

Memorandum



Date: November 4, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 5(B)

From: Lourdes M. Gomez, Director *L. Gomez*
Department of Regulatory and Economic Resources

Resolution No. R-1051-25

Subject: Designation of Land Located at 8200 and 8250 SW 8th Street,
Miami, FL 33144 as a Brownfield Area

Executive Summary

The purpose of this item is to designate the land located at 8200 and 8250 SW 8th Street, Miami, FL 33144 as a brownfield area pursuant to Section 376.80, Florida Statutes. 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 resolution. The property owner, Mount Sinai Medical Center of Florida, Inc. ("MSMC") is applying for the brownfield area designation due to the presence of actual contamination on the Subject Property, as defined below, likely resulting from its previous use related to automotive repair and fueling operations. A brownfield area designation will allow MSMC to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the contamination or the possibility of discovery of additional contamination and the necessary response. When a brownfield area is being proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and may adopt a resolution to designate the brownfield area. In considering a request for designation, a local government must evaluate and apply the criteria set forth in Section 376.80 (2)(c), Florida Statutes. Therefore, the attached application and supporting material is being submitted by MSMC for consideration of approval.

Recommendation

It is recommended that the Board of County Commissioners ("Board") designate the land located at 8200 and 8250 SW 8th Street, Miami, FL 33144 and further specified in Exhibit 2 to the resolution, as a brownfield area to be known as Mount Sinai Medical Center Westchester Green Reuse Area.

According to the application submitted by the property owner, MSMC, proposes to redevelop and rehabilitate the property located at 8200 and 8250 SW 8th Street, Miami, FL 33144 further identified by Folio numbers 30-4010-007-0080 and 30-4010-031-0010 (together, the "Subject Property"). The project proposes to develop/construct a 4-story medical center with a free-standing emergency department on 5.63 acres of land.

The developer is projecting a total investment of \$142.7 million and the creation of 325 new permanent jobs. However, the capital investment and the construction outcomes are not guaranteed.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and

Economic Resources. Pursuant to Section 376.80(1)(c)4., Florida Statutes, this matter requires two quasi-judicial public hearings before the Board, and the public hearings must be announced at a meeting of the Board before the actual public hearings.

Scope

The Subject Property is located at 8200 and 8250 SW 8th Street, Miami, FL 33144 in Commission District 10, represented by Chairman Anthony Rodriguez. The proposed area is identified by folio numbers 30-4010-007-0080 and 30-4010-031-0010.

Delegation of Authority

This item has no delegation of authority.

Fiscal Impact/Funding Source

Approval of this location as a brownfield area would not create a negative fiscal impact to the County.

Track Record/Monitor

Not applicable.

Background

A brownfield, as defined in Section 376.79(4) of the Florida Statutes, is real property, where the expansion, redevelopment or reuse of the property may be 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 resolution. Brownfields may include all or portions of community development areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. The goal of the brownfield program is to significantly improve the utilization, general condition, and appearance of these sites. Once a property has been designated as a brownfield area by a local government, the property may be eligible for certain state-funded incentives.

MSMC submitted a proposal, attached to the resolution as Exhibit 1, to designate the Subject Property as a brownfield area pursuant to Section 376.80, Florida Statutes. Under Section 376.80, the County shall designate a proposed site as a brownfield area if, after giving the notice and holding the public hearings required under that statute, the person who submitted the proposal establishes at the public hearing to adopt the resolution, that all five of the factors set forth in Section 376.80(2)(c) are satisfied.

The Department of Regulatory and Economic Resources (RER), Planning Division, has reviewed the proposal and is recommending that the Board designate the Subject Property as a brownfield area for the following reasons: The Subject Property qualifies as a “brownfield” under the definition set forth in Section 376.79(4), Florida Statutes because the redevelopment or reuse of the Subject Property may be complicated by the presence of actual environmental contamination, specifically petroleum hydrocarbons, polycyclic aromatic hydrocarbons (“PAH”) and arsenic which likely stems from past automotive repair and fueling operation activities

associated with the Subject Property. MSMC proposes to develop 5.63 acres of land to construct a 4-story medical facility and free-standing emergency department.

Section 376.80(2)(c), Florida Statutes, sets forth the following criteria the project must establish for the County to designate the Subject Property as a brownfield. RER believes that MSMC proposal satisfies these criteria:

(1) “A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

MSMC satisfies this criterion in that it owns and has agreed to redevelop and rehabilitate the Subject Property. Accordingly, MSMC meets this first criterion.

(2) “The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

MSMC satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is approximately \$142.7 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees. This work will support many temporary construction jobs over the period of development.

In addition to the significant economic productivity to be generated during the Project’s construction, the Project is anticipated to create up to 325 permanent, full-time equivalent positions not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area. Accordingly, MSMC meets this second criterion.

(3) “The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.”

MSMC satisfies this criterion because, as explained in Attachment A to this memorandum, the Subject Property is generally consistent with the County’s Comprehensive Development Master Plan (“CDMP”) and is permissible under Chapter 33 (the Zoning Code) of the Code of Miami-Dade County, Florida. Specifically, the Subject Property is located in both the BU-1 and BU-1A Zoning Districts and is designated as Business and Office and Low-Medium Density Residential

in the CDMP. The BU-1 and BU-1A Zoning Districts permit medical offices including urgent care centers. Accordingly, MSMC meets this third criterion.

(4) “Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.”

The Applicant held a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential brownfield designation on July 8, 2025. Notice of such meeting was provided by posting at the Subject Property and publication in the Miami Herald and El Nuevo Herald. To ensure that Section 376.80(2)(c)(4) is satisfied, Department staff will ensure that all required notice is provided for the public hearings.

(5) “The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.”

The total capital budget of more than \$142.7 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of MSMC. The success of previous projects, the magnitude of the capital previously raised, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that MSMC has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. It therefore satisfies the fifth criterion.

For the reasons above, RER is recommending that the Board designate the Subject Property as a brownfield area.

Attachment A
Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners



September 4, 2025

RECOMMENDATION SUMMARY		
Commission District	6	
Applicant	Mount Sinai Medical Center of Florida, Inc.	
Request	Brownfield Area Designation of parcels with Folios 30-4010-031-0010 and 30-4010-007-0080 pursuant to Chapter 376.80(2)(c), Florida Statutes.	
Location	8250 SW 8 th Street and 8200 SW 8 th Street, Miami-Dade County, Florida 33144	
Property Size	±5.63 acres	
Existing Zoning	BU-1A (Limited Business District), BU-1 (Neighborhood Business District).	
Existing Land Use	Unoccupied commercial building (Folio 30-4010-007-0080) and cleared site.	
2030-2040 CDMP Land Use Designation	Business and Office and Low-Medium Density Residential (6 to 13 Dwelling units per gross acre)	
Applicable CDMP provision(s)	Business and Office: Allows the full range of sales and service activities to include retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses with an approved Employment Center, cell towers, and satellite telecommunication facilities, residential uses, mixing of residential use with commercial, light industrial, office and hotels, are also permitted uses. Low-Medium Density Residential (<i>Southern portion of parcel 30-4010-031-0010</i>): Allows residential development at densities from a minimum of 6 to a maximum of 13 dwelling units per gross acre.	
Comprehensive Plan Consistency	Consistent with Land Use Plan map, interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan.	
NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Future Land Use Designation
North	EU-M (Estate Modified District) and RU-2 (Two-Family Residential District) Tamiami Canal, single family	Transportation (Row, Rail, Metrorail, Etc.), Water, Estate Density Residential (1 to 2.5 Dwelling units per gross acre),

	residences	Low-Medium Density Residential (6 to 13 Dwelling units per gross acre [Du/Ac])
South	RU-2; Single family residences, townhouses, and Duplexes.	Low-Medium Density Residential (6 to 13 Du/Ac)
East	BU-1 (Neighborhood Business Districts), BU-1A (Limited Business District), RU-2 (Two-Family Residential District); Retail, commercial uses including shopping centers/plazas, single family and duplex residences.	Business and Office, Low-Medium Density Residential
West	BU-1A, RU-4M (Modified Apartment House District), RU-2; Retail, commercial uses including shopping centers/plazas, Multi-family and duplex residential units.	Business and Office, Low-Medium Density Residential

Background:

Mount Sinai Medical Center of Florida, Inc., ("Mount Sinai") filed an application for a Brownfield designation for two parcels identified by Folio Nos. 30-4010-031-0010 and 30-4010-007-0080. Mount Sinai proposes to develop the subject parcels to include a four-story medical center and free-standing emergency medical department.

Pursuant to Section 376.80 (2)(c)(3) of the Florida Statutes, when designation of a brownfield area is proposed by persons other than a governmental entity, redevelopment of the proposed brownfield site must be consistent with the local comprehensive plan and is for a permissible land use under the applicable local land development regulations.

Staff Analysis:

The ±5.63-acre subject property is designated primarily Business and Office on the northern ±4.33 acres while the southern ±1.3 acres (southern portion of parcel identified by Folio No. 30-4010-031-0010) is designated Low-Medium Density Residential on the Adopted 2030 and 2040 Land Use Plan map of the CDMP. The subject property is located in unincorporated Miami-Dade County and is bordered by State Road 90/SW 41 Street to the north. The applicant proposes to develop a medical center and a free-standing emergency medical department which may be permitted on the property as discussed below.

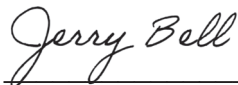
The Business and Office designation allows the full range of sales and service activities to include retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.

The Low-Medium Density Residential designation allows residential development at densities ranging from 6 to 13 dwelling units per gross acre. Additionally, the CDMP Land Use Element

text on page I-39 provides that hospitals should be located in areas designated Institutional, Business and Office or Industrial and Office and that new outpatient health facilities may be located along a major roadway in Residential Communities, except the Estate Density and Low Density categories, where such facilities are compatible with the surrounding neighborhood.

Furthermore, the 'Uses and Zoning Not Specifically Depicted' text within the Residential Communities section of the Land Use Element provides that "[e]xisting lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses." Accordingly, the Low-Medium Density Residential portion of the subject property zoned BU-1A may be developed with certain medical facilities as this zoning district permits 'small scale medical facilities' that are, among other conditions, on less than 10 acres and a maximum four stories or 70 feet in height, pursuant to Section 33-247 of the Miami-Dade County Code.

Based on the foregoing, this Department finds that the Mount Sinai Medical Center project, as proposed, would generally be consistent with the goals, objectives, and policies of the CDMP and is permissible under the referenced land development regulations.



Jerry Bell, AICP, Assistant Director for Planning
Planning Division
Miami-Dade County
Department of Regulatory and Economic Resources

JB:GR:AD:JS



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
11-4-25

RESOLUTION NO. R-1051-25

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARINGS, ON PROPOSAL OF MOUNT SINAI MEDICAL CENTER OF FLORIDA, INC. TO DESIGNATE REAL PROPERTY LOCATED AT 8200 AND 8250 SW 8 STREET, MIAMI-DADE COUNTY, FLORIDA, 33144, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, brownfields are defined under section 376.79(4), Florida Statutes, as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination”; and

WHEREAS, sections 376.77–376.85, Florida Statutes, hereinafter referred to as the “Brownfields Redevelopment Act,” provide that local governments may designate brownfield areas, which are defined in part 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,” for the purpose of encouraging economic development and environmental remediation; and

WHEREAS, this Board has reviewed the proposal submitted by Mount Sinai Medical Center of Florida, Inc., attached hereto as exhibit 1, to designate real property located at 8200 and 8250 SW 8 Street, Miami-Dade County, Florida 33144, identified by folio numbers 30-4010-007-0080 and 30-4010-031-0010, and further identified in exhibit 2 (the “subject property”), as a brownfield area known as “Mount Sinai Medical Westchester Green Reuse Area”; and

WHEREAS, this Board finds that the subject property qualifies as a brownfield within the meaning of section 376.79(4), Florida Statutes; and

WHEREAS, this Board has considered the factors set forth in section 376.80(2)(c), Florida Statutes, which Mount Sinai Medical Center of Florida, Inc. must establish for this Board to designate the subject property as a brownfield area, and finds that Mount Sinai Medical Center of Florida, Inc. has established all of those factors; and

WHEREAS, this Board has complied with the notice, public hearing, and other requirements set forth in section 376.80, Florida Statutes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The recitals and findings set forth above are true and are hereby incorporated by reference.

Section 2. This Board accepts the proposal submitted by Mount Sinai Medical Center of Florida, Inc. and designates the real property identified in exhibit 2, attached hereto and incorporated herein by reference, as a brownfield area under the Brownfields Redevelopment Act. This brownfield area shall be known as “Mount Sinai Medical Westchester Green Reuse Area.” This designation shall not render Miami-Dade County liable for the costs of site rehabilitation or source removal, as those terms are defined in section 376.79, Florida Statutes, or for any other costs.

Section 3. This Board directs the County Mayor or County Mayor’s designee, within 30 days of the adoption of this resolution, to transmit a certified copy of this resolution to the Florida Department of Environmental Protection and to maintain a certified copy of this resolution on file with the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, or successor department, as the local pollution control program.

The foregoing resolution was offered by Commissioner **Oliver G. Gilbert, III**,
who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado**
and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Robert J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of November, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

CJW

Christopher J. Wahl

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, Florida 33134
Telephone: (305) 777-1680
www.goldsteinenvlaw.com

Brett C. Brumund, Esq.
Direct Dial: (305) 640-5300
Email: bbrumund@goldsteinenvlaw.com

August 12, 2025

Via Email

Ms. Freenette Williams, Business Development Specialist
Department of Regulatory & Economic Resources
Planning Research & Economic Analysis Section
111 NW 1st Street – 12th Floor
Miami, FL 33128

**Re: Request for Designation of the Property Located at 8200 and 8250 SW 8th St.,
Miami-Dade County, FL 33144, Folio Nos. 30-4010-007-0080 and 30-4010-031-
0010, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes**

Dear Ms. Williams:

On behalf of Mount Sinai Medical Center of Florida, Inc. (“MSMC”), we are pleased to submit this Request for Designation of the parcels located at 601 NE 107th Street, 8200 and 8250 SW 8th St., Miami-Dade County, FL 33144, Folio Nos. 30-4010-007-0080 and 30-4010-031-0010 (together, the “Subject Property”), as a Green Reuse Area pursuant to Chapter 376.80(2)(c), Florida Statutes.¹

MSMC intends to redevelop the Subject Property to include a four-story medical center and free-standing emergency medical department. However, MSMC is applying for this designation due to the manner in which actual contamination has complicated redevelopment of the Subject Property. The presence of actual contamination on the Subject Property likely resulted from its historical use for retail fuel sales and as an automotive service center. This has required, and will continue to require, that MSMC incur significant time and expense for technical, engineering, and legal consultants to continue to conduct environmental assessment and remediation. The designation has thus become a key part of this ambitious project’s ultimate viability by enabling MSMC to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the discovery

¹ A copy of the Miami-Dade County (the “County”) Application for Brownfield Designation is enclosed at Exhibit A. The legal description and property cards depicting the location of the Subject Property are enclosed herein at Exhibit B.

Ms. Freenette Williams, Business Development Specialist
August 12, 2025
Page 2

of contamination and the necessary response. It is also key to furthering the County's goals for high-quality health care facilities.

In considering a request for this type of designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80(2)(c), Florida Statutes. As reflected in the Statement of Eligibility incorporated herein at Exhibit C, MSMC meets such statutory criteria. Accordingly, based on the foregoing, we respectfully request that staff recommend approval. Of course, as you evaluate the application and supporting materials, please feel free to contact us with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

A handwritten signature in blue ink, appearing to read "B. Brumund", followed by a horizontal line.

Brett C. Brumund, Esq.
/bcb

Enclosures

cc: Mount Sinai Medical Center of Florida, Inc.
Michael R. Goldstein, Esq., Environmental Counsel for Mount Sinai Medical Center of Florida, Inc.

Exhibit A



**MIAMI DADE COUNTY BROWNFIELD REDEVELOPMENT PROGRAM
APPLICATION FOR BROWNFIELD DESIGNATION**

Please complete this form to initiate the Brownfield designation process. It is important to complete all applicable sections and attach all necessary information. If you have any questions concerning completion of this Application or wish to schedule a Pre-Application Meeting, please call (305) 375-1254 and ask for a Brownfield Representative.

I. PROPERTY INFORMATION

Property Address 8200 and 8250 SW 8th St.

Property Name Mount Sinai Medical Center Westchester Green Reuse Area

City Unincorporated Miami-Dade State FL Zip Code 33144

Property Size (acres/square feet) 5.63 acres

Parcel Number(s) _____

Folio Number 30-4010-007-0080 and 30-4010-031-0010

Zoning BU-1 and BU-1A

DERM File Number HWR-01391

FDEP File Number _____

Name of Applicant's Interest in Property

☒ Owner
☐ Tenant
☐ Under Contract
☐ Option to Purchase/Lease
☐ Letter of Intent
☐ Other (If so, please describe briefly: _____)

Is property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act, the Resource Conservation and Recovery Act, or Chapter 376 or 403, Florida Statutes?

No.

If so, please provide a brief description of the material facts and circumstances associated with such action(s).

N/A

If the project consists of an assemblage, please include all property information for each additional parcel as an attachment, including legal descriptions.

Describe all outstanding property taxes due on the property.

None.

Describe all liens on the property.

None.

II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

4-story medical center with free-standing emergency department.

Briefly describe the environmental conditions and issues associated with the project.

Property contaminated from historical uses including automotive repair and fueling operations.

Contaminants include petroleum hydrocarbons, polycyclic aromatic hydrocarbons ("PAH"), and arsenic in soils; PAH and iron in groundwater.

Briefly describe any anticipated plans for assessment and remediation of the environmental conditions associated with the property.

Implementation of Soil Management Plan approved by DERM on June 24, 2024.

Will your project require a change in zoning and /or the County's Comprehensive Plan? If so, please provide a brief description of the material facts and circumstances associated with such change(s).

No.

Please attach a statement demonstrating that the project currently qualifies for designation as a Brownfield Area under the Florida Brownfield Redevelopment Act (or will qualify prior to the date the item is brought before the County Commission). Note that reasonable assurances must be provided by the Applicant that sufficient financial resources are available to implement and complete a rehabilitation agreement and redevelopment plan. Accordingly, your statement must outline the financial resources that are available in this regard.

If you intend to apply for the Brownfield Job Refund Bonus or the Brownfield Economic Development Initiative (Revolving Loan Fund), please indicate so by attaching a statement that discusses why you believe your project qualifies. Note: A separate application process exists for these programs.

Please attach any non confidential environmental assessment documentation associated with the project, including Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans.

III. APPLICANT INFORMATION

Name Mount Sinai Medical Center of Florida, Inc.

Address 4300 Alton Road, 5th Floor, Warner Building

City Miami Beach State FL Zip Code 33140

Phone (305) 640-5300 Fax N/A E-Mail bbrumund@goldsteinenvlaw.com

Ownership Interest
in Property Owner

Legal Status of the Applicant:

_____ Individual /Sole Proprietorship _____ General Partnership _____ State
_____ Limited Liability Company _____ Limited Partnership
 X Florida Corporation
_____ Out-of-State Corporation State of Incorporation _____

Name of current Property owner if different from Applicant N/A

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner (s): N/A

_____ Individual /Sole Proprietorship _____ General Partnership _____ State
_____ Limited Liability Company _____ Limited Partnership
_____ Florida Corporation
_____ Out-of-State Corporation State of Incorporation _____

If the current property owner is not the applicant, please attach an affidavit from the current owner that it does not object to designation of the Property as a Brownfield Area under the Florida Brownfield Redevelopment Act.

IV. SERVICES TO BE PROVIDED

Have you requested a Brownfield Meeting prior to completing this application? X Yes
_____ No

In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives (check all that apply) you are seeking through this designation:

Type of Designation: X Several parcels _____ Single parcel

Type of Assistance/Incentives requested:

- ☒ Regulatory Assistance (aid for meeting government agency permitting requirements)
- ☐ Technical Assistance (aid in obtaining grants, loans, etc.)
- ☐ Grants (gap financing for Brownfield remediation)
- ☐ Loan (remediation loan funds)
- ☒ Tax Credits/Exemptions due to Brownfield Area Designation
- ☒ Job Creation Tax Refund due to Brownfield Area Designation

Other (please describe):

Return completed form and attachments to:

Office of Economic Development and International Trade

111 NW 1st Street – 19th Floor

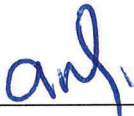
Miami, FL 33128

305 375-1254

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

V. CERTIFICATION

The contents of this application shall be considered public records held by Miami Dade County and upon submittal becomes the property of Miami Dade County. The undersigned affirms that the information contained in this application is true and accurate.

Applicant's Signature:  Date: August 12, 2025

Print / Type Name: Alex Mendez

FOR OFFICIAL USE ONLY

Applicant Received by: _____ Date: _____

Application Completeness Reviewed by: _____

_____ Application Complete _____ Application Incomplete

Specify reason(s) below:

Applicant Contacted on: _____

Applicant Phone Number: _____

Applicant E-mail: _____

Date corrected information received to complete application (if applicable):

Signature of Reviewer: _____ Date: _____

As of 12/11/09

Exhibit B



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/15/2025

PROPERTY INFORMATION	
Folio	30-4010-031-0010
Property Address	8250 SW 8 ST MIAMI, FL 33144-4212
Owner	MOUNT SINAI MEDICAL CENTER OF , FLORIDA INC
Mailing Address	4300 ALTON RD 5 FLOOR WARNER BUILDING MIAMI BEACH, FL 33140
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	215,292 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$10,764,600	\$10,764,600	\$8,611,680
Building Value	\$0	\$614,515	\$584,253
Extra Feature Value	\$0	\$164,624	\$165,657
Market Value	\$10,764,600	\$11,543,739	\$9,361,590
Assessed Value	\$10,764,600	\$11,543,739	\$8,580,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction			\$781,590
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
10 54 40 4.94 AC M/L	
CHRYSLER PARK PB 100-98	
TRACT A	
LOT SIZE 215292 SQ FT	
OR 15784-0878 0193 4	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,764,600	\$11,543,739	\$8,580,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,764,600	\$11,543,739	\$9,361,590
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,764,600	\$11,543,739	\$8,580,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/23/2023	\$32,000,000	33864-0995	Religious, charitable or benevolent organization
07/17/2012	\$5,650,000	28219-4281	Qual on DOS, multi-parcel sale
01/01/1993	\$0	15784-0878	Sales which are disqualified as a result of examination of the deed
12/01/1992	\$3,180,000	15784-0877	Sales which are qualified

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MDC023



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/15/2025

PROPERTY INFORMATION	
Folio	30-4010-007-0080
Property Address	8200 SW 8 ST MIAMI, FL 33144-4212
Owner	MOUNT SINAI MEDICAL CENTER OF , FLORIDA INC
Mailing Address	4300 ALTON RD 5 FLOOR WARNER BUILDING MIAMI BEACH, FL 33140
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,344 Sq.Ft
Living Area	1,344 Sq.Ft
Adjusted Area	1,344 Sq.Ft
Lot Size	29,992 Sq.Ft
Year Built	1959

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,949,480	\$1,949,480	\$1,799,520
Building Value	\$60,555	\$60,555	\$56,771
Extra Feature Value	\$17,586	\$17,586	\$17,586
Market Value	\$2,027,621	\$2,027,621	\$1,873,877
Assessed Value	\$2,027,621	\$2,027,621	\$1,383,977

BENEFITS INFORMATION			
Benefit	Type	2025	2024 2023
Non-Homestead Cap	Assessment Reduction		\$489,900
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

SHORT LEGAL DESCRIPTION	
10 54 40 .692 AC	
REV PL OF MIRADOR PB 34-55	
BEG 51.3FTS OF NE COR OF TR 1	
W150FT S150FT E150FT	
N150FT TO POB & TRA OF PB 133-95	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,027,621	\$2,027,621	\$1,383,977
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,027,621	\$2,027,621	\$1,873,877
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,027,621	\$2,027,621	\$1,383,977

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/23/2023	\$32,000,000	33864-0995	Religious, charitable or benevolent organization
07/17/2012	\$5,650,000	28219-4281	Qual on DOS, multi-parcel sale
07/01/1995	\$0	16854-3081	Sales which are disqualified as a result of examination of the deed
07/01/1994	\$1,050,000	16456-0541	Other disqualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

MDC024

Exhibit C

Green Reuse Area Designation Eligibility Statement

Mount Sinai Medical Center Westchester Green Reuse Area 8200 and 8250 SW 8th Street, Miami-Dade County, FL 33144 Folio Numbers 30-4010-007-0080 and 30-4010-031-0010

Mount Sinai Medical Center of Florida, Inc. ("MSMC") proposes to redevelop and rehabilitate two parcels of land located at 8200 and 8250 SW 8th Street, Miami-Dade County, FL 33144, identified by Folio Numbers 30-4010-007-0080 and 30-4010-031-0010 (the "Subject Property"), as a four-story medical center with a freestanding emergency department (the "Project"). As demonstrated herein, the Project meets all five of the applicable brownfield area designation criteria set forth at Section 376.80(2)(c), Florida Statutes.¹ In addition, the Subject Property meets the definition of a "brownfield site" pursuant to Section 376.79(4), Florida Statutes.

I. Subject Property Satisfies the Statutory Criteria for Designation

1. Agreement to Redevelop the Brownfield Site. As the first requirement for designation, Florida Statutes § 376.80(2)(c)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

MSMC satisfies this criterion in that it owns and has agreed to redevelop and rehabilitate the Subject Property.² Accordingly, MSMC meets this first criterion.

2. Economic Productivity. As the second requirement for designation, Florida Statutes § 376.80(2)(c)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks."

MSMC satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is approximately \$142.7 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees. This work will support many temporary construction jobs over the period of development.

In addition to the significant economic productivity to be generated during the Project's construction, the Project is anticipated to create up to 325 permanent, full-time equivalent positions not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area. Accordingly, MSMC meets this second criterion.

3. Consistency with Local Comprehensive Plan and Permittable Use under Local Land Development Regulations. As the third requirement for designation, Florida Statutes § 376.80(2)(c)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

¹ See Attachment A for a copy of § 376.80, Florida Statutes.

² See Attachment B for the Special Warranty Deed.

MSMC satisfies this criterion in that the Subject Property is being developed in accordance with the requirements of the Miami-Dade County (the "County") Code and the Comprehensive Development Master Plan ("CDMP").³ Specifically, the Subject Property is located in both the BU-1 and BU-1A Zoning Districts and is designated as Business and Office in the CDMP. The BU-1 and BU-1A Zoning Districts permit medical offices including urgent care centers.⁴ Accordingly, MSMC meets this third criterion.

4. Public Notice and Comment. Florida Statutes § 376.80(2)(c)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be posted in the affected area." Additional notice requirements pertaining to applicants other than a governmental entity can be found at Florida Statutes § 376.80(1)(c)(4)(b) and consist of publication in a newspaper of general circulation in the area, publication in ethnic newspapers or local community bulletins, and announcement at a scheduled meeting of the local governing body before the actual public hearing.

MSMC satisfies all applicable notice and opportunity to comment requirements established by Florida Statutes §376.80(2)(c)(4) and § 376.80(1)(c)(4)(b) as follows:

- (i) a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential designation will be held on July 8, 2025;
- (ii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be posted at the Subject Property;
- (iii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be published in the Miami Herald; and
- (iv) notice of the request to designate the Subject Property a Brownfield Area and of the virtual community meeting will be published in Spanish in El Nuevo Herald.

All notices contained substantially the following narrative:

Representatives for Mount Sinai Medical Center of Florida, Inc. will hold a community meeting on July 8, 2025, from 5:30 p.m. to 7:00 p.m., in the auditorium at the Westchester Regional Library, located at 9445 Coral Way, Miami, FL. The purpose of community meeting is to afford interested parties the opportunity to provide comments and suggestions about the potential designation of two parcels of land located 8200 and 8250 SW 8th Street, Miami-Dade County, FL 33144, identified by Folio Numbers 30-4010-007-0080 and 30-4010-031-0010 as a Green Reuse Area. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Miami-Dade County Board of County Commissioners, dates to be announced. The community meeting will also address future development and rehabilitation activities planned for the site.

The community meeting is free and open to all members of the public. For additional information, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact Mount Sinai Medical Center of Florida, Inc.'s representative, Brett C. Brumund who can be reached by phone at (305) 640-5300, by email at bbrumund@goldsteinenvlaw.com, and/or U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Blvd., Suite 710, Coral Gables, FL 33134.

Proof of publication and posting will be provided to the County.

³ See Attachment C for the Project site plan.

⁴ See Attachment D for a Zoning Verification Letter ("ZVL") received from Miami-Dade County. The ZVL states, "[a] free standing emergency department facility is permitted on the premises. . . ."

5. Reasonable Financial Assurance. As the fifth requirement for designation, Florida Statutes § 376.80(2)(c)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

The total capital budget of more than \$142.7 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of MSMC.⁵ The success of previous projects, the magnitude of the capital previously raised, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that MSMC has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. It therefore satisfies the fifth criterion.

II. Subject Property Meets the Definition of Brownfield Site

Section 376.79(4), Florida Statutes, defines "brownfield site" to mean ". . . real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The facts here clearly reflect that the Subject Property falls within the definition of the term "brownfield site" in that actual contamination is present in soil and groundwater on the Subject Property that will significantly complicate redevelopment. Between at least 1959 and 2017, portions of the Subject Property were used for retail fuel sales and as an automotive service center. These activities are commonly associated with localized environmental contamination from use, storage, and unintended discharges of petroleum products and solvents associated with fuel sales and automotive repairs. A review of historical records identified 11 underground storage tanks ("USTs") that were removed from the Subject Property between 1991 and 1994. During the UST removal processes, soil and groundwater contamination was documented and addressed. However, additional site assessment conducted in 2023 and 2024 documented contaminants including Total Recoverable Petroleum Hydrocarbons, polycyclic aromatic hydrocarbons ("PAHs") in soils at concentrations above soil cleanup target levels as well as PAHs and iron in groundwater at concentrations above groundwater cleanup target levels.⁶

MSMC must now address the presence of the contaminated soil and groundwater by taking measures that may include removing the contaminated material, encapsulating contaminated material, and/or imposing restrictions on the future use of the Subject Property's underlying soil and groundwater. As such, MSMC faces significant additional redevelopment costs that are difficult to quantify at the start of redevelopment and must also work within a strict regulatory framework that exists to ensure contamination is properly and safely managed. To accomplish this, MSMC will be required to carefully manage the contamination at all stages of the redevelopment, imposing great legal and financial risk, by incorporating design and construction changes on the Project that would not be required but for the presence of actual contamination.⁷

In sum, the presence of contamination imposes a material level of regulatory, construction, health, and legal liability risk, complicates redevelopment efforts, and requires significant time and money for environmental,

⁵ Please see Attachment E for a letter from MSMC's Chief Financial Officer and Executive Vice President certifying MSMC has sufficient financial resources to complete cleanup and redevelopment.

⁶ See Attachment F for an excerpt from the Site Assessment Report prepared by Land Science, Inc., dated April 17, 2023.

⁷ Onsite soil contamination will also require special handling and very specific regulatory approvals. Soil management during construction activities would be subject to a level of environmental review and scrutiny that would not otherwise apply to a clean site, in addition to considerable extra costs and scheduling delays. These risks and expenses greatly complicate redevelopment of the Subject Property. Due to the presence of groundwater contamination, a significant redevelopment complication involves the way in which construction dewatering is conducted when near or on a contaminant plume, in which case, extraordinary measures (at great cost) must be implemented to ensure that the contaminant plume isn't drawn towards a clean area, which would spread or "exacerbate" contamination.

engineering, and legal consultants to properly investigate and address. Accordingly, this designation, if granted, will allow MSMC to access limited but important state-based economic incentives to help underwrite the unanticipated and unbudgeted costs associated with managing environmental risk as well as, generally, to put the Project to a more certain financial ground. In this sense, the designation will not only play a critical role in the successful redevelopment of the Subject Property, but also in the larger revitalization efforts for this area of the County.

Based on all the foregoing, the Subject Property clearly falls within the definition of “brownfield site” as set forth in § 376.79(4), Florida Statutes.

III. Conclusion

MSMC has demonstrated that the Subject Property meets the definition of a “brownfield site” and that it satisfies the five statutory criteria for designation. Accordingly, designation of the Subject Property as a brownfield area pursuant to § 376.80(2)(c), Florida Statutes, of Florida’s Brownfield Redevelopment Act is appropriate.

Attachment A

Select Year: 2024 ▼ Go

The 2024 Florida Statutes

[Title XXVIII](#)
NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

[Chapter 376](#)
POLLUTANT DISCHARGE PREVENTION
AND REMOVAL

[View Entire
Chapter](#)

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of its decision to designate a brownfield area for rehabilitation for the purposes of ss. [376.77-376.86](#). The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [166.041](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [166.041\(3\)\(c\)2](#). For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [125.66](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [125.66\(5\)\(b\)](#).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings must be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

(a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.

(b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.

(c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.

(d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. 376.81, including any applicable requirements for risk-based corrective action.

(e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.

(f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.

(g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. 376.77-376.86, and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into

account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. 376.82 are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. 403.182 to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and

environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. ~~376.78~~.
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114; s. 11, ch. 2023-309.

Attachment B

Prepared by:
Guilaine Lamar Sosa, Esq.

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Miami, FL 33134
305-442-4748
File Number: L22126

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25th day of August, 2023 between **Magic 8th, LLC**, a Florida limited liability company whose post office address is **3971 SW 8 Street, Suite 305, Miami, FL 33134**, grantor, and **Mount Sinai Medical Center of Florida, Inc.**, a Florida non-profit corporation whose post office address is **4300 Alton Road, 5th Floor, Warner Building, Miami Beach, FL 33140**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successor's and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

PARCEL 1:

Tract A, G & G SUBDIVISION, according to the Plat thereof, recorded in Plat Book 133, Page 95, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

A portion of Tract 1 of REVISED PLAT OF A PORTION OF THE AMENDED PLAT OF MIRADOR, according to the Plat thereof, as recorded in Plat Book 34, Page 55, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: COMMENCE at the Northeast corner of the NW ¼ of Section 10, Township 54 South, Range 40 East, Miami-Dade County, Florida; thence run southerly along the East line of the NW ¼ of said Section 10 for a distance of 179.30 feet to a point on the South right-of-way line of Tamiami Trail; thence run Westerly along the said South right-of-way line for a distance of 35 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence continue Westerly along said South right-of-way line for a distance of 150.00 feet to a point; thence run Southerly parallel to the East line of the NW ¼ of said Section 10 for a distance of 150.00 feet to a point; thence run Easterly parallel to the South right-of-way of Tamiami Trail for a distance of 150.00 feet to a point; thence run Northerly parallel to the East line of the NW ¼ of said Section 10 for a distance of 150.00 feet to the POINT OF BEGINNING.

PARCEL 3:

Tract A of CHRYSLER PARK, according to the Plat thereof as recorded in Plat Book 100, Page 98, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-4010-031-0010/30-4010-007-0080

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any (but this shall not serve to reimpose same).

Together with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

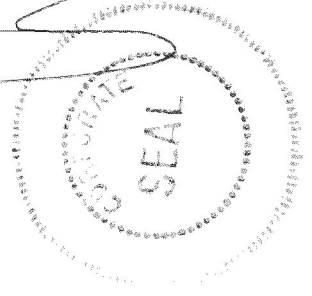
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Magic 8th, LLC, a Florida limited liability company

By: Cruz Management, Inc., a Florida corporation, as its sole member

By: [Signature]
Jorge L. Cruz, President



(Corporate Seal)

[Signature]
Witness Name: Leslie Savedria

[Signature]
Witness Name: Midiala Alvarez

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2023 by Jorge L. Cruz, as President of Cruz Management, Inc. a Florida corporation, as the sole member of Magic 8th, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



MIDIALA ALVAREZ
Commission # GG 987439
Expires June 29, 2024
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Attachment C

Attachment D



Department of Regulatory and Economic Resources

Development Services Division

111 NW 1st Street • Suite 1110

Miami, Florida 33128-1902

T 305-375-1806

www.miamidade.gov/economy

April 18, 2023

Bercow Radell Fernandez Larkin + Tapanes
c/o Jeffrey Bercow and Maritza Haro
200 South Biscayne Boulevard, Suite 300
Miami, FL 33131

**RE: Folio: 30-4010-007-0080; 30-4010-031-0010
Case # J2023000108**

To whom it may concern:

This is in response to your zoning verification request. Please be advised that the above referenced properties are zoned **BU-1A (Limited Business District)** and **BU-1 (Neighborhood Business District)**. Your request seeks confirmation if a free-standing emergency department (FSED) is permitted by right and if Resolution 5-ZAB-74-95 encumbering Parcel 2 (folio 30-4010-007-0080) can be abandoned without a public hearing. On February 10, 1971, Resolution 4-ZAB-85-71 approved a district boundary change (DBC) to BU-1A on property known by folio 30-4010-031-0010 (Parcel 1) except the less South 100' which was approved for a DBC to RU-2. The resolution also approved a special exception for a new car agency, paint shop, and mechanical repair shop from an open lot on the BU-1A portion of the property. Subsequently, the Director of the Planning Department appealed the decision of the Zoning Appeals Board (ZAB). On April 7, 1971, the Board of County Commissioners (BCC) reversed the decision of the ZAB by Resolution Z-54-71 and approved a DBA to RU-2 for the entire property which was later appealed to the Board of Circuit Court of the Eleventh Judicial Circuit of Florida. Subsequently, on January 18, 1973, Resolution Z-18-73 approved a DBC to BU-1A and a special exception for a new car agency, paint shop, and mechanical repair shop from an open lot on the BU-1A portion of the property except that the south 100' remained as RU-2. Further, on February 10, 1982, Resolution 4-ZAB-60-82 approved a non-use variance permitting boat sales and display, including servicing of out-board motors on the property. At the time of this approval, the applicant proffered an agreement which is deemed a covenant running with the land. Additionally, on February 10, 1983, a declaration of use for a plant nursery was approved for a period of two (2) years requiring a five (5) feet high masonry wall on the rear lot be required when the abutting residential district is developed. Be advised that to proceed with any new development said covenants would need to be released, which may be done by the Director. Additionally, on September 28, 1988, Resolution 4-ZAB-400-88 denied a non-use variance for the continued use of a trailer office and sign regulations. Said denial was appealed by the applicant to the BCC. On December 8, 1988, the BCC approved Resolution Z-288-88 permitting the sign variance but affirmed the decision of the Zoning Appeals Board to deny the request to permit the continued use of a trailer used as an office. Lastly, on November 6, 1991, Resolution 4-ZAB-331-91 approved non-use variances of sign regulations. Based on the aforementioned history, the development of Parcel 1 is not tied to Parcel 2.

On January 5, 1949, Resolution 3088 approved a district boundary change (DBC) to BU-1 from RU-2 for the property known by folio 30-4010-007-0080 (Parcel 2). Then on February 15, 1995, Resolution 5-ZAB-74-95 approved a use variance to permit an open lot, used automobile sales subject to the conditions of approval for the subject property. All approvals and conditions thereof remain in effect. Condition No. 2 of said Resolution stated, "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Change of Use & Remodeling for Tamiami Automotive Group," one sheet dated revised 12-14-94." The site plan described in the condition depicted building location, ingress, and egress, and parking areas. Although the Resolution conditioned the approval on the submittal of a site plan that was substantially in accordance with the one reviewed for the public hearing, should the redevelopment of the property including a new site plan meet today's Code requirement, a public hearing would not be required.

MDC042

Be advised that the Department has opined that the BU-1 and BU-1A districts permit medical offices including urgent care centers, and a free-standing emergency department that treats and releases patients similar to an urgent care center. A free standing emergency department facility is permitted on the premises provided that the development meets all other requirements of the applicable zoning district.

Enclosed is the applicable Zoning Code section pertaining to your zoning district designation. In addition, also enclosed (if applicable) are any zoning Resolutions or Declaration of Restrictions (covenants) that pertain to your property and may affect the development of your site. Please be advised that there may be additional restrictions that are not shown in this letter that may be found in the public records of Miami-Dade County. Based on our available records, the following attached documents apply to your property and may affect future development of the site.

- Article XXIV. – BU-1 (Neighborhood Business District)
- Article XXV. – BU-1A (Business – Limited)
- Resolution No. 5-ZAB-74-95
- Resolution No. 4-ZAB-331-91
- Resolution No. Z-288-88
- Resolution No. 4-ZAB-400-88
- Resolution No. 4-ZAB-60-82
- Resolution No. 4-ZAB-132-75
- Resolution No. Z-18-73
- Resolution No. Z-54-71
- Resolution No. 4-ZAB-85-71
- Resolution No. 3088
- Agreement ORB 11381 PG 955 - 958
- Declaration of Use ORB 11695 PG 646

Please be advised that this letter does not verify building code compliance and does not certify conformance/nonconformance of existing uses or structures, concurrency, or other applicable development regulations. Building permit issuance will be subject to compliance with applicable resolution approvals and all code requirements and concurrency approval. This letter is based on the Miami-Dade County Zoning Code in effect on the date of this letter. This determination shall not or may not be applicable in the event a land development regulation at the municipal, state, or federal level is amended in a manner that conflicts with or supersedes the regulations upon which this letter is based.

For information regarding zoning and building code violations, please contact the Office of Neighborhood Compliance at (786) 315-2552. Should you need additional zoning information, please contact this office at (305) 375-1806.

Sincerely,



Lluvia Resendiz
Principal Planner
Development Services Division
Department of Regulatory and Economic Resources

Attachment E

Mount Sinai

MEDICAL CENTER

June 10, 2025

Ms. Freenette William, Business Development Specialist
Department of Regulatory & Economic Resources
Planning Research & Economic Analysis Section
111 NW 1st Street – 12th Floor
Miami, FL, 33130

Re: Demonstration of Reasonable Financial Assurances in Connection with Application for Brownfield Area Designation for Mount Sinai Medical Center of Florida, Inc.

Dear Ms. Williams:

This letter is being submitted in connection with the pending brownfield area designation request for Mount Sinai Medical Center of Florida, Inc. (the “Company”) that is being filed with Miami-Dade County (the “County”) by The Goldstein Environmental Law Firm, P.A. The purpose of this letter is to provide reasonable assurance that the Company has sufficient financial resources to implement the rehabilitation and redevelopment plan (the “Project”) for the property identified by County folio numbers 30-4010-007-0080 and 30-4010-031-0010 (the “Subject Property”). Accordingly, please note the following:

- The Company acquired the Subject Property and owns the fee outright.
- The Company is adequately capitalized and has sufficient liquidity and access to financing to fund the expected \$142.7 million cost to rehabilitate and redevelop the Subject Property.
- The Company and its affiliates have significant experience developing, constructing, and managing development projects and has cultivated relationships with financial institutions necessary to raise additional capital as needed.

In addition, in my capacity as Chief Financial Officer and Executive Vice President for the Company and based upon my personal knowledge, I certify that the Company has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan at the Subject Property as referenced above.

Thank you in advance for your continuing assistance with this matter and for the County's support for this important project.

Sincerely,



Alex Mendez

Attachment F



April 17, 2023

Mr. Benjamin Davis
Mount Sinai Medical Center
4300 Alton Road
Miami Beach, FL 33140

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
701 Northwest 1st Court, 4th Floor
Miami, Florida 33136

Subject: Site Assessment Report for the
Former Retail Fuel Station and Automotive Maintenance Facility
(Folio Nos. 30-4010-007-0080 & 30-4010-031-0010)
Located at 8200 & 8250 Southwest 8th Street
Miami, Miami-Dade County, FL
LandScience Project Number: 2236060B

Dear Ladies and Gentlemen,

LandScience is pleased to submit the attached Site Assessment Report (SAR) for the above referenced facility. The SAR was submitted to satisfy the requirements set forth by the Miami-Dade Department of Environmental Resources Management in their letter issued to the above referenced property. Please feel free to contact us if you have questions concerning the SAR.

LandScience appreciates the opportunity to assist you on this project. We look forward to providing you with our services again in the near future. Please feel free to contact us if you have questions concerning the report.

Yours Very Truly,

LandScience, Inc.

Lenin Yearwood
Geologist

Rob Ludicke, M.Sc., REP # 5985
President

SITE ASSESSMENT REPORT

of the

**FORMER RETAIL FUEL STATION & AUTOMOTIVE MAINTENANCE FACILITY
(Folio Nos. 30-4010-007-0080 & 30-4010-031-0010)**

**Located at 8200-8250 Southwest 8th Street
Miami, Miami-Dade County, Florida**

Prepared for

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES**

**701 Northwest 1st Court, 4th Floor
Miami, Florida 33136**

On Behalf of

MOUNT SINAI MEDICAL CENTER

Prepared by

**LANDSCIENCE
12570 Northeast 7th Avenue
North Miami, Florida 33161**

**April 2023
Project Number 2236060**

MDC049

P.G. Certification

This Site Assessment Report, for the Former Retail Fuel Station and Automotive Maintenance Facility, located at 8200 & 8250 Southwest 8th Street, Cutler Bay, Miami-Dade County, Florida, has been prepared under the responsible charge of the undersigned and has been found to conform to commonly accepted procedures consistent with applicable standards of practice pursuant to Chapter 62-780 of the Florida Administrative Code (F.A.C.), and Chapter 24 of the Code of Miami-Dade County.

I hereby certify that, in my professional judgement, this Site Assessment Report satisfies applicable requirements and that the geological interpretations in this report provide reasonable assurance of achieving the assessment objectives stated in Chapter 62-780, F.A.C., and Chapter 24 of the Code of Miami-Dade County.



Mauricio Pagés, P.G.
Professional Geologist
Florida License No. PG 2900
LandScience, Inc.
12570 NE 7th Avenue
North Miami, FL 33161

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1.0 INTRODUCTION

This Site Assessment Report (SAR) presents a summary of activities and results of a Chapter 62-780, Florida Administrative Code (F.A.C.) Site Assessment conducted for the following property:

Former Retail Fuel Station & Automotive Maintenance Facility
Folio Nos. 30-4010-007-0080 & 30-4010-031-0010
Located at 8200-8250 Southwest 8th Street
Miami, Miami-Dade County, Florida

Figure 1 is a Topographical Quadrangle Map that identifies the site location within Miami-Dade County. **Figure 2** is a Current Site Layout prepared in accordance with Chapter 62-780, F.A.C., which illustrates the locations of buildings, utilities, surface types, vegetation, and cross streets. This report presents the information gathered during the assessment, the methodologies utilized, and evaluation of the information. It also includes our conclusions concerning environmental conditions at the above referenced property, and our recommendations for further environmental assessment, if necessary. Unless otherwise noted, the above referenced property will be referred to as the “Subject Property” throughout this report. This section presents a description of the Subject Property, the project background and objectives, and the scope of work performed.

This SAR was prepared on behalf of Mount Sinai Medical Center., due to elevated petroleum hydrocarbon concentrations detected in the soil and groundwater of the Subject Property during a Phase I & Phase II Environmental Site Assessment conducted on the Subject Property by LandScience in January 2023. Copies of the Phase I & Phase II ESAs are provided in **Appendix A**.

1.1 Subject Property Description

The Subject Property (Parcel Nos. 30-4010-007-0080 & 30-4010-031-0010), situated on the southwestern corner of Southwest 8th Street and Southwest 82nd Avenue, is located within Section 11 Township 50 South, Range 40 East in Miami, Miami-Dade County, Florida.

According to land calculations information obtained from the Miami-Dade County Property Appraiser’s Office, the Subject Property measures approximately 245,284 square feet (i.e., approximately 5.63 acres) in size. It is improved with two (2) commercial buildings which, according to information obtained from the Miami-Dade County Property Appraiser’s Office, contain approximately 25,073 square feet of total area, and

were constructed in 1959 and 1974. The Subject Property also includes asphalt and concrete paved parking areas, drive lanes, and walkways.

1.2 Project Background

Information obtained by LandScience during the course of a Phase II Environmental Site Assessment dated January 2023, indicated that petroleum hydrocarbon impacted soil and groundwater was identified at the Subject Property at levels which exceeded the Florida Department of Environmental Protection (FDEP) Soil and Groundwater Cleanup Target Levels (CTLs). Based on this finding, LandScience recommended the performance of site assessment activities to define the horizontal and vertical extent of the impacted media and to estimate potential remedial costs.

1.3 Objectives and Scope of Work

The objectives of performing the SAR were to conduct a comprehensive assessment of the soil and groundwater at the Subject Property in an effort to define the extent of the petroleum hydrocarbon impacts, provide a summary of conclusions for all of the findings, and to make appropriate recommendations for a course of action reflective of the results of the site assessment activities.

The scope of work implemented by LandScience to meet the requirements of the SAR included performing the following items:

Soil and Groundwater Assessment

- Performance of seven (7) soil borings in the immediate vicinity of former soil boring, SB-13, using a Geoprobe unit (e.g., direct-push methodology).
- Collection of soil samples in two-foot intervals from each soil boring for field screening of organic vapors using a photoionization detector (PID).
- Collection of representative soil samples from the 0-6", 6"-2', and 2'-4' below land surface (bls) from each soil boring for laboratory analysis of polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8260C and TRPH by the FL-PRO Method.
- Installation of nine (9) shallow and two (2) intermediate groundwater monitoring wells using a Geoprobe unit.
- Collection of groundwater samples from the eleven (11) newly installed monitoring wells for laboratory analysis of PAHs by EPA Method 8270C and TRPH by the FL-PRO Method.

- Collection of groundwater samples from one of the shallow groundwater monitoring wells for laboratory analysis of lead by EPA Method 200.8 and ethylene dibromide (EDB) by EPA Method 8082, in accordance with Chapter 62-780 of the F.A.C.

Investigative Derived Waste

- Placement of soil cuttings and development/purge water into 55-gallon drums and stage on-site pending disposal.

Area Survey

- Performance of a 1/2 mile well field survey, and a 1/4 mile private well survey as part of the SAR activities in accordance with Chapter 62-780, F.A.C.

Supplemental Soil and Groundwater Assessment

- Performance of two (2) soil borings in the immediate vicinity of soil boring, SB-20, using a Geoprobe unit (e.g., direct-push methodology).
- Collection of soil samples in two-foot intervals from each soil boring for field screening of organic vapors using a photoionization detector (PID).
- Collection of representative soil samples from the 0-6" and 6"-2' below land surface (bls) from each soil boring for laboratory analysis of polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8260C and TRPH by the FL-PRO Method.
- Installation of thirteen (13) shallow groundwater monitoring wells using a Geoprobe unit.
- Collection of groundwater samples from the thirteen (13) newly installed monitoring wells for laboratory analysis of PAHs by EPA Method 8270C and TRPH by the FL-PRO Method.

Report Preparation

- The preparation of a SAR with conclusions and recommendations for review, certification, and seal by a Florida-Registered Professional Engineer or Geologist.

2.0 PHYSICAL SETTING

This section provides a discussion of the site and vicinity topography, surface water, and hydrogeologic characteristics.

2.1 Topography

Review of a topographic map indicated that land surface elevation at the Subject Property was approximately ten (10) feet above the National Geodetic Vertical Datum (NGVD) of 1929 that is approximately equal to mean sea level (**Figure 1**). According to the map and visual observations made by LandScience during the site visit, it appeared that ground surface at the Subject Property and nearby properties were essentially flat.

2.2 Surface Water

No surface water bodies were located on the Subject Property.

2.3 Hydrogeology

According to a South Florida Water Management District (SFWMD) publication, ground water is the major source of potable water in southeastern Florida, including the area in which the Subject Property is located. In the study area, it consists of two (2) principal aquifer systems: the surficial (i.e., water table) aquifer system, and the Floridan aquifer system (SFWMD, 1995). Aquifers within these systems are among the most productive aquifers in the world. While ground water is the primary source of water supply, surface water is important in supplying water to the ground water system, recharging the shallow aquifer system by means of a regional canal system and other surface water bodies such as borrow pits, and by rainfall (USGS, 1990). Discharge from the aquifer occurs through pumping, evapo-transpiration, and flow to surface water bodies such as canals and lakes, and to the Atlantic Ocean.

According to USGS publications, in the study area, the surficial aquifer system is composed primarily of layers of limestone, sandstone, sand, shell, and clayey sand with minor clay or silt (Schroeder, et al, 1958; USGS, 1990). These sedimentary units have a wide range of permeability and locally may be divided into one (1) or more aquifers separated by units of less-permeable or semi-confining sediments.

The base of the surficial aquifer system is underlain by layers of low permeable sediments of sand, clay, silt,

shell, and lime mud. This is the intermediate confining unit that separates the surficial aquifer from the underlying Floridan aquifer.

The portion of the surficial aquifer system with the most permeable units is called the Biscayne aquifer. It is the principal aquifer in southeastern Florida, including Miami-Dade County, and has been designated as a sole-source aquifer for that portion of the state. It is composed primarily of very porous to slightly porous limestone, with some lenses of sandy, shelly limestone and sand. In Miami-Dade County, shallow ground water may be encountered at fifteen (15') feet or less below land surface (Tarver, 1964).

The Floridan aquifer is a confined, i.e., artesian, aquifer system and consists of several distinct producing zones. It underlies the relatively impermeable units at the base of the surficial aquifer and is composed of thick layers of limestone and dolomite. It is used as a source of water for irrigation in parts of southeastern Florida and is used to a small degree, after treatment and blending with the surficial aquifer system supply, as a supplemental source of drinking water.

In general, it may be expected that the surficial aquifer has a gradient resembling the land surface topography. The water table in Miami-Dade County generally slopes toward the east, with localized variation (Schroeder, et al, 1958) and in the study area it is generally toward the southeast (Tarver, 1964). Direct measurements of shallow ground water flow direction were made at the Subject Property as part of this assessment on February 8, 2023 with a site specific groundwater flow direction towards the northwest.

3.0 LAND USE SURVEY

3.1 Area Survey

On January 31, 2022, LandScience completed an area use and potable well survey within a ½-mile radius of the Subject Property. The area usage is primarily commercial to the north, south, east, and west directions. A copy of the site vicinity use map is provided in **Figure 3**. The following were our observations of properties adjacent to or near the Subject Property:

North: Southwest 8th Street was located abutting to and north of the Subject Property, further bounded by a canal and residential properties.

South: Residential properties were located abutting to and south of the Subject Property.

East: A multi-tenant commercial building (920 Southwest 82nd Avenue) was located abutting to and east of the Subject Property. Furthermore Southwest 82nd Avenue was located abutting to and east of the Subject Property, further bounded by a multi-tenant commercial building (8100 Southwest 8th Street).

West: A multi-tenant commercial building (8300 Southwest 8th Street) was located abutting to and west of the Subject Property. Furthermore, residential properties were located abutting to and west of the Subject Property.

Based on this information, aside from the abutting roadways, it is unlikely that activities conducted on these properties have the potential to contribute to the PAH contamination at the Subject Property.

3.2 Well Field Survey

LandScience performed research to determine if any existing wells are located within a ½ mile radius of the Subject Property that may influence off-site migration of the petroleum hydrocarbon contaminants at the Subject Property. Research included performing field surveys within the local area of the Subject Property and review of local well field protection maps.

3.2.1 Local Private Well Survey

During the site assessment activities, LandScience conducted a local-vicinity survey within a 1/4 mile radius of the Subject Property. The survey was conducted to identify the presence of any non-permitted public or private wells that may exist for potable water usage, irrigation, or other possible uses. Based on review of a local well survey map, no wells are located within a one-quarter mile radius of the Subject Property. No private wells or non-permitted wells were identified at any of the commercial properties located within a one-quarter mile radius of the Subject Property. However, the presence of private wells may not have been observed as access to most of the commercial properties was not available for a thorough inspection. A copy of the local well survey map is included in **Appendix C**.

3.2.2 Review of Miami-Dade County Well Field Protection Area Map

LandScience also reviewed the Miami-Dade County Well field Protection Area map to determine the location of the Subject Property relative to any nearby well fields. **Appendix C** includes a copy of the Miami-Dade County Well field Protection Area map, which indicated that the Subject Property is not located within a well field protection area.

3.2.3 Review of South Florida Water Management District (SFWMD) Water Use Records

LandScience also visited the South Florida Water Management District (SFWMD) to review general and individual use water permits for the Subject Property. No individual use permits were identified for the Subject Property. Well completion reports reviewed for the immediate vicinity did not identify any monitoring wells within the vicinity completed for contamination assessment activities at other nearby properties. However, there were several water use permit for surface water pumps for properties located within a one-half mile radius of the Subject Property to the northeast and southeast. The water use permits were for landscape purposes.

4.0 SITE ASSESSMENT

4.1 Soil Quality Assessment

On January 31, 2022, LandScience conducted a soil quality assessment at the Subject Property. LandScience's Florida-Licensed Water-Well Contractors, Earth Nurse Environmental, performed seven (7) soil borings (SB-13R, SB-15 through SB-20) at the Subject Property.

Additionally, on March 16, 2022 Earth Nurse Environmental, performed two (2) soil borings (SB-21 and SB-22) at the Subject Property. Furthermore, on April 21, 2023, Earth Nurse Environmental, performed three (3) soil borings (SB-23, SB-24 and SB-25) at the Subject Property. The approximate locations of the soil borings are depicted in figures found in **Figure 4**.

4.1.1 Soil Boring Performance and Sample Collection

Field sampling activities and laboratory analysis performed for this project were conducted in general accordance with the FDEP document *Standard Operating Procedures for Laboratory and Sample Collection Activities*, FDEP-SOP-001/01.

On January 31, 2023, soil borings SB-13R and SB-15 through SB-20 were advanced to four (4) feet below land surface (bls), approximately to the soil/groundwater interface. Furthermore, on March 16, 2023, soil borings SB-21 and SB-22 were advanced to four (4) feet below land surface (bls). Moreover, on April 21, 2023, soil borings SB-23, SB-24 and SB-25, were advanced to four (4) feet bls. Soil samples were collected using a 4-foot long by 2.25-inch diameter MacroCore sampler with a 4-foot long polyvinyl chloride (PVC) liner, which was advanced by the direct- push drill rig using 4-foot long by 1.5-inch diameter drill rods.

The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved to recover the soil-filled liners. To inspect soil samples from each boring, a lengthwise section of each PVC liner was removed with a splitting tool to expose the soil. The soil column was visually inspected for discoloration, monitored for odors, and classified in accordance with the Unified Soil Classification System (USCS). The soil samples removed from the sample collection equipment were placed into a clean, 16-ounce glass jars with a minimum of two inches of space to allow head-space analysis. Aluminum foil was placed over the top of the jars and sealed to allow for the accumulation of vapors in the head space of the sample jars.

Select soil sample intervals were placed in sealable plastic bags, and field-screened for the presence of organic vapors using a photoionization detector (PID). Each soil sample collected was placed into laboratory-provided sampling jars, labeled for identification. Soil cuttings generated during the soil assessment activities were placed into 55-gallon drums.

Following soil sample collection, the containers were immediately placed inside a cooler with wet ice and hand delivered to Jupiter Laboratories, a FDEP-approved and a NELP-approved laboratory, located in Jupiter, Florida. The soil samples collected from SB-13R through SB-21 were analyzed for PAHs by EPA Method 8270C and TRPHs by the FL-PRO Method.

4.1.2 Soil Field Screening and Soil Analytical Results

The results of the soil field screening indicated that no positive readings were measured on the PID from the soil samples collected from SB-13R through SB-25.

The soil laboratory analytical results indicated that the concentrations of the constituents analyzed in soil samples SB-15 (0-6"), SB-15 (6"-2'), SB-15 (2'-4'), SB-16 (0-6"), SB-16 (6"-2'), SB-16 (2'-4'), SB-17 (0-6"), SB-17 (6"-2'), SB-17 (2'-4'), SB-18 (0-6"), SB-18 (6"-2'), SB-18 (2'-4'), SB-19 (6"-2'), SB-19 (2'-4'), SB-20 (6"-2'), SB-20 (2'-4'), SB-23 (0-6"), SB-23 (6"-2'), SB-23 (2'-4'), SB-25 (0-6"), SB-24 (6"-2'), SB-24 (2'-4'), SB-25 (6"-2'), and SB-25 (2'-4'), either below method detection limits, or the FDEP Soil Cleanup Target Levels as established by the FDEP in Chapter 62-777, FAC, Table II, *Direct Exposure Residential and Commercial/Industrial Soil Cleanup Target Levels (SCTLs)*.

The results of the soil samples collected for laboratory analysis indicated that petroleum hydrocarbon concentrations were detected in soil samples collected from, SB-13R (2'-4'), SB-19 (0-6"), SB-20 (0-6"), SB-20 (6"-2'), SB-21 (0-6"), SB-21 (6"-2'), SB-22 (0-6"), SB-22 (6"-2'), and SB-24 (0-6") at levels which exceeded the method detection limits and/or the FDEP SCTLs.

The results of the soil samples collected for laboratory analysis indicated that PAH constituents (i.e., benzo(a)anthracene, benzo(a)pyrene, and/or benzo(b)fluoranthene) were detected in the soil samples collected from SB-13R (2'-4'), SB-15 (2'-4'), SB-17 (0-6"), SB-17 (6"-2'), SB-19 (0-6"), SB-19 (6"-2'), SB-20 (0-6"), SB-20 (6"-2'), SB-21 (0-6"), SB-21 (6"-2'), SB-22 (0-6"), SB-22 (6"-2') and SB-24 (0-6") at levels which exceeded the method detection limits and/or the FDEP Soil Cleanup Target Levels as established by the FDEP in Chapter 62-777, FAC, Table II, *Direct Exposure Residential and Commercial/Industrial Soil*

Cleanup Target Levels (SCTLs).

Since the soil samples collected from SB-13R (2'-4'), SB-15 (2'-4'), SB-17 (0-6"), SB-17 (6"-2'), SB-19 (0-6"), SB-19 (6"-2'), SB-20 (0-6"), SB-20 (6"-2'), SB-21 (0-6"), SB-21 (6"-2'), SB-22 (0-6"), SB-22 (6"-2') and SB-24 (0-6") exhibited detectable concentrations of carcinogenic PAHs, the Toxic Equivalent Factor (TEF) approach was used to evaluate the risks from direct exposure in accordance with FDEP guidelines. As carcinogenic PAHs have a common toxicity mechanism, but display different toxic potencies, the TEF approach was used to convert individual PAH parameter concentrations into a single concentration of the index chemical, benzo[a]pyrene, (BaP). BaP, benzo[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenz[a,h]anthracene, and indeno[1,2,3-cd]pyrene concentrations were used to calculate the BaP equivalents in order to determine if these equivalents are above the Residential or Commercial/Industrial SCTLs.

The TEF calculations indicated that soil samples SB-13R (2'-4'), SB-19 (0-6"), SB-20 (0-6"), SB-21 (0-6"), SB-21 (6"-2'), SB-22 (0-6"), SB-22 (6"-2') and SB-24 (0-6") exhibited a total BaP equivalent concentrations above the Direct Exposure Residential SCTL. The concentrations of the remaining constituents analyzed were either below the method detection limits or the FDEP SCTLs. The concentrations of the constituents analyzed in the remaining soil samples were either below the method detection limits, or the FDEP SCTLs.

The historical through recent soil laboratory analytical results are summarized on **Table 1** and illustrated on **Figures 5, 6, and 7**. Copies of the laboratory data reports and chain of custody records are included in **Appendix B**.

4.2 Groundwater Quality Assessment

Between February 8, 2023 and April 4, 2023, LandScience conducted a groundwater quality assessment at the Subject Property. LandScience's Florida-Licensed Water-Well Contractor, Earth Nurse Environmental, installed twenty-three (23) shallow, and two (2) intermediate groundwater monitoring wells at the Subject Property.

4.2.1 Monitoring Well Installation

Between January 31, 2022 and April 3, 2022, LandScience supervised the installation of twenty-three (23) shallow and two (2) intermediate groundwater monitoring wells. The approximate locations of the newly

installed groundwater monitoring wells are shown on **Figure 8**.

All monitoring wells were installed using a Geoprobe (i.e., direct push technology). Prior to the installation of the groundwater monitoring wells, all drilling equipment and materials that may contact groundwater (i.e. development pump intake hose) were decontaminated to prevent any potential cross-contamination.

The shallow monitoring wells, MW-4 through MW-25, were installed to a depth of approximately twelve (12) feet bls (approximately eight feet below the water table) and set such that a minimum of two feet of well screen would remain above the water table taking into account the fluctuations in the water table elevations expected during the rainy and dry seasons. The shallow monitoring wells were constructed with 3/4-inch diameter Schedule 40 PVC, with ten (10) feet of 0.010-slotted pre-packed well screen within a one and a half-inch diameter stainless steel wire mesh filled with 6/20 silica sand and solid riser from two (2) feet bls to surface.

Intermediate monitoring wells, MW-3I and MW-10I, were installed to a depth of approximately thirty (30) feet bls (approximately twenty-six feet below the water table). The intermediate monitoring wells were constructed with 3/4-inch diameter Schedule 40 PVC, with five (5) feet of 0.010-slotted pre-packed well screen within a one and a half-inch diameter stainless steel wire mesh filled with 6/20 silica sand and solid riser from twenty-five (25) feet bls to surface.

Appendix C includes Monitoring Well Construction Details and associated permits.

After installation, the newly-installed groundwater monitoring wells were developed with a centrifugal pump to remove fine grained sediments, ensuring a good hydraulic connection with the aquifer. The water purged from the monitoring wells during well development was placed into 55-gallon steel drums which were staged on site pending disposal.

4.2.2 Groundwater Water Sample Collection

On February 8, 2023, a LandScience representative collected groundwater samples from monitoring wells, MW-3I through MW-12. On March 3, 2023, a LandScience representative collected groundwater samples from monitoring well, MW-3I. On March 20, 2023, a LandScience representative collected groundwater samples from monitoring wells, MW-13 through MW-23. On April 4, 2023, a LandScience representative collected groundwater samples from monitoring wells, MW-24 and MW-25. Field sampling activities

performed for this project were conducted in general accordance with the FDEP's Standard Operation Procedures (SOP-001/01).

A YSI 6820 water quality meter with a flow cell was used to monitor the field parameter stabilization prior to sample collection. Micro purging was completed for the monitoring wells using the above listed equipment. Specifically, an initial depth to groundwater was obtained prior to well purging with a peristaltic pump. The instantaneous purge rate in gallons per minute (gpm) was measured with a Blue-White inline flow meter.

Following the controlled micro-purge of the first well volume, field parameters including pH, temperature, specific conductivity, dissolved oxygen, turbidity, color, odor, and depth to ground water were collected. If significant draw-down was observed, the extraction flow rate was lowered by slightly closing a needle valve that was located on the pressure side of the pump. By slightly closing the needle valve on the pump discharge, the instantaneous reduction in the extraction flow rate was able to be visually observed with the Blue-White flow meter.

Subsequent to the micro-purge of the first well volume, field parameters were measured every ¼ of a volume until parameters stabilized within 5-10%. The groundwater samples were collected from the vacuum side of the peristaltic pump, as required in the Micropurging protocols. Approximately 1.5 – 2.0 well volumes of groundwater were micro-purged prior to stabilization of field parameters. Upon collection, the groundwater samples were introduced into pre-cleaned sample containers, placed on ice, and transported to Jupiter Laboratories for laboratory analysis. The groundwater samples collected from the monitoring wells MW-1 through MW-12, were analyzed for PAHs by EPA Method 8270C and TRPH by the FL-PRO Method. The groundwater samples collected from the monitoring wells MW-13 through MW-25, were analyzed for PAHs by EPA Method 8270C. In addition, the groundwater samples collected from MW-9, was analyzed for lead by EPA Method 200.8 and EDB by EPA Method 8082.

The water purged from the monitoring wells during well sampling was placed into 55-gallon steel drums which were staged on site pending disposal.

4.2.3 Groundwater and Surface Water Analytical Results

The results groundwater laboratory analysis from the February 8, 2023 sampling event indicated that the concentrations of the constituents tested in MW-4, MW-5, MW-7, MW-9, MW-10I, and MW-11 were either

below the method detection limits, or below the groundwater cleanup target levels as established by the Florida Department of Environmental Protection (FDEP) in FAC 62-777, Table I, *Groundwater and Surface Water Cleanup Target Levels (GCTLs)*, and the natural attenuation default concentrations as established by the FDEP in FAC 62-777, Table V, *Natural Attenuation Default Concentrations (NADCs) for Source Wells*.

The groundwater laboratory analysis from the February 8, 2023 sampling event indicated that concentrations of PAHs (i.e. benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene) were detected at levels which exceeded the FDEP GCTLs but were below the NADCs in MW-6, MW-8, MW-10 and MW-12. The concentrations of the remaining constituents tested in MW-6, MW-8, MW-10 and MW-12 were either below the method detection limits, or below the FDEP GCTLs.

The groundwater laboratory analysis from the February 8, 2023 sampling event indicated that concentrations of benzo(b)fluoranthene and dibenz(a,h)anthracene were detected at levels which exceeded the FDEP GCTLs and NADCs in MW-3I. Benzo(a)anthracene, benzo(a)pyrene, benzo(k)fluoranthene, chrysene and indeno(1,2,3-cd)pyrene were detected at levels which exceeded the FDEP GCTLs but were below the NADCs in MW-3I.

The groundwater laboratory analysis from the March 3, 2023 sampling event indicated that the concentrations of the constituents analyzed in MW-3I were either below method detection limits or below the FDEP GCTLs and/or NADCs.

The groundwater laboratory analysis from the March 20, 2023 sampling event indicated that the constituents analyzed in MW-13, MW-14, MW-15, MW-20, MW-22 and MW-23 were either below method detection limits or below the FDEP GCTLs and/or NADCs.

The groundwater laboratory analysis from the March 20, 2023 sampling event indicated that concentrations of PAHs (i.e. benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene) were detected at levels which exceeded the FDEP GCTLs but were below the NADCs in MW-16, MW-17, MW-18, MW-19 and MW-21. The concentrations of the remaining constituents tested in MW-16, MW-17, MW-18, MW-19 and MW-21 were either below the method detection limits, or below the FDEP GCTLs.

The groundwater laboratory analysis from the April 4, 2023 sampling event indicated that the constituents analyzed in, MW-24 and MW-25 were either below method detection limits or below the FDEP GCTLs and/or NADCs.

The historical through recent groundwater laboratory analytical results are summarized on **Table 2** and illustrated on **Figure 9**. Copies of the laboratory data reports, chain of custody records and groundwater sampling logs are included in **Appendix B**.

4.3 Lithology Description

During the installation of the nine (9) soil borings (described in **Sections 4.1.1** and **4.2.1**), LandScience visually observed the site lithology characteristics. In general, the lithology observed consisted a grey to tan in color, fine to medium grain, silty sand (SM) from zero (0) to four (4) feet below land surface. Copies of the soil boring logs are included in **Appendix B**.

4.4 Water Table Elevations and Analysis of Groundwater Flow Direction

On February 24, 2023, Bello & Bello Land Surveying Corporation performed an elevation survey of the top of casing (TOC) for monitoring wells, MW-3I through MW-12.

4.4.1 Elevation Survey for Monitoring Well Top of Casings (TOC)

During the TOC elevation survey, Bello & Bello Land Surveying Corporation set up an auto-level on a fixed tripod and utilized a range pole to collect vertical measurements to the nearest 0.01-foot from the sight viewer on the auto level to the TOC for each well that was surveyed. For consistency, the range pole was situated on the north quadrant of each monitoring well TOC. The TOC measurements were used to calculate TOC elevations relative to a fixed point on the Subject Property. **Appendix E** includes the top of casing survey.

4.4.2 Collection of Depth to Water Measurements

On February 8, 2023, LandScience utilized an electronic interface probe, capable of measuring non-aqueous phase liquids (NAPL) or water in increments of 0.01 foot, to measure the depth to water (DTW) of shallow monitoring wells (MW-3I through MW-12) recently installed on the project. The water table elevations

within each monitoring well were then calculated by subtracting the DTW measurement collected at each well from the corresponding well's elevation of the top of casing (ETC). **Table 3** summarizes the February 8, 2023 DTW measurements.

4.4.3 Evaluation of Site Groundwater Flow Direction

Calculated water table elevations were plotted on the Subject Property layout map in order to determine the Subject Property hydraulic gradient and apparent groundwater flow direction. **Figure 10** illustrates the Water Table Elevations (WTE) from the February 8, 2023 groundwater gauging event, as well as the inferred WTE iso-contours. Review of **Figure 10** indicates a general groundwater flow direction to the northwest across the Subject Property for this gauging event.

4.4.4 Potential Contaminant Transport Pathways

Review of the site layout and location of existing underground utilities indicates that multiple underground conduits exist throughout the Subject Property. Underground utilities include storm water conveyance systems, sanitary sewer piping, and city water service connections. These existing piping chases can create preferential groundwater flow paths that are effective at mobilizing any dissolved contaminants. However, an evaluation of the groundwater data suggests a low probability of these conduits acting as transport pathways.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the field activities and research performed for completion of this SAR, a summary of conclusions and recommendations are included as follows:

5.1 Site Assessment Summary and Conclusions

General

- The Subject Property (Parcel Nos. 30-4010-007-0080 & 30-4010-031-0010), situated on the southwestern corner of Southwest 8th Street and Southwest 82nd Avenue, is located within Section 11 Township 50 South, Range 40 East in Miami, Miami-Dade County, Florida.
- According to land calculations information obtained from the Miami-Dade County Property Appraiser's Office, the Subject Property measures approximately 245,284 square feet (i.e., approximately 5.63 acres) in size. It is improved with two (2) commercial buildings which, according to information obtained from the Miami-Dade County Property Appraiser's Office, contain approximately 25,073 square feet of total area, and were constructed in 1959 and 1974. The Subject Property also includes asphalt and concrete paved parking areas, drive lanes, and walkways.
- The Subject Property is located outside the influence of any Miami-Dade County municipal well field areas.
- Petroleum hydrocarbon impacted groundwater was identified in the soil and groundwater during a January 2023 Phase II ESA performed by LandScience.
- Based on the findings of the January 2023 Phase II ESA, LandScience indicated that further assessment was required to address the documented petroleum hydrocarbon impacted soil and groundwater.
- Non-aqueous phase liquids (NAPLs) were not identified at the Subject Property during this or previous assessments.

PAHs in Soil

- The soil assessment has reached the Subject Property boundary to the east and to the south in the area of the former retail fuel station.
- The soil assessment indicated a decreasing trend in contaminants of concern between the soil samples collected at the eastern boundary versus the soil results observed further into the Subject Property. Furthermore, a decreasing trend was also observed vertically to a depth of approximately 2 feet below land surface.
- Based on these observations, it is our professional opinion that the soil impacts documented at the Subject Property are the results of anthropogenic conditions, and not the result of site specific activities.

PAHs in Groundwater

- The laboratory analytical results indicate that petroleum hydrocarbon impacted groundwater is present at the Subject Property
- Based on the findings of this assessment, it appears that the impacted groundwater is defined to the north, south, east and west as demonstrated by the laboratory analytical results of monitoring wells, {MW-4, MW-5, MW-20, MW-22}, {MW-7, MW-9, MW-24, MW-25}, and {MW-9, MW-11, MW-14, MW-15}, and vertically as demonstrated by the laboratory analytical results of monitoring well, MW-3I and MW-10.

Remaining Constituents

- The concentrations of the remaining constituents analyzed in the soil and groundwater samples collected were either below the method detection limits, or below the FDEP Cleanup Target Levels.

5.2 Recommendations

PAHs in Soil

Based upon the results and conclusions of this assessment, LandScience recommends the implementation of Source Removal Activities of the PAH impacted soil along the northeastern portions of the Subject

Property (an area approximately 10' wide by 70' long by 2' deep), Based on the extent of impact, LandScience anticipates an approximate cost of \$40,000 to conduct source removal activities.

PAHs in Groundwater

Based upon the results and conclusions of this assessment, LandScience recommends passive remediation of the PAH impacted groundwater by way of Natural Attenuation Monitoring (NAM) in accordance with Chapter 62-780, Florida Administrative Code. Based on the extent and magnitude of the groundwater impacts, LandScience anticipates an approximate cost of \$10,000 per year for a period of 3 to 5 years.

6.0 REFERENCES

Publications

Florida Department of Environmental Protection, August 1999, *Chapter 62 of the Florida Administrative Code (FAC 62) Part 782*.

Florida Department of Environmental Protection, April 2005, *Chapter 62 of the Florida Administrative Code (FAC 62) Part 777*.

Florida Department of Environmental Protection, January 2012, *Guidance for Comparing Background and Site Chemical Concentrations in Soil*.

USGS, 1987, Topographic Quadrangle Map, scale 1:24,000.

Miami-Dade County Department of Regulatory and Economic Resources, April 2014, *Miami-Dade County Anthropogenic Background Study*.

TABLES

TABLE 1: SOIL ANALYTICAL SUMMARY OF POLYNUCLEAR AROMATIC HYDROCARBONS & TRPH

Facility Name: Former Retail Fuel Station and Automotive Maintenance Facility

Facility Address: 8200 & 8250 Southwest 8th Street, Miami, FL

Sample		Benzo(a) pyrene Equivalent	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(g,h,i) perylene	Benzo(k) fluoranthene	Indeno(1,2,3-cd) pyrene	TRPH
Location	Date								
SB-1 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	16.7 I
SB-2 (6"-2")	12/29/2022	0.1	0.070 I	0.062 I	0.102 I	0.054 U	0.054 U	0.054 U	29 I
SB-3 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	16.9 U
SB-4 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	25.8 I
SB-5 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	72
SB-6 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	53.9
SB-7 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	53.2 I
SB-8 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	17.1 U
SB-9 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	19.0 I
SB-10 (6"-2")	12/29/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	22.8 I
SB-11 (6"-2")	12/30/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	15.3 U
SB-12 (6"-2")	12/30/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	22.4 I
SB-13 (6"-2")	12/30/2022	8.9	7.52	5.63	7.76	0.054 U	0.054 U	0.054 U	1650
SB-14 (6"-2")	12/30/2022	0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	21.7 I
SB-13R (2'-4')	1/31/2023	13.6	7.13	9.22	13	7.86	5.62	8.57	2450
SB-15 (0-6")	1/31/2023	0.0	0.050 U	0.031 U	0.044 U	0.050 U	0.050 U	0.050 U	21.5 I
SB-15 (6"-2")	1/31/2023	0.0	0.057 U	0.035 U	0.049 U	0.057 U	0.057 U	0.057 U	13.3 U
SB-15 (2'-4')	1/31/2023	0.1	0.049 U	0.038 I	0.065 I	0.049 U	0.049 U	0.049 U	18.9 I
SB-16 (0-6")	1/31/2023	0.0	0.051 U	0.031 U	0.044 U	0.051 U	0.051 U	0.051 U	20.2 I
SB-16 (6"-2")	1/31/2023	0.0	0.053 U	0.033 U	0.046 U	0.053 U	0.053 U	0.053 U	13.9 U
SB-16 (2'-4')	1/31/2023	0.0	0.046 U	0.028 U	0.040 U	0.046 U	0.046 U	0.046 U	14.8 U
SB-17 (0-6")	1/31/2023	0.1	0.058 U	0.037 I	0.050 U	0.058 U	0.058 U	0.058 U	44.8
SB-17 (6"-2")	1/31/2023	0.0	0.053 U	0.033 U	0.046 U	0.053 U	0.053 U	0.053 U	14.5 U
SB-17 (2'-4')	1/31/2023	0.0	0.055 U	0.034 U	0.048 U	0.055 U	0.055 U	0.055 U	12.0 U
SB-18 (0-6")	1/31/2023	0.0	0.055 U	0.034 U	0.048 U	0.055 U	0.055 U	0.055 U	12.8 U
SB-18 (6"-2")	1/31/2023	0.0	0.046 U	0.028 U	0.040 U	0.046 U	0.046 U	0.046 U	14.7 U
SB-18 (2'-4')	1/31/2023	0.0	0.051 U	0.032 U	0.045 U	0.051 U	0.051 U	0.051 U	11.9 U
SB-19 (0-6")	1/31/2023	1.9	0.982 I	1.24	2.00	1.08	0.789 I	1.25	292
SB-19 (6"-2")	1/31/2023	0.1	0.066 U	0.041 U	0.057 U	0.066 U	0.066 U	0.066 U	15.1 U
SB-19 (2'-4')	1/31/2023	0.0	0.052 U	0.032 U	0.045 U	0.052 U	0.052 U	0.052 U	12.8 U
SB-20 (0-6")	1/31/2023	6.7	3.23	4.44	7.62	3.82	2.81	4.26	303
SB-20 (6"-2")	1/31/2023	0.1	0.053 U	0.055 I	0.087 I	0.064 I	0.053 U	0.062 I	14.6 U
SB-20 (2'-4')	1/31/2023	0.0	0.050 U	0.031 U	0.043 U	0.050 U	0.050 U	0.050 U	23.7 I
SB-21 (0-6")	3/16/2023	1.2	0.863	0.850	1.2	0.476	0.518	0.696	125
SB-21 (6"-2")	3/16/2023	1.0	0.727	0.683	0.908	0.370	0.328	0.501	182 I
SB-22 (0-6")	3/16/2023	0.8	0.594	0.539	0.714	0.306	0.275	0.464	136 I
SB-22 (6"-2")	3/16/2023	0.2	0.122 I	0.129 I	0.191 I	0.077 I	0.062 I	0.115 I	57.1
SB-23 (0-6")	4/21/2023	0.0	0.053 U	0.033 U	0.046 U	0.053 U	0.053 U	0.053 U	NA
SB-23 (6"-2")	4/21/2023	0.0	0.063 U	0.055 U	0.063 U	0.063 U	0.063 U	0.063 U	NA
SB-23 (2'-4')	4/21/2023	0.0	0.068 U	0.042 U	0.059 U	0.068 U	0.068 U	0.068 U	NA
SB-24 (0-6")	4/21/2023	2.2	1.43	1.45	2.62	1.02	0.906 I	1.48	NA
SB-24 (6"-2")	4/21/2023	0.0	0.053 U	0.032 U	0.046 U	0.053 U	0.053 U	0.053 U	NA
SB-24 (2'-4')	4/21/2023	0.0	0.048 U	0.029 U	0.041 U	0.048 U	0.048 U	0.048 U	NA
SB-25 (0-6")	4/21/2023	0.0	0.044 U	0.027 U	0.038 U	0.044 U	0.044 U	0.044 U	NA
SB-25 (6"-2")	4/21/2023	0.0	0.047 U	0.029 U	0.041 U	0.047 U	0.047 U	0.047 U	NA
SB-25 (2'-4')	4/21/2023	0.0	0.048 U	0.030 U	0.042 U	0.048 U	0.048 U	0.048 U	NA
Leachability Based on Groundwater Criteria		8	0.8	8	2.4	32,000	24	6.6	340
FDEP Direct Exposure Residential SCTL		0.7	#	0.7	#	52,000	#	#	460
FDEP Direct Exposure Commercial/Industrial SCTL		0.1	#	0.1	#	2,500	#	#	2,700

Legend:

Concentrations in milligrams per kilogram (mg/Kg).

Concentrations in bold exceed Leachability and/or FDEP SCTLs

SCTLs = Soil Cleanup Target Levels.

NA = Not Analyzed

U = Constituent analyzed but not detected.

= Site concentrations for carcinogenic polycyclic aromatic hydrocarbons must be converted to Benzo(a)pyrene equivalents before comparison with the appropriate direct exposure SCTL for Benzo(a)pyrene using the approach described in the February 2005 Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777, F.A.C.

TABLE 1: SOIL ANALYTICAL SUMMARY OF POLYNUCLEAR AROMATIC HYDROCARBONS & TRPH

Facility Name: Former Retail Fuel Station and Automotive Maintenance Facility
Facility Address: 8200 & 8250 Southwest 8th Street, Miami, FL

Location	Sample	Date	Benzo(a) pyrene Equivalent	Benzo(a) anthracene	Benzo(a) pyrene	Benzo(b) fluoranthene	Benzo(g,h,i) perylene	Benzo(k) fluoranthene	Indeno(1,2,3-cd) pyrene	TRPH
SB-1 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	16.7 I
SB-2 (6"-2")	12/29/2022		0.1	0.070 I	0.062 I	0.102 I	0.054 U	0.054 U	0.054 U	29 I
SB-3 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	16.9 U
SB-4 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	25.8 I
SB-5 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	72
SB-6 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	53.9
SB-7 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	53.2 I
SB-8 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	17.1 U
SB-9 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	19.0 I
SB-10 (6"-2")	12/29/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	22.8 I
SB-11 (6"-2")	12/30/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	15.3 U
SB-12 (6"-2")	12/30/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	22.4 I
SB-13 (6"-2")	12/30/2022		8.9	7.52	5.63	7.76	0.054 U	0.054 U	0.054 U	1650
SB-14 (6"-2")	12/30/2022		0.0	0.054 U	0.033 U	0.047 U	0.054 U	0.054 U	0.054 U	21.7 I
SB-13R (2-4)	1/31/2023		13.6	7.13	9.22	13	7.86	5.62	8.57	2450
SB-15 (0-6)	1/31/2023		0.0	0.050 U	0.031 U	0.044 U	0.050 U	0.050 U	0.050 U	21.5 I
SB-15 (6-2)	1/31/2023		0.0	0.057 U	0.035 U	0.049 U	0.057 U	0.057 U	0.057 U	13.3 U
SB-15 (2-4)	1/31/2023		0.1	0.049 U	0.038 I	0.065 I	0.049 U	0.049 U	0.049 U	18.9 I
SB-16 (0-6)	1/31/2023		0.0	0.051 U	0.031 U	0.044 U	0.051 U	0.051 U	0.051 U	20.2 I
SB-16 (6-2)	1/31/2023		0.0	0.053 U	0.033 U	0.046 U	0.053 U	0.053 U	0.053 U	13.9 U
SB-16 (2-4)	1/31/2023		0.0	0.046 U	0.028 U	0.040 U	0.046 U	0.046 U	0.046 U	14.8 U
SB-17 (0-6)	1/31/2023		0.1	0.058 U	0.037 I	0.050 U	0.058 U	0.058 U	0.058 U	44.8
SB-17 (6-2)	1/31/2023		0.0	0.053 U	0.033 U	0.046 U	0.053 U	0.053 U	0.053 U	14.5 U
SB-17 (2-4)	1/31/2023		0.0	0.055 U	0.034 U	0.048 U	0.055 U	0.055 U	0.055 U	12.0 U
SB-18 (0-6)	1/31/2023		0.0	0.055 U	0.034 U	0.048 U	0.055 U	0.055 U	0.055 U	12.8 U
SB-18 (6-2)	1/31/2023		0.0	0.046 U	0.028 U	0.040 U	0.046 U	0.046 U	0.046 U	14.7 U
SB-18 (2-4)	1/31/2023		0.0	0.051 U	0.032 U	0.045 U	0.051 U	0.051 U	0.051 U	11.9 U
SB-19 (0-6)	1/31/2023		1.9	0.982 I	1.24	2.00	1.08	0.789 I	1.25	292
SB-19 (6-2)	1/31/2023		0.1	0.066 U	0.041 U	0.057 U	0.066 U	0.066 U	0.066 U	15.1 U
SB-19 (2-4)	1/31/2023		0.0	0.052 U	0.032 U	0.045 U	0.052 U	0.052 U	0.052 U	12.8 U
SB-20 (0-6)	1/31/2023		6.7	3.23	4.44	7.62	3.82	2.81	4.26	303
SB-20 (6-2)	1/31/2023		0.1	0.053 U	0.055 I	0.087 I	0.064 I	0.053 U	0.062 I	14.6 U
SB-20 (2-4)	1/31/2023		0.0	0.050 U	0.031 U	0.043 U	0.050 U	0.050 U	0.050 U	23.7 I
SB-21 (0-6)	3/16/2023		1.2	0.863	0.850	1.2	0.476	0.518	0.696	125
SB-21 (6-2)	3/16/2023		1.0	0.727	0.683	0.908	0.370	0.328	0.501	182 I
SB-22 (0-6)	3/16/2023		0.8	0.594	0.539	0.714	0.306	0.275	0.464	136 I
SB-22 (6-2)	3/16/2023		0.2	0.122 I	0.129 I	0.191 I	0.077 I	0.062 I	0.115 I	57.1
Leachability Based on Groundwater Criteria			8	0.8	8	2.4	32,000	24	6.6	340
FDEP Direct Exposure Residential SCTL			0.7	#	0.7	#	52,000	#	#	460
FDEP Direct Exposure Commercial/Industrial SCTL			0.1	#	0.1	#	2,500	#	#	2,700

Legend:

Concentrations in milligrams per kilogram (mg/kg).

Concentrations in bold exceed Leachability and/or FDEP SCTLs

SCTLs = Soil Cleanup Target Levels.

U = Constituent analyzed but not detected.

= Site concentrations for carcinogenic polycyclic aromatic hydrocarbons must be converted to Benzo(a)pyrene equivalents before comparison with the appropriate direct exposure SCTL for Benzo(a)pyrene using the approach described in the February 2005 'Final Technical Report: Development of Cleanup Target Levels (CTLs)' for Chapter 62-177, F.A.C.

TABLE 2: GROUNDWATER ANALYTICAL SUMMARY OF POLYNUCLEAR AROMATIC HYDROCARBONS (PAHs) AND TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (TRPHs)

Facility Name: Former Retail Fuel Station & Automotive Maintenance Facility
Facility Address: 8200 - 8250 Southwest 8th Street

Sample Date		12/29/2022				12/30/2022				2/8/2023				3/3/2023				FDEP GCTL	FDEP NADC
Sample Location	TWP-1	TWP-2	TWP-3	TWP-4	MW-1	MW-2	TWP-5	MW-3I	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9	MW-10	MW-10 I	MW-11	MW-12	MW-3I
Benzo(a)anthracene	0.069	0.072	0.025 U	0.025 U	0.064	0.025 I	0.025 U	3.14	0.025 U	0.025 U	0.025 U	0.025 U	0.217	0.025 U	0.181	0.036 I	0.025 U	0.189	0.025 U
Benzo(b)pyrene	0.066	0.056	0.015 U	0.021 I	0.083	0.024 I	0.015 U	4.06	0.015 U	0.015 U	0.028 I	0.015 U	0.397	0.015 U	0.26	0.032 I	0.015 U	0.27	0.015 U
Benzo(b)fluoranthene	0.11	0.093	0.015 U	0.025 I	0.146	0.032 I	0.015 U	6.85	0.015 U	0.015 U	0.052	0.018 I	0.77	0.015 I	0.443	0.05	0.015 U	0.435	0.015 U
Benzo(g,h,i)perylene	0.099	0.093	0.015 U	0.019 I	0.08	0.035 I	0.015 U	2.84	0.015 U	0.015 U	0.030 I	0.015 U	0.406	0.015 U	0.228	0.031 I	0.015 U	0.238	0.015 U
Benzo(k)fluoranthene	0.041 I	0.036 I	0.015 U	0.015 U	0.047 I	0.021 I	0.015 U	2.25	0.015 U	0.015 U	0.019 I	0.015 U	0.289	0.015 U	0.167	0.021 I	0.015 U	0.161	0.015 U
Chrysene	0.089	0.086	0.025 U	0.025 U	0.098	0.025 U	0.025 U	5.03	0.025 U	0.025 U	0.032 I	0.025 U	0.523	0.025 U	0.363	0.044 I	0.025 U	0.311	0.025 U
Dibenz(a,h)anthracene	0.0050 U	0.0050 U	0.0050 U	0.0050 U	0.016 I	0.016 I	0.0050 U	0.643	0.0050 U	0.0050 U	0.00790 I	0.0050 U	0.075	0.0050 U	0.06	0.0050 U	0.0050 U	0.057	0.0050 U
Indeno(1,2,3-cd)pyrene	0.068	0.044 I	0.026 I	0.018 I	0.09	0.034 I	0.015 U	3.4	0.015 U	0.015 U	0.032 I	0.015 U	0.456	0.015 U	0.272	0.033 I	0.015 U	0.271	0.015 U
TRPH	7670	694 I	1350	463 I	529 I	400 U	400 U	400 U	400 U	400 U	400 U	400 U	400 U	400 U	858	783	400 U	400 U	NA

Sample Date		3/20/2023										4/4/2023				FDEP	FDEP
Sample Location	MW-13	MW-14	MW-15	MW-16	MW-17	MW-18	MW-19	MW-20	MW-21	MW-22	MW-23	MW-24	MW-25	GCTL	NADC		
Benzo(a)anthracene	0.025 U	0.025 U	0.030 I	0.061	0.064	0.075	0.292	0.025 U	0.341	0.025 U	0.025 U	0.025 U	0.025 U	0.05	5		
Benzo(b)pyrene	0.015 U	0.015 U	0.027 I	0.058	0.105	0.095	0.428	0.015 U	0.306	0.015 U	0.015 U	0.015 U	0.015 U	0.2	20		
Benzo(b)fluoranthene	0.015 U	0.015 I	0.049 I	0.107	0.240	0.179	0.975	0.015 U	0.483	0.015 U	0.015 U	0.015 U	0.015 U	0.05	5		
Benzo(g,h,i)perylene	0.015 U	0.015 U	0.024 I	0.045 I	0.092	0.130	0.326	0.015 U	0.206	0.015 U	0.015 U	0.015 U	0.015 U	210	2,100		
Benzo(k)fluoranthene	0.015 U	0.015 U	0.026 I	0.025 I	0.105	0.071	0.343	0.015 U	0.246	0.015 U	0.015 U	0.015 U	0.015 U	0.5	50		
Chrysene	0.025 U	0.025 U	0.053	0.114	0.268	0.177	1.12	0.025 U	0.547	0.025 U	0.025 U	0.025 U	0.025 U	4.8	480		
Dibenz(a,h)anthracene	0.0050 U	0.0050 U	0.0050 U	0.00874 I	0.013 I	0.013 I	0.059	0.0050 U	0.038 I	0.0050 U	0.0050 U	0.0050 U	0.0050 U	0.005	0.5		
Indeno(1,2,3-cd)pyrene	0.015 U	0.015 U	0.030 I	0.061	0.125	0.134	0.479	0.015 U	0.285	0.015 U	0.015 U	0.015 U	0.015 U	0.05	50,000		
TRPH	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5,000	50,000		

Legend:

Concentrations in micrograms per liter (ug/L).

Items in bold exceed FDEP GCTLs or NADCs.

GCTLs = Groundwater Cleanup Target Levels.

NADCs = Natural Attenuation Default Concentrations.

U = Constituent analyzed but not detected.

NA = Constituent not analyzed.

TABLE 3: GROUNDWATER ELEVATION SUMMARY

Facility Name: Former Retail Fuel Station & Automotive Maintenance Facility
 Facility Address: 8200-8250 Southwest 8th Street, Miami, FL

WELL NO. DIAMETER WELL DEPTH SCREEN INTERVAL TOC ELEVATION	MW-1 NM NM NM NM	MW-2 NM NM NM NM	MW-31 0.75 29.9 24.9-29.9 10.05	MW-4 0.75 11.8 1.8-11.8 9.50	MW-5 0.75 12.0 2.0-12.0 10.20
DATE	ELEV	DTW	FP	ELEV	DTW
2/28/2023	NM	NM	NA	2.80	6.9
3/3/2023	NM	NM	NA	2.95	NM
3/20/2023	NM	NM	NA	7.10	NM
4/4/2023	NM	NM	NA	NM	NM

WELL NO. DIAMETER WELL DEPTH SCREEN INTERVAL TOC ELEVATION	MW-6 0.75 11.8 1.8-11.8 6.45	MW-7 0.75 11.7 1.7-11.7 6.73	MW-8 0.75 12.1 2.1-12.1 6.75	MW-9 0.75 11.9 1.9-11.9 7.17	MW-10 0.75 11.8 1.8-11.8 6.10
DATE	ELEV	DTW	FP	ELEV	DTW
2/28/2023	2.85	3.6	NA	2.93	3.8
3/3/2023	NM	NM	NA	NM	NM
3/20/2023	NM	NM	NA	NM	NM
4/4/2023	NM	NM	NA	NM	NM

WELL NO. DIAMETER WELL DEPTH SCREEN INTERVAL TOC ELEVATION	MW-11 0.75 12.0 2.0-12.0 7.45	MW-12 0.75 12.0 2.0-12.0 7.05	MW-13 0.75 12.0 2.0-12.0 NM	MW-14 0.75 12.0 2.0-12.0 NM	MW-15 0.75 12.0 2.0-12.0 NM
DATE	ELEV	DTW	FP	ELEV	DTW
2/28/2023	3.65	3.8	NA	2.75	4.3
3/3/2023	NM	NM	NA	NM	NM
3/20/2023	NM	NM	NA	NM	NM
4/4/2023	NM	NM	NA	NM	NM

WELL NO. DIAMETER WELL DEPTH SCREEN INTERVAL TOC ELEVATION	MW-16 0.75 12.0 2.0-12.0 NM	MW-17 0.75 12.0 2.0-12.0 NM	MW-18 0.75 12 2.0-12.0 NM	MW-19 0.75 12 2.0-12.0 NM	MW-20 0.75 12 2.0-12.0 NM
DATE	ELEV	DTW	FP	ELEV	DTW
2/28/2023	NA	NA	NA	NA	NA
3/3/2023	NA	NA	NA	NA	NA
3/20/2023	NA	3.7	NA	3.9	NA
4/4/2023	NA	NA	NA	NA	NA

WELL NO. DIAMETER WELL DEPTH SCREEN INTERVAL TOC ELEVATION	MW-21 0.75 12.0 2.0-12.0 NM	MW-22 0.75 12.0 2.0-12.0 NM	MW-23 0.75 12 2.0-12.0 NM	MW-24 0.75 11.8 1.8-11.8 NM	MW-25 0.75 11.9 1.9-11.9 NM
DATE	ELEV	DTW	FP	ELEV	DTW
2/28/2023	NA	NA	NA	NA	NA
3/3/2023	NA	NA	NA	NA	NA
3/20/2023	NA	6.7	NA	7.10	NA
4/4/2023	NA	NA	NA	NA	NA

LEGEND:
 NM denotes Not Measured.
 NA denotes Not Applicable.
 Units in feet.
 DTW = Depth to Water
 ELEV = Elevation
 FP = Free Floating Product

FIGURES



Project No: 22261396

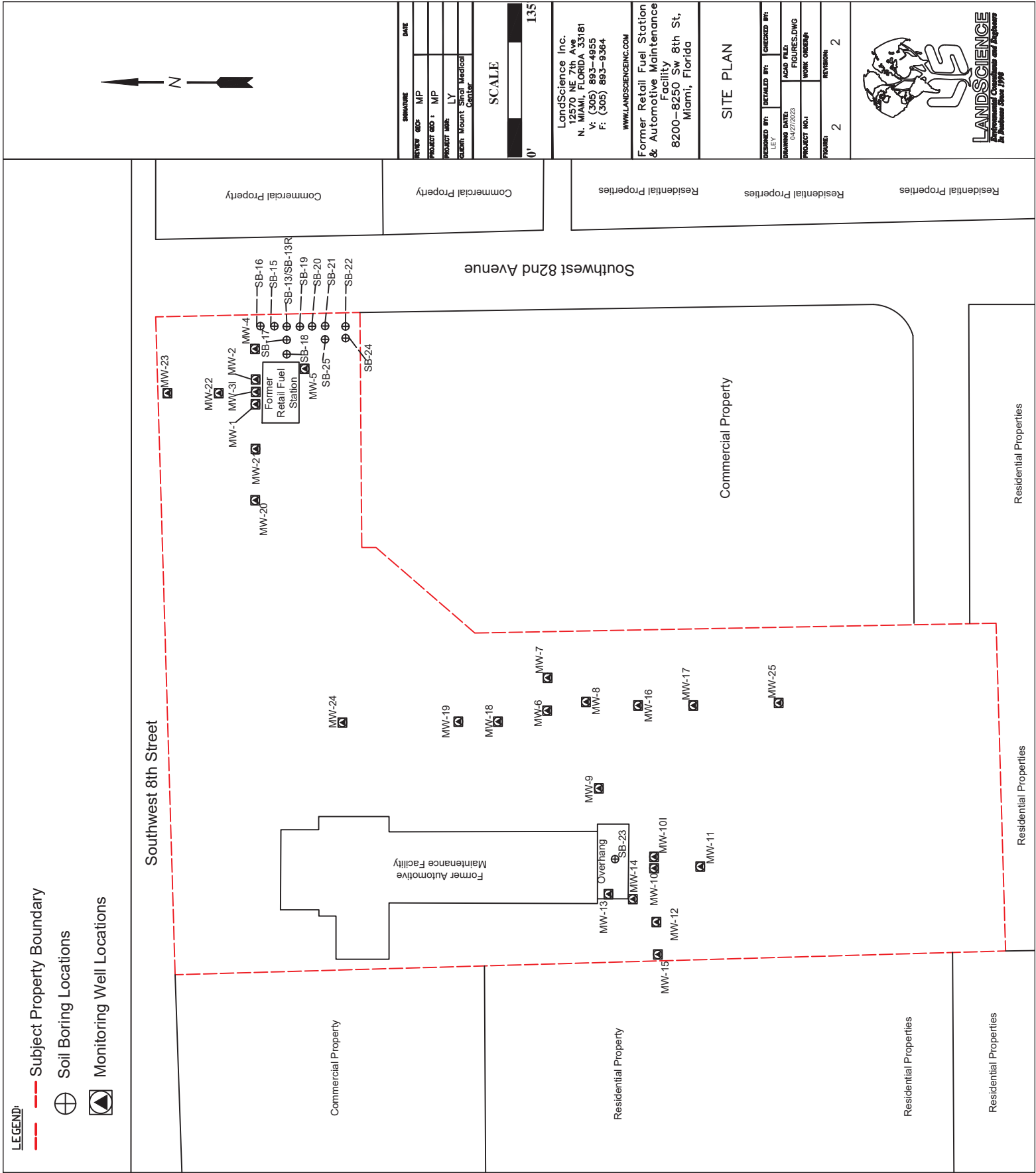
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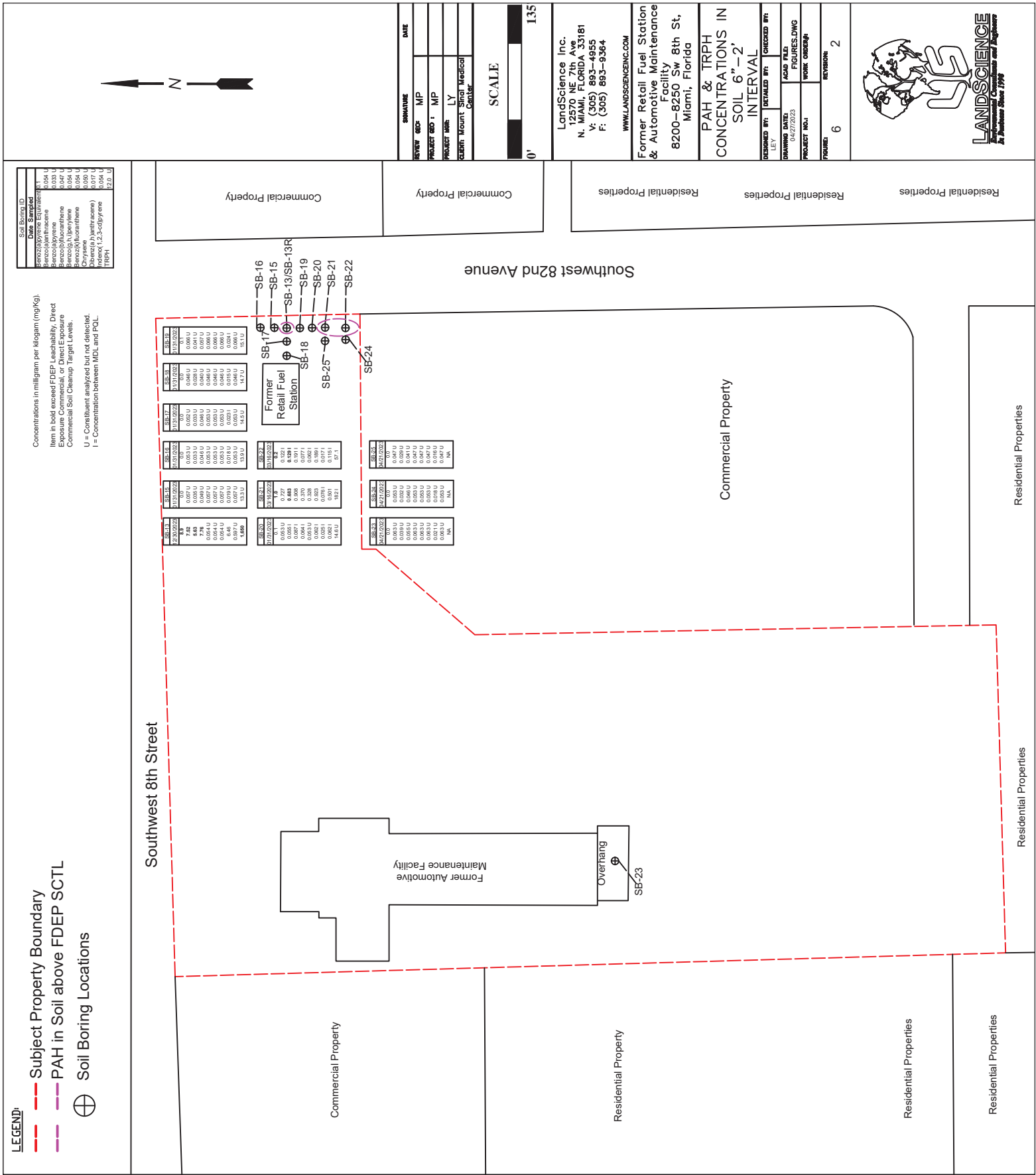
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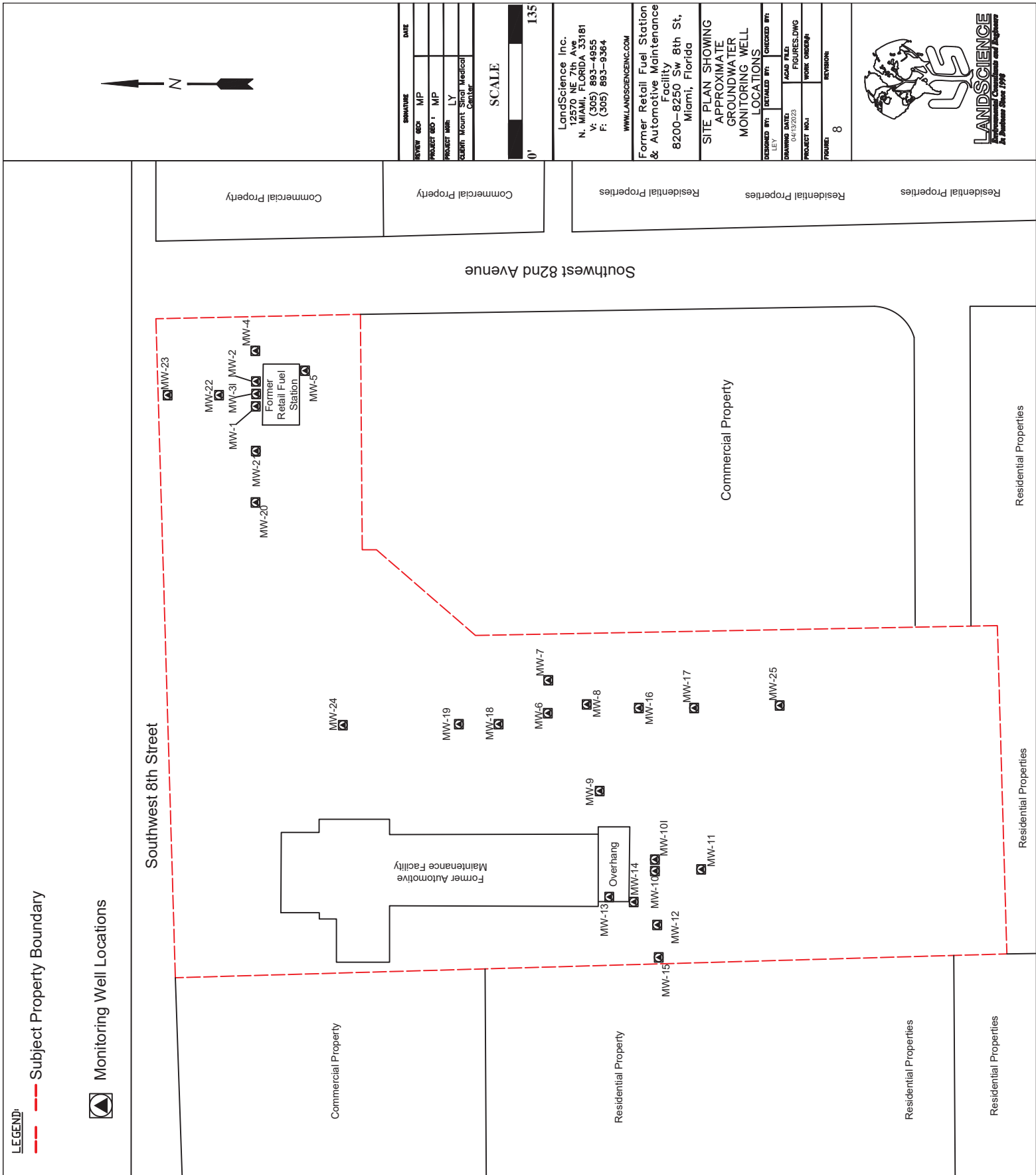
Client(s): Mount Sinai Medical
Center

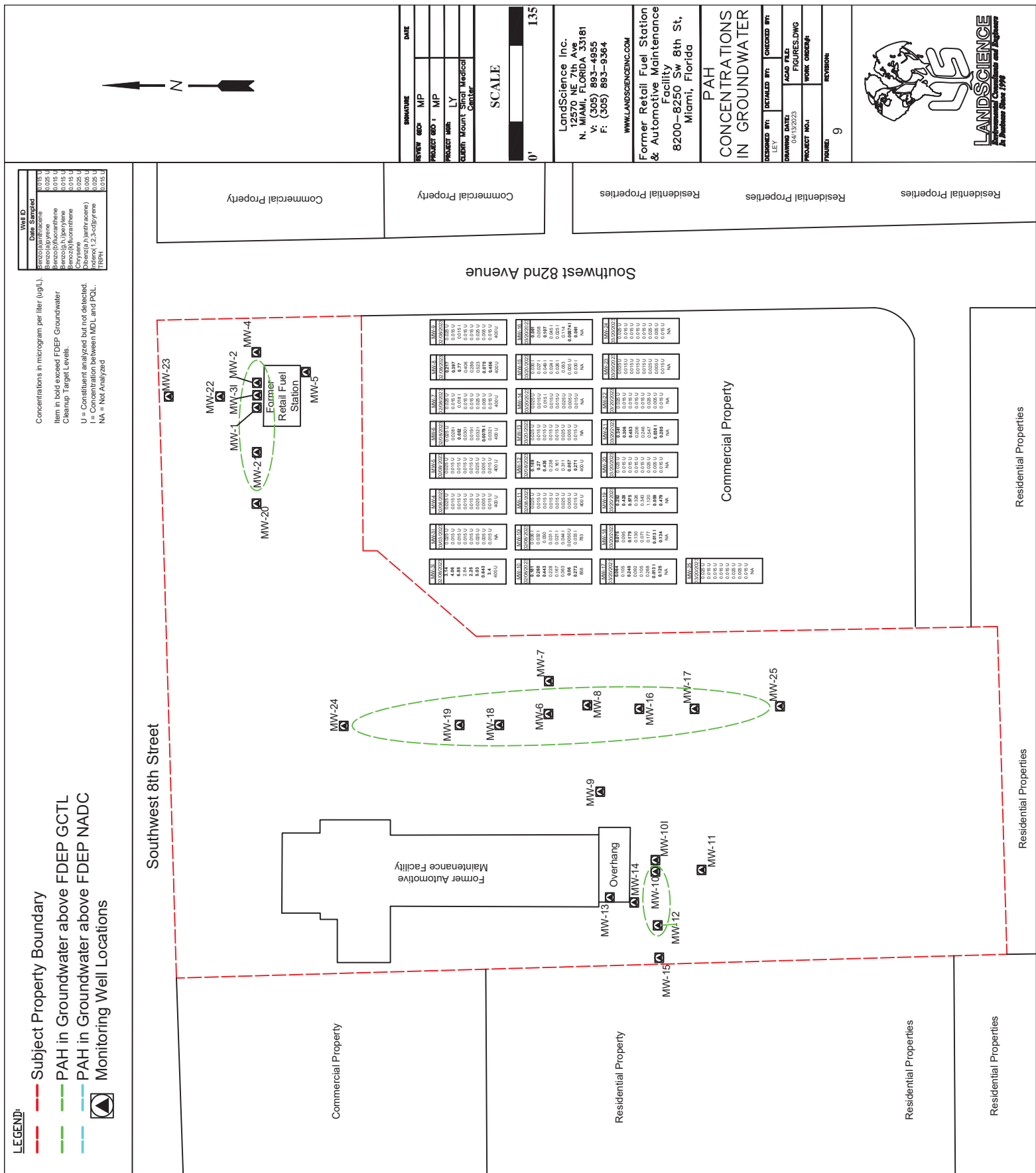
FIGURE 1
SUBJECT PROPERTY LOCATION
MAP SHOWING TOPOGRAPHY

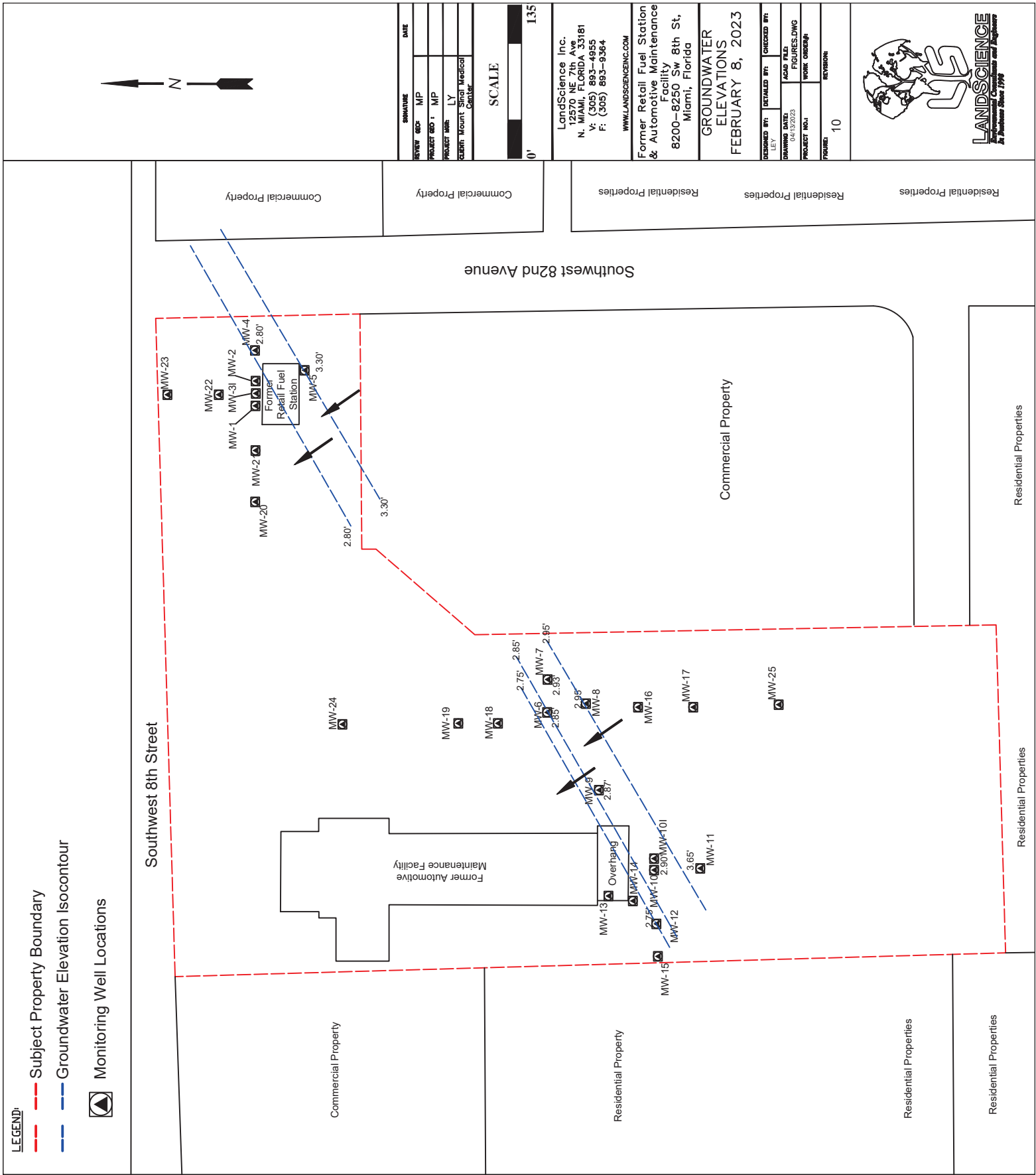
Former Automobile Dealership
Located at 8200 and 8250 Southwest 8th Street
Miami, Miami-Dade County, Florida











SIGNATURE	DATE
REVIEW: [Signature]	MP
PROJECT NO: 1	MP
PROJECT NAME:	LY
CLIENT:	CLINCH MOUNT SINAI MEDICAL CENTER

SCALE	0' 135'
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LandScience Inc.
1550 N. FLORIDA AVE.
N. MIAMI, FL 33181
V: (305) 893-4955
F: (305) 893-9364
WWW.LANDSCIENCE.COM

Former Retail Fuel Station
& Automotive Maintenance
Facility
8200-8250 Sw 8th St,
Miami, Florida

GROUNDWATER
ELEVATIONS
FEBRUARY 8, 2023

DESIGNED BY:	DETAILED BY:	CHECKED BY:
LEWIS	LEWIS	LEWIS
DRAWN BY:	DATE:	PROJECT NO:
LEWIS	04/13/2023	101
PROJECT NAME:	PROJECT NO:	PROJECT NO:
PROJECT NO:	PROJECT NO:	PROJECT NO:

FIGURE 10



Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Mount Sinai Medical Center of Florida, Inc.

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Mount Sinai Medical Center of Florida, Inc.	30-4010-007-0080	0.69 acres
A	Mount Sinai Medical Center of Florida, Inc.	30-4010-031-0010	4.94 acres

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
A	YES			
A	YES			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Mount Sinai Medical Center of Florida, Inc.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
No person or entity has ownership of Mount Sinai Medical Center of FL, Inc. because it is a not-for-profit corporation.	

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

N/A

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
N/A	

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature 

Printed Name Alex Mendez

State of Florida
County of Miami-Dade

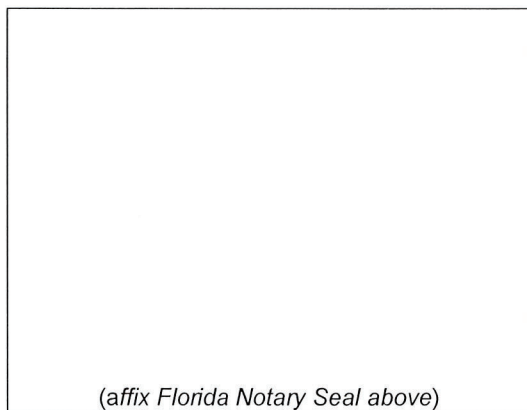
Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

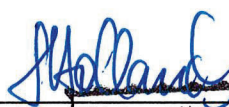
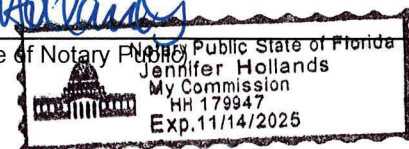
☒ physical presence ☐ online notarization this 02 day of August, 20 25.
(date) (month)(year)

by Alex Mendez
(name of individual swearing or affirming)

as CFO for Mount Sinai Medical Center
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)




(Signature of Notary Public)

(typed, printed, or stamped name of Notary Public)

My Commission Expires:

Mount Sinai Medical Center of Florida, Inc. Proposed Brownfield Parcels Miami-Dade County, Florida



BROWNFIELD APPLICATION SITE



Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
August 2025

MDC096