



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Site-Specific Activities (SSA) Application

State and Tribal Response Program
Funded by CERCLA 128(a) Grant

Use this application to request assistance for SSA such as a Targeted Brownfield Assessment (TBA), a Risk Assessment, and/or Limited Source Removals.

APPLICANT INFORMATION

1. **Applicant Organization:** Broward County School Board ("Applicant" or "School Board")

Address: 600 SE 3rd Avenue

City/State/Zip: Ft. Lauderdale, Florida 33301

Contact Person: Thomas Cooney

Phone/Fax/Email: 954-321-2050/thomas.cooney@browardschools.com

2. **Describe Applicant's Eligibility:** Municipality/Local Government

SITE INFORMATION

1. **Site Name:** Broward County School Board Property - Plantation ("Site")

Site Address: SE Corner of Broward Boulevard South Hiatus Road

City/State/Zip: Plantation/FL/33324

2. **Current Site Ownership (if different than applicant)**

Name:

Address:

City/State/Zip:

Phone/Fax/Email:

3. **Site Zoning:** CF-P **Total Acreage of Site:** 11.87 **(attach a detailed site map)**

4. **Number of Buildings on Site:** 0

Approx. Sq. Footage of buildings: N/A

Condition: (e.g., usable, partially razed, gutted by fire, etc.)

The Site consists of an open grassed field enclosed by fences on all sides. A Site Map is included in Attachment A, Figure 1.

5. **Amount of Delinquent Property Taxes (if any) Value:** None

6. **If the applicant owns the property, please describe whether they are responsible for any of the environmental concerns at the site.**

Environmental concerns identified on the property are believed to be related to historic agrichemical applications and chemical mixing. The School Board never performed any agricultural activities at the site.

7. **Past Site Uses and Approximate Dates:** (e.g., type of manufacturing, landfill, industrial, commercial, retail, etc.) **Please Be Specific:**

The past site use is agricultural.

The Site included agricultural operations from the late 1950s to the mid-1990s and there was a suspected maintenance building/barn in the northwestern portion of the Site from the early 1970s in the late 1990s.

In the early 2000s, with the expansion of adjacent roadways, S. Hiatus Road and W. Broward Boulevard, the Site was used as an infill site for excess soil materials.¹

8. **Describe how the property became contaminated and the nature and extent of contamination:**

The exact mechanism for Site contamination is unknown at this time; however it is likely due to agrichemical operations. A rough extent of soil contamination is illustrated in Attachment A, Figures 2A and 2B based on May 2022 assessment results. July assessment further defined contamination around the discrete sample locations. Construction in the area in the late 1990s has certainly influenced the distribution of contaminants. Please note that Figures included in support of this application were not commissioned by the Applicant, but were obtained from the EPD public records for their use in explaining the current conditions as they are understood.

9. **If the site is contaminated with petroleum only, please provide the following:**

a. date of discharge (if known):

b. flow of ownership for the property from date of discharge to now:

☐

c. confirm that funding for the site will be used by a party that is not potentially liable for the petroleum contamination to assess, investigate, or clean up the site

☐

d. confirm that the site is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA)

10. **If the property is not owned by the applicant, does the applicant have plans for acquisition?**

Please describe those plans:

¹ The property immediately to the north of the School Board property is also under investigation for similar conditions. The EAR License # for that site is # 1389 and it includes the canal (partially filled) which runs east-west north of the site.

11. If the applicant does **not** own the property, does the applicant have legal permission authorizing the Department to enter the property to conduct site assessment activities?

☐ Yes

☐ No Please Explain:

Please submit the Site Access Agreement form signed by the property owner.

Note: Failure to obtain legal permission for site access will result in delay of the application

12. **Describe the anticipated flow of ownership of the site/property throughout the process of assessment, cleanup, and redevelopment and describe any problems.**

The Property is owned by the School Board. A prior Developer was under contract for purchase, began assessment work, but ceased its activities. The School Board plans to readvertise for other developers to make productive use of the Property. The School Board's readvertisement will be done in parallel with grant activities.

ASSESSMENT

1. **Describe prior site assessment activities.** Please attach the assessment reports or at a minimum the "executive summary" and "conclusion" sections of report(s).

Details regarding assessment documents can be obtained through Broward County EPD's website. The County Facility Identification Number for the site is 21290. A link to the files for this site is available here:

<https://dpep.broward.org/Enviros/Default.aspx?PossePresentation=Facility&PosseObjectId=70442928>

2. **Describe any ongoing or anticipated involvement of federal, state, or local environmental regulatory agency as it relates to enforcement, assessment, or cleanup activities of the site.**

Broward County's Environmental Protection Division ("EPD") requested that the School Board enter into an Environmental Assessment and Remediation ("EAR") License for the Site. The School Board is in discussions with EPD and EPD is aware of and is supportive of the School Board's grant application. The School Board entered into its EAR License with EPD earlier this week.

3. **Is the site eligible for other or subject to state or federal regulatory programs? (i.e., Petroleum Cleanup Program, Drycleaning Cleanup Program, CERCLA, or RCRA)**

☐ Yes

☒ No

If Yes, Please Describe and Include Site or Facility Identification number.

4. **Describe the type of site assessment activities being requested and the estimated financial needs to complete the assessment phase of the project, if known.**

It is unknown what type of assessment will be required for the Site. The prior developer and EAR Licensee was working to cleanup to residential levels. The School Board may not need to achieve that exposure scenario with its work at completion, however the site assessment phase still must be completed.

Applicant envisions that a first task of the Grant would be a complete file review and conference with the Applicant and members of EPD to discuss and confirm an assessment scope and schedule.

5. Describe source removal/cleanup activities being requested and the estimated financial needs to complete the removal/cleanup phase of the project, if known.

It is unknown if source removal or cleanup will be required or warranted. Additional assessment is needed.

REDEVELOPMENT

1. Anticipated Future Use or Redevelopment Plans: (i.e. residential, recreational, commercial, retail, industrial, greenspace area)

The highest and best use for the Property appears to be residential. However, other uses could be compatible and benefit the community. The School Board awaits proposals for the final redevelopment plan.

2. If applicable, describe municipal commitment such as financial incentives to encourage redevelopment: (i.e., tax incentives, tax increment financing, fast-tracking permitting etc.)

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. The members of RED will assist persons responsible for brownfield site rehabilitation.

3. Describe proposed funding sources or identify committed funds for any site assessment and/or cleanup activities: (e.g., general revenues, Tax Increment Financing (TIF), staff time/in-kind, grants, private funding, etc.)

The School Board is a not-for-profit association. As such, it does not have dedicated funds or revenues to pay for this work. The School Board plans to use its staff time and grant funding to address the Environmental Conditions on the Property.

4. How do the proposed reuse(s) and the applicant's ongoing efforts to prevent the creation of future brownfields fit into the community's master plan, economic development plan/activities, other relevant plans/activities, and the ongoing efforts to redevelop brownfields?

The School Board property is one of the last remaining infill opportunities in the City of Plantation. By offering this property for redevelopment, the School Board will ensure that impacts from the historic agricultural operations are properly addressed and rehabilitated.

- 5. Describe whether the project will use existing infrastructure (e.g., existing roads, rail/bus/subway services, buildings, utility services, sidewalks/pedestrian trails, recreational services, landscaping, neighborhood centers/institutions) or require its expansion.**

Because the Property is one of the the last infill parcels in the area, it will likely tie into existing infrastructure with existing major roads and transportation services. As the Property is almost 12 acres, some infrastructure will be constructed within the Property itself to service the development.

COMMUNITY

- 1. Provide a detailed description of the target community that the project will benefit.** Include demographic information and indicators such as the poverty rate, unemployment rate, special community situations (e.g., population size), or other environmental justice factors that support community need relating directly to this project (e.g., low-income and/or minority communities; sensitive populations, such as children and pregnant women; or communities disproportionately impacted by environmental factors).

The City of Plantation lags behind Broward County in key metrics such as poverty rate, household income, and fertility rate. Certain of these metrics are shown in Attachment B, Table B-1. Through site rehabilitation, depending on the redevelopment path taken, the redevelopment of the Property could increase employment and create positive movements in the economic factors (poverty and household income).

- 2. Describe how the plans for reuse of the site will enhance the community's social, economic, and environmental well-being and how this project(s) will stimulate economic development while responding to community needs? (i.e., creation of jobs, capital investment, and increases to the local tax base)**

The type of job creation will largely depend on whether the redevelopment of the Site is commercial or residential. The School Board is not dictating the future use. However, regardless of future use, there will be increases to the ad valorem tax base which come from the redevelopment. Further, the School Board will be able to use funds from the sale to benefit the school system in the greater county area.

- 3. Describe efforts to involve the community in project development and how affected communities will be involved in future land use and site ownership decisions.**

The School Board is in discussion with the City of Plantation Attorney to designate the area as a brownfield. If that is completed, a brownfield advisory committee may be formed which will facilitate public involvement in the site rehabilitation and future reuse decisions.

- 4. Describe any environmental justice concerns associated with the site.**

The Applicant is not aware of any environmental justice concerns.

- 5. Describe other steps taken or planned, other than the brownfield project, to achieve environmental quality in disadvantaged communities near the proposed project.**

Following the sale of the Property which will be greatly assisted through site rehabilitation, the School Board will be able to direct moneys to disadvantaged schools in the County to achieve greater equity.

LETTERS OF SUPPORT

Please provide letters of support for this Brownfield site selection.

A letter of support from the School Board Superintendent is provided in Attachment C.

SUBMIT APPLICATION BY MAIL OR ELECTRONICALLY TO

Billy Hessman, Brownfields Program Manager
Florida Department of Environmental Protection
Division of Waste Management
Waste Cleanup Program
2600 Blair Stone Rd., MS 4535
Tallahassee, Florida 32399
Phone: (850) 245-8972
Billy.Hessman@FloridaDEP.gov

ATTACHMENT A

FIGURES

Source: World Imagery was obtained from ESRI Basemap.
Image origin: State of Florida. Date: 12/22/2020.

Legend
— Property Line



Section 7, Township 50 South, Range 41 East

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PROJECT NO.	20200243.008A
DRAWN:	4/12/2022
DRAWN BY:	NL
CHECKED BY:	TBD
FILE NAME:	22-0412--Lennar PlantationSchoolBoard-Aerial.mxd

Aerial photograph

**Plantation School Board Property
Plantation, Broward County, Florida**

FIGURE

1

Legend

— Property Line

● Discrete Soil Sample Location

● Previous Soil Boring Location (2019)

Soil Analytical Data 0-2' Interval

--- Toxaphene Contaminant Boundary

ND = Non-Detect

Results reported in mg/kg

Tox = Toxaphence

As = Arsenic



Source: World Imagery was obtained from ESRI Basemap.
Image origin: State of Florida. Date: 12/22/2020.

Section 7, Township 50 South, Range 41 East

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PROJECT NO. 20200243.008A

DRAWN: 5/4/2022

DRAWN BY: NL

CHECKED BY: TBD

FILE NAME: 22-0504--Lennar
PlantationSchoolBoard-Soil0-2ft.mxd

**Soil Analytical Data
0-2' Interval**

**Plantation School Board Property
Plantation, Broward County, Florida**

FIGURE

2A

Legend

— Property Line

● Discrete Soil Sample Location

● Previous Soil Boring Location (2019)

Soil Analytical Data 2-4' Interval

--- Toxaphene Contaminant Boundary

ND = Non-Detect

Results reported in mg/kg

Tox = Toxaphence

As = Arsenic

De = Dieldrin



Source: World Imagery was obtained from ESRI Basemap.
Image origin: State of Florida. Date: 12/22/2020.

Section 7, Township 50 South, Range 41 East

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PROJECT NO. 20200243.008A

DRAWN: 5/4/2022

DRAWN BY: NL

CHECKED BY: TBD

FILE NAME: 22-0504--Lennar
PlantationSchoolBoard-Soil2-4ft.mxd

Soil Analytical Data 2-4' Interval

Plantation School Board Property
Plantation, Broward County, Florida

FIGURE

2B

ATTACHMENT B

DEMOGRAPHICS

-
Table B-1

<i>Demographic Comparison Broward County and City of Plantation¹</i>		
<i>Category</i>	<i>County</i>	<i>City</i>
Poverty Rate	14.0%	22.8%
Household Income	\$54,895	\$40,235
Fertility Rate	4.7%	3.3%
¹ Broward County Municipal Profiles available at Broward Municipal Profiles (arcgis.com) .		

ATTACHMENT C

LETTER OF SUPPORT

Office of the Superintendent

Earlean C. Smiley, Ed.D.

Interim Superintendent

600 Southeast Third Avenue

Fort Lauderdale, Florida 33301

phone: 754-321-2600 • fax: 754-321-2701

superintendent@browardschools.com

browardschools.com

**The School Board of
Broward County, Florida**

Lori Alhadeff, Chair
Debra Hixon, Vice Chair

Torey Alston
Brenda Fam, Esq.
Daniel P. Faganholi
Dr. Jeff Holness
Sarah Leonardi
Nora Rupert
Dr. Allen Zeman

Earlean C. Smiley, Ed.D.
Interim Superintendent

March 2, 2023

Mr. Billy Hessman, P.G.

Florida Department of Environmental Protection

Brownfield Liaison

2600 Blair Stone Road

Tallahassee, FL 32399

Via e-mail at Billy.Hessman@FloridaDEP.gov

Subject: Support for Broward County School Board Targeted Brownfield Application to Rehabilitate the Broward County School Board Property at SE Corner of Broward Boulevard and South Hiatus Road, Plantation, Florida ("Site").

Dear Mr. Hessman:

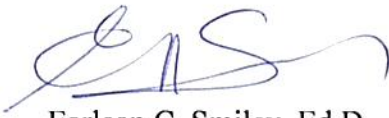
It is my pleasure to write a letter in support of the Site Specific Activities Grant ("SSA Grant") Application that has been prepared to help the Broward County School Board ("School Board") respond to environmental conditions detected on its property. Our School Board oversees the nation's sixth-largest school district and is required to maintain a balanced budget in the process of operating on a non-profit basis. These additional grant funds can greatly assist us in meeting our mission.

To meet the ever-increasing costs of operating our 240 schools in our district, the School Board entered into a contract to sell the above referenced Site in April of 2019. However, as the purchaser/developer, who planned to bring additional housing to our growing area, conducted its due diligence, it was discovered that historic agricultural activities at the Site left conditions requiring site rehabilitation pursuant to today's County and state laws and rules. The purchaser/developer elected to terminate the purchase and sale agreement, and now the School Board must continue this site rehabilitation process to understand the environmental conditions on its property. To do this work, the School Board would need to divert funding from its core mission to address this need. This transfer would negatively impact the District and its students. For this reason, obtaining this SSA Grant will be of great assistance to the School Board both in terms of providing a funding source for the rehabilitation and providing access to the great experts offered through the SSA Grant program.

In conclusion, I fully support our Director of Environmental Health and Safety's recommendation to proceed with this SSA Grant application. Any Grant Funding that prevents the diversion of education dollars greatly benefits our district's students and our overall community. I strongly recommend that your office award this SSA Grant to the School Board for this Site work.

Please feel free to call me with any questions regarding our worthy application or our wonderful School System.

Sincerely,



Earlean C. Smiley, Ed.D.
Interim Superintendent