



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

October 8, 2018

Mr. Jorge Lopez, Manager
Oakland Parcel, LLC
2100 Hollywood Blvd.
Hollywood, FL 33020

**RE: Provisional Approval of No Further Action with Conditions Proposal
Oakland Parcel Green Reuse Site, 3501 NW 31st Ave., Oakland Park
Brownfields Site ID BF061603001; EAR License No. 1261**

Dear Mr. Lopez:

The Broward County Environmental Engineering and Permitting Division (Division) has reviewed the No Further Action with Conditions (NFAC) Proposal dated August 29, 2018 (received September 4, 2018), inclusive of supplemental information dated October 1, 2018 (received October 8, 2018), prepared and submitted for the referenced Brownfield Site by Hydrologic Associates U.S.A., Inc. The NFAC Proposal contains a summary of activities performed at the Site and contains a request for NFAC, as described in Section 62-780.680(2), Florida Administrative Code (F.A.C.).

Documentation submitted with the NFAC Proposal confirms that technical criteria set forth in Subsection 62-780.680(3), F.A.C., have been met, assuming the following institutional controls are memorialized for the subject properties via a Declaration of Restrictive Covenant (DRC):

1. Use of site groundwater is prohibited.
2. Areas of remaining soil contamination with concentrations in excess of the Residential Direct Exposure Cleanup Target Level must be covered by two (2) feet of clean fill or impervious surface and be addressed in an Engineering Control Plan.
3. Broward County must review a dewatering plan for any proposed dewatering to ensure that no contaminant exposure from contaminated groundwater will occur.
4. The current stormwater management configuration on the property may not change without approval from Broward County.

Before a Brownfield Conditional Site Rehabilitation Completion Order (CSRCO) can be issued by the Division, you must provide the supporting documents necessary for the DRC to be evaluated (see the *Institutional Control Procedures Guidance Document* for assistance at <http://www.dep.state.fl.us/waste/categories/brownfields/pages/ICR.htm>). The proposed DRC must adequately address each of the restrictions listed above. Once all of the necessary information is submitted to the Division we will work with the Broward County Office of the County Attorney to evaluate the proposed DRC. Supporting documents includes:

1. A copy of the property's deed.
2. A copy of the property's legal description (if a partial encumbrance, a copy of the legal description for the part of the property that will be restricted).
3. A title search report that reflects all parties having an interest in the Property, including owners, lienors or easement holders prepared in accordance with the attached *Broward County Requirements for Documentation of Title*.

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Once the DRC package has been provisionally approved by the Division you must provide constructive notice pursuant to Subsection 62-780.220(7), F.A.C within 30 days after that provisional approval. Once the Broward County Office of the County Attorney approves the complete DRC packet, the DRC has been fully executed, and constructive notice has been provided, you will be instructed to record the DRC if no objections are received during the 30-day comment period. After the Division receives proof of recording, the final CSRCO will be issued by the Division, and the subject Environmental Assessment and Remediation License will be inactivated. Information about the above property will be maintained on the Florida Department of Environmental Protection's Contamination Locator Map website and on the Institutional Controls Registry website.

Please also note that you may choose to abandon site monitoring wells at this time, which must be completed before the CSRCO can be issued. The wells must be abandoned in accordance with the requirements of Rule 62-532.500(5), F.A.C., which states that casings are to be filled from bottom to top with neat cement grout. These activities are to be documented and submitted to the Division as a Well Abandonment Report.

Please provide the draft DRC and the additional documents listed above no later than **December 31, 2018**. Please be advised that Section 27-356(d)(4)b of Broward County Code requires that written extension requests (facsimile or email is adequate) must be submitted to the Division at least 20 days prior to the established due dates. If you have any questions or concerns regarding this correspondence, please feel free to contact me at (954) 519-1478 or dvanlandingham@broward.org.

Sincerely,
ENVIRONMENTAL ENGINEERING & PERMITTING DIVISION



David Vanlandingham, P.E.
Engineering Unit Supervisor

ec: James T. Miller, Hydrologic Associates USA, Inc.