



AGENDA

NORTH MIAMI CITY COUNCIL

REGULAR MEETING

**TUESDAY, DECEMBER 10, 2013
7:00 P.M.**

* * * *

TAB O

- ◆ DISCUSSION AND UPDATE REGARDING BISCAYNE LANDING SOIL REMOVAL

Sponsored by: Stephen E. Johnson, City Manager

SCS ES CONSULTANTS

December 5, 2013

MEMORANDUM

TO: Darryl Lee, P.E., LEED AP, Oleta Partners LLC

FROM: Jeff Thompson, P.E., SCS ES Consultants

SUBJECT: Example projects where impervious surfaces have been used for engineering control

The use of engineering controls to allow soils exceeding the soil cleanup target levels (SCTLs) to remain on a site is a standard risk management option that is both widely practiced throughout Miami-Dade County and the State of Florida and is supported by Chapter 24 of the Code of Miami-Dade County and Chapter 62-780, Florida Administrative Code. As requested, SCS is providing this memorandum to summarize some examples of projects we have worked on within Miami-Dade County where such soils have been reused or allowed to remain onsite under the condition that an engineering control (typically pavement or building slab) is implemented.

Port of Miami Tunnel Project (POMT), Miami, Florida

Upfront soil testing for the POMT project area showed lead concentrations above the leachability based groundwater SCTL in project areas both under roadways and within grass shoulder areas. Based on these testing results, DERM required that areas not covered by pavement be subject to one year of groundwater monitoring to demonstrate that groundwater was not being impacted by the aforementioned soils. Soils beneath the roadways, which served as engineering controls, did not require groundwater monitoring and were allowed to remain in place.

Private Contractor, Miami, Florida

A private contractor brought recycled asphalt pavement (RAP) to fill a site adjacent to an operating lakefill operation. Although this RAP had leachability concerns, DERM allowed the material to remain on site and approved a plan to pave over the area filled with RAP to create a parking lot to address the leachability concern.

Note that although DERM considers RAP to be a potential leachability concern, it is accepted for use as roadway base and sub-base as long as it backfilled above the water table. This is a widely used and accepted practice and is incorporated in FDOT projects.

Al-Dan Trading, Miami, Florida

Similar to the Community Asphalt project, Al-Dan was cited for bringing fill material mixed with RAP to their facility to create an area for parking. DERM agreed to allow the material to remain onsite if the area was paved for a parking area.

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AAA Cooper, Miami, Florida

Soils that exceeded the SCTLs were allowed to remain in place below a building slab.

Confidential Industrial Client, Petroleum Source Removal, Miami, Florida

During construction of infrastructure associated with a warehouse park, free floating petroleum product was found. SCS removed most of the free product; however, soils with concentrations above applicable SCTLs were not completely removed in areas to be paved as the pavement will act as the engineering control allowing these soils to remain onsite.

Private Contractor, Miami, Florida

One of our private clients undertook a construction project that contained soils above the applicable SCTL that existed below an engineering control (asphalt parking lot). During the construction, some of the soil was removed from the site and relocated to an FDOT project site where it was placed below the impermeable roadway with DERM approval.



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6982

miamidade.gov

July 17, 2013

CERTIFIED MAIL NO: 7011 0470 0002 4387 1771
RETURN RECEIPT REQUESTED

Stephen Johnson, City Manager
City of North Miami
776 NE 125 Street - 4th Floor
North Miami, FL 33161

CERTIFIED MAIL NO: 7011 0470 0002 4387 3591
RETURN RECEIPT REQUESTED

Darryl Lee
Oleta Partners LLC,
3390 Mary Street, Suite 200
Coconut Grove, FL 33133

Re: Reuse of material generated from the deep soil mixing process at the Brickell Citi Center Project and stockpiled at the Biscayne Landing facility (SW-1178/File 12838) located at, near, or in the vicinity of Biscayne Boulevard and NE 151 Street, City of North Miami, Miami-Dade County, Florida.

Dear Messrs Johnson and Lee:

As you requested, and as provided in previous meetings and telephone conversations, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources provides the following options for the beneficial reuse of the above referenced contaminated material. As you are aware, the concentration of aluminum in the Synthetic Precipitation Leaching Procedure (SPLP) extract of samples obtained from stockpiles of the material (at the Biscayne Landing site) exceeds the groundwater and surface water cleanup target level and as such the material represents a source of ground pollution as defined in Section 24-5 of the Miami-Dade County Code (the Code).

1. Under the Risk Based Corrective Action restricted closure provision of Section 24-44(2) of the Miami-Dade County Code, the material may be used under an impervious surface (2 feet of clean fill, building, parking lot, etc). The closure restrictions associated with this reuse option are already required for final closure for this type of facility (i.e. former landfill) and specifically for the Biscayne Landing site.
2. The material may be blended with other appropriate material in such ratios that will reduce the contaminant concentrations, in the SPLP extract of the blended product, to levels at or below the applicable leachability criteria.
3. The material may be temporarily stockpiled (until such time as required for reuse) and subject to a minimum of one year of quarterly groundwater monitoring, utilizing monitoring wells appropriately located in the vicinity of the stockpiles, to determine actual

Determining Actuals Every Day

Messrs Johnson and Lee
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groundwater impacts (notwithstanding the SPLP concentrations). Based on the results of the groundwater monitoring the responsible party may request a reuse reclassification of the soil for final cover, etc.

The material stockpiles shall be managed in accordance with the DERM approved stockpile management plan (SMP). Be advised that long term temporary (as defined in Item 3 above) stockpiling may require modifications to the approved SMP.

Be advised that the options provided above are not intended to be all inclusive and, as provided under the Code, the responsible party may appeal to the EQCB for a variance to allow the material to be utilized for lake filling. DERM is committed to continue working with Oleta Partners and the City, within the framework of the Code, to facilitate the redevelopment of the site.

Within sixty (60) days of receipt of this correspondence, submit to DERM for review, either a reuse proposal based on the options provide above, a proposal for an alternate reuse, or an application requesting a hearing before the EQCB.

If you have any questions concerning the above contact Lorna Bucknor at bucknl@miamidade.gov or myself at mayorw@miamidade.gov or via telephone at (305) 372-6700.

Sincerely



Wilbur Mayorga, P.E., Chief
Environmental Monitoring and Restoration Division

ec: Kerri Barsh, Greenberg Taurig (barshK@gtlaw.com)
Aleem Ghany City of North Miami (agahny@northmiamifl.gov)
Lisa Smith, SCS ES Consultants (lsmith@scsengineers.com)
Lee Hefty, Assistant Director DERM