![Cutler Bay Florida, Incorporated 2005 logo]

Application No.: BN-2020-006

Exhibit "F"

Statement of Findings
Executive Summary
P.E.A.R., Inc

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

P R o F E R T I E S E N V I R o N M E N T A L ASSESSMENT & R E M E D I A T I o N , INC.

October 9, 2020   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: Executive Summary
       Request for Brownfield Designation
       20951 Old Cutler Rd., Cutler Bay, FL 33158
       Folio# 36-6009-006-0012 (Property)
       Cutler Bay, Miami-Dade County, Florida

Mr. Casals:

As requested, Properties Environmental Assessment & Remediation (PEAR) has
reviewed the above referenced document (copy attached). PEAR also reviewed the
Miami-Dade Division of Environmental Resources Management (DERM) files related to
the Property, as requested. Based on the filed documentation, in general, the site
activities to date and ongoing have been reviewed, pre-approved, and monitored by
DERM. Following is a summary chronology of the DERM file review findings:

- April 11, 2019 – DERM receives development plans for the Property.
- June 7, 2019 - The responsible party (RP) submitted a Phase I ESA dated July
  2011 to Miami-Dade DERM for review and assessment guidance with respect to
  land development.
- July 3, 2019 – DERM issued a review letter for the Phase I ESA and outlined the
  requirements for soil and groundwater assessment to be conducted at the
  Property prior to land development activities.
- August 20, 2019 – The RP submits to DERM a Soil Management Plan (SMP) for
  review and approval.
- September 18, 2019 – RP submits to DERM a SAR of the Property.
- October 7, 2019 – DERM issued a review letter for the SAR.
- November 12, 2019 – RP submits to DERM a SAR Addendum (SARA).
- April 3, 2020 – RP submits to DERM a construction Site Specific Safety Program
  for review and approval.
- April 15, 2020 – RP submits to DERM a Soil Reuse Request in support of No
  further Action with Conditions (NFAC).

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Mr. Rafael Casals
Executive Summary
MDPA Folio# 36-6009-006-0012

- April 24, 2020 – RP submits to DERM a Stockpile Sampling Report (dated 11/26/19) for soil reuse approval.
- April 24, 2020 – DERM issues an approval review letter with conditions for the Soil Reuse Request in support of an NFAC.
- May 18, 2020 – DERM issued an approval letter for Drainage Plans revised on May 15, 2020.
- June 15, 2020 – RP submits to DERM a draft Monitoring Only Report (MOR) for the approved SMP implemented.
- June 22, 2020 – RP submits to DERM a SARA II for review.
- June 30, 2020 – RP submits to DERM an MOR related to the SMP.
- July 10, 2020 - DERM issued a disapproval review letter for the SARA II
- September 3, 2020 – RP submits to DERM a SARA III and a revised MOR for review.
- September 15, 2020 – RP submits to DERM an updated MOR.
- End of files on 10/7/20.

The above chronology demonstrates that DERM in fact has regulated the on-site Property development activities to date.

The provided document (copy attached) appears to demonstrate that all necessary criteria pursuant to Section 376.80 Florida Statutes (FS) Brownfield program administration process have been met, and the request for a resolution adoption to designate the Property as a Brownfield area appears appropriate at this time.

Sincerely,

Properties Environmental Assessment & Remediation, Inc.

Rudi Thyn
Project Manager

Attachment

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

Attachment referenced herein is included with
the Staff Report as Exhibit "C"