

Memorandum



Date: August 18, 2011

To: Marc LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, Assistant Director
Department of Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: CSX Proposed Abandonment STB Docket No. AB-55
(Sub. No. 717X)

The Department of Environmental Resources Management (DERM) has reviewed the proposed abandonment of the CSX Transportation railroad easement from NW S River Dr to NW 21st Street near NW 37th Avenue for the MIC (Miami Intermodal Center) and offers the following comments:

Potable Water

The following water main intersects the area:

- An 8-inch distribution main along NW 28th Street.
- A 16-inch distribution main along NW 25th Street
- In addition, there is a water extension permit (2011-WAT-EXT-00057) issued on July 8, 2011, which consists in the installation of 1,509 LF of 12-inch water main and four (4) hydrants for the Miami Intermodal Center – Train and Bus Station – East Concourse. This water extension has not been certified with DERM.

Sanitary Sewer Service

There are no sanitary sewer mains that intersect this project. However, there are two sewer extension permits within the subject area:

- 2009-SEW-EXT-00072 issued on August 13, 2009, which consists in the construction of 876 LF 8-inch sanitary sewer main along NW 25th Street, from NW 36th Court to NW 37th Avenue. This sewer extension has not been certified with DERM.
- 2011-SEW-EXT-00070 issued on June 27, 2011, which consists of the construction of 803 LF of 8-inch sanitary sewer main and four (4) manholes for the MIC East Concourse. This sewer extension has not been certified with DERM.

Any proposed development within this easement should be coordinated with the Miami-Dade Water and Sewer Department in order to coordinate any water or sewer work that may be required during the construction phase. It is also strongly recommended that extra care be taken to protect the county water distribution and sewage collection systems during development.

Water Control

A NPDES (National Pollutant Discharge Elimination System) Stormwater permit may be required as per Rule 62-621.300(4), F.A.C. for the proposed activity. Please contact the Florida Department of Environmental Protection NPDES Stormwater Section at (850) 245-7522 or www.dep.state.fl.us/water/stormwater/NPDES.

A Class V permit from Miami-Dade County DERM Water Control Section (305-372-6681) is required for any dewatering activities.

Pollution Control

1. A review of Attachment #7, prepared by Shaw Environmental, Inc., indicates that the submittal is not an environmental report, but rather a scope of work for proposed solid waste removal along a portion of the southern corridor associated with the above referenced easement. As such, DERM cannot complete the review of the document due to the fact that it is incomplete and does not evaluate potential environmental impacts along the aforementioned corridor. The following are some of the issues noted:
 - a) Only the odd numbered pages are included in this attachment. Missing are the even numbered pages associated with the scope of work. Therefore, a review of the document could not be conducted.
 - b) Be advised that the soil characterization component of the proposed work must be conducted in accordance with Chapter 62-713, of the Florida Administrative Code (FAC), followed by the appropriate assessment activities for both soil and groundwater and compared to the guidelines specified in Chapter 62-777 F.A.C.
 - c) Furthermore, as previously noted, the attachment does not provide the relevant information for DERM to assess for environmental impacts. For instance, railroad lines have historically been recognized for potential environmental impacts due to past maintenance practices. Therefore, at a minimum a Phase I and/or Phase II reports addressing potential impact to soils and groundwater quality will need to be formally submitted to the Pollution Control Division of DERM for review.
2. The map delineating the CSX Transportation railroad easement segment to be abandoned is from NW S River Dr to NW 21st Street near NW 37th Avenue for the MIC (Miami Intermodal Center). Please be advised that assessments on properties abutting this section of the railroad easement have current contamination assessment/remediation issues that may be related to the railroad easement as follows:
 - a) Folio No. 30-3129-000-0200 (3804 NW 28th Street) has current contamination issues associated with Arsenic (Parcel 169, HWR-525/File 2958 and Miami Welding Supply, Inc., IW-101/F-6383)
 - b) Folio No. 30-3129-000-0030 has current contamination issues associated with Pentachlorophenol (Parcel 170, HWR-525/File 2958)
 - c) Also, there are current contamination assessment/remediation issues for abutting Folio No. 30-3129-000-0200, as follows:
 - i. Budget Rent A Car Systems, Inc., 3901 NW 28th Street, UT-2785/F-2958 is currently under assessment for petroleum contamination.

- ii. Budget Rent A Car (GW Remediation)/Parcel 170 EHC(HWR-638), 3901 NW 28th Street, IW5-3197/F-2958 has been referred to enforcement for solvent contamination
- d) Additionally, current construction activities associated with the MIC indicate solid waste and petroleum contamination assessment/remediation issues within abutting properties and associated with the following records:
 - i. Miami Intermodal Corridor Tracking File, 3941 NW 22 St., HWR-573/F-20839
 - ii. FDOT-Proposed Tri-Rail Parking, vicinity of NW 25th Street & NW 37th Avenue, HWR -678/F-20839

The information included in this review of the referenced railroad easement is based on the information available in DERM databases at the time of the review. The attached map indicates the general locations of the aforementioned properties.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Napoleon Somoza P&Z

