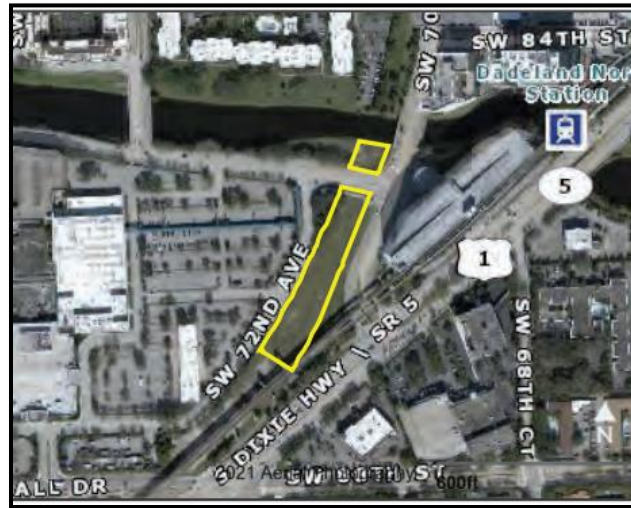
Executed December 23, 2022

Address: 190 NW 162 ST

Acres: 1.6

DERM HWR-908

Fruit Joy Florida, LLC entered into a BSRA for the Line Green Reuse Site encompassing two vacant parcels (Folios 30-4035-000-1435). Historically the site was used for agriculture from 1938 to 1970, along with the surrounding area, and is adjacent to the former FEC corridor (Ludlam Trail). The site is to be redeveloped into a mixed-use multifamily residential rental community with 840 units and 11,673 sq.ft. of retail space. Site assessment documented arsenic contamination in soil and groundwater and PAH soil contamination. A Soil Management Plan was approved by DERM on August 27, 2019. The PRFBSR is pursuing a No Further Action with Conditions closure. A Site Assessment Report Addendum is pending.



The Line Green Reuse Site boundaries



Artistic rendering of proposed development

Tucker Tower Green Reuse Site

BSRA ID# 139911004

Executed December 22, 2022

Address: 17800 & 17832 South Dixie Highway, 9912 E Indigo Street, and 9940 Hibiscus Street

Acres: 1.82

DERM HWR-1227

HTG Merrick, Ltd. entered into a BSRA for the rehabilitation and redevelopment of the Tucker Tower Green Reuse Site, for rehabilitation and redevelopment of Tucker Tower Apartments, a 120-unit housing development. A Phase I ESA revealed recognized environmental conditions with respect to the site's long term industrial use and the historical presence of an underground storage tank on the site. A Phase II ESA documented TRPH, Arsenic and PAH soil contamination. A No Further Action with Conditions, with engineering and institutional controls, was elected for the site, and a Soil Management Plan was approved by DERM for the proper handling of contaminated soils during the site's redevelopment. A SAR has been approved and groundwater monitoring is being implemented for leachable soils remaining on site.



Tucker Tower Green Reuse Site



Artistic rendering of proposed apartment development

Parkview Coral Apartments Green Reuse Site

BSRA ID# 132301001

Executed September 15, 2023

Address: 5615-5645 SW 8th St, Miami FL

Folio Nos. 01-4106-011-1790, 01-4106-011-1810, and 01-4106-011-1860

Acres: 0.8

DERM IW5-7622/File-13539

A BSRA was executed with Richman Parkview Gables Development Partners, LLC for the development of an 11-story, 120-unit multifamily residential building with an attached amenity area including a fitness center, clubroom, rooftop pool deck, and rooftop resident lounge. The site is currently vacant but operated as a shopping center with an automotive repair center from the 1970s to the 1990s. Site assessment documented Arsenic and Lead (soil) and Arsenic (groundwater) contamination. A No Further Action with Conditions closure has been elected. The site is currently pending development, and most of the site will be covered with engineering controls. A soil management plan was approved for the site on May 27, 2022, and condition provisions were addressed and approved on February 12, 2024. Drainage and construction plans have been approved.



Parkview Coral Apartments pre-development



Rendering of completed Parkview Coral Apartments

Ironwood Commerce Center North

BSRA ID# 139901004

Executed November 8, 2023

Address: 12705 NW 42nd Avenue, Opa-Locka, FL

Acres: 9.26

DERM IW5-23397/File-NA

A BSRA was executed with GPT NW 42ND AVENUE OWNER III, LLC for the Ironwood Commerce Center North Site. Historically, site operations included a parking lot, auto repair shop, go-carting facility and the former Opa-Locka Flea Market. Site assessment documented PAH and Arsenic soil contamination. No groundwater contamination was noted. The site is intended to close with No Further Action with Conditions with engineering controls. Site development is under way. Drainage plans have been approved. Additional offsite soil assessment is still pending to the east where historically the former facility used the land for parking. The proposed development is an industrial and commercial mixed-use retail and warehouse distribution facility.



Ironwood Commerce Center North Site boundaries



Artistic rendering of Ironwood Commerce Center North development

Ironwood Commerce Center

BSRA ID# 139901005

Executed November 8, 2023

Address: 12691 NW 42nd Ave., Opa-Locka, FL

FOLIO: 08-2129-000-0050

Acres: 34

DERM SW-1173/File-12833

A BSRA was executed with GPT NW 42ND AVENUE OWNER II, LLC for the Ironwood Commerce Center. The site previously operated as the Opa-Locka/Hialeah Flea Market from 1985 to 2023. Prior to 1985 this parcel was a former dump. Historical aerial imagery reveals the presence of borrow pit activities in 1940, quarry operations in 1951, and lake filling between 1961 and 1968, with additional landfilling of municipal solid waste and construction and demolition debris from about 1956 to 1972. Site assessment documented aluminum, iron, and vinyl chloride groundwater contamination. Soil assessment was limited to the site boundaries, which did not show exceedances of the cleanup target levels; however, due to the historical use, engineering controls will be implemented across the entire property in pursuit of No Further Action with Conditions site closure. A soil management plan was approved for the site on May 9, 2023. Drainage Plans were approved on March 22, 2024. The site will be developed with four commercial/industrial buildings, which will be equipped with a methane gas management system, approved by DERM on October 31, 2023.



Site Boundaries



Artistic rendering of proposed Ironwood Commerce Center

1960 NW 27 AVE Green Reuse Site

BSRA ID# 130401001

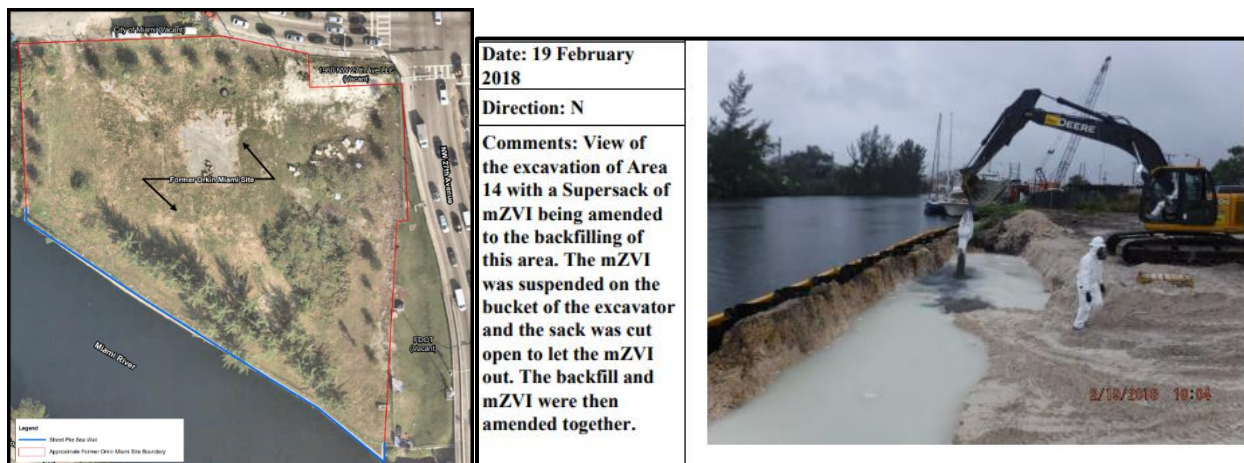
Executed November 8, 2023

Address: 1960 and 1970 NW 27th Avenue, Miami, Florida 33142

Acres: 2.07

DERM HWR-36/File-7965

1960 NW 27th Ave, LLC entered into a BSRA on November 8th, 2023, for the development of a mixed-use multifamily affordable housing project. The subject property has been vacant since 1998, but historic aerials document that the site was developed for commercial/industrial use since, at least, 1951. A former ORKIN facility operated between 1960 and 1987 and activities included the storage of fumigation chemicals and equipment (for pest control) and petroleum underground storage tanks. Following ORKIN's operation, portions of the property were leased to different tenants involved in a variety of activities including welding, marine equipment storage, repair and salvage and engine repairs. Past operations resulted in soil and groundwater contamination including, but not limited to, various pesticides (e.g., Dieldrin, Aldrin, Chlordane, Endosulfan Sulfate, 4,4 DDT, etc.) and metals. (Lead and Arsenic). Contamination site rehabilitation activities were initiated in 1987 and have included the removal of contaminated soils, groundwater monitoring and chemical injection. The most recent remedial actions conducted between 2015 and 2021 included the excavation and proper disposal of approximately 6,400 tons of non-hazardous soils and 970 tons of hazardous soils, the application of micro-scale Zero Valent Iron (mZVI) in backfilled material and via direct injection in a water-based slurry and the construction of a new 425 ft long seawall along the southern boundary of the project, adjacent to the Miami River, to facilitate the excavation of soils. The site is currently conducting post remediation groundwater monitoring to demonstrate the effectiveness of the remedial actions, based on the intended cleanup endpoint of No Further Action with Conditions.



Wynwood 21 Apartments Green Reuse Site

BSRA ID# 139801024

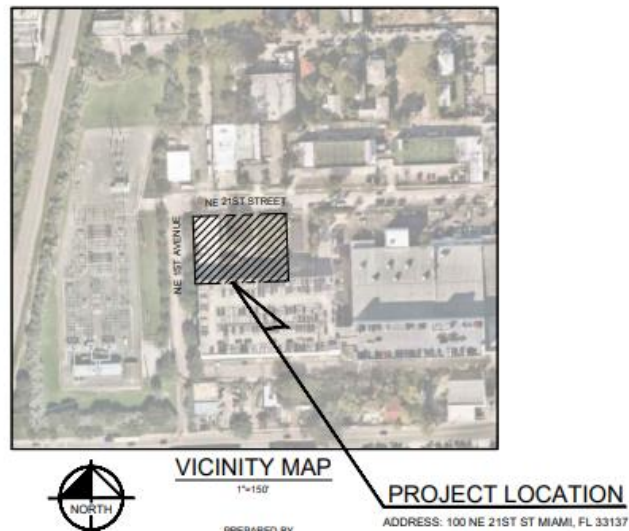
Executed December 6, 2023

Address: 100 NE 21st Street

Acres: 0.65

DERM UT-8141

A BSRA was executed on December 6, 2023, with Wynwood 21 Apartments, L.P. as the PRFBSR for the development of a mixed use commercial residential building. Wynwood 21 will include 97 residential units with restaurant and retail space. Site assessment began in October of 2020 with documented arsenic, benzo(a)pyrene equivalents (BaPE) and total recoverable petroleum hydrocarbons (TRPH) contamination in soil and tetrachloroethylene (PCE) contamination in groundwater. Site assessment is currently ongoing. An Interim Source Removal report dated March 27, 2025, was submitted for impacted soils in the proposed right-of-way. A Site Assessment Report, and election of a closure option, is pending.



Rendering of completed mixed-use development

Southpointe Vista Green Reuse Site

BSRA ID# 139912010

Executed December 6, 2023

Address: SW 117th Avenue and SW 214 ST, Miami, Florida 33177

FOLIO: 30-6912-000-0330, 30-6912-000-0331 and 30-6912-000-0325

Acres: 3.57

DERM HWR-1036

A BSRA was executed with MHP FL I, LLC for the Southpointe Vista Green Reuse Site. The southeastern section of the property was once utilized as a junkyard from approximately 1980 to 1986. Since then, the property has remained vacant until the present day. The site assessment conducted documented concentrations of arsenic in soil that exceeded the direct exposure residential soil cleanup target level, and concentrations of chromium and dieldrin above the leachability based on groundwater criteria. No groundwater contamination was documented at the site. A soil management plan was approved for the site on February 3, 2023. No Further Action with Conditions was elected for the site, and engineering controls are being proposed for a portion of the property. A Site Assessment Report for the site is pending submittal. The site will be redeveloped as a 10-story affordable housing apartment building.



Site boundaries



Excavation at the site



Rendering of completed residential development

Albert Express Inc.

BSRA ID# 139901006

Executed December 22, 2023

Address: 13505 NW 42nd Ave and 4175 NW 135th ST, Opa-Locka

Acres: 1.99

DERM IW5-4769/File-7734/FDEP# 138503638

A BSRA was executed with Opa Locka Corporation for the development of a self-storage facility. Historic operations at the site included the former E&C Service Station, mechanical repair shops, auto sales, heavy equipment sales, auto salvage, cafeterias and plant nurseries. A petroleum discharge discovered on July 30, 1986, and eligible for the Early Detection Incentive Program, which is currently undergoing assessment, was excluded from the BSRA. In addition to the petroleum contamination, site assessment identified buried solid waste and PAH, TRPH, Dieldrin, and chlorinated solvent contamination of the soil, and chlorinated solvent, Iron, TDS and Ammonia groundwater contamination. Assessment is being conducted to delineate the extent of the solid waste and soil and groundwater contamination.



Albert Express Site



Solid waste documented in test pit



Albert Express Site pre-development

Beacon Lakes Logistics Park

BSRA ID# 132303001

Executed December 22, 2023

Address: Northwest 12th Street and Northwest 137th Avenue, Miami-Dade County

Folio Nos. 30-3953-000-0134,-0145,-0146,-0147,-0148,-0154,-0156,-0157,-0159,-0162,-0163,-0164,-0166 and -0250

Acres: 37.7

DERM HWR-1362 and SW-1806

A BSRA was executed with Prologis, L.P. and Beacon Village, LLC for the development of the Beacon Lakes Logistics Park warehouse facility. Much of the site was historically vacant or undeveloped, except for folio numbers 30-3953-000-0156 and -0250, which were used for vehicle/equipment storage, and folio number 30-3953-000-0158, which operated as a commercial/industrial business and stored commercial vehicles, construction equipment and materials associated with paving and drainage. The proposed development includes four warehouses ranging from approximately 57,000 square feet (sf) to 326,000 sf (proposed Buildings 46 through 49). Site assessment documented contamination of Arsenic, Chromium, Selenium, Dieldrin, Total Recoverable Petroleum Hydrocarbons (TRPH) and Polycyclic Aromatic Hydrocarbons (PAHs) in soil and Iron and Total Dissolved Solids (TDS) in groundwater. The site is still in the process of site assessment and remediation and is pursuing NFAC closure with institutional and engineering controls restricting the site to commercial land use only and restricting the onsite groundwater use.



Beacon Lakes Logistics Park boundaries

Derby Pointe Logistics Center West

BSRA ID# 139902003

Executed December 22, 2023

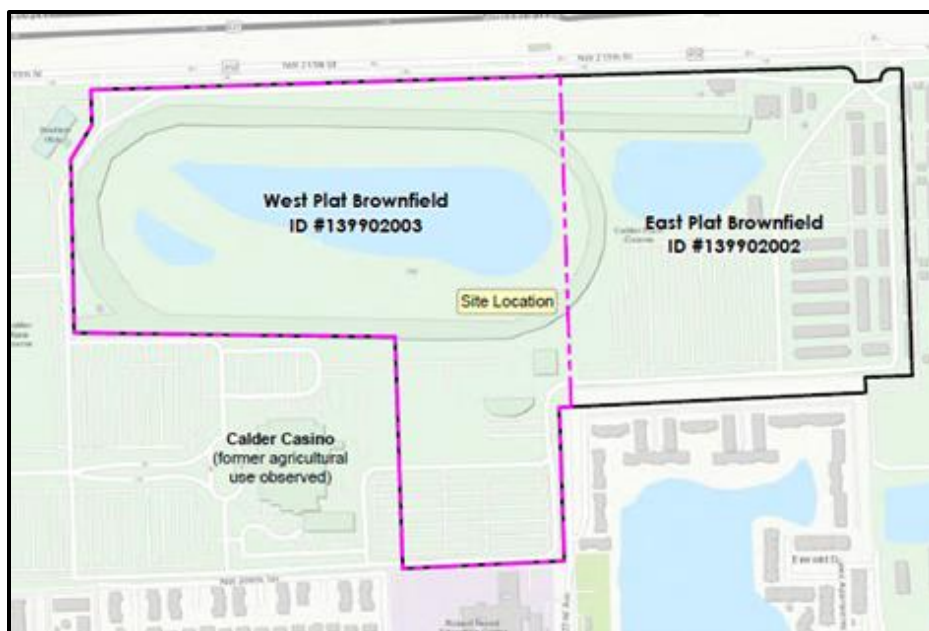
Address: 21001 NW 27 Avenue, Miami Gardens, FL

Eastern portion of Folio No. 34-1134-014-0030

Acres: 68

DERM HWR-1350

A BSRA was executed with B9 SECRETARIAT FL OWNER, LLC for the development of Derby Pointe Logistics Center West as a warehouse and distribution center. The site historically operated as the Calder Race Track, a horse racing track, from circa 1971 to 2020. Site assessment documented Arsenic and Polycyclic Aromatic Hydrocarbons (PAHs) contamination in soil and Arsenic, Manganese, Ammonia, and Iron groundwater contamination. The intended closure path of NFAC will include engineering controls, consisting of either 2 feet of imported quarry fill, a geomembrane fabric with a minimum of 1 foot of imported quarry fill, asphalt pavement, and concrete foundations, and a groundwater use restrictions. The site is currently undergoing additional assessment.



Derby Pointe Logistics Center West boundary

Derby Pointe Logistics Center East

BSRA ID# 139902002

Executed December 22, 2023

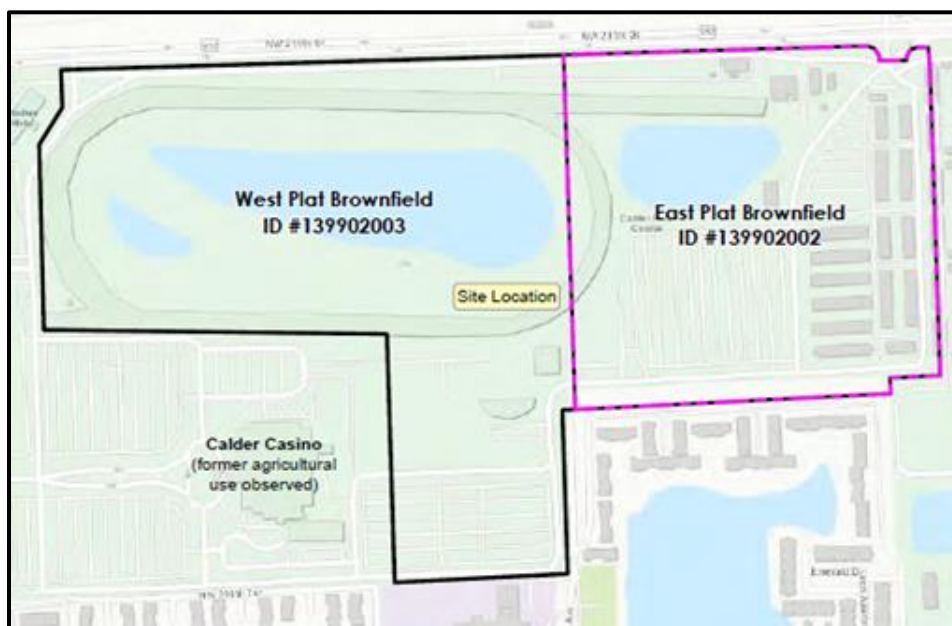
Address: 21001 NW 27 Avenue, Miami Garden, FL

Eastern portion of Folio No. 34-1134-014-0030

Acres: 47

DERM HWR-1350

A BSRA was executed with B9 SECRETARIAT FL OWNER, LLC for the development of Derby Pointe Logistics Center East as a warehouse and distribution center. The site historically operated as the eastern portion of the former Calder Race Track facility, containing a former maintenance area for the horse track, former stables, a parking lot and a retention pond/lake. Site assessment documented Arsenic, Mercury, Total Recoverable Petroleum Hydrocarbons, and Polycyclic Aromatic Hydrocarbons contamination in soil and Arsenic, Manganese, Ammonia, Total Dissolved Solids and Iron contamination in groundwater. The intended closure path of NFAC will include engineering controls, consisting of either 2 feet of imported quarry fill, a geomembrane fabric with a minimum of 1 foot of imported quarry fill, asphalt pavement, and concrete foundations, and a groundwater use restrictions. The site is currently undergoing additional assessment for groundwater (iron).



Derby Pointe Logistics Center East

Coconut Palm Truck Parking

BSRA ID# 132302001

Executed December 12, 2023

Address: Intersection of Florida Turnpike & SW 248th St

Folio Nos. 30-6019-000-0200, 30-6020-000-0205, 30-6020-000-0180, 30-6020-000-0210, and 30-6020-000-0160

DERM HWR-1269

A BSRA was executed with Coconut Palm TH, LLC for redevelopment of the Coconut Palm Truck Parking site. The site was previously used for agricultural purposes since at least 1938 and will be developed for truck parking. The site assessment conducted documented concentrations of arsenic in soil that exceeded the direct exposure residential cleanup target level, and Arsenic and Iron groundwater contamination. A No Further Action with Conditions, with engineering across the site, is proposed. Further site assessment and groundwater monitoring for the future No Further Action with Conditions are ongoing. The site has been capped with a minimum of 2 feet of clean fill and construction of the parking lot has been finalized. Drainage was approved in October 2024. The site is pending submittal of a SAR.



Coconut Palm Trucking pre-development



Clean fill engineering control installed

Westland Gardens Green Reuse Site

BSRA ID# 132304001

Executed December 22, 2023

Address: SW 102 AVE & SW 248 ST

FOLIO: 27-2029-001-0330

Acres: 8.03

DERM SW-1045

A BSRA was executed with Linkvest HG, LLC for the Westland Gardens Green Reuse Site. The site was previously used as a landfill for construction debris (C&D) in 1989, with closure using one foot of clean fill in 1990. From 1991 to the present, historical aerial analysis shows the site was utilized for vehicle storage and commercial purposes, with the northern portion serving as a nursery. The site assessment conducted documented concentrations of arsenic, copper PAHs, and TRPHs in soil that exceeded direct exposure residential soil cleanup target levels and Ammonia and Iron groundwater contamination. No Further Action with Conditions, with engineering controls across the site, is proposed. A Soil Management Plan was approved on January 25, 2024, and construction of a commercial district is ongoing. A Site Assessment Report Addendum is pending submittal.



Subject site pre-development



Land clearing and C&D debris pre-development



Recovered Screened Material screening and import of crushed concrete during development

KIPP South Florida Green Reuse Site

BSRA ID# 139904007

Executed December 26, 2023

Address: 1080, 1106, and 1110 NW 79th Street, Miami, FL 33150

Folio Nos.: 30-3111-000-0270, 30-3111-000-0210, 30-3111-000-0250, 30-3111-000-0260, 30-3111-000-0280 and 30-3111-000-0290

Acres: 5

DERM HWR-1203

A BSRA was executed with KSF NW 79th Street, LLC for the Kipp South Florida Green Reuse Site. Former businesses on the site included motels, a tourist camp, apartments, a grocery store, a bar and grill, an air condition store and a sign shop. Site assessment documented Arsenic, Polycyclic Aromatic Hydrocarbons, and Total Recoverable Petroleum Hydrocarbons soil contamination. The site owner is pursuing No Further Action closure. Source removal to address the PAH and TRPH soil contamination has been conducted. Additional source removal is proposed in order to address the delineated arsenic and PAH impacts documented at the base and sidewalls of the previous source removal area. Additional assessment is pending to investigate potential impacts from the nearby dry cleaners, unknown fill on the southern portion of the site, the potential for organochlorine pesticides from termiticides used when onsite structures were constructed prior to 1951. The northern portion of the site is planned to be redeveloped for residential and/or commercial use while the Kipp Miami Liberty City Charter School is proposed on the southern portion of the site.



Site Boundaries



KIPP South Florida Green Reuse Site pre-development



Artistic rendering of Kipp Miami Liberty City Charter School

Pelican Harbor Green Reuse Site

BSRA ID# 130502002

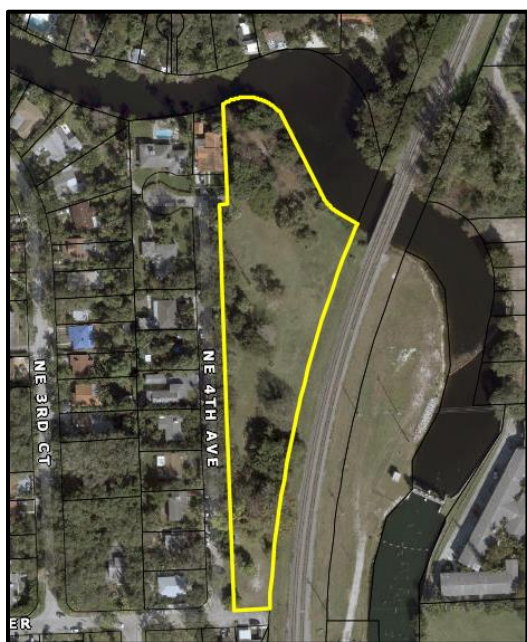
Executed May 1, 2024

Address: 399 NE 82 Terrace, Miami, FL 33138

Acres: 2.63

DERM HWR-558

A BSRA was executed with Pelican Harbor Seabird Station, Inc. on May 1, 2024, for the Pelican Harbor Green Reuse Site. The subject site was historically a plant nursery. A Phase 2 Environmental Site Assessment identified arsenic and pesticide soil contamination. An archaeological and historical assessment on the property in 2019 found evidence of archaeological material that included prehistoric ceramics, fragmentary faunal bone and shell, and historic refuse. Due the findings, the City of Miami required a Certificate to Dig for any disturbance of soil on-site. A soil removal proposal along with a Soil Management Plan were approved. On July 14, 2022, the FDEP and US Environmental Protection Agency (EPA) approved Pelican Harbor's Targeted Brownfields Assessment/Site-specific Activities application to assist with cleanup activities at the site. Between April 1, 2024 and May 23, 2024, soil with arsenic concentrations above the applicable soil cleanup target level was removed, relocated and capped in place to reduce the potential direct exposure risk. The site is proposing engineering and institutional controls in support of No Further Action with Conditions. Site development as a wildlife rehabilitation facility and installation of engineering controls are on-going.



Site Boundaries



Rendering of proposed Pelican Harbor Seabird Station

BSRAS EXECUTED WITH FDEP:

The following BSRAs were executed with FDEP rather than Miami-Dade County because of Miami-Dade County's past or current ownership or affiliation with the site and the 2020 Delegation Agreement between FDEP and Miami-Dade County which stipulates that FDEP retains program activities for MDC owned properties or facilities.

- **Taylor Park Green Reuse Site**

BSRA ID# 131501001

Executed December 16, 2015

Address: 15458 West Dixie Highway, North Miami Beach, FL

DERM HWR-467/File-16867/FDEP Identification No. COM_211616

- **Miami-Dade County and Puerto Rican Chamber Office Building**

BSRA ID#139801011

Executed December 22, 2016

Address: 2145 & 2153 NW 2nd Ave, Miami, FL

DERM IW5-7341

- **Jackson West Hospital**

BSRA ID# 131104002

Executed March 28, 2017

Address: 7800 NW 29 Street, Doral, FL

DERM HWR-815

SRCO July 25, 2018

- **Miami-Dade County Internal Services Department (ISD) Lot**

BSRA ID# 139902001

Executed June 22, 2022

Address: SW Corner of NW 183rd Street and NW 37th Ave, Miami Gardens, FL

DERM HWR-109

- **Quail Roost Transit Village 1**

BSRA ID# 139911005

Executed December 27, 2023

Address: 18505 Homestead Ave, Miami, FL

DERM HWR-797

- **Jackson Hospital**

BSRA ID# 139801026

Executed December 16, 2024

Address: 1611 Northwest 12 Avenue, Miami, FL

DERM IW-369

- **Courtside Apartments Phase II Green Reuse Site**

BSRA ID# 139801025

Executed December 20, 2024

Address: 1600 NW 3rd Avenue, Miami, FL

DERM HWR-1404

- **HTG Naranja Green Reuse Site**

BSRA ID# 139913004

Executed December 27, 2024

Address: SW Corner of SW 280th Street and SW 147th Avenue, Miami-Dade County, FL

DERM HWR-1401

▪ **Overtown Utility Green Reuse Site**

BSRA ID# 139801027

Executed December 30, 2024

Address: 600, 612, 642, 678, 684 & 690 NW 7 ST; 566 NW 7 Ave; 605 NW 6 ST; and 620 & 626 NW 6 Ave

DERM IW5-1986

PREVIOUSLY ISSUED SITE REHABILITATION COMPLETION ORDERS:

Wagner Square, LLC

BSRA ID# 139801003

Executed August 13, 2004

Address: 1700 NW 14th Avenue, Miami

DERM HWR-501/File-17376

SRCO October 7, 2005

Siegel Gas

BSRA ID# 139904001

Executed February 11, 2004

Address: 7400 NW 30th Avenue, Unincorporated Miami-Dade County

DERM IW-76/File-8377

SCRO May 16, 2011

AR&J SOBE

BSRA ID# 130001001

Executed December 29, 2000

Address: 5th Street and Alton Road, Miami Beach

DERM HWR-522/File-6694/DEP-139803856

SRCO March 14, 2012

AMB Codina Beacon Lakes, LLC

BSRA ID# 130201001

Executed November 24, 2003

Address: NW 117th Ave and NW 25th Street, Unincorporated Miami-Dade County

DERM HWR-569/File-10101

SRCO May 9, 2012

St. Martins Place

BSRA ID# 139801008

Executed March 17, 2014

Address: 1128 NW 7th Avenue, Miami

DERM HWR-772

SRCO December 18, 2014

Wynwood North Miami

BSRA ID# 139801009

Executed June 24, 2014

Address: 2110, 2118 & 2134 North Miami Ave and 2101, 2129 & 2135 North Miami Court, Miami

DERM HWR-788

SRCO October 29, 2015

Land South Partners I

BSRA ID# 131301001

Executed March 13, 2013

Address: 1600 NE 123rd Street, North Miami

DERM UT-998/File-7583/DEP-138505541

SRCO August 24, 2016

Mandy's Market LLC

BSRA ID# 139801007

Executed December 31, 2013

Address: 7200 NW 2nd Ave, Miami

DERM UT-7034/File-N/A/DEP-139813384

SRCO September 29, 2017

NW 62nd Street Passive Park Green Reuse Site

BSRA ID#131601001

Executed June 27, 2016

Address: NW 102nd Ave & NW 62 ST, Doral

DERM HWR-845

SRCO July 25, 2018

Doral Legacy Park Sports & Wellness

Complex Green Reuse Site

BSRA ID# 131502001

Executed December 18, 2015

Address: 11400 NW 82nd Street, Doral

DERM HWR-846

SRCO December 10, 2018

Medley Redevelopment Site

BSRA ID# 130601001

Executed October 13, 2011

Address: 8501 NW 96th Street, Medley

DERM SW-1278/File-12527

CSRCO issued June 17, 2019

Los Sueños Multifamily Apartments

BSRA ID# 139801004

Executed December 20, 2004

Address: 500 NW 36th Street, Miami

DERM UT-3700/File-9095/DEP-139807085

CSRCO issued January 16, 2020 (by FDEP)

Miami River Marina

BSRA ID# 130502001

Executed November 1, 2013

Address: 1975, 1995 & 2051 NW 11th Street & 1142 NW 21st Ave, Miami

DERM IW5-2023/File-1873/DEP-139046066

CSRCO issued April 23, 2020

Corinthian Multifamily Apartments

BSRA ID# 139904002

Executed December 17, 2004

Address: NW 22nd Avenue and NW 78th Street, Unincorporated Miami-Dade County

DERM HWR-579/File-21120

CSRCO Issued: October 26, 2020

Fair Oaks

BSRA ID# 139913001

Executed December 16, 2019

Address: 29003 S Dixie Hwy, Unincorporated Miami-Dade County

DERM HWR-981

Acres: 3.39 acres

SRCO Issued: November 24, 2020

Cannery Row Green Reuse Site

BSRA ID# 139912006

Executed July 22, 2020

Address: NW corner of SW 264 ST and Old Dixie Hwy, Miami-Dade County

DERM HWR-1043

SCRO Issued: February 26, 2021

Keys Crossing

BSRA ID# 139912001

Executed December 18, 2015

Address: SW 143 PL & SW 258 LN (portion of Folio # 30-6927-000-0270) Unincorporated Miami-Dade County

DERM HWR-817

CSRCO Issued: April 2, 2021

Centerra Apartments Green Reuse Site

BSRA ID#139911001

Executed December 21, 2016

Address: 18000 SW 107 Ave, Unincorporated Miami-Dade County

DERM UT-2587

CSRCO issued August 30, 2021

Coral Bay Cove

BSRA ID# 139912003

Executed December 13, 2017

Address: Northeast Corner of the Intersection of U.S. 1 and SW 260th Street, Folios: 30-6927-029-0020 and 30-6927-029-0010, Unincorporated Miami-Dade County

DERM HWR-883

CSCRCO issued March 28, 2022

Procacci Sweetwater

BSRA ID# 130843001

Executed December 31, 2013

Address: 1556 NW 110th Avenue, Sweetwater

DERM HWR-780

CSRCO issued May 20, 2022

AHS at Biscayne Village

BSRA ID# 139913002

Executed December 20, 2021

Address: SW 288 St. and SW 142 Ave

Acres: 7

DERM HWR-1066

SRCO issued: July 19, 2022

Hawkins Park Green Reuse Site 2

BSRA ID#139801012

Executed March 16, 2017

Address: 1021 NW 21 St, Miami

Acres: 0.31

DERM IW5-20466

CSRCO issued: January 9, 2023

Diamedix Project

BSRA ID# 139801022

Executed December 21, 2021

Address: Properties located at 2115, 2127, 2141, 2150, and 2160 N Miami Avenue, 38 NW 22 Street, and 2155 NW Miami Court, Miami, Florida 33127

Acres: 2.29

DERM HWR-1124

SRCO issued: January 10, 2023

Hawkins Park Green Reuse Site

BSRA ID#139801010

Executed October 3, 2016, Miami

Address: 2125 NW 10th CT & 2133 NW 11th Ave, Miami

Acres: 1.87

DERM IW5-1694/File-1574

SRCO issued: February 9, 2023

7777 NW 41st Street Green Reuse Site

BSRA ID# 131701000

Executed December 20, 2021

Address: 7777 NW 41 St., Miami

Acres: 23.7

DERM UT-1454/F-7880

SRCO issued: March 7, 2023

Wynwood Hotel Brownfield Site

BSRA ID# 1319801017

Executed March 19, 2019

Address: 2215/2217 NW Miami Ct, Miami

Acres: 0.69

DERM IW5-3013/File-2783

CSCRO issued: May 4, 2023

Wal-Mart Neighborhood Market

BSRA ID# 131201001

Executed December 28, 2012

Address: 1499 N. Homestead Boulevard, Homestead

Acres: 5.8

DERM UT-1961/File-554/DEP-138629034

SRCO issued: May 8, 2023

Village at Old Cutler

BSRA ID# 139912007

Executed December 20, 2021

Address: Old Cutler Rd and SW 107th Avenue, Miami

Acres: 17.25

DERM HWR-1059

CSRCO issued: May 24, 2023

Sawyer's Landing Mixed Use Project

BSRA ID# 139801023

Executed December 28, 2021

Address: 249 NW 6th Street, Miami

Acres: 3

DERM HWR-1108/File-NA

SRCO: August 8, 2023

Civic Towers Brownfield Site

BSRA ID#139801013

Executed March 16, 2017

Address: 1855 NW 15th Ave, Miami

Acres: 2.81

DERM HWR-556

CSRCO: December 29, 2023

T.M. Alexander Apartments

BSRA ID#139801014

Executed March 16, 2017

Address: 1400 NW 19th Street, Miami

Acres: 1.17

DERM HWR-868

CSRCO: December 29, 2023

CONTACT US



For questions regarding Brownfield Area Designations for properties in unincorporated Miami-Dade County, or questions regarding the Brownfield Refund Bonus:

Freenette Williams

Business Development Specialist 2

Miami-Dade RER

(305) 375-8741

Fwilli@miamidade.gov

111 NW 1st Street, 12th floor

Miami, Florida 33128

For questions regarding the Miami-Dade County Brownfields Program, including entering into a BSRA:

Sandra Rezola

Brownfields Coordinator

Miami-Dade RER/DERM

(305) 372-6700

rezols@miamidade.gov

701 NW 1st Court, 4th Floor

Miami, Florida 33136

<http://www.miamidade.gov/environment>



FREQUENTLY ASKED QUESTIONS FOR BROWNFIELDS IN MIAMI-DADE COUNTY:

1. My property is located within a designated brownfield area within Miami-Dade County, what does that mean?

Brownfields are properties where expansion, redevelopment or reuse is complicated by actual or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government by resolution. Brownfield areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. In Miami-Dade County there are over 53,000 acres designated as brownfield areas. The majority of the brownfield areas were created in 1999 when Miami-Dade County designated all unincorporated areas within certain economic incentive areas as brownfield areas. Copies of the resolutions designating Miami-Dade County brownfield areas can be found on the Florida Department of Environmental Protection's (FDEP's) Brownfields website. Given the aforementioned basis for historic designation of many of Miami-Dade County's brownfield areas, not all properties located within Miami-Dade County's designated brownfield areas are contaminated or have the perception of contamination. Further, the inclusion of a property within a designated brownfield area does not impose any additional restrictions or requirements on that property. Rather, being located within an existing designated brownfield area facilitates entry into the Florida Brownfields Program by interested eligible parties upon execution of a Brownfield Site Rehabilitation Agreement with Miami-Dade County.

2. What is a Brownfield Site Rehabilitation Agreement (BSRA)?

A BSRA is a voluntary cleanup agreement entered into by a Person Responsible for Site Rehabilitation (PRFBSR) and FDEP, or Miami-Dade County as delegated by FDEP. The BSRA establishes the time frames, schedules and milestones for completion of site rehabilitation tasks and submission of technical documents, and other commitments or provisions pursuant to Chapter 62-780, Florida Administrative Code.

3. What are the benefits of entering into a BSRA?

Benefits and incentives that may be available upon execution of a BSRA include, but are not limited to, a \$2,500 Job Bonus Tax Refund, refunds on sales tax paid on the purchase of building materials used for affordable or mixed-use housing projects, state tax credits on eligible site rehabilitation costs and solid waste removal, along with a bonus refund when cleanup is complete and for development of affordable housing or healthcare facilities, and certain liability protections.

4. I want to participate in the brownfield program, what are the eligibility requirements?

The eligibility requirements to enter into a BSRA are found in Section 376.82, Florida Statutes.

5. How can I find out if my property is located within a designated brownfield area?

The following online applications can be utilized to determine if your property is located within a designated brownfield area:

- [Miami-Dade County's Environmental Considerations Application](#)

- [FDEP Brownfields GeoViewer](#)
6. **How can I access Miami-Dade County RER/Division of Environmental Resources Management's (DERM's) records of contamination?**
Search [RER/DERM's online environmental records](#) for contamination records.
 7. **Who do I contact if I have questions regarding the Brownfield Program in Miami-Dade County?**
Contact the RER/DERM Brownfield Coordinator at 305-372-6700 or rezols@miamidade.gov.

Miami-Dade County Brownfield Areas

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF131102000</u>	1350 West 49 Street	4.5
<u>BF132202000</u>	19640 WDS Green Reuse Area	2.2
<u>BF132405000</u>	2400 W Okeechobee Green Reuse Area	2.16
<u>BF131304000</u>	27th Avenue Corridor Greenpowerment Zone	46
<u>BF131101000</u>	8400 Coral Way	10.8
<u>BF130401000</u>	Aguaclara Brownfield Area	2
<u>BF131203000</u>	Antigua Redevelopment Site	18
<u>BF132303000</u>	Beacon Lakes Logistics Park	37.7
<u>BF130301000</u>	Beacons Lake Brownfield Area	568
<u>BF132203000</u>	Bellamonte at Golden Glades Green Reuse Area	7.1
<u>BF130201000</u>	Biscayne Commons Area	12.5
<u>BF130824000</u>	Biscayne Park	232
<u>BF132102000</u>	Brickell Fire Station Green Reuse Area	1.5
<u>BF139902000</u>	Carol City Area	3996
<u>BF132101000</u>	CBTS Green Reuse Area	1.4
<u>BF139905000</u>	Central Miami Area	4111
<u>BF130302000</u>	City of Hialeah Brownfield Area	2986
<u>BF131402000</u>	City of Miami Parks	39
<u>BF132404000</u>	Claude Pepper Park Green Reuse Area	11.14
<u>BF132302000</u>	Coconut Palm Truck Parking	57.6
<u>BF131805000</u>	Collins Park Garage Green Reuse Area	1.5
<u>BF131801000</u>	Convention Center Green Reuse Area	71
<u>BF130825000</u>	Coral Terrace	317
<u>BF131302000</u>	Coral Terrace Brownfield Area	18
<u>BF132002000</u>	Cutler Bay Civic and Resiliency Enhancement Zone	32
<u>BF139903000</u>	Dade - Opa-Locka Area	2688
<u>BF130503000</u>	Dedicated Transportation	1.6
<u>BF131104000</u>	Doral Decor District Brownfield Area	247
<u>BF131502000</u>	Doral Legacy Park Green Reuse Area	19
<u>BF130826000</u>	Eastern Shore A	5
<u>BF130827000</u>	Eastern Shore B	143

Miami-Dade County Brownfield Areas

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF130828000</u>	Eastern Shore C	95
<u>BF131503000</u>	El Portal NE 83rd St. Green Reuse Area	1.9
<u>BF130829000</u>	Flagler Westside	120
<u>BF131802000</u>	Fleet Management Green Reuse Area	2.2
<u>BF130830000</u>	Florida City - Unincorporated	419
<u>BF132001000</u>	Florida City CRA Green Reuse Area	809
<u>BF131604000</u>	Former Melting Pot Green Reuse Area	0.6
<u>BF131804000</u>	Former Par 3 Green Reuse Area	22.8
<u>BF130831000</u>	Fountainbleau	41
<u>BF130832000</u>	Glenvar Heights	57
<u>BF130833000</u>	Golden Glades A	165
<u>BF130834000</u>	Golden Glades B	31
<u>BF130835000</u>	Golden Glades C	63
<u>BF130836000</u>	Golden Glades D	42
<u>BF130837000</u>	Golden Glades E	198
<u>BF130838000</u>	Golden Glades F	5
<u>BF130839000</u>	Golden Glades G	217
<u>BF130501000</u>	Homestead CRA Area	1180
<u>BF131201000</u>	Homestead Wal-Mart	5.8
<u>BF130840000</u>	Kendall West	271
<u>BF131301000</u>	Land South Brownfield Area	0.3
<u>BF132401000</u>	The Launch at Little River Green Reuse Area	1.02
<u>BF132204000</u>	The Line Green Reuse Area	1.7
<u>BF130841000</u>	Lingren	91
<u>BF132402000</u>	Lithia Motors Green Reuse Area	8.4
<u>BF132501000</u>	Ludlam Trail Phase II Green Reuse Area	5.6
<u>BF131803000</u>	Maurice Gibb Memorial Park Green Reuse Area	3.4
<u>BF130601000</u>	Medley Redevelopment Brownfields Area	9
<u>BF139801000</u>	Miami Area	5018
<u>BF130502000</u>	Miami EZ Expansion Area	4809
<u>BF130814000</u>	Miami Industrial	175

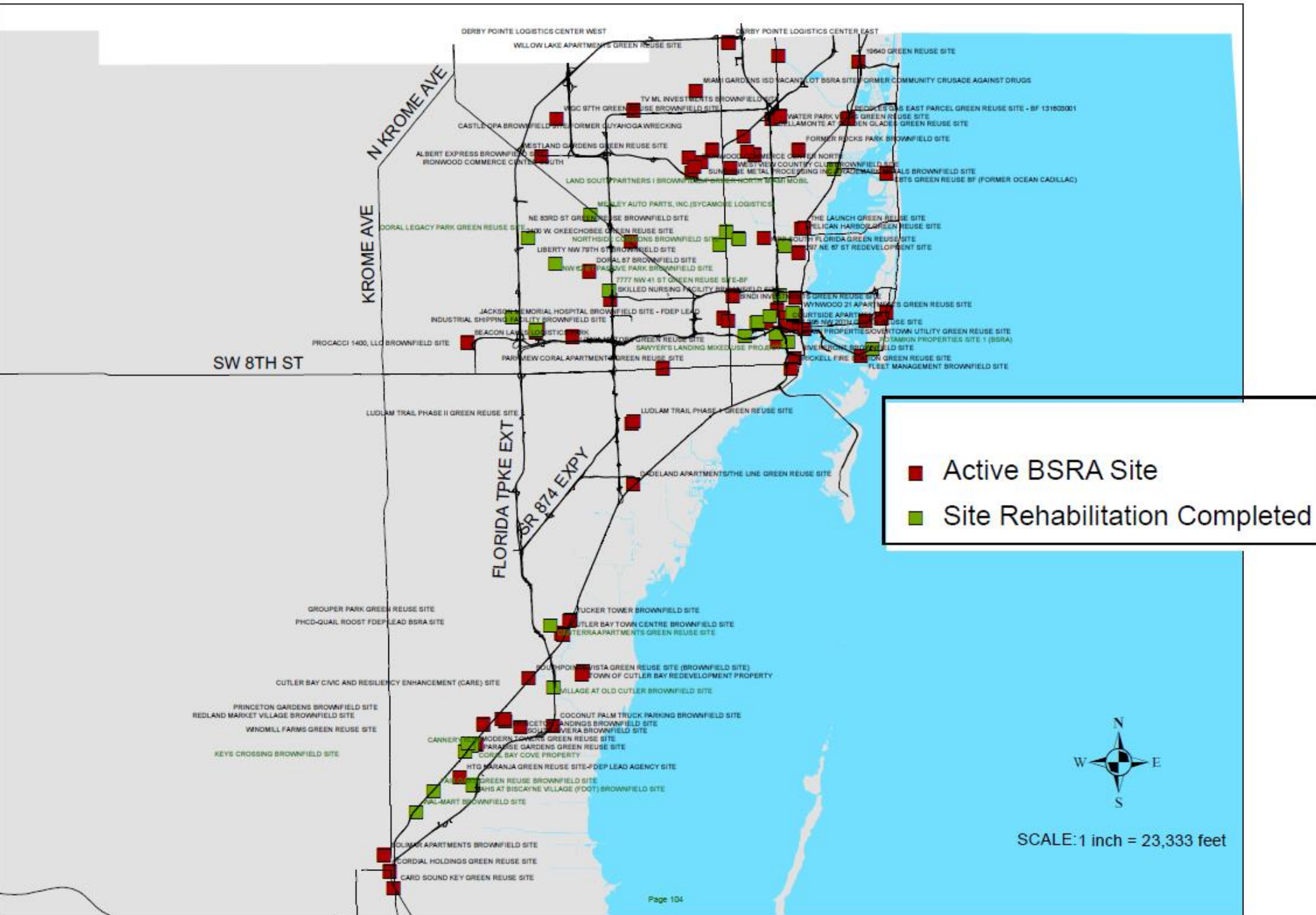
Miami-Dade County Brownfield Areas

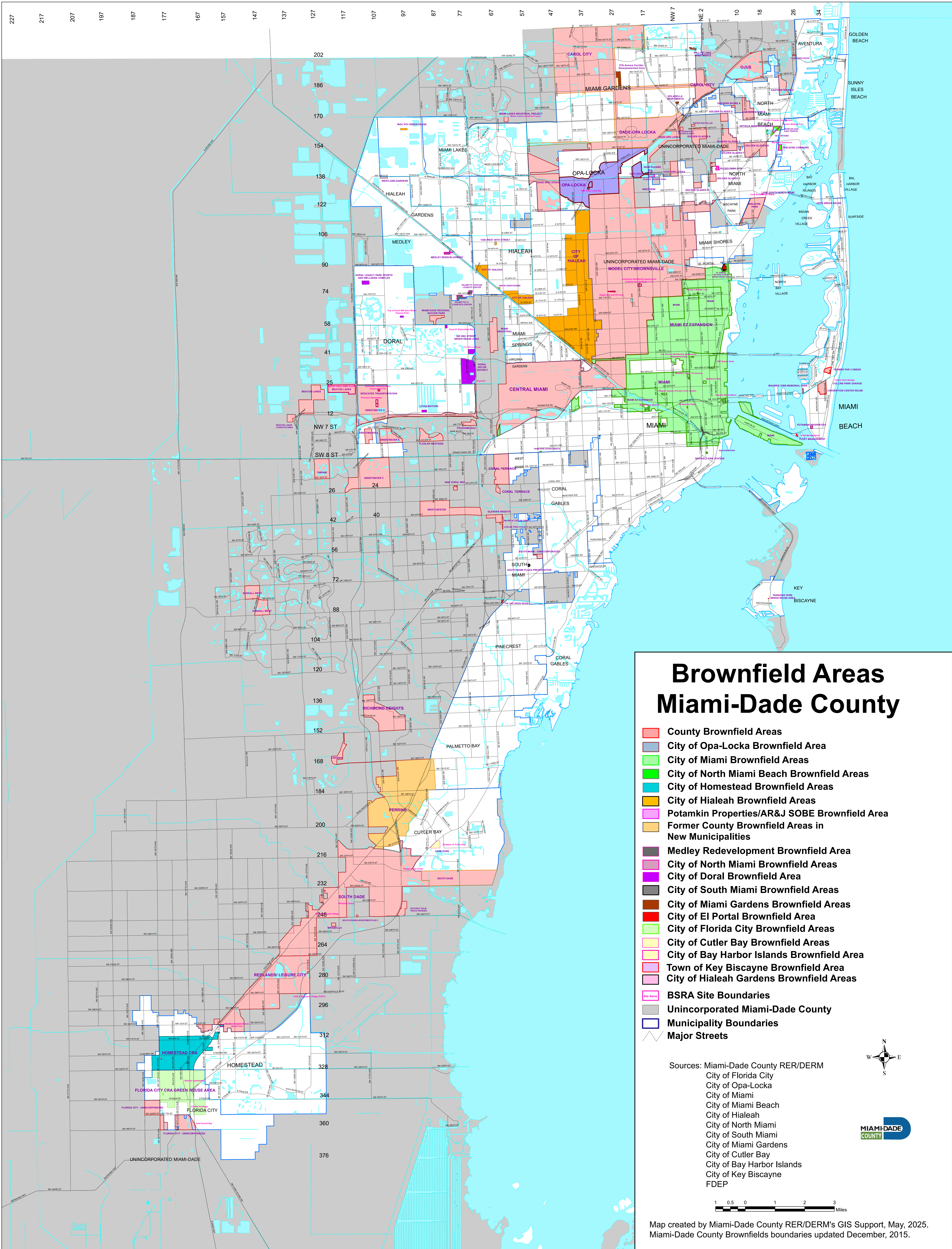
Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF131401000</u>	Miami-Dade Regional Soccer Park BF Redevelopment Area	47
<u>BF132104000</u>	Miami Lakes Industrial Project	15.7
<u>BF132003000</u>	Miline at Ludlam Trail Green Reuse Area	5
<u>BF131103000</u>	Mirabella Brownfield Area	10
<u>BF139904000</u>	Model City/Brownsville Area	9708
<u>BF131503000</u>	NE 83 rd Street Green Reuse Area	1.9
<u>BF132201000</u>	NoMi Square Brownfield Area	7.6
<u>BF131701000</u>	NW 58th Street Green Reuse Area	258
<u>BF131601000</u>	NW 62nd St Passive Park Green Reuse Area	5
<u>BF130842000</u>	Ojus	522
<u>BF139901000</u>	Opa-Locka Area	1424
<u>BF132209000</u>	Palmetto 74 Logistics Brownfield Area	22.8
<u>BF132208000</u>	Palmetto Station Brownfield Area	11.9
<u>BF132206000</u>	Paradise Park Green Reuse Area	0.3
<u>BF132301000</u>	Parkview Apartments Green Reuse Area	0.8
<u>BF139911000</u>	Perrine Area	2689
<u>BF130001000</u>	Potamkin Properties	3
<u>BF139913000</u>	Redlands/Leisure City Area	2140
<u>BF139910000</u>	Richmond Heights Area	642
<u>BF131202000</u>	Solabella Apartments Brownfield	5
<u>BF139912000</u>	South Dade Area	5055
<u>BF139909000</u>	South Miami Area	20
<u>BF131303000</u>	South Miami Plaza Preservation Site	2.5
<u>BF132103000</u>	South Riviera Investments No. 2 Brownfield Area	5.1
<u>BF132205000</u>	Southside Park Green Reuse Area	1.5
<u>BF139906000</u>	Sweetwater A Area	69
<u>BF139908000</u>	Sweetwater C Area	783
<u>BF130843000</u>	Sweetwater D	995
<u>BF130844000</u>	Sweetwater E	175

Miami-Dade County Brownfield Areas

Brownfield Area ID# (links to resolutions)	Brownfield Area Name	Acres
<u>BF130845000</u>	Tamiami	214
<u>BF131501000</u>	Taylor Park Green Reuse Area	22
<u>BF131702000</u>	Village of El Portal Brownfield Area	1417
<u>BF132207000</u>	Water Park Villas Green Reuse Area	4
<u>BF130846000</u>	Westchester	489
<u>BF132304000</u>	Westland Gardens Green Reuse Area	8
<u>BF130847000</u>	Westview	0.8
<u>BF132403000</u>	WGC 97 th Green Reuse Area	9.3
<u>BF131602000</u>	Willow Lake Apartments Green Reuse Area	10

Figure 1: Miami-Dade County BSRA Sites





Brownfield Areas Miami-Dade County

- County Brownfield Areas
- City of Opa-Locka Brownfield Area
- City of Miami Brownfield Areas
- City of North Miami Beach Brownfield Areas
- City of Homestead Brownfield Areas
- City of Hialeah Brownfield Areas
- Potamkin Properties/AR&J SOBE Brownfield Area
- Former County Brownfield Areas in New Municipalities
- Medley Redevelopment Brownfield Area
- City of North Miami Brownfield Areas
- City of Doral Brownfield Area
- City of South Miami Brownfield Areas
- City of Miami Gardens Brownfield Areas
- City of El Portal Brownfield Area
- City of Florida City Brownfield Areas
- City of Cutler Bay Brownfield Areas
- City of Bay Harbor Islands Brownfield Area
- Town of Key Biscayne Brownfield Area
- City of Hialeah Gardens Brownfield Areas
- BSRA Site Boundaries
- Unincorporated Miami-Dade County
- Municipality Boundaries
- Major Streets

Sources: Miami-Dade County RER/DERM
City of Florida City
City of Opa-Locka
City of Miami
City of Miami Beach
City of Hialeah
City of North Miami
City of South Miami
City of Miami Gardens
City of Cutler Bay
City of Bay Harbor Islands
City of Key Biscayne
FDEP

1 0.5 0 1 2 3 Miles

Map created by Miami-Dade County RER/DERM's GIS Support, May, 2025.
Miami-Dade County Brownfields boundaries updated December, 2015.