



Application No.: BN-2020-006

Attachment "D"

**Examples of Brownfield Designations
on Former Agricultural Sites**

**Establishment of the
Cutler Bay Civic And Resiliency Enhancement (CARE) Zone
Brownfield Designation**

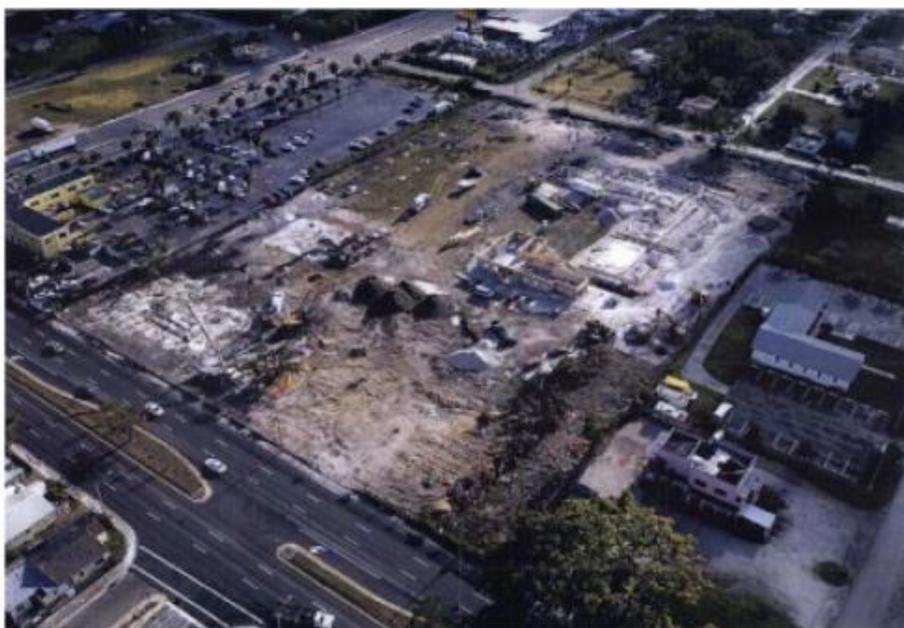
A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, MAKING FINDINGS AND DESIGNATING REAL PROPERTY IDENTIFIED BY FOLIO NUMBERS 36-6009-005-0015, 36-6009-005-0010, 36-6009-006-0010, 36-6009-006-0012, and 36-6009-006-0011 AS A BROWNFIELD AREA PURSUANT TO SEC. 376.80(2)(A), FLORIDA STATUTES, FOR PURPOSES OF ENVIRONMENTAL REHABILITATION, JOB CREATION, AND ECONOMIC DEVELOPMENT; PROVIDING AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

On August 13, 2004 a BSRA was executed for the property located at 1700 NW 14th Avenue, Wagner Square, LLC (BF139801003). The site was historically a nursery and debris was dumped on-site after nursery operations ceased. Ash from a former city incinerator was also present at the site. Concentrations of arsenic, barium, lead, and dioxins/furans were detected in debris and soils present on-site at concentrations exceeding soil cleanup target levels. Wagner Square received a \$1 million Brownfields Economic Development Incentive (BEDI) grant from the U.S. Department of Housing & Urban Development (U.S. HUD) towards remediation, as well as a \$4,000,000 Section 108 U.S. HUD loan. All contaminated soil and ash were removed from this site (15,863 tons) and a Site Rehabilitation Completion Order was issued on October 7, 2005. Development of the property has been delayed based on economic conditions. However, the first phase of the proposed development is construction of 56 units of affordable/workforce housing. The second phase consists of the development of a 330,000 square foot medical office building with a 1300 car parking garage. The third phase is another 48 unit affordable/workforce condominium.



Artistic rendering of the proposed development Wagner Square

On December 21, 2004 a BSRA was executed with Liberty City Holdings, LLC (BF139904002) for the development of Corinthian Multifamily Apartments at 7725 NW 22 Avenue. The site formerly housed a plant nursery and contamination assessment documented arsenic soil and groundwater contamination. A conditional closure, with engineering and institutional controls, has been elected for the site. Construction of the apartment building was completed in July of 2007. The engineering control has been completed. Groundwater impacts at the property boundary have been documented and require remedial action to prevent off-site migration. A Remedial Action Pilot Study was submitted on March 30, 2012 and an Addendum to the Pilot Study is pending submittal.



The Corinthian prior to site construction - April 13, 2006



The Corinthian completed - June 8, 2007

Paradise Gardens Green Reuse Site

BSRA ID# 139912004

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 260 ST (Folios: 30-6927-013-0015 & 30-6927-000-0435), Unincorporated Miami-Dade County

DERM HWR-922

Acres: 9.3 acres



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

Modern Towers Green Reuse Site

BSRA ID# 139912005

Executed December 24, 2019

Address: Vicinity of SW 139 Ave & SW 256 St (Folios: 30-6927-013-0018, 30-6927-013-0020, 30-6927-000-0430, 30-6927-000-0171, 30-6927-000-0170),

Unincorporated Miami-Dade County

DERM HWR-923

Acres: 11 acres



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

