

## **SITE MANAGER SUMMARY REPORT**

Facility ID# 139101757  
Facility Name: Miami City – Sawyer Property  
Facility Address: 801 NW 2<sup>nd</sup> Ave., Miami, FL 33136  
Site Owner: Clarence Woods, Executive Director  
Site Company: Southeast Overtown/Park Community Redevelopment Agency  
Site Contact Info: 819 NW 2<sup>nd</sup> Ave., 3<sup>rd</sup> Floor, Miami, FL 33136  
Site Access Status: No previous owner (200 NW 8<sup>th</sup> Ave LLC) received SAA on 3/9/2017; current owner has not signed an SAA; work ongoing at site under LSSI  
Site Parcel No: 01-3137-038-0030

### **Discharge 1:**

Lead Agency: PRP  
Score: 12  
Technical Status: SA  
LCAR Needed: N/A  
Discharge Date: 2/25/1991  
Program: ATRP  
Eligibility Status: Eligible  
Determination Date: 8/27/1991  
Discharge Combined: N/A  
Funding Cap: N/A  
Deductible Amount: \$500  
Deductible Paid: \$0.00  
Cost Share: N/A

### **Description of Past Activity:**

The site was previously utilized as a service station going back to the 1930s, but its use as a bicycle repair shop prior to that indicates that its actual history as a commercial business goes back even farther, though the construction date of the facility has not been confirmed. The facility's inclusion in a 1922 city directory indicates that it may have originally been a private residence.

At any rate, the site was operated as a service station from the 1930s through to the early 1990s – the first contamination assessment done at the site dates to Feb. 26, 1991, when underground storage tanks (USTs) were observed by Law Engineering (the contractor at the time). In all there were thought to be five (5) abandoned underground storage tanks located at the facility, but there are four (4) USTS registered in STCM. Two (2) of the tanks contained 4,000 gallons each of unleaded gasoline, while the remaining two 550-gallon tanks contained kerosene and waste oil, respectively. All four USTS have since been removed from the site.

At the time of the initial sampling done at the site, a simple odor and visual inspection of the tanks revealed a strong smell of the aforementioned substances and some liquid even remained in the tanks. Limited groundwater and soil testing was also undertaken and two temporary monitoring wells were also installed – it was from those monitoring wells that soil and groundwater samples were collected and tested in the laboratory. Concentrations of volatile organic constituents indicated that some of the soil samples taken from the site could be defined as excessively contaminated per the criteria established by Florida regulations. The exact findings of the sampling are summarized in the 2/26/1991 entry in Oculus. The four tanks were removed on March 25, 1991, and at the time it was observed that the tanks themselves appeared to be in good condition but free product and a strong petroleum odor were noted during the excavation.

PRP cleanup eligibility documentation was submitted in March 1991 and in July 1991, and FDEP officially determined that the site was eligible for reimbursement of allowable costs associated with cleanup under the Abandoned Tank Restoration Program, which has a deductible amount of \$500 (still unpaid as of the time of this writing on March 1, 2019) and no spending cap, on August 27, 1991. However, evidently owing to the site's low score, no assessment or cleanup work took place at the site until Nov. 16, 2007, and it was noted that there had been no documentation since the previous scoring event to indicate any change in the petroleum contamination's migration potential. The score, accordingly, did not change and the site sat dormant again until a decade later.

After the priority score funding threshold was lowered in 2017, Site Access Agreements were sent to the property owner by FDEP's administrative contractor on three occasions (Aug. 27, 2015, Jan. 15, 2016, and finally March 9, 2017). Work at the site eventually took place under Low Score Site Initiative (LSSI) program, with BTEX being selected as the Agency Term Contractor (ATC) to carry out the assessment and cleanup work at the site on June 1, 2017. A work order detailing the scope of work for the site was completed and submitted July 29, 2017.

Work proceeded through several rounds of monitoring well installations, groundwater sampling and other assessment activities throughout the rest of 2017 and early 2018. In April 2018 the site was issued a provisional No Further Action closure following the approval of the Site Assessment Report (SAR) and NFA Proposal received on March 13, 2018. FDEP approved the NFA and in the April 6, 2018, letter noted that the Site Rehabilitation Completion Order (SRCO) would not be issued until all monitoring and remediation wells were removed from the site. A work order to that effect was generated on April 30, 2018, and reached its conclusion on July 3, 2018, with the completion of the final deliverable of the work order, that being the submission of a Well Abandonment Report (WAR).

No additional activity has taken place at the site since that time, and SRCO is still pending as of March 1, 2019.