

# Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

DEP Form #: 62-701.900(4), F.A.C.  
Form Title: Application to Construct, Operate, or Modify a Waste Processing Facility  
Effective Date: February 15, 2015  
Incorporated in Rule: 62-701.710(2), F.A.C.

## APPLICATION TO CONSTRUCT, OPERATE, OR MODIFY A WASTE PROCESSING FACILITY

**GENERAL REQUIREMENT:** Solid Waste Management Facilities shall be permitted pursuant to Section 403.707, Florida Statutes (F.S.) and in accordance with Florida Administrative Code (F.A.C.) Chapter 62-701. A permit application shall be submitted in accordance with the requirements of Rule 62-701.320(5)(a), F.A.C., to the Department District Office having jurisdiction over the facility. The appropriate fee in accordance with subsection 62-701.315(4), F.A.C., shall be submitted with the application by check made payable to the Department of Environmental Protection (DEP). Complete appropriate sections for the type of facility for which application is made and include all additional information, drawings, and reports necessary to evaluate the facility.

Please Type or Print in Ink

### A. GENERAL INFORMATION

1. Type of facility (check all that apply):

Transfer Station:

C&D

Class III

Class I

Other Describe: \_\_\_\_\_

Materials Recovery Facility:

C&D Recycling

Class III MRF

Class I MRF

Other Describe: \_\_\_\_\_

Other Facility That Processes But Does Not Dispose Of Solid Waste On-Site:

Storage, Processing or Disposal for Combustion Facilities (not addressed in another permit)

Other Describe: Combine and solidify solid waste from containers into bulk containers

NOTE: C&D Disposal facilities that also recycle C&D, shall apply on DEP FORM 62-701.900(6), F.A.C.

2. Type of application:

Construction/Operation

Operation without Additional Construction

3. Classification of application:

New

Substantial Modification

Renewal

Intermediate Modification

Minor Modification

4. Facility name: Cliff Berry, Inc. - Miami

5. DEP ID number: FLD 058 560 699 County: Miami-Dade

6. Facility location (main entrance): 3033 NW North River Drive, Miami, FL 33142

7. Location coordinates:  
Section: 28 Township: 53 Range: 41  
Latitude: 25 ° 47 ' 48 " Longitude: 80 ° 14 ' 42 "  
Datum: \_\_\_\_\_ Coordinate Method: \_\_\_\_\_  
Collected by: \_\_\_\_\_ Company/Affiliation: \_\_\_\_\_

8. Applicant name (operating authority): Cliff Berry, Inc.  
Mailing address: PO Box 13079  
Street or P.O. Box City State Zip  
Contact person: Cliff Berry, II. Telephone: (\_\_\_\_) 954-763-3390  
Title: CEO cb2@cliffberryinc.com  
E-Mail address (if available)

9. Authorized agent/Consultant: Kelly Brandenburg  
Mailing address: PO Box 13079 Fort Lauderdale, FL 33316  
Street or P.O. Box City State Zip  
Contact person: \_\_\_\_\_ Telephone: (\_\_\_\_) 954-763-3390  
Title: Compliance Manager compliance@cliffberryinc.com  
E-Mail address (if available)

10. Landowner (if different than applicant): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
Street or P.O. Box City State Zip  
Contact person: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_  
E-Mail address (if available)

11. Cities, towns and areas to be served: State of Florida

12. Date site will be ready to be inspected for completion: anytime

13. Estimated costs:  
Total Construction: \$ n/a Closing Costs: \$ 326,382.14

14. Anticipated construction starting and completion dates:  
From: n/a To: \_\_\_\_\_

15. Expected volume of waste to be received: \_\_\_\_\_ yds<sup>3</sup>/day 10 tons/day

16. Provide a brief description of the operations planned for this facility: \_\_\_\_\_  
Drum storage area and solidification area  
Containerized non-hazardous waste to be bulked  
ten (10) days or less Hazardous Waste Transfer Station

**B. ADDITIONAL INFORMATION**

Please attach the following reports or documentation as required.

1. Provide a description of the operation of the facility that shall include (62-701.710(2)(a), F.A.C.):
  - a. The types of materials, i.e., wastes, recyclable materials or recovered materials, to be managed or processed;
  - b. The expected daily average and maximum weights or volumes of materials to be managed or processed;
  - c. How the materials will be managed or processed;
  - d. How the materials will flow through the facility including locations of the loading, unloading, sorting, processing and storage areas;
  - e. The types of equipment that will be used;
  - f. The maximum time materials will be stored at the facility;
  - g. The maximum amounts of wastes, recyclable materials, and recovered materials that will be stored at the facility at any one time; and
  - h. The expected disposition of materials after leaving the facility.
2. Attach a site plan, signed and sealed by a professional engineer registered under Chapter 471, F.S., with a scale not greater than 200 feet to the inch, which shows the facility location, total acreage of the site, and any other relevant features such as water bodies or wetlands on or within 200 feet of the site, potable water wells on or within 500 feet of the site (62-701.710(2)(b), F.A.C.).
3. Provide a boundary survey and legal description of the property (62-701.710(2)(c), F.A.C.).
4. Provide a construction plan, including engineering calculations, that describes how the applicant will comply with the design requirements of subsection 62-701.710(3), F.A.C. (62-701.710(2)(d), F.A.C.).
5. Provide an operation plan that describes how the applicant will comply with subsection 62-701.710(4), F.A.C. and the recordkeeping requirements of subsection 62-701.710(8), F.A.C. (62-701.710(2)(e), F.A.C.).
6. Provide a closure plan that describes how the applicant will comply with subsection 62-701.710(6), F.A.C. (62-701.710(2)(f), F.A.C.).
7. Provide a contingency plan that describes how the applicant will comply with subsection 62-701.320(16), F.A.C. (62-701.710(2)(g), F.A.C.).
8. Unless exempted by subparagraph 62-701.710(1)(d)1., F.A.C., provide the financial assurance documentation required by subsection 62-701.710(7), F.A.C. (62-701.710(2)(h), F.A.C.).
9. Provide a history and description of any enforcement actions by the applicant described in subsection 62-701.320(3), F.A.C. relating to solid waste management facilities in Florida. (62-701.710(2), F.A.C. and 62-701.320(7)(i), F.A.C.)
10. Provide documentation that the applicant either owns the property or has legal authorization from the property owner to use the site for a waste processing facility (62-701.710(2), F.A.C. and 62-701.320(7)(g), F.A.C.)

C. CERTIFICATION BY APPLICANT AND ENGINEER OR PUBLIC OFFICER

1. Applicant:

The undersigned applicant or authorized representative of Cliff Berry, Inc.

is aware that statements made in this form and attached information are an application for a Material Processing Facility

Permit from the Florida Department of Environmental Protection and certifies that the information in this application is true, correct and complete to the best of his/her knowledge and belief. Further, the undersigned agrees to comply with the provisions of Chapter 403, Florida Statutes, and all rules and regulations of the Department. It is understood that the Permit is not transferable, and the Department will be notified prior to the sale or legal transfer of the permitted facility.

[Signature]  
Signature of Applicant or Agent  
Cliff Berry, II. - CEO  
Name and Title (please type)  
compliance@cliffberryinc.com  
E-Mail address (if available)

PO Box 13079  
Mailing Address  
Fort Lauderdale, FL 33316  
City, State, Zip Code  
( ) 954-763-3390  
Telephone Number  
2/8/2018  
Date

Attach letter of authorization if agent is not a governmental official, owner, or corporate officer.

2. Professional Engineer registered in Florida (or Public Officer if authorized under Sections 403.707 and 403.7075, Florida Statutes):

This is to certify that the engineering features of this waste processing facility have ~~been designed/examined~~ by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, this facility, when properly maintained and operated, will comply with all applicable statutes of the State of Florida and rules of the Department. It is agreed that the undersigned will provide the applicant with a set of instructions of proper maintenance and operation of the facility.

[Signature]  
Signature  
Deris H. Bardaled  
Name and Title (please type)

712 NE 8th Avenue  
Mailing Address  
Boynton Beach, FL 33435  
City, State, Zip Code  
( ) 561-452-2348  
E-Mail address (if available)  
Telephone Number  
FEB 08 2018  
Date

FEB 08 2018  
64661  
Florida Registration Number  
(please affix seal)

**1. Provide a description of the operation of the facility that shall include (62-701.710(2)(a), F.A.C.):**

**a. The types of materials, i.e., wastes, recyclable materials or recovered materials, to be managed or processed;**

The solids waste plan will meet the requirements to ensure the compliance, health and safety of the Cliff Berry Miami facility. The analysis plan coupled with the waste acceptance procedure will ensure compliance of the facility. Outline will be the minimum testing requirement to all waste received into the facility, for treatment and disposal and acceptance of Co product and By products. The solids waste plan covers the following waste streams: Grit trap/Sump waste, EPA Sub Category(A) Metals, EPA Sub Category (B) Oils, EPA Sub Category (C) Organics and Non-Hazardous Solids. This waste plan covers solids and semi solids waste streams, to ensure compliance for the acceptance and treatability standards. The facility uses best treatment practices coupled with the waste analysis protocols to ensure compliance.

**b. The expected daily average and maximum weights or volumes of materials to be managed or processed;**

**Grit Trap/Sump Waste** - The Miami Facility uses a grit trap as a crude filter to drop out sand and other solids prior to pumping Used Oil into a permitted storage tank. The volume of material build-up is proportional to the amount of oil and cleaned as required. The sludge is typically placed into a roll-off box or steel drums for disposal, generating approximately 5 yards per month. Prior to disposal a representative sample of the grit trap/sump waste will be collected and analyzed using TCLP and EPA test methods 8240 and 8260. Based upon the results of testing arrangements will be made for appropriate disposal.

**EPA Sub Category (A,B, C)** – The CBI Miami Facility serves as CBI’s main processing facility for Wastewater and Used Oil. The facility operates under EPA regulations as a Wastewater Pretreatment Subpart D Multiple Wastestream Subcategory Centralized Waste Treatment Facility (CWT) for (Metals, Oils and Organics). The facility is permitted by the Miami-Dade County Department of Environmental Resources Management – Pollution Regulation & Enforcement Division (DERM) and discharges to the Miami-Dade County Water and Sewer Department POTW. All precipitated solids from the wastewater pretreatment process is solidified through the Alar Rotary Drum Filter and packaged into roll-off boxes through the solidification permit at the heart of this application. An estimated 20 yards per month of solid waste is generated in this process.

**Non hazardous Solids** – CBI received non-hazardous solid waste from customers in 55-gallon drums or other small closed containers appropriate for their contents and properly labeled and marked. These wastes are properly segregated from other wastes permitted at our facility and then bulked into lined, covered roll-off boxes or dump trailers staged at the facility in the approved, permitted solidification area. The maximum number of drums containing solid wastes shall not exceed 1750 drums at any one time. The number of containers storing processes solids wastes, along with wastewater pretreatment solids (described above), shall not exceed three (3) roll-off boxes or dump trailers at any one time. The quantity of solid wastes generated from the solidification unit is approximately 300 tons per month.

**c. How the materials will be managed or processed;**

**Grit Trap/Sump Waste**

A Representative sample of the Grit trap/Sump waste will be collected and brought to the lab for the following test to be performed prior to offloading of the waste stream. The lab will perform treatability, metals, and percent solids. If and after all testing has been performed to ensure that it meets the profile and compliance for acceptance of the waste it is then designated to be offload and instruction giving to offload technician offload manager . All loads not meeting the profile criteria’s must be reported to General Manager immediately. General Manager will contact either sales Manager or generator directly to discuss the problem with the waste stream, if after discussion it is deem that the facility cannot

treat and process the waste stream the load will be rejected. If the waste stream has changed from the approval criteria a letter must be submitted to the lab prior to offload and a new profile completed. A Copy of all bill of lading and or manifest of waste rejected will be maintained for a minimum of 1 year. All waste must be accompanied by a Bill of lading or Manifest. Any and all loads non conforming will be rejected for treatment at the Cliff Berry Facility; it can or may be handled at and off site facility capably of accepting the waste stream. Cliff Berry will look to find alternative solutions for it customer to handle these types of streams that must be rejected.

### **EPA Sub Category (A) Metals**

A Representative sample of the EPA Sub Category (A) waste stream will be collected and brought to the lab for the following test to be performed prior to offloading of the waste stream. The lab will perform treatability, metals, and percent solids. If and after all testing has been performed to ensure that it meets the profile and compliance for acceptance of the waste is then designated to be offload and instruction giving to offload technician offload manager . All loads not meeting the profile criteria's must be reported to General Manager immediately. General Manager will contact either sales Manager or generator directly to discuss the problem with the waste stream, if after discussion it is deem that the facility cannot treat and process the waste stream the load will be rejected. If the waste stream has changed from the approval criteria a letter must be submitted to the lab prior to offload and a new profile completed. A Copy of all Bills Of Lading and or manifest of waste rejected will be maintained for a minimum of 1 year. All waste must be accompanied by a Bill of lading or Manifest. Any and all loads non conforming will be rejected for treatment at the Cliff Berry Facility; it can or may be handled at and off site facility capably of accepting the waste stream. Cliff Berry will look to find alternative solutions for it customer to handle these types of streams that must be rejected.

### **EPA Sub Category (B) Oils**

A Representative sample of the Sub Category (b) oils will be collected and brought to the lab for the following test to be performed prior to offloading of the waste or by product. The lab will perform water by distillation, treatability, halogens, Flash point, solids content and PCB scan when applicable. If and after all testing has been performed to ensure that it meets the profile and compliance for the acceptance of the waste it is then designated to be offload and instruction giving to offload technician and offload manager and oil processing manager. All loads not meeting the profile criteria's must be reported to General Manager immediately. General Manager will contact either sales Manager or generator directly to discuss the problem with the waste stream, if after discussion it is deem that the facility cannot treat and process the waste stream the load will be rejected. If the waste stream has changed from the approval criteria a letter must be submitted to the lab prior to offload and a new profile completed. A Copy of all bills of lading and or manifest of waste rejected will be maintained for a minimum of 1 year. Also the receiving log will be documented in the comment section as rejected due to reason. All used oil streams must meet the used oil specs designated by EPA for Used oil. Any and all loads non conforming will be rejected for treatment at the Cliff Berry Facility; it can or may be handled at and off site facility capably of accepting the waste stream. Cliff Berry will look to find alternative solutions for it customer to handle these type of streams that must be rejected.

### **EPA Sub category (C) Organics**

A Representative sample of the Sub Category (C) Organics will be collected and brought to the lab for the following test to be performed prior to offloading of the waste or by product. The lab will perform Metals, treatability, and solids content. If and after all testing has been performed to ensure that it meets the profile and compliance for the acceptance of the waste it is then designated to be offload and instruction giving to offload technician and offload manager . All loads not meeting the profile criteria's must be reported to General Manager immediately. General Manager will contact either sales Manager or generator directly to discuss the problem with the waste stream, if after discussion it is deem that the facility cannot treat and process the waste stream the load will be rejected. If the waste

stream has changed from the approval criteria a letter must be submitted to the lab prior to offload and a new profile completed. A Copy of all bills of lading and or manifest of waste rejected will be maintained for a minimum of 1 year. Also the receiving log will be documented in the comment section as rejected due to reason. All used oil streams must meet the used oil specs designated by EPA for Used oil. Any and all loads non conforming will be rejected for treatment at the Cliff Berry Facility; it can or may be handled at and off site facility capably of accepting the waste stream. Cliff Berry will look to find alternative solutions for it customer to handle these type of streams that must be rejected.

### **Non hazardous Solids**

All drums come into the facility on CBI transport trailers with proper labels and shipping documents. Receiving documents the incoming waste containers on the inventory sheets prior to bulking in order to track which drum goes into the bulk container. All drums are then opened and inspected to meet all profile criteria, if the waste meets all the profile criteria's then they will be bulked in the proper manner. If any drums do not meet profile criteria and it may cause a problem from a compliance, health or safety criteria, sales manager and Disposal Manager will be contact immediately for alternate solution for the waste. The drums will be rejected and sent off site for alternative waste disposal. All drums will be inspected on arrival at facility; they will be segregated and stored till time of disposal. No drum shall be on site longer than 15 days.

- d. How the materials will flow through the facility including locations of the loading, unloading, sorting, processing and storage areas;**

All materials will flow through the facility as described in sections above for each waste stream.

- e. The types of equipment that will be used;**

Equipment as described in sections above for each waste stream.

- f. The maximum time materials will be stored at the facility;**

Time as described in the above sections for each waste stream.

- g. The maximum amounts of wastes, recyclable materials, and recovered materials that will be stored at the facility at any one time; and**

Amounts as described in the above sections for each waste stream.

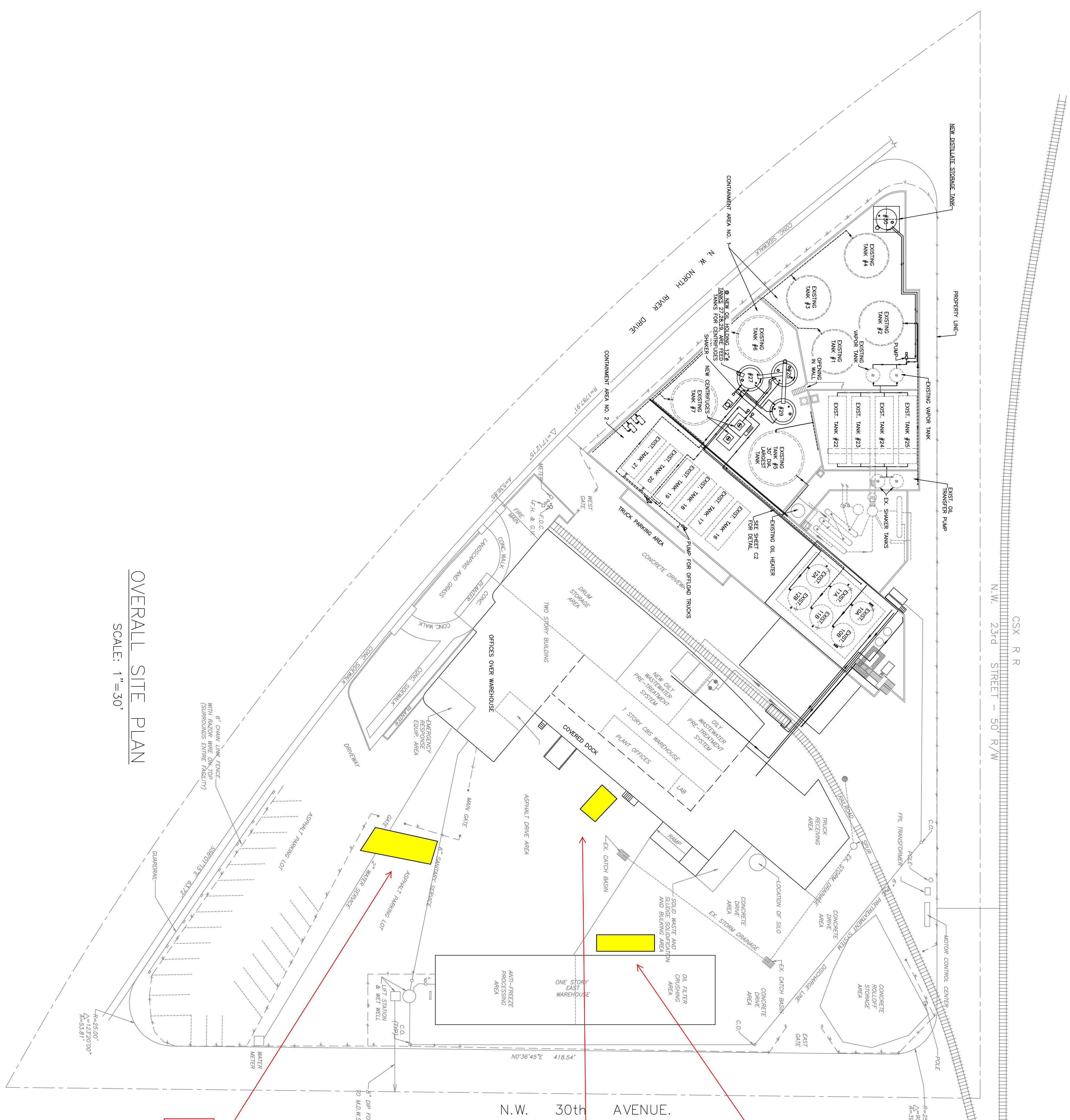
- h. The expected disposition of materials after leaving the facility.**

Solid wastes packaged into bulk containers are transported for disposal to waste-to-energy landfill in Broward County.

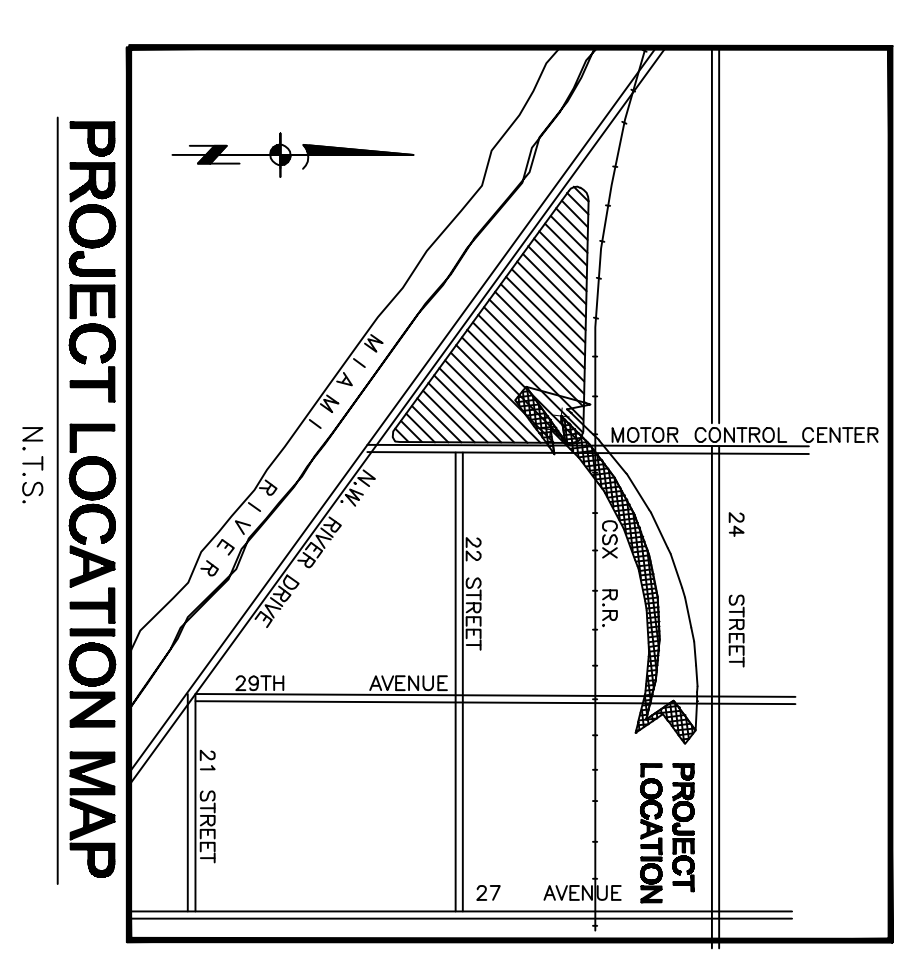
2. Attach a site plan, signed and sealed by a professional engineer registered under Chapter 471, F.S., with a scale not greater than 200 feet to the inch, which shows the facility location, total acreage of the site, and any other relevant features such as water bodies or wetlands on or within 200 feet of the site, potable water wells on or within 500 feet of the site (62-701.710(2)(b), F.A.C.).

The most recent drawings for the facility are attached and originals have been mailed to the FDEP office.





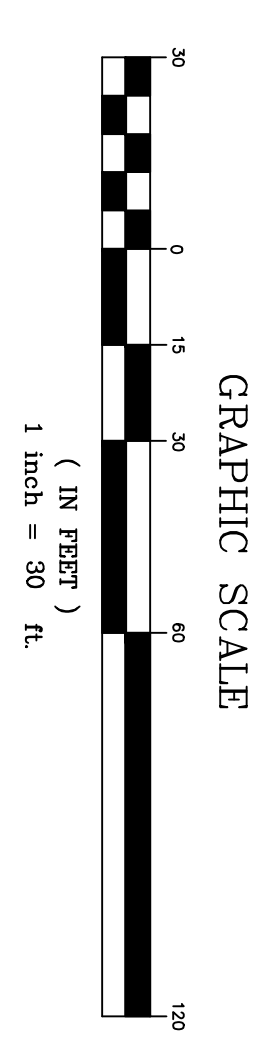
**OVERALL SITE PLAN**  
SCALE: 1"=30'



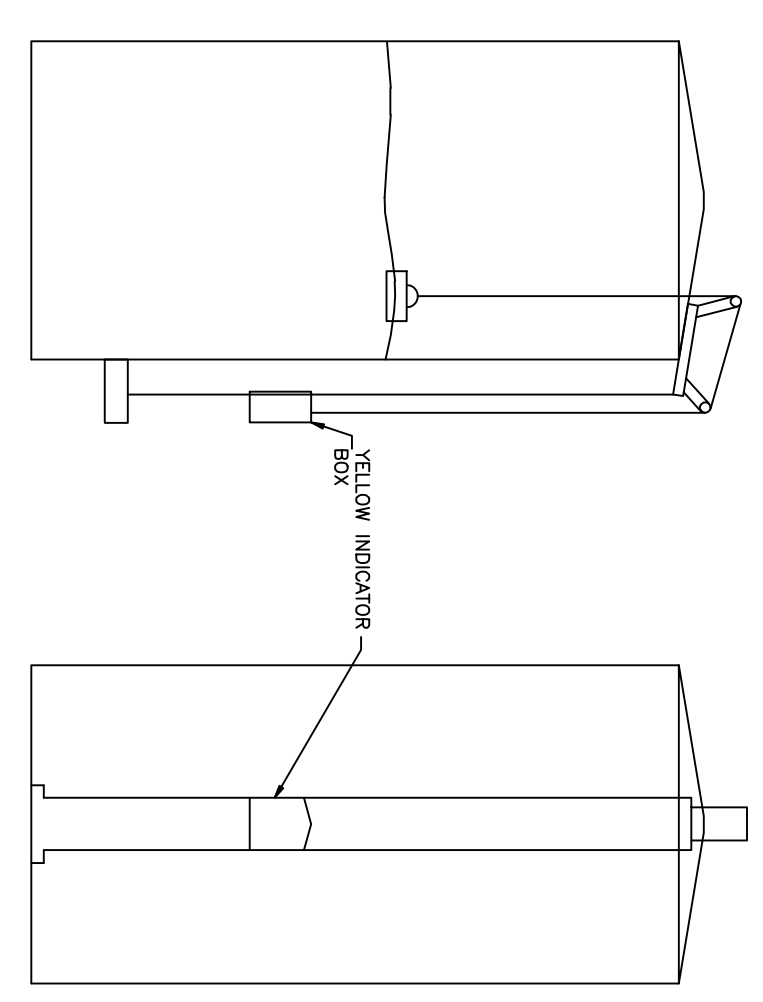
**A. 4' X 14' Area for Drum Storage: 1 Pallet  
Wide, 4 Pallets Long, Stacked 2 Pallets High =  
32 Drums**

**B. 16' X 42' Area for drum storage  
4 Pallets Wide, 12 Pallets long,  
Stacked 3 pallets high = 576 Drums**

**B. 16' X 49' Area for drum storage  
4 Pallets Wide, 14 Pallets long,  
Stacked 3 pallets high = 672 Drums**



**EXISTING LIQUID LEVEL INDICATOR**  
PROVIDED ON ALL VERTICAL TANKS  
AT CBI MIAMI FACILITY AS WELL AS FUTURE TANKS  
N.T.S.



NO	DATE	BY	CHKD	REVISIONS
5	2/20/17	RCW	DMA	ADD. LOCATIONS OF 12 AB, 11 AB W/NOTES
4	12/18/16	RCW	DMA	REV PLAN AND DETAILS
3	9/18/16	RCW	DMA	REV PLAN AND DETAILS
2	9/24/16	RCW	DMA	REV SLABS ON TANKS, CENT. EQUIP AND DETAILS
1	6/15/15	RCW	DMA	REV SLABS, DETAILS, AND PIPING TO TANK #29

**CBI MIAMI-DADE FACILITY**  
3033 NW NORTH RIVER ROAD MIAMI, FL. 33142  
**OVERALL SITE PLAN**

**D.M. AMBROSE, CIVIL ENGINEER**

CONSULTING ENGINEER  
P.O. BOX 2988 BLOWING ROCK, NC 28605  
PHONE: 828-295-6144 - 828-295-0684

SCALE: AS NOTED  
DATE: 1/21/15  
DRAWN BY: RCW  
CHECKED BY: DMA  
DESIGNED BY: DMA

C1 OF 4  
D.M. AMBROSE, P.E.  
FLORIDA REGISTRATION  
NO. 12851

SEAL

3. Provide a boundary survey and legal description of the property (62-701.710(2)(c), F.A.C.).

The most recent drawings for the facility are attached and originals have been mailed to the FDEP office.

4. Provide a construction plan, including engineering calculations, that describes how the applicant will comply with the design requirements of subsection 62-701.710(3), F.A.C. (62-701.710(2)(d), F.A.C.).

The most recent drawings for the facility are attached and originals have been mailed to the FDEP office. No additional construction is required for this application.

5. Provide an operation plan that describes how the applicant will comply with subsection 62-701.710(4), F.A.C. and the recordkeeping requirements of subsection 62-701.710(8), F.A.C. (62-701.710(2)(e), F.A.C.).

CBI shall have the facility manned at all times during operational hours of the facility. At least one trained spotter shall be on duty at all times that waste is received at the site to inspect the incoming waste. All incoming waste shall be inspected, and any unauthorized waste shall be removed from the waste stream and placed into appropriate containers for disposal at a permitted facility in accordance with a schedule submitted as part of the operation plan.

CBI operated under a self-established Air monitoring plan, which is attached to this section.

Fire Control Systems and Equipment - The Miami Facility has a PA system for internal communications capable of giving immediate emergency instruction to facility personnel. All plant operation personnel have cellular phones so that they are in constant communication with each other at all times. The facility is equipped with a fire alarm system consisting of an emergency pull switch located in the operations office. This pull switch activates the local plant alarms as well as the security company. The facility fire alarm system pull switch is monitored twenty-four (24) hours a day by ADT security company. The ADT 24 hour operations center phone number is (305) 377-4541. Fire control equipment consists of: a. Numerous fire extinguishers are located around the plant. They are inspected and certified (tagged) on an annual basis. (See Figure IV for location of fire extinguishers.) b. The main warehouse has a supervised automatic fire sprinkler system which is also monitored twenty-four (24) hours a day by ADT security company. The fire sprinkler system is inspected, tested and certified on an annual basis. Water for the fire sprinkler system comes in on a separate fire main and adequate volume and pressure is available at all times.

The facility is fenced and secure from outsiders. The facility does not receive waste unless drivers are granted access through the secure entrance way.

The facility has a current Private Sanitary Sewer Operating Permit with Miami-Dade County PSO-000513. There are no storm water drains on the property. The facility is encapsulated and all water is collected and discharged to the Public Sanitary Sewer via a Pump Station onsite regulated by Sections 24-12(3) & 24-44 of the Code of Miami Dade County.

If any regulated hazardous wastes are discovered to be improperly deposited at the facility, the facility operator shall promptly notify the Department, the person responsible for shipping the wastes to the facility, and the generator of the wastes, if known. The area where the wastes are deposited shall immediately be cordoned off from public access. If the generator or hauler cannot be identified, the facility operator shall assure the cleanup, transportation, and disposal of the waste at a permitted hazardous waste management facility.

No waste over the permitted quantity shall be accepted for processing. Operational records shall be maintained to include a daily log of the quantity of solid waste received, processed, stored, and removed from the site for recycling or disposal, and the county of origin of the waste, if known. These records shall include each type of solid waste, recovered materials, residuals, and unacceptable waste which is processed, recycled, and disposed. Such records shall be compiled on a monthly basis and shall be available for inspection by the Department. Records shall be retained at the facility for three years. Construction debris is not recycled at our facility.

<b>STANDARD OPERATING PROCEDURE</b>	<b>CBI Miami Facility Air Monitoring Plan</b>	<b>REVISION Date: 7/17/12 DRAFTED BY: RSC REVIEWED BY: APPROVED BY: LAD</b>
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**Background:**

The facility must be in a position to detect and properly report fugitive emissions causing noxious odors to PERA as outlined in the air permit. CBI has reviewed the air monitoring by PERA as noted in their March 2012 air monitoring assessment and developed the following procedure.

**Purpose:**

The purpose of this policy is to identify fugitive emissions from the CBI Miami Facility and if they occur, to determine any noxious odors that may not be consistent with the plant's air permit.

**Procedure:**

1. The Facility Manager of the CBI Miami Facility will ensure the following actions are taken and recorded on the first Thursday of every month.
  - a. Conduct a walk in and around the plant, including the outside perimeter where feasible, to detect by smell any unpleasant odors. See locations noted on the air monitoring log.
  - b. During the walk around conduct air monitoring using a meter properly calibrated to detect Total Hydrocarbons (THC) in parts per million (ppm). A photo ionization detection (PID) meter is recommended.
  - c. Record the PID THC amount including zero and any unpleasant odors in an air monitoring log as shown later in this plan.
2. Any THC readings above 0 (zero) ppm or any unpleasant odors will be investigated. A root cause will be determined, unless it is determined that the emissions are coming onto the property from a neighbor source or that no point source could be identified. Note any activities that could be a source of the emissions in the "Comments" section.
3. Any THC readings above 10.0 ppm or any unpleasant odors of sufficient strength to be detectable outside the plant shall be reported to PERA using the most appropriate method or as directed by PERA.
4. Any employee assigned the duties noted in this procedure must be trained to operate the air monitor, trained how to record the results, be familiar with plant odors to denote either unpleasant odors or strong odors as noted above, and this procedure. A competent person shall train the employee in this procedure and note the date and name of the instructor in the air monitoring log.
5. This procedure does not limit any additional requirements that may be included in the air permit or Chapter 24 of the Code of Miami-Dade County. Air monitoring results will be submitted to PERA in accordance with the air permit or as directed.

6. Provide a contingency plan that describes how the applicant will comply with subsection 62-701.320(16), F.A.C. (62-701.710(2)(g), F.A.C.).

SPCC Plan has been submitted to FDEP with Used Oil Processing Permit Application with updated resulting from RAI. Please refer to the SPCC as submitted and corrected.

7. Unless exempted by subparagraph 62-701.710(1)(d)1., F.A.C., provide the financial assurance documentation required by subsection 62-701.710(7), F.A.C. (62-701.710(2)(h), F.A.C.).



# Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road MS 4548  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

February 9, 2018

Via e-mail: [KBrandenburg@CliffBerryInc.com](mailto:KBrandenburg@CliffBerryInc.com)

Ms. Kelly Brandenburg  
Regulatory Affairs Manager  
Cliff Berry, Inc.  
P. O. Box 13079  
Fort Lauderdale, Florida 33316-3079

Re: FLR 000 119 792 – Cliff Berry, Inc. - Canaveral Facility  
FLD 000 831 156 – Cliff Berry, Inc. - Fort Lauderdale  
FLR 000 119 784 – Cliff Berry, Inc. - Jacksonville Facility  
FLD 058 560 699 – Cliff Berry, Inc. - Miami Facility  
FLR 000 083 071 – Cliff Berry, Inc. - Port Everglades Facility  
FLR 000 013 888 – Cliff Berry, Inc. - Tampa Facility

Dear Ms. Brandenburg:

My review of the financial assurance files for the above referenced facilities reveals they are in order. Florida Community Bank, National Association letter of credit number 7200000139 has an aggregate amount of \$801,735.07. This adequately covers the Department approved closure cost estimates of the above referenced facilities totaling \$801,735.07, all dated January 4, 2018. In addition, your standby trust fund agreement with U.S. Bank National Association (account number 801871400) remains in good standing. Therefore, the above referenced facilities are in compliance at this time with the financial assurance requirements of 40 CFR Part 264, Subpart H, as adopted by reference in Rule 62-701.630, Florida Administrative Code.

Please contact me at (850) 245-8743 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tor JM Bejnar".

Tor JM Bejnar  
Environmental Specialist  
Financial Assurance Working Group

cc: Bheem Kothur, DEP/Tallahassee



Cliff Berry Inc.  
Miami Facility Closure Plan  
Revised: February 2018

**Introduction:**

Cliff Berry, Inc. (CBI) is operating a used oil transfer facility in the Miami area that receives used oil, oily water and petroleum contact water (PCW) which are generated by retail gasoline stations, oil companies, automobile dealerships, airports and marine interests. All products are delivered to the CBI plant by over the road transport vehicles. The facility has the capacity of storing approximately 1,400,000 gallons of used oil, oily water or PCW.

The facility operates under licenses issued by Miami-Dade County Department of Environmental Resources Management – Pollution Regulation & Enforcement Division (DERM) and the State of Florida Department of Environmental Protection (FDEP). Company owned transport vehicles are licensed by Broward County Environmental Protection Department (EPD) and DERM. All oily liquids and contaminated soils will be transferred and stored within containment areas which have been designed to meet rules and regulations current at the time of installation. All oily liquids delivered to the facility will be handled under manifests issued by the generators.

**General Provisions:**

As required by the Florida Administrative Code (FAC) Rule 62-710.800(5), CBI has adopted this document to be used as required, during the closure of the facility.

At closure, CBI will institute the following steps:

1. Remove all standing liquids, waste and waste residues from the facility. All stored liquids will be tested, if POTW standards are met, discharge will be made to the sewer system. All liquids which do not meet POTW standards will be sent off-site for proper disposal.
2. Current plans require that the closure event will result in the complete cessation of all operations at the CBI transfer facility. Management does not contemplate partial operation of the facility. There will be no need for further facility maintenance.
3. If monitoring wells have been installed prior to closing, all on site monitoring wells will be sampled in accordance with an approved Quality Assurance Plan and analyzed for US EPA approved mixed product analytical group parameters – Volatile Halocarbons (601), volatile aromatics in water (602), 1,2 dibromomethane (EDB), Methyl ter-butyl ether (MTBE), all eight RCRA Metals. If no monitoring wells have been installed, groundwater sampling and further soil sampling should be evaluated based upon findings of the initial assessment (e.g. not immediately required).
4. A split spoon coring device will be used for the extraction of composite soil samples (taken from the land surface to groundwater at 6 inch depth, then 6 inch to 24 inch depth and so on every 18 inches until water table is reached). Soil samples will be taken from areas immediately adjacent to where trucks are stored and will include sample points on all sides of the facilities

property, and at least at two depths (non-composite). Visual inspection of soils adjacent to the containment area will determine the location of soil sampling. An OVA/FID instrument will be used for the detection of organic contamination at levels greater than 50 parts per million. The samples identified as being the most contaminated will be submitted to an approved laboratory for analysis and identification of individual constituents. Should contamination be found, CBI will submit a Contamination Assessment Plan (CAP). After approval and implementation of the CAP a Contamination Assessment Report (CAR) and Remedial Action Plan (RAP) will be developed.

5. All tanks, piping, secondary containment and ancillary equipment will be emptied, cleaned and decontaminated. Filter sand, sludge and treatment process residues will be tested for hazardous characteristics; disposal of these items will be consistent with the results of the analysis. Contaminated surfaces will be high pressure washed with appropriate detergents. The effectiveness of all decontamination steps will be assessed by using swab samples of the formerly contaminated surfaces. Decontamination will be confirmed through the analysis of final rinsate liquids.

All assessment and remedial work will be done in accordance with the Florida Administrative Code (FAC) Rules 62-762, 62-710.510, 62-780 and 40 CFR 279.54.

Should material or containerized soils be encountered during the closure, steps will be taken to control mitigation of hazardous waste and hazardous waste constituents from the affected area into ground or surface water.

These steps will include:

1. Contaminated materials will be containerized and sealed prior to their proper disposal to prevent runoff due to rainfall.
2. Isolation of contaminated areas and materials from contact with personnel. Closed covered containers will be utilized for soils.
3. Separation of decontaminated material from non-contaminated materials.
4. Containment of all wash water and decontamination materials. Such will be handled as appropriate, either as a hazardous waste through a manifest or will be discharged to the PORW. Approval from the POTW will be obtained prior to release.

During execution of the above steps, the following factors will provide the basis of action:

1. Should disposal of closure generated materials require land treatment, the type and amount of hazardous waste and hazardous waste constituents along with the mobility and expected rate of migration of the material will be evaluated prior to implementing a remedial plan.
2. Factors such as location, topography, surround land use, climate (frequency) and pH of precipitation and biological characteristics of potential disposal sites will be performed.
3. Site specific studies involving unsaturated zone monitoring, type, concentration and depth of migration of hazardous waste constituents in the soil as compared to their background concentrations will be performed, if indicated.

Prior to initiating site closure, the following will be done:

1. Contaminated soil and liquids will be manifested off site to a permitted TSD facility.
2. Tanks, piping and machinery will either be removed or decontaminated.
3. Placement of final cover considering the following:
  - a. Functions of the cover.
  - b. Characteristics of the cover including material, final surface contours, thickness, porosity/permeability, slope, length of run of slope and type of area vegetation.
  - c. Monitoring of groundwater.

**Final Closure:**

Sixty (60) days prior to the scheduled date of closing of the Miami Facility, CBI will submit an updated and detailed closure plan to the FDEP.

A revised final plan will be submitted and CBI shall provide a written notice seven (7) days prior to initiating closure. This plan will be issued during a closure event and will identify the steps necessary to perform final closure of the facility. The amended closure plan will include:

1. A description of how each waste management unit at the facility will be closed.
2. A description of how final closure of the facility will be conducted. The description will identify the maximum extent of operations conducted during the active life of the facility.
3. A projection of the maximum inventory of waste stored on site over the active life of the facility; and a detailed description of the methods to be used during final closure including but not limited to procedures for cleaning equipment and removing contaminated soils, methods for sampling and testing surrounding soils, and criteria for determining the extent of contamination necessary to satisfy the closure performing standards.
4. A detailed description of the steps necessary to remove or decontaminate all waste residues of concern and contaminated material system components, equipment, structures, and soil during final closure including but not limited to procedures for cleaning equipment and removing contaminated soils, methods for sampling and testing surrounding soils, and criteria for determining the extent of contamination necessary to satisfy the closure performing standards.
5. A detailed description of other activities necessary during the final closure period to insure that all closure activities satisfy the closure performance standards including but not limited to groundwater monitoring, leachate collection, and run-on and run-off control.
6. A schedule for closure of each waste management unit and for final closure of the facility. The schedule will include the total time required to close each waste management unit and the time required for final closure.

Within thirty (30) days of final closure of the Miami Facility, CBI will submit a certification of closure completion to the FDEP demonstrating that the facility was closed in substantial compliance with the detailed Closure Plan.

8. Provide a history and description of any enforcement actions by the applicant described in subsection 62-701.320(3), F.A.C. relating to solid waste management facilities in Florida. (62-701.710(2), F.A.C. and 62-701.320(7)(i), F.A.C.)



**Florida Department of  
Environmental Protection  
Hazardous Waste Inspection Report**

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**FACILITY INFORMATION:**

**Facility Name:** Cliff Berry Inc - Miami Terminal  
**On-Site Inspection Start Date:** 07/13/2016      **On-Site Inspection End Date:** 07/13/2016  
**ME ID#:** 51668      **EPA ID#:** FLD058560699  
**Facility Street Address:** 3033 NW North River Dr, Miami, FL 33142-6304  
**Contact Mailing Address:** PO Box 13079, Fort Lauderdale, FL 33316-100  
**County Name:** MIAMI-DADE      **Contact Phone:** (954) 763-3390

**NOTIFIED AS:**

Transporter  
Used Oil Transporter  
Used Oil Transfer Facility  
CESQG (<100 kg/month)  
Universal Waste Transporter  
Used Oil Processor

**INSPECTION TYPE:**

Routine Inspection for Used Oil Transporter facility  
Routine Inspection for Used Oil Processor facility  
Routine Inspection for Transporter facility  
Routine Inspection for Universal Waste Transporter facility  
Routine Inspection for CESQG (<100 kg/month) facility  
Routine Inspection for Used Oil Transfer Facility facility

**INSPECTION PARTICIPANTS:**

**Principal Inspector:** Kathy R. Winston, Inspector  
**Other Participants:** Kim Tampas, Environmental Specialist; Kelly Brandenburg, Regulatory Affairs

**LATITUDE / LONGITUDE:** Lat 25° 47' 47.6926" / Long 80° 14' 38.8063"

**SIC CODE:** 4953 - Trans. & utilities - refuse systems

**TYPE OF OWNERSHIP:** Private

**Introduction:**

CBI Miami is located in an industrial area near the Miami River in Miami, Florida. CBI Miami is located on an approximately 3.39-acre parcel of land owned by Cliff Berry, Inc., and is served by City of Miami water and sewer. The facility is authorized to process used oil, oily wastewater, petroleum contact water, oily solid waste, and used oil filters under their active permits #77628-HO-006 and #77628-SO-007. The facility is also registered as a Hazardous Waste Transporter and Transfer Facility (less than 10-day storage), and a Large Quantity Handler of Universal Waste batteries, mercury lamps and devices, and a Small Quantity Handler of pharmaceutical waste. The facility's most recent Used Oil Processing permit was issued on July 26, 2013 and will expire on February 12, 2018. In addition, CBI Miami is a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste. The facility employs 17 people, and operates Monday through Friday from 6am to 9pm.

**Tank Information**

At this time, CBI has taken out of service four of their horizontal tanks in the water treatment area. They are

Inspection Date: 07/13/2016

tank numbers 13, 14, 15 and 18. In this same area, two new vertical tanks numbered 10a and 10b were added; these are cone bottom tanks which facilitates separation of solids and liquids. On the used oil treatment side of the facility, four 29,900 gallon vertical tanks were added. This will allow for more storage of product and used oil awaiting treatment.

### Compliance History

The two most recent inspections conducted by the Department were on April 24, 2014 and December 6, 2012, respectively. In both cases, the inspectors only noted minor violations and the facility return to compliance without enforcement.

### Process Description:

During the inspection, the inspector was escorted by facility personnel through the bulk offloading/pit area; the tank farm and used oil processing area; the wastewater pre-treatment plant; the facility laboratory; the container offloading and solid waste bulking area (covered dock); the nonhazardous waste and hazardous waste 10-day storage areas; and the used oil filter processing building. The inspector also observed the loading station where processed used oil is loaded into trucks.

### Used Oil Processing Area

No issues were noted in this area.

### East Warehouse Area

At this time, this building is being used for used oil filter crushing and consolidation. There is also a roll-off stationed there now for drums that have reached their lifespan. They are crushed, as well, and then sent for scrap metal recycling. Any already filled oily waste roll-offs are stored in this area until they can be transferred to the local municipal landfill.

### Solid Waste Bulking Area

No issues were noted in this area.

### Hazardous Waste Transfer Area

In the transfer facility area were three containers that had both a hazardous waste stickers on them and non-hazardous waste stickers with an envelope with the appropriate profiles attached. After examining the profiles and speaking with the facility manager briefly, it was established that these containers held non-hazardous waste. The facility was warned about this issue and reminded that if a facility identifies a container as containing hazardous waste by means of a sticker, an inspector can look at this as if it were a waste determination and consider the contents hazardous waste.

### Record Review

All the facility's records appeared to be in order: the general facility inspection log, the Contingency Plan, weekly container inspection logs, manifests, acceptance and delivery logs for both hazardous waste and used oil, training records, and the permit which included the waste analysis plan and the closure plan.

### Safety and PPE

This facility has safety showers and eyewashes within a reasonable distance of any area where exposure is likely. Spill kits and assorted types of absorbents are also available both near any generation points and around all the loading/unloading sites. Backups for all this decontamination equipment is kept in large quantities in the warehouse. CBI is also an emergency response company; therefore, these products are also stored here for the offsite services they offer, as well. The fire extinguishers and the sprinkler system in the main building are serviced yearly. This year the service was performed by Broward Fire Equipment in February 2016. The facility requires the use of Level D protection including a hard hat, ANSI approved work shoes, traffic vest, safety glass, and ear protection.

Inspection Date: 07/13/2016

**Conclusion:**

The facility was in compliance at the time of the inspection. The facility did; however, send pictures the day after the inspection demonstrating that the labeling issue had been addressed.

Inspection Date: 07/13/2016

**1.0 - Pre-Inspection Checklist**

## Requirements:

The requirements listed in this section provide an opportunity for the Department's inspector to indicate the conditions found at the time of the inspection. A "Not Ok" response to a requirement indicates either a potential violation of the corresponding rule or an area of concern that requires more attention. Both potential violations and areas of concern are discussed further at the end of this inspection report.

Item No.	Pre-Inspection Review	Yes	No	Unk	N/A
1.1	Has the facility notified with correct status? 262.12	✓			
1.2	Has the facility notified of change of status? 62-730.150(2)(b)	✓			
1.3	Did the facility conduct a waste determination on all wastes generated? 262.11	✓			



Inspection Date: 07/13/2016

**Signed:**

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62 -740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C.

Kathy R. Winston  
**PRINCIPAL INSPECTOR NAME**

Inspector  
**PRINCIPAL INSPECTOR TITLE**



**PRINCIPAL INSPECTOR SIGNATURE**

08/15/2016  
**DATE**

Kim Tampas  
**Inspector NAME**

Environmental Specialist  
**Inspector TITLE**

FDEP  
**ORGANIZATION**

Kelly Brandenburg  
**Representative NAME**

Regulatory Affairs  
**Representative TITLE**

Cliff Berry  
**ORGANIZATION**

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.

**Report Approvers:**

**Approver:** Karen E. Kantor

**Inspection Approval Date:** 08/15/2016



Florida Department of  
Environmental Protection  
Hazardous Waste Inspection Report

**FACILITY INFORMATION:**

**Facility Name:** Cliff Berry Inc - Miami Terminal  
**On-Site Inspection Start Date:** 04/28/2014      **On-Site Inspection End Date:** 04/28/2014  
**ME ID#:** 51668      **EPA ID#:** FLD058560699  
**Facility Street Address:** 3033 NW North River Dr, Miami, Florida 33142-6304  
**Contact Mailing Address:** PO Box 13079, Fort Lauderdale, Florida 33316-0100  
**County Name:** Miami-Dade      **Contact Phone:** (954) 763-3390

**NOTIFIED AS:**

CESQG (<100 kg/month)  
Transporter  
Transfer Facility  
Used Oil

**INSPECTION TYPE:**

Routine Inspection for CESQG (<100 kg/month) facility  
Routine Inspection for Used Oil Processor facility  
Routine Inspection for Used Oil Marketer facility  
Routine Inspection for Used Oil Transporter facility  
Routine Inspection for Hazardous Waste Transporter facility  
Routine Inspection for Hazardous Waste Transfer Facility  
Routine Inspection for Used Oil Transfer Facility  
Routine Inspection for Universal Waste Transporter facility

**INSPECTION PARTICIPANTS:**

Principal Inspector: Kathy R. Winston, Inspector  
Other Participants: Leroy Arce, General Manager; Bridjette Bucell, Environmental Specialist

**LATITUDE / LONGITUDE:** Lat 25° 47' 47.6926" / Long 80° 14' 38.8063"

**SIC CODE:** 4953 - Trans. & utilities - refuse systems

**TYPE OF OWNERSHIP:** Private

**Introduction:**

CBI Miami is located in an industrial area near the Miami River in Miami, Florida. CBI Miami is located on an approximately 3.39-acre parcel of land owned by Cliff Berry, Inc., and is served by City of Miami water and sewer. The facility is authorized to process used oil, oily wastewater, petroleum contact water, oily solid waste, and used oil filters under their active permits #77628-HO-006 and #77628-SO-007. The facility is also registered as a Hazardous Waste Transporter and Transfer Facility (less than 10-day storage), and a Large Quantity Handler of Universal Waste batteries, mercury lamps and devices, and a Small Quantity Handler of pharmaceutical waste. The facility's most recent Used Oil Processing permit was issued on July 26, 2013 and will expire on February 12, 2018. In addition, CBI Miami is a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste. The facility employs 17 people, and operates Monday through Friday from 6am to 9pm.

Inspection Date: 04/28/2014

## Compliance History

The two most recent inspections conducted by the Department were on December 6, 2012 and October 27, 2011, respectively. There was also a follow-up inspection on November 7, 2011, that was associated with the October 27, 2011 inspection. During the December 6, 2012 inspection, only minor violations were noted and the facility returned to compliance without enforcement on February 27, 2013. The October 27, 2011 inspection resulted in enforcement and a Consent Order, which was executed on February 5, 2013, resolved the matter.

## Process Description:

During the inspection, the inspector was escorted by facility personnel through the bulk offloading/pit area; the tank farm and used oil processing area; the wastewater pre-treatment plant; the facility laboratory; the container offloading and solid waste bulking area (covered dock); the nonhazardous waste and hazardous waste 10-day storage areas; the used oil filter processing building; and the oily waste roll-off storage area. The inspector also observed the loading station where processed used oil is loaded into trucks.

### Used Oil Processing Area

No issues were noted in this area.

### Oily Waste Roll-off Storage Area

No issues were noted in this area.

### East Warehouse Area

At this time, this building is being used for used oil filter consolidation and miscellaneous storage. Also, there are still some tanks and machinery left in the building from the experimental biofuel manufacturing operation. The facility is working on selling or incorporating into their operations any of these items that are salvageable.

### Solid Waste Bulking Area

No issues were noted in this area.

### Hazardous Waste Transfer Area

No issues were noted in this area.

## Record Review

The facility's Contingency Plan did not include the home addresses of the primary or secondary emergency coordinators. The secondary emergency coordinator's name in the Contingency Plan was incorrect. Also, the facility couldn't prove that the most recent version of the Contingency Plan had been distributed to the appropriate local authorities. All other records appeared to be in order: the general facility inspection log, weekly container inspection logs, manifests, acceptance and delivery logs for both hazardous waste and used oil, training records, and the permit; which included the waste analysis plan and the closure plan.

## New Potential Violations and Areas of Concern:

### Violations

Type: Violation

Inspection Date: 04/28/2014

Rule: 279.52(b)(2)

Question Number: 28.340

Question: Does the plan include the following?

Explanation: The secondary emergency coordinator's name in the Contingency Plan is incorrect. Also, the home addresses for both the primary and secondary emergency coordinators are not provided in the above mentioned document.

Corrective Action: Please update the Contingency Plan to include the name of the new secondary emergency coordinator and the home addresses for both the primary and secondary emergency coordinators.

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Type: Violation

Rule: 279.52(b)(3)

Question Number: 28.360

Question: Has the plan been distributed to the:

Explanation: The facility couldn't prove distribution of the most recent version of the Contingency Plan to the appropriate local authorities.

Corrective Action: Make the requested changes to the Contingency Plan and then distribute the revised version of this document to the appropriate local authorities. Please provide the Department proof of distribution.

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### **Conclusion:**

An exit interview was conducted at the conclusion of the inspection which addressed the potential violations listed above. The facility was not in compliance at the time of the inspection and was given 14 days to return to compliance.

Inspection Date: 04/28/2014

**Signed:**

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62-740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C. The above noted potential items of non-compliance were identified by the inspector(s).

This is not a formal enforcement action and may not be a complete listing of all items of non-compliance discovered during the inspection.

Kathy R. Winston  
\_\_\_\_\_  
**PRINCIPAL INSPECTOR NAME**

Inspector  
\_\_\_\_\_  
**PRINCIPAL INSPECTOR TITLE**

*Kw*

\_\_\_\_\_  
**PRINCIPAL INSPECTOR SIGNATURE**

6/16/2014  
\_\_\_\_\_  
**DATE**

**Supervisor:**     Karen Kantor    

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.

9. Provide documentation that the applicant either owns the property or has legal authorization from the property owner to use the site for a waste processing facility (62-701.710(2), F.A.C. and 62-701.320(7)(g), F.A.C.)



**IMPORTANT MESSAGE**

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.



Address    Owner Name    Subdivision Name    Folio

**SEARCH:**

3033 NW North River Drive, Miami FL

Suite



[Back to Search Results](#)

**PROPERTY INFORMATION**

**Folio:** 30-3128-000-0130

**Sub-Division:**

**Property Address**  
3033 NW N RIVER DR  
Miami, FL 33142-6337

**Owner**  
CLIFF BERRY INC

**Mailing Address**  
PO BOX 13079  
FT LAUDERDALE, FL 33316

**PA Primary Zone**  
7300 INDUSTRIAL - HEAVY MFG

**Primary Land Use**  
4731 MINERAL PROCESSING : MINERAL PROCESSING

**Beds / Baths / Half**    0 / 0 / 0

**Floors**    2

**Living Units**    0

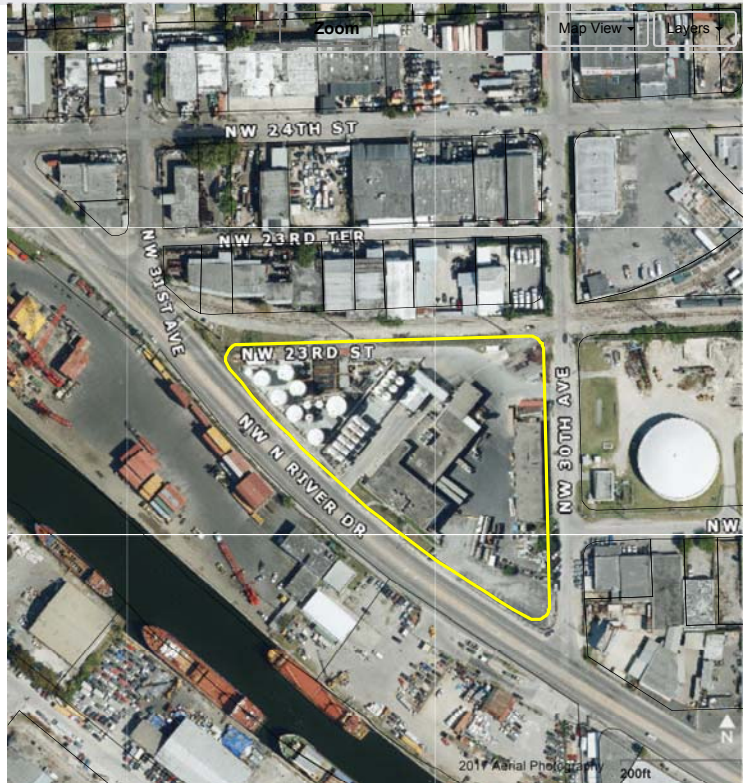
**Actual Area**    32,062 Sq.Ft

**Living Area**

**Adjusted Area**    32,062 Sq.Ft

**Lot Size**    147,668 Sq.Ft

**Year Built**    1947



**Featured Online Tools**

- |                                  |                               |  |  |                                       |  |
|----------------------------------|-------------------------------|--|--|---------------------------------------|--|
| <a href="#">Comparable Sales</a> | <a href="#">Glossary</a>      | <a href="#">Non-Ad Valorem Assessments</a> | <a href="#">PA Additional Online Tools</a> | <a href="#">Property Record Cards</a> | <a href="#">Property Search Help</a>   |
| <a href="#">Tax Comparison</a>   | <a href="#">Tax Estimator</a> | <a href="#">TRIM Notice</a>                | <a href="#">Property Taxes</a>             | <a href="#">Report Discrepancies</a>  | <a href="#">Report Homestead Fraud</a> |
|                                  |                               |  | <a href="#">Value Adjustment Board</a>     |                                       |  |

**ASSESSMENT INFORMATION**

Year	2017	2016	2015
<b>Land Value</b>	\$1,506,214	\$1,506,214	\$1,506,214
<b>Building Value</b>	\$740,513	\$257,196	\$645,791
<b>Extra Feature Value</b>	\$158,676	\$0	\$159,517
<b>Market Value</b>	\$2,405,403	\$1,763,410	\$2,311,522
<b>Assessed Value</b>	\$1,939,751	\$1,763,410	\$2,238,658

**BENEFITS INFORMATION**

Benefit	Type	2017	2016	2015
<b>Non-Homestead Cap</b>	Assessment Reduction	\$465,652		\$72,864

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

**FULL LEGAL DESCRIPTION**

TAXABLE VALUE INFORMATION ⓘ			
	2017	2016	2015
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,751	\$1,763,410	\$2,238,658
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,405,403	\$1,763,410	\$2,311,522
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,939,751	\$1,763,410	\$2,238,658

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 THAT PORT OF THE N1/2 OF SW1/4 OF  
 SE1/4 BOUNDED ON N BY NW 23 ST ON  
 E BY NW 30 AVE & ON S & W BY  
 NW N RIVER DRIVE  
 LOT SIZE 147668 SQUARE FEET  
 OR 15978-4473 0693 6

SALES INFORMATION ⓘ			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1993	\$1,000,000	15978-4473	Other disqualified

For more information about the Department of Revenue's Sales Qualification Codes.

2017 2016 2015

LAND INFORMATION ⓘ					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	IU-2	7300 - INDUSTRIAL - HEAVY MFG	Square Ft.	147,668.00	\$1,506,214

BUILDING INFORMATION ⓘ						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1947	1,036		1,036	\$40,629
1	2	1947	7,820		7,820	\$256,799
1	3	1947	14,281		14,281	\$301,186
1	4	1988	981		981	\$29,793
2	1	1947	6,504		6,504	\$105,885
3	1	1988	1,440		1,440	\$6,221

EXTRA FEATURES ⓘ			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1995	2,184	\$7,076
Paving - Concrete	1995	25,000	\$70,875
Catwalk - Steel Grating - Overhead	1988	480	\$12,432
Cent A/C - Comm (Aprox 300 sqft/Ton)	1970	15	\$12,600
Chain-link Fence 6-7 ft high	1947	1,200	\$9,240
Interior Office - Average Quality	1947	990	\$7,920
Height Factor - Wall Area Above 16 ft	1947	278	\$1,390
Paving - Asphalt	1947	9,000	\$7,425
Plumbing Fixtures - Warehouse	1947	4	\$2,800
Plumbing Fixtures - Warehouse	1947	8	\$5,600
Sprinkler System/Auto - Wet	1947	21,650	\$17,861
Wall - CBS unreinforced	1947	1,372	\$3,457

**ADDITIONAL INFORMATION**

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.



LAND USE AND RESTRICTIONS			
<b>Community Development District:</b>	NONE	<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NORTH CENTRAL	<b>Enterprise Zone:</b>	CENTRAL
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY	<b>Zoning Code:</b>	IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING
<b>Existing Land Use:</b>	320 - INDUSTRIAL INTENSIVE, HEAVY-LIGHT MANUFACTURING, AND WAREHOUSING-STORAGE TYPE OF USE Government Agencies and Community Services		

OTHER GOVERNMENTAL JURISDICTIONS			
Business Incentives	Childrens Trust	Environmental Considerations	Florida Department Of Revenue
Florida Inland Navigation District	Miami-Dade County	PA Bulletin Board	Non-Ad Valorem Assessments
School Board	South Florida Water Mgmt District	Tax Collector	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

<b>EXEMPTIONS &amp; BENEFITS</b>	<b>REAL ESTATE</b>	<b>TANGIBLE PERSONAL PROPERTY</b>	<b>PUBLIC RECORDS</b>	<b>ONLINE TOOLS</b>	<b>TAX ROLL ADMINISTRATION</b>
Deployed Military	40 Yr Building Re-Certification	Appealing your Assessment	Address Blocking	Property Search	Appealing your Assessment
Disability Exemptions	Appealing Your Assessment	Assessment Information Search	Change of Name	Property Sales	Reports
Homestead	Defective Drywall	Exemptions	Change of Address	Tax Estimator	
Institutional	Folio Numbers	Extension Requests	Change of Ownership & Title	Tax Comparison	
Senior Citizens	Mortgage Fraud	Filing Returns	Declaration of Condominium	Homestead Exemption and Portability	
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