Application No.: BN-2020-006

Exhibit "E"

Phase II Environmental Assessment
Folio 36-6009-006-0010
(Town of Cutler Bay site)

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.

P.E.A.R., INC. ENVIRONMENTAL ENGINEERS & SCIENTISTS

PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION, INC.

November 22, 2019

Delivered via Email
rcasals@cutlerbay-fl.gov

Mr. Rafael Casals, ICMA-CM, CFM
Town Manager
Town of Cutler Bay
Cutler Bay Town Center
10720 Caribbean Blvd. Suite 105
Cutler Bay, Florida 33189

Re: Phase II Environmental Site Assessment (ESA)
Confirmation Groundwater Sample TMW-6
Vacant Land Portion of Folio# 36-6009-006-0010 (Property)
Cutler Bay, Miami-Dade County, Florida

Dear Mr. Casals:

The Phase II ESA was implemented to collect representative soil and groundwater samples for laboratory analysis of heavy metals, pesticides and herbicides. A total of sixteen (16) soil samples were collected representing approximately each acre (***see* Figure**) within the legal descriptions provided to Properties Environmental Assessment & Remediation Inc. (PEAR). Each soil sample was analyzed for the top six (6) inches of soil as this layer has been determined by the Florida Department of Environmental Protection (DEP) to be of direct exposure concern. The soil was additionally analyzed within the 0.5' – 2' interval to characterize the remaining unsaturated soil column, and thus the overall soil environmental quality.

A total of six (6) groundwater samples were collected representing approximately every two (2) contiguous acres within the legal descriptions provided to PEAR (***see* Figure**).

The groundwater laboratory analytical results indicate that no detectable concentrations of heavy metals, pesticides or herbicides are present in the groundwater, except for sample TMW-6 that contained **47** micrograms per liter (ug/L) of arsenic and exceeds the Groundwater Cleanup Target Level (GCTL) of 10 ug/L. However, the concentration of **47** ug/L is below the Natural Attenuation Default Concentration (NADC) of 100 ug/L, and therefore does not require active remediation and may be monitored or confirmed by resampling.

On November 8, 2019, temporary monitoring well TMW-6 was resampled and laboratory analyzed for arsenic and resulted in 2.1 U mg/kg (*see* **Attached**). Based on the November 8, 2019, confirmation sampling result and previous representative groundwater sampling results, it appears that groundwater throughout the property is not impacted by the contaminants of concern sampled for and analyzed.

In general, based on the limited soil and groundwater sampling and laboratory analytical results, the Property appears to be within environmental standards and requires no further assessment or cleanup. However, a review of the findings and concurrence by Miami-Dade Division of Environmental Resources Management (DERM) is recommended.

Please refer to the comprehensive Phase II ESA Report for a detailed narrative regarding all soil and groundwater field sampling activities, including dates, sampling methods, locations, laboratory reports and all associated documentation.

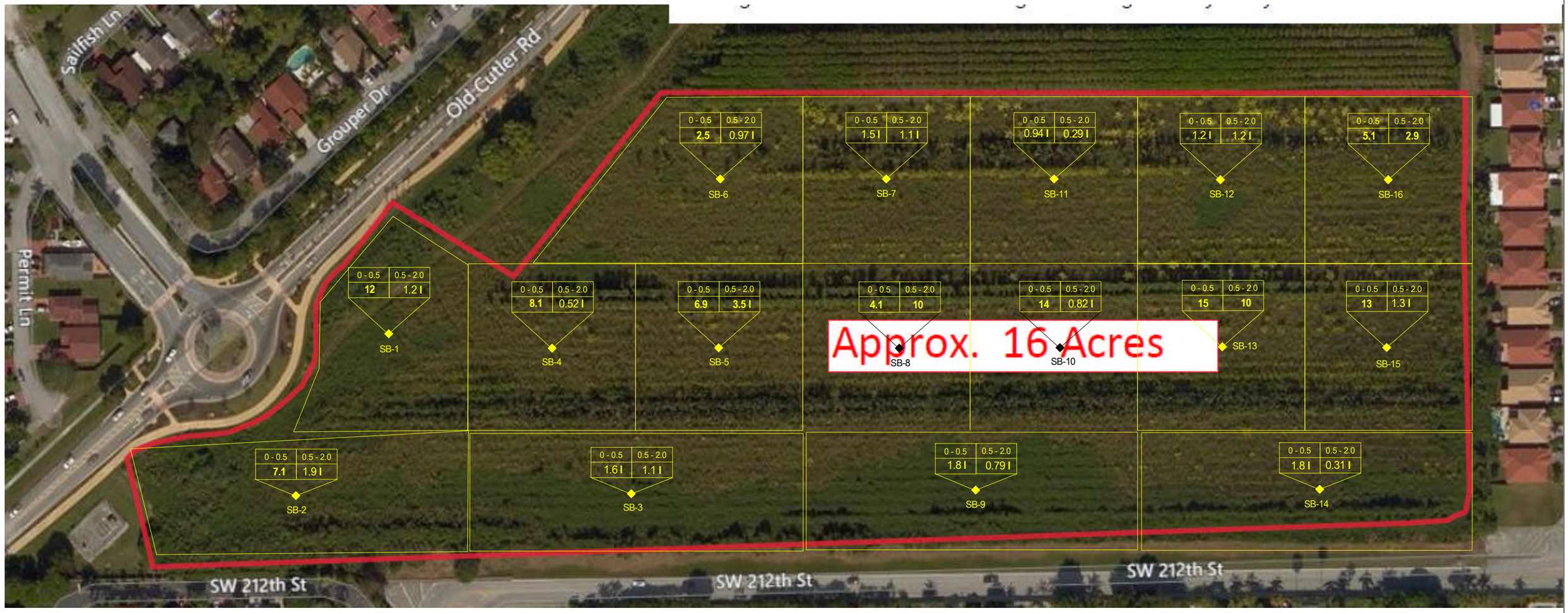
Sincerely,

Properties Environmental Assessment & Remediation, Inc.

Rudi Thyn
Project Manager

Attachment

Cc: C. Friedman, Esq., Weis Serota Helfman Cole & Bierman w/att



LEGEND

◆ SB-1 — Soil Boring Locations
One (1) representative soil sample per approximate acre located in center of nodule 209' x 209' grid across approximately 16 acres.

Aerial photo and approximate depicted property boundary provided by Town of Cutler Bay. (Not to scale)

Boxes (including irregular shape) indicate approximate area of 1 acre

KEY

FBLS	Feet Below Land Surface
mg/Kg	All concentrations in milligrams per kilogram

Note: Arsenic concentrations are consistent with anthropogenic background concentrations for southern Miami-Dade County found in the Miami-Dade DERM background study memo dated April 3, 2014.

0 25 50 100
GRAPHIC SCALE 1" = ~100'

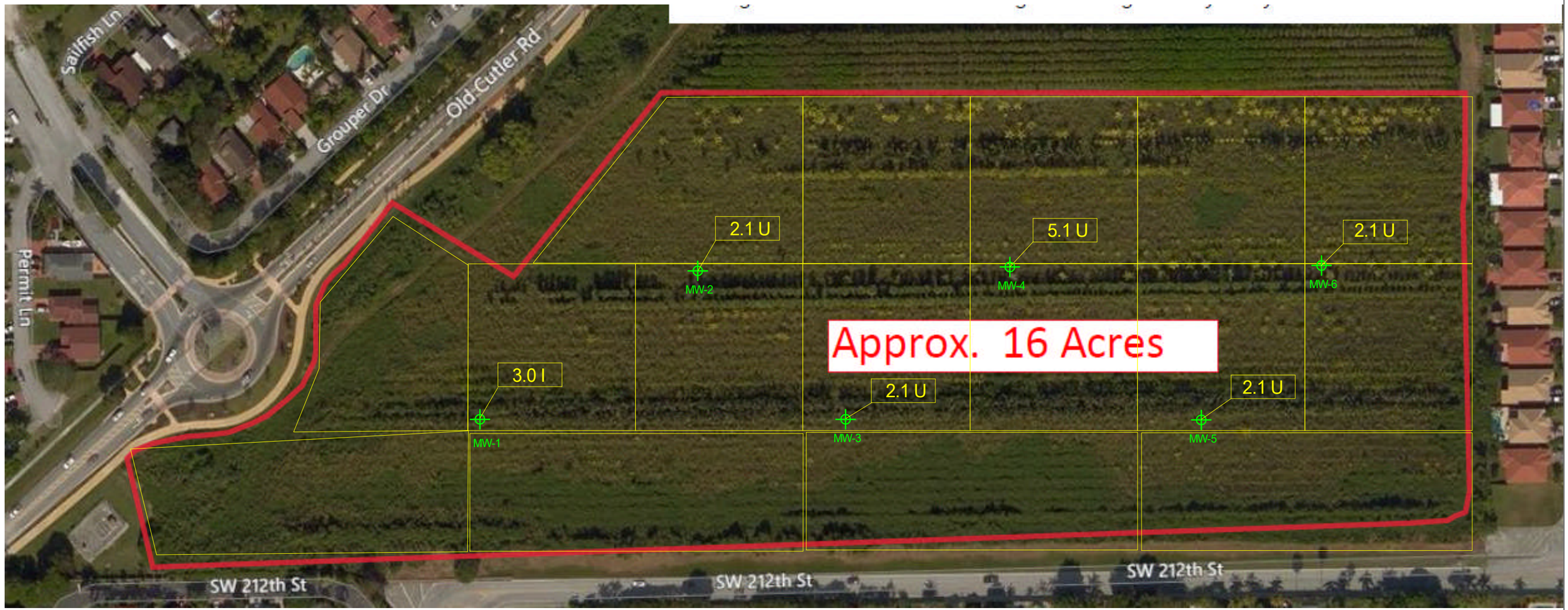
PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION INC
P.O. Box 811674, Boca Raton, FL 33481
Fax (561) 717-6915
thepearco@aol.com

DRAWN BY:	RT	CHECKED BY:	RT
DATE:	Sept 16, 2019	APPROVED BY:	RT
PROJECT NO:		REVISION NO:	
FAC ID NO:		SCALE:	Approx 1" = 100'

VACANT LAND
PORTIONS OF FOLIOS
36-6009-006-0010
36-6009-006-0012
CUTLER BAY, FL

SOIL ARSENIC LABORATORY ANALYTICAL RESULTS

2



LEGEND

MW-1 — Monitoring Well Locations
One (1) representative groundwater sample per approximate 2.5+ acres across approximately 16 acres.

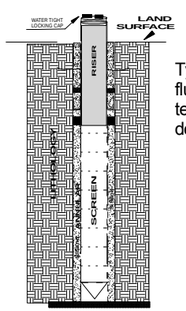
Aerial photo and approximate depicted property boundary provided by Town of Cutler Bay. (Not to scale)

Boxes (including irregular shape) indicate approximate area of 1 acre

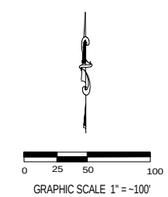
KEY

Arsenic — All concentrations in micrograms per liter

Note: Arsenic concentration is within the Natural Attenuation Default Concentration (NADC) standard of 100 ug/L found in Chapter 24, Code of Miami-Dade County



Typical temporary shallow monitoring well constructed of one (1) inch diameter solid and flush mounted machine slotted Schedule 40 PVC. To be installed with use of direct push technology to a depth 5 feet below the existing water table, not to exceed fifteen (15) feet deep in total depth.



PROPERTIES ENVIRONMENTAL ASSESSMENT & REMEDIATION INC
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thepearco@aol.com

DRAWN BY: RT	CHECKED BY: RT
DATE: Nov 22, 2019	APPROVED BY: RT
PROJECT NO:	REVISION NO:
FAC ID NO:	SCALE: Approx 1" = 100'

VACANT LAND
PORTIONS OF FOLIOS
36-6009-006-0010
36-6009-006-0012
CUTLER BAY, FL

GROUNDWATER LABORATORY ARSENIC RESULTS

3

Advanced Environmental Laboratories, Inc.
10200 USA Today Way Miramar, FL 33025
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (954)889-2288
Fax: (954)889-2281

November 14, 2019

Rudi Thyn
Properties Environmental Assessments and Remediation, Inc.
P.O. Box 811674
Boca Raton, FL 33481

RE: Workorder: M1905644 Vacant Lot

Dear Rudi Thyn:

Enclosed are the analytical results for sample(s) received by the laboratory on Friday, November 08, 2019. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

David Radtke - Project Manager
DRadtke@aellab.com

Enclosures

CERTIFICATE OF ANALYSIS

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Fax: (954)889-2281

SAMPLE SUMMARY

Workorder: M1905644 Vacant Lot

Lab ID	Sample ID	Matrix	Date Collected	Date Received
M1905644001	TMW-6	Water	11/8/2019 11:11	11/8/2019 15:00

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ANALYTICAL RESULTS

Workorder: M1905644 Vacant Lot

Lab ID: **M1905644001** Date Received: 11/08/19 15:00 Matrix: Water

Sample ID: **TMW-6** Date Collected: 11/08/19 11:11

Sample Description: Location:

Parameters	Results	Qual	Units	DF	Adjusted PQL	Adjusted MDL	Analyzed	Lab
METALS								
Analysis Desc: SW846 6010B Analysis,Water	Preparation Method: SW-846 3010A Analytical Method: SW-846 6010							
Arsenic	**0.0021**	**U**	**mg/L**	**1**	0.010	0.0021	11/13/2019 16:38	M

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ANALYTICAL RESULTS QUALIFIERS

Workorder: M1905644 Vacant Lot

PARAMETER QUALIFIERS

U	The compound was analyzed for but not detected.
I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

LAB QUALIFIERS

M	DOH Certification #E82535(AEL-M)(FL NELAC Certification)

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Fax: (954)889-2281

QUALITY CONTROL DATA

Workorder: M1905644 Vacant Lot

QC Batch:	DGMm/2780	Analysis Method:	SW-846 6010
QC Batch Method:	SW-846 3010A	Prepared:	11/12/2019 09:20
Associated Lab Samples:	M1905644001		

METHOD BLANK: 3287317

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
METALS				
Arsenic	mg/L	0.0021	0.0021	U

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: M1905644 Vacant Lot

Lab ID	Sample ID	Prep Method	Prep Batch	Analysis Method	Analysis Batch
M1905644001	TMW-6	SW-846 3010A	DGMm/2780	SW-846 6010	ICPm/2797

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Advanced Environmental Laboratories, Inc.
Florida's Largest Laboratory Network

☐ **Altamonte Springs:** 380 Northlake Blvd., Ste. 1048, FL 32701 • 407.937.1594 • Fax 407.937.1597 Lab ID: E53076
☐ **Fort Myers:** 13100 Westlinks Terrace, Ste. 10, FL 33913 • 239.674.8130 • Fax 239.674.8128 Lab ID: E84492
☐ **Jacksonville:** 6681 Southpoint Pkwy., FL 32216 • 904.363.9350 • Fax 904.363.9354 Lab ID: E82574
☐ **Tallahassee:** 2639 North Monroe St., Suite D, FL 32303 • 850.219.6274 • Fax 850.219.6275 Lab ID: E811095

* M 1 9 0 5 6 4 4 *

of _____

639 Lab ID: E82001
281 Lab ID: E82535
327 Lab ID: E84589

Client Name: P.E.A.R.
Address:
Phone:
FAX:
Contact:
Sampled By:
Turn Around Time: ☐ STANDARD ☐ RUSH
AEL Profile #:

Project Name: VACANT LOT
Project Number:
PO Number:
FDEP Facility No:
FDEP Facility Address:
Special Instructions:
☐ ADaPT ☐ EQuIS ☐ Other

ANALYSIS REQUIRED: AS 6010

SAMPLE ID	SAMPLE DESCRIPTION	Grab Comp	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. COUNT	BOTTLE SIZE & TYPE	Preservation	Field-Filtered?	LABORATORY I.D. NUMBER
	TMW-6		11/5/19	11:11		1		HNO3		X 03

Matrix Code: WW = wastewater SW = surface water GW = ground water DW = drinking water O = oil A = air SO = soil SL = sludge

Preservation Code: I = ice H=(HCl) S = (H2SO4) N = (HNO3) T = (Sodium Thiosulfate)

Received on Ice ☑ Yes ☐ No ☑ Temp taken from sample ☐ Temp from blank ☐ Where required, pH checked

Temp. when received (observed)_____ °C Temp. when received (corrected) 1.6 °C

DCN: AD-051 Form last revised 02/12/2019

Device used for measuring Temp by unique identifier (circle IR temp gun used) J: 9A G: LT-1 LT-2 T: 10A A: 3A M: 3A S: 1V F: 1A

	Relinquished by:	Date	Time	Received by:	Date	Time
1		11/5/19	15:00		11.8.19	1500
2						
3						
4						

FOR DRINKING WATER USE:
(When PWS Information not otherwise supplied) PWS ID:_____
Contact Person:_____ Phone :_____
Supplier of Water:_____
Site-Address:_____

Thursday, November 14, 2019 3:50:16 PM

DEP FORM FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME:	P.E.A.R (Vacant Lot)	SITE LOCATION:	Sw 20th st & Old Cutler RD
WELL #:	TMW-6	Sample ID #: TMW-6	DATE: 11/8/19

PURGING DATA

WELL DIAMETER (INCHES)	TUBING DIAMETER (Inches)	WELL SCREEN INTERVAL (FT)			STATIC DEPTH TO WATER (FT)	PURGE PUMP TYPE
1	1/4	5.00	TO	15.00	4.48	PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY

(only fill out if applicable)	=	15.00	-	4.48	=	10.52	X	0.04	=	0.4208

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME

(only fill out if applicable)	=		+		X		+		=	

INITIAL PUMP OR TUBING DEPTH IN WELL		FINAL PUMP OR TUBING DEPTH IN WELL		Purging initiated at:	Purging ended at:	Total volume purged: (Gallons)
10.00	FEET	10.00	FEET	11:00	11:08	2.0

TIME	VOLUME PURGED (gallons)	CUMMULITIVE GAL. PURGED	PURGE RATE (GPM)	TEMP. DEG. (C)	DO (MG/L)	SPEC.COND. (UMHOS)	pH (standard units)	TURBIDITY (NTU)	DEPTH TO WATER (FT)	COLOR (describe)	ODOR (describe)
11:04	1.00	1.00	0.25	26.7	0.27	559	7.17	4.45	4.48	No	No
11:06	0.50	1.50	0.25	26.7	0.18	562	7.15	2.07	4.48	No	No
11:08	0.50	2.00	0.25	26.7	0.12	570	7.12	2.00	4.48	No	No

WELL CAPACITY (Gallons Per Foot): **0.75"** = 0.02; **1"** = 0.04; **1.25"** = 0.06; **2"** = 0.16; **3"** = 0.37; **4"** = 0.65; **5"** = 1.02; **6"** = 1.47; **12"** = 5.88

TUBING INSIDE DIA. CAPACITY (Gal./Ft.): **1/8"** = 0.0006; **3/16"** = 0.0014; **1/4"** = 0.0026; **5/16"** = 0.004; **3/8"** = 0.006; **1/2"** = 0.010; **5/8"** = 0.016

PURGING EQUIPMENT CODES: B = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **PP** = Peristaltic Pump; **APP**=After Peristalyic Pump; **O** = Other (Specify)

SAMPLING DATA

SAMPLED BY AND AFFILIATION:	SAMPLER SIGNATURE:	Sampling initiated at:	Sampling ended at:
Jashua Lara/AEL		11:08	11:11

FINAL PUMP OR TUBING DEPTH IN WELL :	Tubing Material Code:	Field Filtered:		Filter size :	
10 FEET	LDPE	Filtration Equip. Type :			

FIELD DECONTAMINATION : **PUMP?** YES ☑ NO ☐ **Pump Tubing?** YES ☑ NO ☐ **DUPLICATE ?** YES ☐ NO ☑

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL. ADDED IN FIELD	pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	FLOW RATE (mL per minute)
	1	PP	250ml	HNO3	None	<2	AS 6010	App	400ml

REMARKS:

MATERIAL CODES: AG = Amber Glass; **CG** = Clear Glass; **HDPE** = High Density Polyethylene; **LDPE** = Low Density Polyethylene; **PP** = Polypropylene; **S** = Silicone; **T** = Teflon; **O** = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After (Through) Peristaltic Pump; **B** = Bailer; **BP** = Bladder Pump; **ESP** = Electric Submersible Pump; **RFPP** = Reverse Flow Peristaltic Pump; **SM** = Straw Method (Tubing Gravity Drain); **O** = Other (Specify)