

# BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

## 2022 ANNUAL REPORT



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## **BROWARD COUNTY BROWNFIELD REDEVELOPMENT PROGRAM 2022 ANNUAL REPORT**

*Period Beginning May 1, 2022 and Ending May 1, 2023*

### **INTRODUCTION**

This report covers brownfield sites and areas within the boundaries of Broward County. As will be explained later, Broward County has been given delegation authority to facilitate agreements and oversee brownfield sites within Broward County to ensure this important program is effectively used for the cleanup and redevelopment of blighted properties. The report is updated on an annual basis to keep informed the public, government, and private entities on the progress and successes of specific brownfield sites throughout the county. Florida's Brownfield Redevelopment Program began with the passage of the Brownfield Redevelopment Act (Act) by the Florida Legislature in 1997. The Act, later amended, defines brownfield sites as "real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The Act encourages the reuse and redevelopment of brownfield sites within designated brownfield areas. The Act also provided the framework for Florida's Brownfield Redevelopment Program to facilitate redevelopment of these sites while also providing for environmental cleanup and protection of the public health and the environment.

Broward County's Brownfield Redevelopment Program is currently administered by the Resilient Environment Department (RED). RED consists of staff with expertise in planning, redevelopment, and environmental contamination assessment and cleanup. On May 23, 2000, as authorized by Florida Statutes, the Florida Department of Environmental Protection (FDEP) delegated the administration of the Brownfield Redevelopment Program within Broward County to RED. On May 25, 2010, a second Delegation Agreement was executed by the FDEP and Broward County to extend the delegation period for another ten (10) years. On May 28, 2020, yet another Delegation Agreement was executed to extend the delegation period until May 28, 2030. It is through the Brownfield Redevelopment Program that the county can work with cities, vulnerable communities, and developers to safely transform underutilized properties into places that fulfill a community's need and provide means to a higher standard of living, while also benefitting the environment through remedial efforts and preservation of our natural resources.

### **DESIGNATED BROWNFIELD AREAS**

As of May 1, 2023, there are 45 brownfield areas within Broward County, encompassing approximately 6,999 acres (10.94 square miles). One (1) of these is a new brownfield area designated in the 2022 reporting period. A map along with a key depicting the brownfield areas in Broward County is provided on Pages 37 and 38 of this Report. Table on Pages 39 and 40 of this Report summarizes fundamental information about the designated areas.

### **BROWNFIELD SITE REHABILITATION AGREEMENTS (BSRAs)**

Two (2) new Brownfield Site Rehabilitation Agreements (BSRAs) were executed in Broward County during the 2022 reporting period. As of May 1, 2023, there are 33 executed BSRAs in Broward County resulting in the issuance of over \$12,362,462 in corporate income tax credits through the Voluntary Cleanup Tax Credit (VCTC) Program, over \$340,000,000 in capital investment, and the creation of over 600 new jobs; SRCOs have been issued for twenty-one (21) of these sites. Table 2 on Page 40 of this Report provides fundamental information regarding these brownfield sites. The following section provides a one-page summary of activities conducted up to the end of the 2022 reporting period for each of the brownfield sites in Broward County.

**McArthur Dairy, BF060201001**  
**(Status: Rehabilitation and Redevelopment Complete)**

Broward County RED executed its first BSRA with McArthur Dairy on June 11, 2003. The property consists of 10.35 acres and is located at 1101 NW 40th Avenue in Lauderhill, which lies within that city's US441/SR7 Brownfield-designated corridor (BF060201000).

The McArthur Dairy site had contamination resulting from two (2) petroleum and one (1) chlorinated solvent discharge; one of the petroleum contaminant plumes was eligible for future state funding in the Petroleum Restoration Program. The site was purchased by Cricket Club Lauderhill, LLC, in March 2015, with the purpose of redeveloping the site into a multi-family residential complex. After conducting source removal and active remediation via oxygen injection, post-active remediation monitoring was initiated in 2012, and a Site Rehabilitation Completion Order (SRCO) was issued on July 28, 2016. Through the VCTC Program, \$364,959 in corporate tax income credit associated with cleanup work was granted.

MAS Development began site grading and earth-moving work in March 2017 and has finished the construction of 155 townhomes. Known as Cricket Club, the three-bedroom homes begin at 1,446 square feet of living space; prices start in the upper-\$200,000s. The community has a clubhouse, playground, pool, and greenspace.



**Above:** Photo of Cricket Club, 2021



**Above:** Artist rendering of the Cricket Club (*Courtesy: DRHorton*)

**Dania Motocross, BF060301001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The second BSRA in Broward County was executed April 12, 2004, with South Florida Sports Committee, Inc. The 12-acre property is located at 2600 SW 36th Street in Dania Beach and was operated as both a lakefill (borrow pit reclamation site) and a public motocross course.

Prior to the time of BSRA execution, years of groundwater monitoring were performed at the facility under a Final Judgment entered on November 1, 1988, in the Circuit Court of the Seventeenth Judicial Circuit. The BSRA was executed to effectively utilize the risk-based corrective action techniques of the Brownfield Cleanup Criteria for lingering dissolved metals contamination (specifically consisting of manganese, iron, and aluminum) in groundwater.



**Above:** The Dania Motocross Site in 2010 (left) and after rehabilitation and redevelopment in 2015 (right)

After conducting supplemental groundwater assessment, the Person Responsible for Brownfield Site Rehabilitation (PRFBSR) submitted a certified No Further Action with Controls (NFAC) proposal to Broward County. Broward County approved the NFAC proposal on October 14, 2004, which established Alternative Groundwater Cleanup Target Levels, and implemented a deed restriction prohibiting future groundwater use. A Conditional Site Rehabilitation Completion Order (CSRCO) was issued by Broward County on August 1, 2006. During 2014, the site was redeveloped into a warehouse complex. Sold in 2007 for \$1,500,000, the current taxable value exceeds \$24,000,000.

**Harbour Cove, BF060401001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The Harbour Cove BSRA was executed December 17, 2005, with Harbour Cove Associates, Ltd. The property is located at 100 NW 9th Terrace in Hallandale Beach and consists of 7.06 acres.

On February 4, 2004, Broward RED was informed that free-phase petroleum product was identified in excavation test pits at the property. Historical sources indicated that the Harbour Cove site was once used as a 4-acre, 40-foot deep borrow pit and lakefill site.

After completing site assessment, a Monitoring Only Approval Order was issued to monitor the ammonia and petroleum-contaminated site groundwater in accordance with Chapter 62-785, Florida Administrative Code (Brownfield Rule in effect at the time). Upon completing the prescribed monitoring to establish Alternative Groundwater Cleanup Target Levels, Harbour Cove enacted an institutional control to prohibit groundwater use on the property. Soils contaminated with low concentrations of arsenic and polynuclear aromatic hydrocarbons have also been addressed through institutional and engineering controls. A Conditional SRCO was issued by Broward County on May 6, 2009.



Above: Harbour Cove Apartments in Hallandale Beach.

Redevelopment has been completed, and the site now consists of four (4) multi-family, multi-story apartment buildings housing 212 units.

Prior to cleanup, the taxable value of the property was \$291,000; the current taxable value is now \$16,356,000. Through the Voluntary Cleanup Tax Credit program, approximately \$258,000 in corporate income tax credits were awarded to offset cleanup costs. Apartment unit descriptions, floor plans, and other information can be found at [harbourcovelifestyle.com](http://harbourcovelifestyle.com)

**Pompano Replacement Library and Civic Campus A (Petroleum Contamination), BF069901001**  
**Pompano Replacement Library and Civic Campus B (Arsenic Contamination), BF069901002**  
**(Status: Rehabilitation and Redevelopment Complete)**

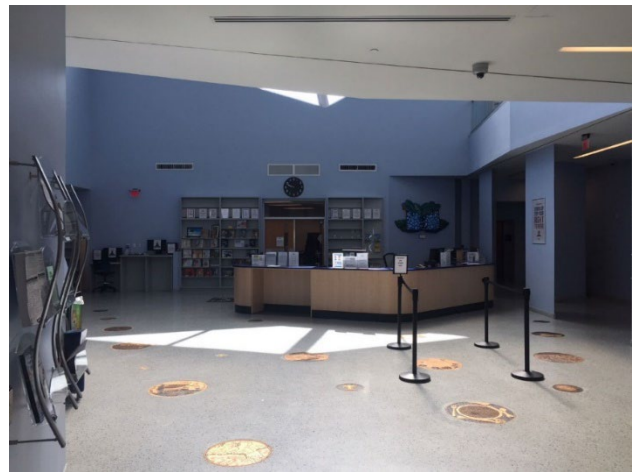
The fourth and fifth BSRAs in Broward County were executed December 6, 2010, with the City of Pompano Beach. The properties are located at 128-140 SW 1<sup>st</sup> Avenue, 132 SW 1<sup>st</sup> Terrace, and 142-150 SW 1<sup>st</sup> Avenue in Pompano Beach. The sites adjoin, are adjacent to the Pompano Beach City Hall, and comprise of 1.25 acres.

A Brownfield SRCO was issued for BF069901001 on December 29, 2010, and no restrictions are required as the site meets applicable soil and groundwater cleanup target levels. A Brownfield Conditional SRCO was issued for BF069901002 on June 26, 2012, stipulating a site-wide groundwater use restriction. Through the VCTC Program, the sites received \$664,588 in voluntary cleanup tax credits.

The sites and surrounding area were redeveloped as a 46,000 square-foot Library and Cultural Center adjacent to Pompano Beach City Hall. The design includes a live dance and theater space, a digital media center, an art gallery, and a new public plaza north of the building forming an exterior gathering space. The civic plaza features raised planter areas, street furniture, and a new paved breezeway connected to parking areas. For more information, see <https://www.pompanobeacharts.org/cc>



**Above left and right:** The Library and Civic Campus under construction and completed.



**Above left and right:** The completed Civic Plaza and the completed interior of the library lobby

**ZF Brownfield Site, BF061103001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The sixth BSRA in Broward County was executed December 27, 2011, with ZOM Foxcroft, LP. The property is located at 8991 SW 41<sup>st</sup> Street in Miramar and consists of 15.16 acres. The ZF Brownfield Site is a portion of the former Foxcroft Golf Course.

Prior to execution of the BSRA, site assessment had been conducted on the entire former Foxcroft Golf Course to determine the magnitude and extent of arsenic contamination in soil and groundwater pursuant to Chapter 62-780, Florida Administrative Code. The arsenic contamination stemmed from the application of herbicides on the former golf course. Groundwater contamination throughout the golf course was monitored for a period of one (1) year, and Broward County also approved a soil management strategy as a Remedial Action Plan.



**Above:** Sorrento at Miramar (foreground) under construction on the ZF Brownfield Site (taken April 2012)



**Above:** Common space at Sorrento at Miramar as completed (taken November 2012)

Site soils meet Residential Direct Exposure Cleanup Target Levels, and a Declaration of Restrictive Covenant was recorded to restrict groundwater use. The ZF Brownfield site has been successfully redeveloped as Sorrento at Miramar, a multi-story apartment complex. The grand opening was held on July 26, 2012. The current taxable value of the property is approximately \$20,997,000. Through the VCTC Program, the sites received \$409,420 in voluntary cleanup tax credits. A site plan, additional pictures, and a community brochure can be found at <http://www.sorrentoaptsmiramarfl.com>



**Wal-Mart Stores East, LP – Pompano Beach Site, BF061301001  
(Status: Redevelopment and Rehabilitation Complete)**

The seventh BSRA in Broward County was executed November 14, 2013 with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Brownfield Site is located at 5001 N Federal Highway in Pompano Beach and was purchased by Wal-Mart Stores East, LP, in 2011. Originally, the site was comprised of four (4) contiguous parcels, each owned by different entities and used for commercial purposes.

Polynuclear aromatic hydrocarbon and arsenic contamination was identified in site soils and groundwater. After completing soil removal efforts in 2013, the site groundwater was monitored and a No Further Action with Controls Proposal was approved on August 10, 2016. A Declaration of Restrictive Covenant was recorded on February 27, 2018, stipulating a restriction on groundwater use and a restriction to limit land use to commercial and industrial purposes. A Conditional SRCO was issued on October 8, 2018.



**Above:** The Wal-Mart Neighborhood Market in Pompano Beach

Through the VCTC Program, Wal-Mart Stores East, LP, received over \$382,000 in corporate income tax credits for the assessment, remediation, and monitoring activities. The site has been redeveloped into a Wal-Mart Neighborhood Market comprised of 91,750 square feet of retail space. The grand opening was held November 13, 2013.

**Wal-Mart Stores East, LP – Sunrise, BF061302001  
(Status: Redevelopment and Rehabilitation Completed)**

The eighth BSRA in Broward County was executed December 19, 2013, with Wal-Mart Stores East, LP. The Wal-Mart Stores East, LP, Sunrise Brownfield Site is located at 3306 N University Drive in Sunrise. A Wal-Mart retail store already existed at that location, and Wal-Mart Stores East, LP, acquired an adjoining parcel in 2014 to expand the retail store. The expansion was completed and opened in November 2015.

Arsenic and polynuclear aromatic hydrocarbons have been identified in site soils, and arsenic was also identified in site groundwater. During 2015, contaminated soils were managed during site redevelopment as approved in a Remedial Action Plan. The site groundwater was monitored and a No Further Action with Controls Proposal was approved on May 10, 2017. A Conditional SRCO was issued on April 12, 2018; a Declaration of Restrictive Covenant was recorded to enact groundwater use restrictions, engineering controls, and a commercial/industrial land use restriction. Through the VCTC Program, Wal-Mart Stores East, LP, received over \$436,000 in corporate income tax credits for the cleanup work.



**Above Left:** The completed Wal-Mart store in Sunrise  
**Above Right:** Dry retention area at back of the store

**Pan American Coral Springs, BF061501001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Pan American Brownfield Site, which spans three (3) parcels at 12400, 12404, and 12408 NW 35<sup>th</sup> Street in Coral Springs, was executed December 9, 2015. The Brownfield Area designation and BSRA are key to catalyzing reuse planning by the developer and its investors and lenders. The property making up the brownfield site was sold in 2020, and subsequently redeveloped for use as a commercial warehouse and refrigerated storage space.



**Above:** The Pan American Brownfield Site in Coral Springs (left) with the pump-and-treat remediation system. Warehouse construction (right).

Contamination at the site consists of chlorinated solvents (predominantly vinyl chloride) in saturated soils and groundwater over an areal extent of approximately 2,000 square feet. Contaminants were treated by a pump-and-treat system which was operational for eleven (11) years, including some relatively minor intermittent down time, and was shut down in October 2018. Additional remediation in late 2017, consisting of bioremediation via the injection of vegetable oil, sodium lactate, and bacterial cultures, has been completed along with post-remediation groundwater monitoring. A groundwater use restriction was enacted via a Declaration of Restrictive Covenant to address remaining groundwater contamination, and a Brownfield Conditional SRCO was issued on March 16, 2021. Through the VCTC Program, over \$732,203 in corporate tax income credit associated with cleanup work has been granted to date.

**Northwest Gardens V – Fort Lauderdale, BF061502001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Northwest Gardens V Brownfield Site, located in the vicinity of NW 7<sup>th</sup> Street between NW 11<sup>th</sup> and NW 14<sup>th</sup> Avenues in Fort Lauderdale, was executed with Northwest Properties V, Ltd., on December 10, 2015. Northwest Gardens V is the fifth phase of a massive rehabilitation project performed by the Fort Lauderdale Housing Authority and Atlantic Pacific Communities. The site consists of several parcels, which have been redeveloped as affordable housing.

The contamination identified on the site consists of arsenic and polynuclear aromatic hydrocarbons in soil at concentrations greater than applicable FDEP Direct Exposure Soil Cleanup Target Levels within (and limited to) the top two-foot interval below land surface. After completing the proper removal and closure of an abandoned Underground Storage Tank, source removal of contaminated soils, and groundwater monitoring, a No Further Action with Controls was approved on December 4, 2017. A Declaration of Restrictive Covenant was drafted to place engineering controls over portions of the site and a Conditional SRCO was issued on February 14, 2020. Through the VCTC Program, \$33,465 in corporate tax income credit has been granted in association with cleanup work.



**Above:** Urban gardens and similar construction to the Northwest Gardens V Site in Fort Lauderdale

As a result of the Brownfield Area designation and the executed BSRA, the development partners were able to move forward with construction confidently, breaking ground on 100 new units and 100 renovated units in February 2016. Presently, the units are at full occupancy. The project offers several community-enhancing and capacity building amenities, including a fully furnished clubhouse, a computer lab, library, urban gardens, and a bocce ball court.

**West Atlantic Blvd. Apartments Investors, LLC – Pompano Beach, BF061503001  
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the West Atlantic Boulevard Apartment Investors site in Pompano Beach was executed December 18, 2015, with West Atlantic Boulevard Apartment Investors, LLC. The site (also known as Residences at Palm Aire) is generally located at the northeast corner of the Turnpike and Atlantic Boulevard in Pompano Beach and was purchased by West Atlantic Boulevard Apartment Investors, LLC, in 2015. The site is also known as Phase 1 of the overall former Palm Aire Golf Course redevelopment project, and was formerly a sizeable golf course impacted with arsenic contamination from the use of herbicides.



**Above:** Luzano, the completed 414-unit luxury apartment complex.

As a result of the Brownfield Area designation and the execution of the BSRA, redevelopment of the property was able to remain on schedule and, with financial assistance of the Voluntary Cleanup Tax Credit Program and regulatory guidance from Broward County technical staff, stay on budget. Construction activities at the site, which involved significant earthwork activity to properly manage large volumes of arsenic-contaminated soil, are complete. To date, construction of Luzano, the 404-unit luxury rental multi-family complex, is complete. A Declaration of Restrictive Covenant was recorded on November 7, 2017, and a Conditional SRCO was issued on November 30, 2017. Through the VCTC Program, \$1,000,000 in corporate tax income credit for the site cleanup work was granted. For more information on the Luzano residential complex, see <https://www.olympusproperty.com/apartments/fl/pompano-beach/luzano/>

**Former Palm Aire Golf Course – Pompano Beach, BF061601001  
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Former Palm Aire Golf Course site in Pompano Beach was executed May 31, 2016, with FCI Development Ten LLC. The former Palm Aire Golf Course site is also known as Phase 2A of the overall former Palm Aire Golf Course redevelopment project. Arsenic was identified in site soil and groundwater above applicable Residential Direct Exposure Cleanup Target Levels. A Soil Management Remedial Action Plan was approved May 15, 2015, prior to BSRA execution. The Remedial Action Plan included the management of soils onsite coupled with engineering and institutional controls. A Declaration of Restrictive Covenant was recorded September 11, 2018, and a Conditional SRCO was issued September 13, 2018.

The City of Pompano Beach approved and permitted a 210-unit rental community for the site called Atlantico at Palm Aire, with a total capital cost estimated at \$34 million. The development consists of nine (9) three-story multi-family buildings, a club house, tot lot, dog park, and a bike path. To date, site rehabilitation and construction of the complex are complete. Through the VCTC Program, FCI Development Ten LLC, received over \$785,000 in corporate income tax credits for assessment and cleanup work.



**Above:** Atlantico at Palm Aire (image right courtesy of [www.atlanticoatpalmair.com](http://www.atlanticoatpalmair.com))

**Wisdom Village Crossing – Fort Lauderdale, BF061602001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Wisdom Village Crossing site in Fort Lauderdale was executed May 2, 2016, with Wisdom Village Crossing, LP. The 33,539-square-foot site at 615 North Andrews Avenue, is situated at the corner of Sistrunk Boulevard and the east side of Florida East Coast Railway. The site was purchased for \$2.12 million by Wisdom Village Crossing LLC, an affiliate of Chicago-based affordable housing builder Turnstone Development Corp.

Originally a warehouse and storage yard, arsenic was identified in site soils and groundwater above applicable cleanup target levels. After conducting a source removal of the impacted soils and performing over a year of groundwater monitoring, a Declaration of Restrictive Covenant was recorded which includes groundwater use restrictions on the property. A Conditional SRCO was issued on November 26, 2019. Through the VCTC Program, \$68,254 in corporate tax income credit associated with site cleanup work has been granted.



**Above:** Wisdom Village Crossing (*courtesy Turnstone Development*)

The developer secured a \$24.18 million first mortgage from JPMorgan Chase Bank, a \$3.5 million second mortgage from Community Development Trust and a \$100,000 loan through Broward County's HOME Investment Partnership. Construction of the Green-certified, nine-story, 105-unit affordable housing complex is complete; it also contains a business center, clubhouse, fitness center, and laundry facility. Wisdom Village Crossing is a recipient of the 2018 City of Fort Lauderdale Community Appearance Award. More information is available at <https://turnstonedev.org/housing/wisdom-village-crossing/>

**Oakland Parcel Green Reuse Site – Oakland Park, BF061603001  
(Status: Rehabilitation Ongoing, Redevelopment Pending)**

On December 14, 2016, Oakland Parcel, LLC, executed a BSRA for the Oakland Parcel Green Reuse Site. The site consists of 9.8 acres and is located at 3501 and 3551 NW 31<sup>st</sup> Avenue in Oakland Park.



**Above:** The Oakland Parcel Green Reuse Site in Oakland Park

The site had been used as a quarry and dump site since the 1950s and may have been used for agricultural purposes. During site assessment, arsenic exceedances of applicable cleanup target levels were identified in site soils and groundwater; aluminum and iron were also detected above applicable cleanup target levels in site groundwater. Polynuclear aromatic hydrocarbon contamination was also identified in soils throughout the site, and Total Recoverable Petroleum Hydrocarbons were identified in soils within a small area near the center of the property. Throughout 2017 and 2018, rehabilitation tasks included source removal of impacted soils, the application of two (2) feet of clean fill throughout the property as an engineering control, and the monitoring of site groundwater. Institutional and engineering controls have been implemented through an Interim Declaration of Restrictive Covenant that will remain in place until site redevelopment moves forward.

The site plan approval in conjunction with the City of Oakland Park stipulates that the site will be used for multi-family residences at market rental rates, which may consist of a mix of two- or three-story multifamily buildings or two-story townhomes. Through the VCTC Program, over \$217,800 in corporate income tax credits associated with the assessment and cleanup work has been granted to date.



**Dania Pointe – Dania Beach, BF060801001**  
**(Status: Rehabilitation Ongoing, Redevelopment Ongoing)**

The BSRA for the Dania Pointe Brownfield Site was executed with Dania Live, LLC, on December 22, 2016, and later amended to name Dania Live 1748, LLC, and Dania Live 1748 II, LLC. Dania Pointe is a 102-acre premier mixed-use development that is projected to have approximately 1 million square feet of retail shopping and restaurant space in addition to Class A offices, hotels, luxury apartments, and a public event space. Dania Pointe will offer a mix of shop, work, live, play and stay options at a prime location, with 1,600 linear feet of frontage on 1-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center. Redevelopment of the site is occurring in phases, with some buildings and parking lots already completed.

During site assessment, arsenic and polynuclear aromatic hydrocarbons were identified above applicable cleanup target levels on specific parcels within the site soil and groundwater. On December 9, 2016, Broward County approved a Remedial Action Plan to perform source removal, soil management, and groundwater monitoring activities, which were completed in 2020. Institutional controls in the form of land use and groundwater restrictions are in place via a Declaration of Restrictive Covenant executed August 2, 2022, which covers a portion of Dania Pointe as construction phases are completed. Once all restrictions are in place, a Conditional SRCO will be issued. Through the VCTC Program, over \$1,384,661 in corporate income tax credits has been granted to date for assessment and cleanup work. For more information, see the Dania Pointe website at <http://www.daniapointe.com/>



**Top:** aerial view of the Dania Pointe Brownfield Site under redevelopment in April 2019 (from Hoar Construction)  
**Below:** picture of the entrance of the finished Dania Pointe development (from [www.daniapointe.com](http://www.daniapointe.com))



**Former Palm Aire Golf Course III – Pompano Beach, BF061604001  
(Status: Rehabilitation Complete, Redevelopment Ongoing)**

On December 30, 2016, Home Dynamics Vantage, LLC, executed a BSRA for the Former Palm Aire Golf Course III Brownfield Site. The site consists of 36.29 acres located on the NW Corner of Atlantic Boulevard and NW 31st Avenue in Pompano Beach. The site adjoins the Former Palm Aire Golf Course Brownfield Site (BF061601001) to the south and the West Atlantic Boulevard Apartments Investors Brownfield Site to the east (BF061503001).

Comparable with the remainder of the former Palm Aire Golf Course redevelopment complex, site soils and groundwater are contaminated with arsenic from the application of arsenic-based herbicides. On April 13, 2017, a Soil Management Remedial Action Plan was approved. Presently, site rehabilitation has been completed with the construction of an engineering control, and redevelopment is ongoing. A Declaration of Restrictive Covenant was executed June 30, 2020, and includes institutional and engineering controls to address remaining soil and groundwater impacts. A Conditional SRCO was granted November 30, 2022. Through the VCTC Program, almost \$792,584 in corporate income tax credits has been granted to date for assessment and cleanup work.

The City of Pompano Beach has approved development of the site for 150 new single-family patio homes, a pool, cabana gazebos, tot lot, bicycle lane, and associated landscaping. The development will be known as Vantage at Palm Aire. For further information, see <https://homedynamics.com/vantage-at-palm-aire/>



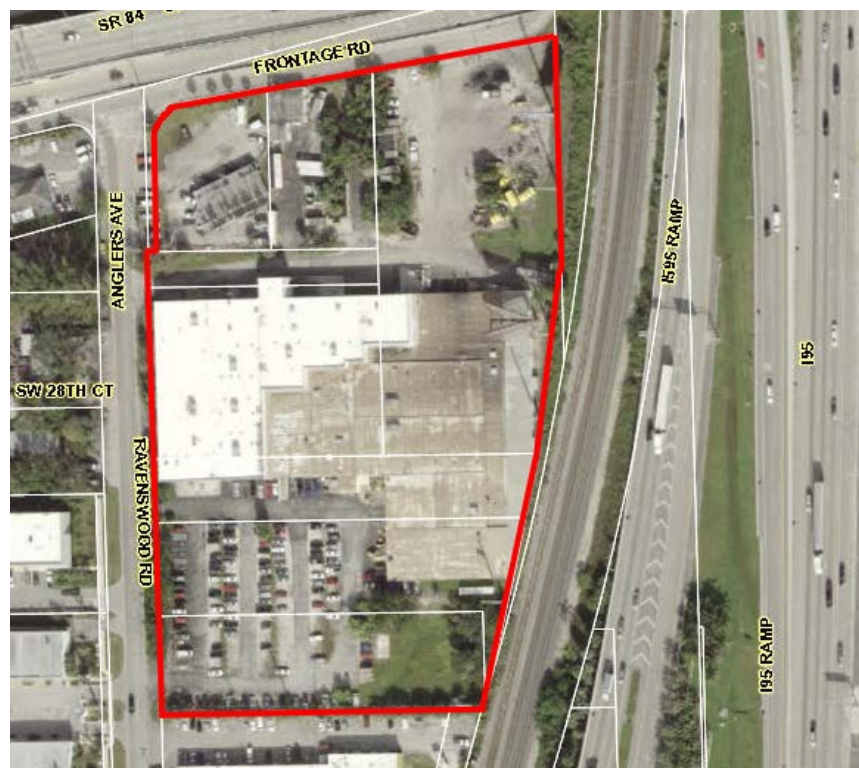
**Above Left:** Vantage at Palm Aire redevelopment plan (*courtesy of HomeDynamics Corporation*)

**Above Right:** Completed row of homes, April 2021

**Uniweld Products, Inc. – Dania Beach, BF060003001**  
**(Status: Rehabilitation Ongoing, Redevelopment Proposed)**

The BSRA for the Uniweld Products Brownfield site, which spans 7.7 acres over eight (8) parcels at 2190 West State Road 84, and 2850 Ravenswood Road in Dania Beach, was executed December 1, 2017. Uniweld Products, Inc. is a U.S. manufacturing company headquartered in Fort Lauderdale, Florida. Established in 1949, the company has grown and expanded into one of the major manufacturers in the welding, HVAC/R (Heating, Ventilation, Air-Conditioning and Refrigeration), plumbing, and alloys markets.

The Brownfield Area designation and BSRA are key to catalyzing reuse planning by the developer and its investors and lenders. While still in the conceptual design phase, the current business representatives propose expanded development of the existing business, including the manufacturing building and increased job creation. Future redevelopment of the site may also involve construction of a warehouse for storage, shipping, and other business operations. The site has an ideal location in Broward County due to its proximity to the I-95 and I-595 corridors, Fort Lauderdale-Hollywood International Airport, and Port Everglades.



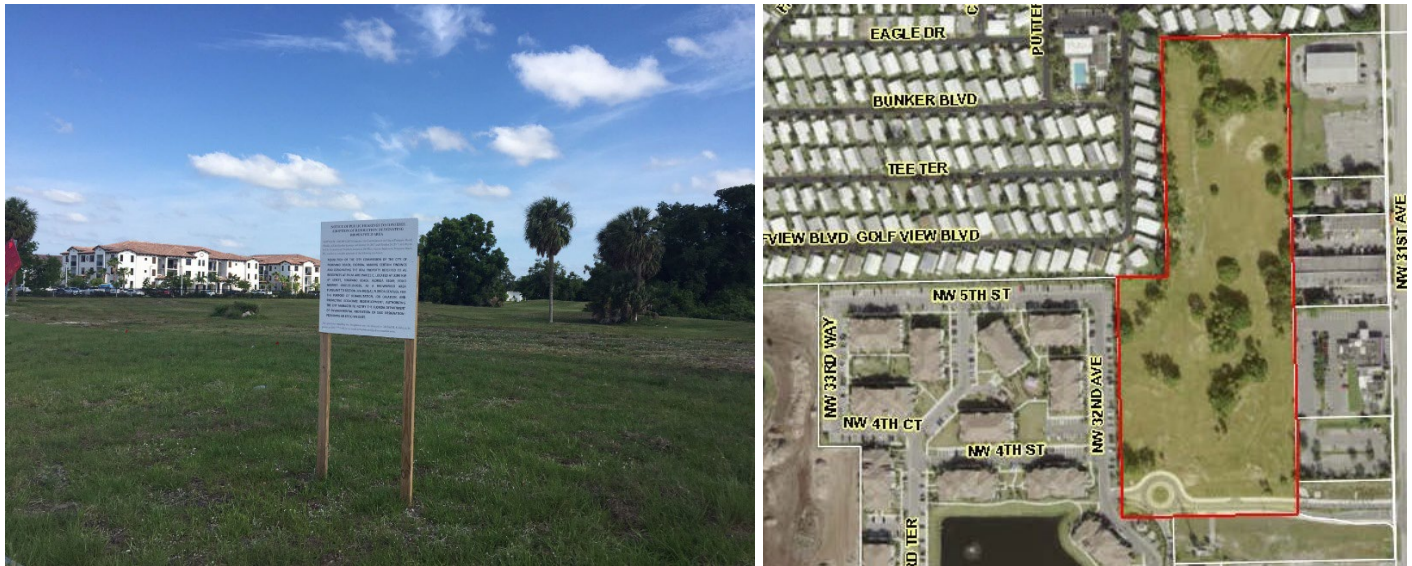
**Above:** The Uniweld Products, Inc., Brownfield Site in Dania Beach  
*(image courtesy of www.bcpa.net)*

Contamination at the site consists of chlorinated solvents in saturated soils and groundwater over an areal extent of approximately 35,000 square feet. Contaminants were contained onsite and remediated by a pump-and-treat system, which has been operating for just over 10 years – including recent system upgrades with expanded groundwater recovery capacity and a sparge/extraction “pulsing” system to remove deep contaminants. The approved Remedial Action Plan Modification also includes provisions for bioremediation injections after assessing the effectiveness of the recent upgrades. Through the VCTC Program, \$326,948 in corporate tax income credit associated with cleanup work has been granted to date.

**Pompano Beach Sports Park Reuse Site, BF061702001  
(Status: Rehabilitation Ongoing, Redevelopment Proposed)**

On December 1, 2017, Broward County executed its eighteenth BSRA with the City of Pompano Beach for the Pompano Beach Sports Park Reuse Site. The site encompasses 11.76 acres and, similar to adjoining Brownfield Sites BF061503001, BF061601001, and BF061604001, is a part of the former Palm Aire Golf Course complex.

Through a competitive Request for Proposals process, the City of Pompano Beach has selected a developer for the site to create a multi-use facility for professional soccer, neighborhood football, and other sports and is currently in the process of finalizing a development agreement. The Floridian Pompano Beach Sports Park & Residences will include a soccer stadium, 14,000 square foot clubhouse, eight (8) soccer fields, three (3) multi-sport fields, and eighty (80) apartments. In addition to hosting professional club soccer, the facility would offer a wide array of youth development and mentoring programs focused on enabling community athletes to attain skill levels necessary to be awarded college scholarships.



**Above Left:** The Pompano Beach Sports Park Reuse Site, with public notice displayed. The redeveloped West Atlantic Apartments Investors, LLC, Brownfield Site (BF061503001) is in the background.

**Above Right:** Aerial view of the Pompano Beach Sports Park Reuse Site, outlined in red, also showing its location relative to the West Atlantic Blvd. Apartments Investors, LLC, Brownfield Site (BF061503001) (*image courtesy of www.bcpa.net*)

To address contamination caused by the property's former use as a golf course, site rehabilitation activities consisted of a major Interim Remedial Action involving approximately 9,300 tons of impacted soil; this work was completed between December 2018 and February 2019. On July 9, 2019, Broward County approved a No Further Action with Controls Proposal, which includes a combination of both institutional and engineering controls, including a covenant prohibiting use of groundwater for potable purposes and irrigation, restricting land use, and requiring that any residual contamination in soil be maintained beneath either impervious materials or a clean soil cap. Through the VCTC Program, the site has received \$573,387 in voluntary cleanup tax credits to date.

**Former Hillsboro Pines Golf Club Reuse Site, BF061803001  
(Status: Rehabilitation Complete, Redevelopment Ongoing)**

On December 21, 2018, Toll Bros., Inc. and CVE Master Management Company, Inc., executed the nineteenth BSRA in Broward County for the Former Hillsboro Pines Golf Club Brownfield Site. The Brownfield Site consists of five (5) parcels totaling 82.99 acres, located at 450, 451, 2799, 2800, and 2801 Century Boulevard in Deerfield Beach. The parcel located at 450 Century Boulevard is being developed into a residential development with 201 townhomes called Sandpiper Pointe. The remaining parcels have been conveyed to CVE Master Management for use as recreational and park spaces for the residents of Century Village East.

The Former Hillsboro Pines Golf Club Brownfield Site has documented soil and groundwater arsenic impacts that occurred during its former operation as a golf course which historically applied agricultural chemicals in accordance with label directions. Detected arsenic concentrations displayed similar levels to other golf courses in South Florida. In March 2019, a Soil Management Remedial Action Plan was approved by Broward County. In April 2021, the recreational parcels were closed with land use restrictions. A Conditional Site Rehabilitation Completion order was issued on December 22, 2021. Groundwater impacts are being addressed with on and offsite institutional controls. Through the VCTC Program, over \$1,419,000 in corporate income tax credit has been granted to date for assessment and cleanup work.



**Above:** Conceptual Site Plan and Sandpiper Pointe residential development. *(images courtesy of Toll Bros. and Broward County EPD)*

**Coral Springs Economic Revitalization Zone Two, BF061901001  
(Status: Rehabilitation Complete, Redevelopment Pending)**

This site is located Northwest 39<sup>th</sup> Street in Coral Springs near the Sawgrass Expressway and is situated on a closed landfill formerly operated by the City of Coral Springs. Redevelopment presents unique challenges including the property's significant elevation above grade from historical filling, relative narrowness of its configuration, and the fact that it is currently landlocked. However, the developers have been closely collaborating with the City of Coral Springs to obtain access through a city-owned property onto a major arterial roadway. Collaboration efforts along with key planning and brownfield-related land use incentives will make the property viable economically.

The BSRA for the Coral Springs Economic Revitalization Zone Two was executed on June 12, 2019, by Sawgrass Development Partners, LLC ("Sawgrass"), which allowed Sawgrass to relieve the City of ongoing cleanup costs and accelerate the timeframe for obtaining regulatory closure. The SRCO was issued on December 19, 2019. Through the VCTC Program, approximately \$47,897 in corporate income tax credits have been awarded to offset rehabilitation costs. Potential developments include warehousing and distribution facilities for e-commerce platforms and/or fleet storage for last mile deliveries of groceries and merchandise.



**Above:** Aerial view of Coral Springs Economic Revitalization Zone Two, outlined in red.

**Former Bennet Auto Supply Reuse Site, BF061801001  
(Status: Rehabilitation Complete, Redevelopment Pending)**

The BSRA for the Former Bennet Auto Supply Reuse Site, located between Northeast 37<sup>th</sup> and Northeast 39<sup>th</sup> Streets along North Dixie Highway in Oakland Park, was executed with the City of Oakland Park on July 15, 2019. Site rehabilitation by the City of Oakland Park has been completed. Redevelopment of the site is ongoing with plans for a new public-private mixed-use development including apartments, shops, and a new City Hall.

Contamination was first identified on the site in 1989 with the discovery of a petroleum product discharge into groundwater. Consequently, the site was granted entry into Florida's Petroleum Restoration Program; however, due to its low priority score, funds were only intermittently available for assessment and cleanup work. Additional assessment and cleanup occurred over time which led to the discovery of several underground storage tanks and contaminated soils in the area. More recent site assessment delineated the extent of soils above applicable cleanup target levels for petroleum products including naphthalene, benzo(a)pyrene, and TRPH, as well as groundwater impacted by levels of TRPH, benzene, and naphthalene above applicable regulatory cleanup target levels. In 2019, interim source removal of contaminated soils occurred between September and December with 953 tons of petroleum-contaminated soil removed and disposed of offsite. A total of 12,500 gallons of oily water was also pumped out and removed for treatment offsite. All impacted soils have been removed and in-situ groundwater treatment was performed. One year of post-remediation monitoring indicated that any residual groundwater contamination is stable and is not migrating; accordingly, a Conditional No Further Action Approval was issued, and a Declaration of Restrictive Covenant was recorded during first quarter 2021 that prohibits future groundwater use. The Conditional SRCO was issued May 20, 2021. Through the VCTC Program, \$451,595 has been awarded in corporate income tax credits to date that offset the cost of site cleanup.



**Above:** Artist's rendering of the City of Oakland Park's new municipal complex

**Atlantic Village 3, BF061804001**  
**(Status: Rehabilitation Ongoing, Redevelopment Complete)**

The BSRA for the Atlantic Village 3 Site, located at 601 North Federal Highway in Hallandale Beach, was executed with Atlantic Village 3, LLC on November 18, 2019.

The property, which was formerly used for automotive sales and repair, had at least one (1) documented major spill from an Underground Storage Tank in September 2011 that resulted in petroleum-contaminated soil and groundwater beneath portions of the site. Prior to entering the BSRA, the previous owner led a remediation effort that resulted in petroleum-impacted soil and groundwater being left in place pursuant to a Declaration of Restrictive Covenant with FDEP that was recorded on April 25, 2017. Cleanup of the site is in progress; demolition of existing structures and site preparation work was completed by May 2020. Atlantic Village 3, LLC plans to address remaining contaminated soil and groundwater through institutional and engineering controls in a Declaration of Restrictive Covenant that will restrict groundwater use and require building foundations on the southern and western portions of the property to serve as a cap to prevent direct exposure to contaminated soil after redevelopment is complete. Through the VCTC Program, \$571,769 has been awarded in corporate income tax credits to offset the cost of site cleanup.

Atlantic Village 3, LLC is currently redeveloping the site as the third phase of the Atlantic Village at Hallandale Beach mixed use complex. The Atlantic Village 3 site, specifically, includes 15,000 square feet of retail and restaurant space, 52,500 square feet of office and medical space, and a 70-unit residential building. Construction of the project is now complete and the Certificate of Occupancy for the project is expected in 2023.



**Above:** The Atlantic Village site, before development. **Below:** Atlantic Village after development.





**Saratoga Crossings I Green Reuse Site, BF060801002**  
**(Status: Rehabilitation Complete, Redevelopment Complete)**

The BSRA for the Saratoga Crossings I Green Reuse Site, located at 1105 West Dania Beach Boulevard in Dania Beach, was executed with Saratoga Crossings, Ltd. on December 27, 2019. The site formerly housed obsolete public housing units that were demolished and redeveloped by Saratoga Crossings in partnership with the Dania Beach Housing Authority to provide a total 98 units of much-needed affordable housing for families along with 1,800 square feet of new office space for the Housing Authority. Saratoga Crossings was redeveloped in conjunction with the nearby Saratoga Crossings II Green Reuse Site (BF060801003).

Contamination at the site consists of arsenic in soils and groundwater that is likely tied to the property's historical agricultural usage. On February 22, 2019, Broward County approved a Remedial Action Plan that included plans to excavate areas of arsenic-contaminated soil for reuse onsite to raise the elevation of building pads constructed for the apartment buildings. Remaining contaminated soils and groundwater is being addressed through engineering and institutional controls instituted by a recorded Declaration of Restrictive Covenant. A Conditional SCRO was issued on February 22, 2022. To date, redevelopment is complete with 100% of the units occupied. Through the VCTC Program, \$50,873 in corporate income tax credit has been awarded to offset the costs of rehabilitation.



**Above (left and right): the completed Saratoga Crossings Development**

**Saratoga Crossings II Green Reuse Site, BF060801003**  
**(Status: Rehabilitation Complete, Redevelopment Complete)**

The BSRA for the Saratoga Crossings II Green Reuse Site, located at 705 West Dania Beach Boulevard in Dania Beach, was executed with Saratoga Crossings II, Ltd. on December 27, 2019. The site is located near, and being redeveloped in conjunction with, the Saratoga Crossings I Green Reuse Site (BF060801002). The two projects combined provide a total of 172 one, two, and three-bedroom affordable housing units. Saratoga Crossings II includes a total of 74 residential units, 44 of which are designated for seniors.

Contamination at the site consists of arsenic in soils and groundwater above applicable cleanup target levels. On February 22, 2019, Broward County approved a Remedial Action Plan that, much like Saratoga Crossings I, set forth plans to excavate areas of arsenic-contaminated soil for reuse onsite beneath the building pads for the new apartment buildings. Contaminated soils encapsulated beneath the building pads and remaining contaminated groundwater are safely contained through engineering and institutional controls instituted by a recorded Declaration of Restrictive Covenant. A Conditional SRCO was issued on April 13, 2022. Redevelopment of the site is complete and nearly all the units are currently occupied. Through the VCTC Program, \$11,275 has been awarded in corporate income taxes to offset the costs of site rehabilitation.



**Above:** the completed Saratoga Crossings II Development

**Pinnacle at Peacefield, BF061902001**  
**(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Pinnacle at Peacefield Green Reuse Site, located on three (3) parcels of land at 2110, 2210, and 2118 Adams Street in Hollywood, was executed with Pinnacle at Peacefield, Ltd. on December 27, 2019.

Pinnacle at Peacefield is a critical strategic redevelopment along Adams Street in the City of Hollywood, creating quality affordable senior housing, and is the result of a unique public/private partnership of twenty years in the making. Pinnacle at Peacefield offers 120 units of senior apartment housing on land assembled by the City of Hollywood and the Hollywood Community Redevelopment Agency. The community contains 72 one-bedroom units and 48 two-bedroom units in three (3) low-rise buildings (three-story, each with an elevator) on Adams Street west of South Dixie Highway and less than a mile from Hollywood's downtown area and its iconic Young Circle. The community offers the latest in quality affordable design, and each building has its own dedicated common facilities, including a lounge/meeting space, computer center, outdoor patio, fitness facility and medical evaluation room. The development's name is derived from the ancestral home of one of America's Founding Fathers, John Adams.

Polynuclear aromatic hydrocarbons were initially found in site soils, which were subsequently removed. After confirmatory testing, a SRCO was issued on August 27, 2020; the site is free of contaminants in excess of applicable groundwater and residential soil target levels. Therefore, no restrictions are necessary. Redevelopment of Pinnacle at Peacefield is complete.



**Above (left and right): Pinnacle at Peacefield**

**Gulfstream Point Green Reuse Site, BF061905001**  
**(Status: Rehabilitation Ongoing, Redevelopment Pending)**

The BSRA for the Gulfstream Point Green Reuse Site was executed on December 27, 2019, with Hallandale First, LLC on property located at 918 South Federal Highway in Hallandale Beach. Hallandale First plans to rehabilitate the former nursery and redevelop it with a mixed-use residential and commercial development. The completed project, to be called Gulfstream Point, will include 300 luxury rental units in one building with amenities including a recreation area, rooftop swimming pool, gym, and meditation garden. Gulfstream Point will also include a retail or restaurant component on the ground floor once complete and is centrally located in the heart of Hallandale Beach.

Contamination at the site is likely related to its former use as a plant nursery and consists of arsenic in groundwater, and arsenic and benzo(a)pyrene in soils. Groundwater is currently being monitored to better characterize the extent of impacts. Contaminated soil on the site will be addressed through soil management activities and the use of engineering controls to prevent direct exposure to arsenic-impacted soils with the goal of receiving a Conditional SRCO from Broward County. Through the VCTC Program, \$10,087 in corporate income tax credits were awarded to offsite site rehabilitation work conducted in 2019.



**Above Left:** The Gulfstream Point site, photographed 2022 **Above Right:** Artist's rendering of future development

**2700 Gateway Green Reuse Site, BF061906001**  
**(Status: Rehabilitation Ongoing, Redevelopment Pending)**

The BSRA for the 2700 Gateway Green Reuse Site, located at 2700 Gateway Drive in Pompano Beach, was executed on December 27, 2019, with Belmont Porten Properties, LLC, and later amended June 2, 2022, to include Alliance SW 27<sup>th</sup> Avenue, LLC, and Alliance 2700 Gateway, LLC. The site was historically used for chemical manufacturing from approximately the 1970s until the 1990s, which resulted in extensive soil and groundwater contamination. In coordination with Belmont Porten Properties, the new owners will complete cleanup and redevelopment of the property with possibilities including high-tech office or industrial use.

Contamination at the site historically included soil and groundwater contamination by volatile organic compounds and chlorinated solvents related to the chemical manufacturing process. Site rehabilitation thus far has been carried out pursuant to a consent order between the Florida Department of Environmental Protection (“FDEP”) and the property owner as well as a Remedial Action Plan approved by FDEP on December 28, 2018. Much of the contaminated soil on the property has been removed and disposed of off-site with the only remaining contaminated soils located beneath the existing building footprint. Groundwater remediation included a hydraulic control and treatment system that successfully treated over 80 million gallons of groundwater and removed over 3,500 pounds of contaminants. Groundwater remediation continued via in-situ bioremediation and monitoring efforts which were being reported on a semi-annual basis until recently. On April 21, 2022, a No Further Action with Controls Proposal was approved. The PRFBSRs are in pursuit of regulatory closure of the site through a mixture of institutional and engineering controls using a layered approach of local ordinances and a Declaration of Restrictive Covenant. Through the VCTC Program, \$330,443 in corporate income tax credits were awarded for site rehabilitation work conducted to date.



**Above: 2700 Gateway Green Reuse**

**Oakland Park Public Works Campus, BF061907001**  
**(Status: Rehabilitation Ongoing, Redevelopment Pending)**

The BSRA for the Oakland Park Public Works Campus Site, located at 301 NE 38<sup>th</sup> Street (3801 NE 5<sup>th</sup> Avenue) in Oakland Park, was executed with the City of Oakland Park on December 27, 2019. The site is currently occupied by the City's Public Works facilities, a fire station, and a community center, all of which will be replaced by a new public park with features including a new library and community center, splash pad, playgrounds, gardens, and athletic fields.

Contamination was first identified on the site in 1987 with the discovery of petroleum products in soil and groundwater from several underground storage tanks. Cleanup began in the 1990s and was carried out by FDEP as part of the agency's Early Detection Initiative. In total, four underground storage tanks were removed and replaced with a new single tank. Approximately 1,300 tons of petroleum contaminated soil was also removed during the process. Additional assessment occurred in 2016 under FDEP's Low Scored Site Initiative but the site was ultimately deemed ineligible for additional state-funded cleanup as the limited state funding cap was reached. Since executing the BSRA, Oakland Park awarded the design contract for the first phase of the park and is continuing to address the soil and groundwater contamination through interim remediation measures, modification of the existing groundwater remediation system and the addition of a chemical (nutrient) injection strategy. Contaminants of concern include arsenic, isopropylbenzene (cumene), naphthalenes, benzene, and per- and polyfluoroalkyl substances (PFAS). Through the VCTC Program, \$273,674 in corporate income tax credits were awarded to offsite site rehabilitation work conducted to date.



**Above Left:** The current fire station and fleet services yard at 2700 Gateway Green Reuse Site  
**Above Right:** The re-imagined conceptual plan for City Park

**Poinciana Crossing Green Reuse Site, BF061904001  
(Status: Rehabilitation and Redevelopment Complete)**

The BSRA for the Poinciana Crossing Green Reuse Site, located at 1801 SW 1<sup>st</sup> Avenue in Fort Lauderdale, was executed on June 17, 2020, with Poinciana Crossing, Ltd. The site was historically used as a railyard, resulting in arsenic and polycyclic aromatic hydrocarbon contamination in soil and groundwater. The previous property owner rehabilitated the site to commercial/industrial standards for use as a proposed light rail maintenance facility until the project was canceled in 2018. Since then, the Housing Authority of the City of Fort Lauderdale acquired the property and to work with Poinciana Crossing to rehabilitate the site for residential use with an approximately \$37 million, 113-unit affordable and workforce housing development. Residential amenities for the project include a community/recreation room, a business center with computers and high-speed internet access, a fitness center, onsite laundry facilities, and lush landscaping.

Poinciana Crossing started vertical construction of the development in late 2020 with additional contaminated soil management work and engineering control construction continuing through 2022, when Poinciana Crossing completed development. The residences are now occupied. A Declaration of Restrictive Covenant was recorded on January 10, 2023, which includes a groundwater use restriction, maintenance of capped contaminated soils via engineering controls, and two feet of clean fill in landscaped areas. A Conditional SRCO was granted March 2, 2023. Through the VCTC Program, \$174,181 in corporate income tax credits were awarded for site rehabilitation work.



**Above:** Aerial photograph (2022) of the completed Poinciana Crossing development.

**5000 Davie Green Reuse Site, BF062003001**  
**(Status: Rehabilitation Ongoing, Redevelopment Pending)**

Broward County executed the BSRA for the 5000 Davie Green Reuse Site, located at 4980 and 5000 Davie Road in the Town of Davie, with property owner 5000 Davie, LLC on December 17, 2020. Prior to executing the BSRA, site assessment activities performed by 5000 Davie confirmed the presence of soil and groundwater contamination at concentrations greater than cleanup target levels for commercial use. Contaminants identified include arsenic and petroleum hydrocarbons in soils and arsenic in groundwater that likely resulting from the property's historical agricultural use from the 1940s through the 1990s combined with a discharge from an aboveground diesel fuel storage tank.

5000 Davie plans to address the contamination through a combination of strategies including contaminated soil removal, encapsulating contaminated soil beneath engineering controls that will be part of the future redevelopment, and creating institutional controls to prevent direct exposure to contaminated groundwater. The proposed redevelopment will consist of a new \$6 million, 175-bed comprehensive medical rehabilitation facility and lush landscaping that will embrace the scenic corridor along Davie Road. Assessment and rehabilitation of the site is ongoing, and redevelopment is scheduled to begin following issuance of demolition permits for the existing structures at the site. Through the VCTC Program, \$81,396 in corporate income tax credits were awarded for site rehabilitation work conducted in 2021.



**Above:** Artist rendering of the completed medical rehabilitation facility at the 5000 Davie Green Reuse Site.



**El-Ad Broward Plaza Green Reuse Site, BF062101001  
(Status: Rehabilitation Ongoing, Redevelopment Ongoing)**

El-Ad Broward Plaza, LLC executed a BSRA for the El-Ad Broward Plaza Green Reuse Site on December 20, 2021. The 8.18-acre brownfield site is currently occupied by a retail shopping plaza located at the intersection of two major roads and near Florida's Turnpike. El-Ad Broward Plaza, LLC purchased the property in 2021 with plans to redevelop the site in conjunction with the adjacent El-Ad Gas Station Parcel Green Reuse Site (BF062201001) with a mixed-use residential and commercial project with up to 1,256 residential units and up to 40,000 square feet of on-street commercial space. Construction is expected to begin in 2023 with ultimate project completion in 2026.

The property is contaminated due to a discharge from an historical onsite dry-cleaning facility as well as a possible discharge from an offsite gas station on the adjacent parcel. Site assessment is ongoing in order to develop a remedial action plan in advance of redevelopment. Contamination will likely be addressed through a combination of excavation and disposal of contaminated soil, encapsulation of contaminated soil beneath approved engineering controls, and groundwater use restrictions to manage contaminated groundwater. Through the VCTC Program, \$74,789 in corporate income tax credits has been awarded for site rehabilitation work to date.



**Above:** Artist rendering of future El-Ad Broward Plaza redevelopment

**El-Ad Gas Station Parcel Green Reuse Site, BF062201001  
(Status: Rehabilitation Ongoing, Redevelopment Pending)**

El-Ad Broward Plaza, LLC executed a BSRA for the El-Ad Gas Station Parcel Green Reuse Site on December 29, 2022. The brownfield site is a former gas station located at the intersection of two major roads and near Florida's Turnpike. El-Ad Broward Plaza, LLC purchased the property in 2022 with plans to redevelop the site in connection with the adjacent El-Ad Broward Plaza Green Reuse Site with a mixed-use residential and commercial project with up to 1,256 residential units and up to 40,000 square feet of on-street commercial space. Construction is expected to begin in 2023 with ultimate project completion in 2026.

The property is contaminated with petroleum as a result of a historical discharge from an onsite gas station. Site assessment is ongoing in order to develop a remedial action plan in advance of redevelopment. Contamination will likely be addressed through a combination of excavation and disposal of contaminated soil, encapsulation of contaminated soil beneath approved engineering controls, and groundwater use restrictions to manage contaminated groundwater.



**Above:** the currently cleared El-Ad Gas Station Parcel

**Saratoga Crossings III Green Reuse Site, BF060801004  
(Status: Rehabilitation Ongoing, Redevelopment Complete)**

Saratoga Crossings III, Ltd. executed a BSRA for the Saratoga Crossings III Green Reuse Site on October 13, 2022. This 2.09-acre brownfield site is located at 840 West Dania Beach Boulevard in the City of Dania, near the Saratoga Crossings I and II Green Reuse Sites (BF060801002 and BF060801003, respectively).

Prior to its demolition, the previous twelve-unit residence housed two (2) unrelated adults with intellectual and developmental disabilities per unit in a less than 600-sf one-bedroom/one-bath. As a result, one resident was residing in the bedroom and the other in the living room, each sharing the bathroom and kitchen. After construction completion, the previous residents were able to move into the new development with their own, brand new, one-bedroom/one-bath unit. Saratoga Crossings III includes 75 residential units and offers a furnished community room, onsite laundry facilities, mailroom, and surface parking.

The property is contaminated with arsenic and other pesticide-related compounds as a result of the site's historic use as agricultural land. Site assessment is ongoing. An interim source removal included excavation of impacted soils placing a two-foot layer of clean fill to act as a pervious engineering control. Remaining contamination will likely be addressed through encapsulation of contaminated soil beneath approved engineering controls, and groundwater use restrictions to manage contaminated groundwater. Since this is a new site, the VCTC Program credits are currently undergoing review by the FDEP.



**Above:** the current Saratoga Crossings III development

## SITE REHABILITATION COMPLETION ORDERS (SRCOs)

### SRCOs Issued During the 2022/2023 Reporting Period

Two (2) new Brownfield SRCOs were issued in Broward County during the 2022/2023 reporting period, bringing the total of Brownfield SRCOs issued within Broward County to date to twenty-one (21):

- On November 30, 2022, a Conditional SRCO was issued for the Former Palm Aire Golf Course III Brownfield Site (BF061604001).
- On March 2, 2023, a Conditional SRCO was issued for the Poinciana Crossing Green Reuse Site (BF061904001).

### Previously Issued SRCOs

The nineteen (19) previously issued Brownfield SRCOs are as follows:

- On August 1, 2006, a Conditional SRCO was issued for the Dania Motorcross Brownfield Site (BF060301001).
- On May 6, 2009, a Conditional SRCO was issued for the Harbour Cove Apartments Brownfield Site (BF060501001).
- On December 29, 2010, a SRCO was issued for the Pompano Beach Replacement Library and Civic Campus A (BF069901001).
- On June 26, 2012, a Conditional SRCO was issued for the Pompano Beach Replacement Library and Civic Campus B (BF069901002).
- On December 12, 2012, a Conditional SRCO was issued for the ZF Brownfield Site (BF061103001).
- On July 28, 2016, a SRCO was issued for the McArthur Dairy Brownfield Site in Lauderhill (BF060201001).
- On November 30, 2017, a Conditional SRCO was issued for the West Atlantic Boulevard Apartments investors LLC, Brownfield Site (BF061503001).
- On April 12, 2018, a Conditional SRCO was issued for the Wal-Mart Stores East, LP, Brownfield Site (BF061302001).
- On September 8, 2018, a Conditional SRCO was issued for the Former Palm Aire Golf Course Phase 2A Brownfield Site (BF061601001).
- On October 8, 2018, a Conditional SRCO was issued for the 5001 N Federal Hwy. (Wal-Mart) Brownfield Site (BF061301001).
- On November 26, 2019, a Conditional SRCO was issued for Wisdom Village (BF061602001).
- On December 19, 2019, a SRCO was issued for the Coral Springs Economic Revitalization Zone Two (BF061901001).
- On February 14, 2020, a Conditional SRCO was issued for Northwest Gardens V (BF061502001).
- On August 27, 2020, a SRCO was issued for the Pinnacle at Peacefield Brownfield Site (BF061902001).
- On March 16, 2021, a Conditional SRCO was issued for the Pan American Coral Springs Brownfield Site (BF061501001).

- On May 20, 2021, a Conditional SRCO was issued for the Former Bennet Auto Supply Reuse Site (BF061801001)
- On December 22, 2021, a Conditional SRCO was issued for the Former Hillsboro Pines Golf Club Reuse Site (BF061803001)
- On February 22, 2022, a Conditional SRCO was issued for the Saratoga Crossings I Green Reuse Site (BF060801002)
- On April 13, 2022, a Conditional SRCO was issued for the Saratoga Crossings II Green Reuse Site (BF060801002)

## **BROWNFIELD SITE SPECIFIC ACTIVITY, ASSESSMENT, AND PILOT PROJECT GRANTS**

One (1) new grant was awarded during the current reporting period to projects within Broward County.

- In March of 2023, two adjacent parcels owned by the Broward County School Board and Old Plantation Water Control District were combined to receive a Site-Specific Activities Grant of up to \$200,000 for assessment and up to \$200,000 for remediation. Through the recently enacted Bipartisan Infrastructure Law (BIL) fund, the site is also eligible for an additional \$50,000 for assessment and \$50,000 for remediation. The parcels are currently undeveloped and contaminated by previous agricultural-related activity. By utilizing these grants, the parcels will be rehabilitated and redeveloped to better serve the surrounding community.

The following grants had been previously awarded:

- 1) In 2008, the Pompano Beach Community Redevelopment Agency (CRA) received two Site-Specific Activities Grants of up to \$50,000 each for two adjacent parcels, located at 201 Hammondville Road (Former B-T Oil Gas Station) and 324 NW 2<sup>nd</sup> Avenue (Former J&S Garage Site). The parcels are located within a larger 24-acre project area that will include a mass transit facility, community facilities, commercial use, and affordable housing developments. This project area will function as the “marquee” development for the CRA’s Northwest District and will spur additional redevelopment. The grants funded assessment and source removal activities.
- 2) A Phase II Assessment for the Turner Envirologic, Inc., Brownfield site (BF060501000, also known as the former East Coast Asphalt facility) was performed through a Targeted Brownfield Assessment Grant on February 21, 2005. Petroleum contamination at the facility is enrolled in the FDEP’s Petroleum Cleanup Program with a low priority score; however, the assessment was necessary in order to determine potential redevelopment strategies for the site.
- 3) In June 1999, the USEPA awarded a \$200,000 Pilot Assessment Grant to the City of Fort Lauderdale. The Pilot targeted 190 acres in Fort Lauderdale's most economically and environmentally distressed area, the Northwest Progresso Flagler Heights neighborhood.