



CITY OF SOUTH MIAMI

**REQUEST FOR PROPOSALS
NO. CSM2026-08**

**DESIGN, FINANCING, DEVELOPMENT, AND MANAGEMENT
OF CITY PROPERTY FOR ESSENTIAL AFFORDABLE
HOUSING**

CITY OF SOUTH MIAMI COMMISSION

Mayor Javier Fernández
Vice Mayor Brian Corey
Commissioner Lisa Bonich
Commissioner Steve Calle
Commissioner Danny Rodriguez

CITY MANAGER

Genaro “Chip” Iglesias

DEPUTY CITY MANAGER

Samantha Fraga-Lopez

CITY CLERK

Nkenga Payne, CMC, FCRM

CITY ATTORNEY

Anthony L. Recio
Lillian M. Arango
Weiss Serota Helfman Cole + Bierman, P.L



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PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of South Miami (“City”) is soliciting proposals from highly qualified individuals, associations, corporations, joint ventures, or partnerships which possess the requisite skill, experience, and financial strength (individually and collectively, “Developer(s)” or “Proposer(s)”) for the design, financing, development, and management of a mixed-income affordable housing project (the “Project”) to be constructed on City-owned real property generally located **5890 SW 69th Street (designated Property Folio No. 09-4025-028-2070)** (the “Property”).

Interested companies, firms, and individuals (“Proposers”) may obtain a copy of **Request for Proposals No. CSM2026-08** (the “RFP”) to be issued on **JUNE 17, 2026** at City of South Miami, 6130 Sunset Drive, South Miami, Florida 33143, from the City’s website (<https://www.southmiamifl.gov/bids.aspx>), and through the Onvia DemandStar portal (<https://network.demandstar.com/>). The RFP contains detailed information about the scope of Services, submission requirements, and selection procedures.

E-BID OPENING VIA VIDEO CONFERENCING:

The City will only receive submittals electronically through the Onvia DemandStar Electronic Bid System (E-Bidding). To register as a business, go to <https://network.demandstar.com/>

Bids will be publicly opened through video conferencing using the **Zoom platform. At 10:30 AM, local time.** Members of the public are invited to view the bid opening meeting through Zoom at <https://zoom.us/j/3056636339> or by listening to the bid opening meeting on a dedicated phone line by dialing +1-786-635-1003 Meeting ID: 3056636339.

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| RFP Number: | CSM2026-08 |
| RFP Name: | Design, Financing, Development, and Management of City Property for Essential Affordable Housing |
| RFP Publication Date: | June 17, 2026 |
| NON-MANDATORY Pre-Solicitation Meeting: | July 16, 2026 at 10:00 AM Located at the City of South Miami City Hall Chambers, 6130 Sunset Drive, South Miami, FL 33143 |
| Written Questions Deadline: | Any questions, requests for information, or clarification pertaining to this RFP must be made in writing by no later than July 24, 2026 by 10:00 AM to: Steven Kulick, Chief Procurement Officer 6130 Sunset Drive, South Miami, Florida 33143, Telephone 305-663-6330, Email: steven.kulick@somifl.gov. |
| RFP Closing Date/Time: | August 20, 2026 at 10:00 AM EST. |
| Anticipated Award Date | TBD |
| Contact Information: | Steven Kulick, Chief Procurement Officer Email: steven.kulick@somifl.gov . Ph: 305/663-6339 |
| RFP Scope of Work: | SECTION 2 Of This Document: “Services Needed by the City” |

All notices and any addenda issued by the City with respect to the RFP will be made available on the City’s website. It is the Proposer’s sole responsibility to ensure receipt of any issued notice or addenda relating to this RFP once posted to the website. The proposal submission shall be submitted electronically via DemandStar, and marked

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“Proposal to City of South Miami, **RFP No. CSM2026-08** for Design, Financing, Development, and Management of City Property for Essential Affordable Housing.” Any proposal received after the deadline listed above, whether by mail or otherwise, will be returned unopened. Proposers are responsible for ensuring that their proposal is received by the City by the deadline.

Pursuant to subsection 8A-7, “Cone of Silence,” of Section 8 “Code of Ethics” of the City, public notice is hereby given that a “Cone of Silence” is imposed concerning this solicitation. The “Cone of Silence” prohibits communications regarding competitive solicitations (e.g. RFP’s, ITB’s, RFQ’s) between a potential vendor, service provider, proposer or bidder, or agent, representative, lobbyist or consultant for the potential bidder; and (i) members of the City commission; (ii) the City’s professional staff; or (iii) any member of the City’s selection, evaluation or negotiation committee. Procedures regarding the Cone of Silence can be found in the RFP documents.

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SECTION 1.

INTRODUCTION, PROPOSAL SUBMISSION REQUIREMENTS, AND EVALUATION

1.1. INTRODUCTION/GENERAL BACKGROUND.

The City of South Miami (the “City”) is soliciting proposals from highly qualified individuals, associations, corporations, joint ventures, or partnerships which possess the requisite skill, experience, and financial strength (individually and collectively, “Developer(s)” or “Proposer(s)”) for the design, financing, development, and management of a mixed-income affordable housing project (the “Project”) to be constructed on City-owned real property generally located 5890 SW 69th Street (designated Property Folio No. 09-4025-028-2070) (the “Property”), all as set forth in greater detail in Section 2, “Services Needed by the City,” of this RFP.

SCHEDULE OF EVENTS.

The following schedule shall govern this RFP. The City reserves the right to change the scheduled dates and times at its sole discretion.

| No. | Event | Date | Time (EST) |
|------------|--|------------------------|-------------------|
| 1 | Advertisement/ Distribution of RFP (Cone of Silence Begins) RFP Available on DemandStar www.DemandStar.com and https://www.southmiamifl.gov/bids.aspx | June 17, 2026 | 2:00 PM |
| 2 | Non-Mandatory Pre-Solicitation Meeting | July 16, 2026 | 10:00 AM |
| 3 | Site visit, inspection of site, if required. | TBD | TBD |
| 4 | Deadline to Submit Questions/Requests for Clarification | July 24, 2026 | 10:00 AM |
| 5 | City’s Issues Addenda and Responds to Questions | August 7, 2026 | 10:00 AM |
| 6 | Deadline to Submit Sealed Bids – Submission Deadline | August 20, 2026 | 10:00 AM |
| 7 | E-BID OPENING VIA VIDEO CONFERENCING VIA THE ZOOM PLATFORM at Zoom at https://zoom.us/j/3056636339 or by listening to the bid opening meeting on a dedicated phone line by dialing +1-786-635-1003 Meeting ID: 3056636339. | August 20, 2026 | 10:30 AM |
| 8 | City Staff Member Initial Review of Proposals | August 28, 2026 | 4:00 PM |
| 9 | Evaluation Committee Review of Proposals | September 11, 2026 | 10:00 AM |
| 10 | Oral Presentations Before Evaluation Committee (if requested) | TBD | TBD |

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|----|---|-----------------|------------|
| 11 | City Manager Issues Recommendation to Commission | October 6, 2026 | 7:00 PM |
| 12 | Commission Meeting to Award RFP to Developer(s) and Approve Negotiation of Longterm Site Control Structure, which may include a Joint Venture, Lease, and/or Development Agreement(s) | TBD | TBD |
| 13 | Commission Meeting to Approve Longterm Lease and Development Agreement(s), if necessary. | TBD | TBD |

1.2. GENERAL SOLICITATION INSTRUCTIONS; SUBMITTAL DEADLINE.

All Proposals must be received by August 20, 2026 by 10:00 AM via DemandStar E-bidding upload. Proposals received after the due date and time will not be considered.

All Proposals received will be publicly opened and announced during a meeting, on the date, place, and time specified in the Schedule of Events set forth in Section 1.2, above. All Proposals received after that time shall be returned, unopened.

1.3. PROPOSAL REQUIREMENTS

In order to ensure a uniform review process and to obtain the maximum degree of comparability, Proposers shall submit a Proposal that includes all of the following information/documentation, appropriately tabbed, in this exact order (“Proposal”). Failure to do so may render a Proposal as non-responsive.

NOTICE TO ALL PROPOSERS: REFER TO SECTION 4 OF THIS RFP WHICH CONTAINS A CHART LISTING ALL OF THE FORMS THAT MUST BE PROVIDED IN THE PROPOSAL IN ADDITION TO THESE SUBMISSION REQUIREMENTS.

Tab A. **Cover Page:** A cover page with Proposer’s business name, address, and telephone number; name and all contact information for individual that will serve as “Project Manager,” a primary liaison between the Proposer and the City; date; and subject “Proposal for **RFP No. CSM2026-08** for Design, Financing, Development, and Management of City Property for Essential Affordable Housing.”

Tab B. **Table of Contents.** A Table of Contents that outlines in sequential order the major areas of the Proposal, including enclosures. All pages must be consecutively numbered and correspond to the Table of Contents and shall be in the order required by this RFP.

Tab C. **Letter of Intent:** A Letter of Intent shall be provided that briefly introduces the Proposer, the Proposer’s commitment to the City, an understanding of the Project, including the Property and the surrounding neighborhood, all work and services to be provided as part of the Project, and the key aspects of the Proposal. Not to exceed **one (1)** page in length in 12-point Times New Roman (or equivalent) font and single-spaced.

Tab D. **Firm’s Qualifications.** Proposers must display relevant experience in developing, operating, maintaining, and completing projects similar to the Project solicited and should emphasize both the experience and capability of particular personnel who will be responsible for implementation of the Project. Accordingly, the Proposer

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must complete and submit **FORM 2**, Company Qualifications Questionnaire and **FORM 9**, References.

1. To be eligible to respond, the Proposer, or a principal, subsidiary, or affiliate with substantially the same ownership structure as the Proposer, shall have **five (5) years** of continuous operation under the same entity name and provide proof of same.
2. Proposer must include any relevant business licenses, including occupational licenses, business tax receipts, and Florida registration (entity certifications, not personal) and a copy of the entity's State Corporate Certificate or other proof from the State of Florida, Division of Corporations that Proposer, or a principal, subsidiary, or affiliate with substantially the same ownership structure as the Proposer, is authorized to do business in this State.
3. Proposer must provide copies of its professional and business licenses and insurance, qualifier for company name and type of licenses, as well as those for supporting firms, contractors, or subcontractors.
4. Proposer must provide documentation demonstrating that the Proposer, or a principal, subsidiary, or affiliate with substantially the same ownership structure as the Proposer, has been and is currently doing business within the County providing development services similar to those required for the Project for at least five (5) years.
5. Proposer shall provide a list of current and past projects, with emphasis on projects developed in Florida and more particularly, Miami-Dade County. The Proposer may satisfy this requirement by providing a list of such current and past projects through a principal, subsidiary, or affiliate with substantially the same ownership structure as the Proposer. For current projects, Proposer shall disclose start date, percentage of completion, and projected time to completion. Proposers (or their affiliates) shall have successfully completed at least two LIHTC developments within the last ten (10) years. Additional consideration will be given to teams with experience obtaining FHFC awards, including LIHTCs and/or SAIL funding.
6. Proposer must also provide the official complaint and litigation history within the last **ten (10) years** for its qualifying professional license. Such official complaint and litigation history should also include the complaint and litigation history within the last ten (10) years for any principal, subsidiary, or affiliate with substantially the same ownership structure as the Proposer. Proposer must disclose if it, or any of its principals or affiliates, has been barred or suspended from LIHTC development in any state.
7. Proposer shall identify the Principal in Charge's Experience. This individual must have a minimum of **five (5) years'** experience in providing development services for similar projects. This individual must be capable

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of speaking and making decisions on behalf of the Proposer. Include a one-page resume with contact information for at least three (3) professional references for the individual designated to serve as Principal in Charge or Program Manager.

8. In addition to completing **FORM 9**, References, the Proposer shall be required to provide **three (3) letters** of references shall be submitted as part of the Proposal, which shall each include the following information from the referencing individual: Name; Position; Entity; Address; Telephone Number; E-Mail Address; Contract Date and Value; Description of Project/Work; and Total cost of the project/work/studies, estimated and actual.
9. Specialized Experience. Describe and document knowledge and experience in the following areas:
 - i. Florida Building Code;
 - ii. Sustainable and resilient design, including green building certification systems and coastal construction such as LEED and Green Globes;
 - iii. Stakeholder and public engagement;
 - iv. Development, operation, and management of affordable housing developments similar to the Project;
 - v. Development of residential facilities, with an emphasis on affordable residential facilities developed for municipalities, especially those within Miami-Dade County; and
 - vi. Management and operation of LIHTC-program or other specialized financing programs for affordable housing developments, including the Proposer's experience with LIHTC compliance, alternative financing program compliance tenant income certifications, Fair Housing compliance, Florida Housing monitoring requirements, and long-term regulatory compliance.
 - vii. Acquisition of special financial and tax incentives for affordable housing developments such as the Project, including, by way of example, LIHTC; State Apartment Incentive Loan (SAIL); Federal Home Loan Bank (Affordable Housing Program (AHP) and Community Investment Program (CIP)); New Market Tax credits; EB-5 program; and other similar financing resources available.

Tab E. **Project Team/Personnel Qualifications.** The Proposer must demonstrate that Key Staff, including any key subcontractors, (the "Project Team") have sufficient staff and resources, including technical expertise and support personnel, to successfully and timely deliver the Project, as set forth under Section 2, "Services Needed by the City," of this RFP. The Proposer must demonstrate the Project Team's qualifications by providing the following information:

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1. Complete and submit **FORM 8**, Key Staff and Proposed Subcontractors.
2. The Project Team working on the Project must have prior experience within the past **eight (8)** years of providing development services for similar projects.
3. Provide an organizational chart showing reporting structure for the Project Team.
4. Include one-page resumes for each person or subcontractor listed in **FORM 8**, Key Staff and Proposed Subcontractors. Resumes should include experience with similar projects, specifying the role the individual employee served on the project.
5. For each task, list each individual Key Staff member, including subcontractors, and indicate their relative involvement on the task (based on number of hours per week). Also indicate the relative involvement of the Prime Contractor and each key subcontractor on the project in total.
6. Provide evidence of Florida professional licensure for individuals of the A/E team members with copies of any requisite authorizations to develop the Project in the State of Florida.

Tab F. **Master Development Plan.** Proposals submitted in response to this RFP must include a Master Development Plan for the Project to be developed, operated, and maintained at the Property. The Master Development Plan must demonstrate the Proposer's understanding of the City's development vision and goals for the Project, familiarity with the Property and the neighboring community, and extensive knowledge and experience in implementing similar projects.

The Master Development Plan must provide for a comprehensive development plan that provides, at minimum, for the planning, entitlement, development, and construction of affordable housing rental units, as set forth in greater detail under Section 2 of this RFP, and, once developed and constructed, management and operation of the Project primarily for the benefit of qualifying individuals. Proposer should demonstrate a clear understanding that qualifying City residents are to be selected and prioritized over other members of the general public to the maximum extent possible and permissible.

In addition to these minimum requirements, the Master Development Plan may also provide for a practical combination of some market rate residential use, office use, commercial use, and such other uses permissible under the Transit-Supportive Development District ("TSDD") zoning regulations, as may be compatible with the Property and the surrounding neighborhood.

Towards that end, the Master Development Plan must include the following components:

1. Executive Summary of Overall Approach. An executive summary describing the proposed Master Development Plan and the Proposer's general approach to planning, designing, developing, constructing,

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maintaining, operating, and managing the proposed Project. The summary must also include an explanation of why the proposed development is the highest and best use of the Property given the City's goals and objectives, including the approximate number of units and square footage for each proposed use and component, taking into consideration the City's development vision and goals for the Project.

2. Planning and Site Plan Approach. Provide the Proposer's Planning and Site Plan Approach to development of the Project at the Property as follows:
 - i. An explanation of how the Project complies with zoning requirements of the City's Land Development Code, including, especially the Property's current TSDD zoning designation. Indicate if any zoning relief will be pursued by the Proposer if awarded site control pursuant to this RFP. Proposals should weigh their proposed design for compatibility with the surrounding neighborhood and the City's Comprehensive Plan.
 - ii. A description of the entitlements (including but not limited to zoning approvals, environmental permitting, building permitting and any significant operating licenses) required by the proposed Project, how the Proposer will pursue said entitlements, and a timeline for obtaining said entitlements.
 - iii. A conceptual site plan of the Property, including proposed stories, model residential units, elevations, the location of the building(s), amenities, and other structures and features, including roadways, sidewalks, open areas (green space), landscaping, etc. If development is proposed in phases, Proposers should clearly identify each phase either on the conceptual site plan or as a separate phasing plan.
 - iv. A Project table for each component with gross square footage proposed for each use, including residential, commercial, open space, roadways, etc. Residential units should be identified by the number of rooms and square footage proposed for each type of residential unit. The number of affordable housing residential units must be clearly distinguished by the Area Median Income ("AMI") categories set forth under Section 2 of this RFP. Additionally, the breakdown of affordable housing residential units, market rate residential uses, and other proposed residential uses must be clearly identified.
 - v. If the Proposal provides for residential units that are workforce or market rate, the Proposer should specify the number and proposed type of residential units to be developed (e.g. market rate housing, workforce housing, senior housing, housing set-asides for veterans, first-responders, and other individuals, etc.).

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3. Common Area Approach. Provide the Proposer's Common Area Approach to development of common areas of the Project that may incorporate, as needed:
- i. Security systems, cameras, and license plate readers.
 - ii. Impact windows and doors.
 - iii. High efficiency lighting systems.
 - iv. Designated guest parking, as applicable.
 - v. Assigned resident parking, as applicable.
 - vi. Other assigned parking, as applicable.
 - vii. Bicycle parking.
 - viii. Outdoor recreational elements, especially walking paths, bike paths, playgrounds, pavilions, and other similar elements.
 - ix. Elevators.
 - x. Motion sensor exterior lights.
 - xi. Gated parking lot(s) with key fob entry or card entry sheltered from the elements.
 - xii. Perimeter fencing enclosing the site.
 - xiii. Staffed security guard houses, preferably located at resident vehicle entry points. Security guard houses must operate 24/7.
 - xiv. Computer labs.
 - xv. Community center/community areas.
 - xvi. Gymnasium/exercise rooms.
 - xvii. Generators, including generators for community rooms and potential community area kitchens.
 - xviii. Maximum amount of trees and shaded areas as feasibly possible.
 - xix. Waste disposal facilities/infrastructure, which must be easily accessible from residential areas.
 - xx. Internet infrastructure for all common areas, including reasonable wireless internet options installed and activated available at no charge to all residents and guests in common areas.

As the Property is close to the South Miami Metrorail Station, please include an analysis of how parking will be provided. While the City will favor proposals that feature some parking for residents and visitors, parking should not be a primary focus of the Project's design. Instead, the Project's parking design and layouts should not be featured as a focal point and Proposers should instead emphasize the Project's walkability, livability, and pedestrian-friendliness. Additionally, parking layouts should not detract from the

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architectural design approach for the Project. Where on-site parking is provided, Proposer shall disclose whether project residents will be charged for parking and if so, at what rate.

Where offsite parking is contemplated, the Proposal should identify the location of such parking, the number of spaces the offsite location can accommodate, its distance from the Project, the nature of the Proposer's interest in the offsite parking location, the uses on the offsite location and the parking requirements for those uses, the improvements to the offsite location that are required to provide code-compliant parking, a letter of interest from the owner of the location of the offsite parking, and any approvals or permissions needed to authorize parking for the Project on the offsite location.

4. Residential Development Approach. Provide the Proposer's Residential Development Approach for the Project that incorporates, at a minimum:

- i. Energy efficient dishwashers, oven and ranges, refrigerators (with ice makers) appropriately sized for each unit size, and washers and dryers.
- ii. Integrated HVAC/smart fan systems.
- iii. Tile flooring.
- iv. Impact windows and doors (at least 36" standard with paddle type door handles).
- v. Modern kitchen cabinetry.
- vi. Granite (or comparable material) countertops.
- vii. Window treatment/coverings for each window.
- viii. Kitchen storage/pantries commensurate with unit size.
- ix. Double-bowl kitchen sinks.
- x. Electric water heaters.
- xi. Broadband and cable connection infrastructure required to be installed for all units, with broadband wall connections to be available in more than one room within each unit.
- xii. Noise control and sound absorptive elements between units.
- xiii. Faucets and fixtures that facilitate ease of use for all individuals.

5. Architectural Design Approach. The Proposer's Architectural Design Approach for the Project, which at a minimum incorporates the following aspects:

- i. An architectural design that is both aesthetically appealing, and that intentionally integrates with the street, neighborhood, and nearby amenities, businesses, public and private infrastructure, and other similar neighborhood facilities to promote and foster a livable, walkable, healthy, and vibrant community. The Architectural

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design approach should exemplify excellence, creativity, and innovation in the architectural and layout design of the Project, with a layout that maximizes the use of the Property.

- ii. Amenities that will be attractive and beneficial to the residents of the Property and the neighboring community.
 - iii. Explanation of the energy efficiency, sustainability, and resiliency features to be included in the Project, including the energy efficient standards met (e.g. LEED, Green Globes, etc.)
6. Management and Operations Approach. Management and Operation Approach for the Project, including but not limited to long-term upkeep, general maintenance, provision of utilities, capacity rental efforts, and other related services for management of the Project and the Property. If applicable, include any information on a third-party management firm. The Management and Operation Approach narrative should include:
- i. Approach to leading the Project Team through Project administration;
 - ii. Day-to-day Project management and reporting;
 - iii. Design management;
 - iv. LIHTC compliance, tenant income certifications, Fair Housing compliance, Florida Housing monitoring requirements, and long-term regulatory compliance;
 - v. Document management;
 - vi. Contract management;
 - vii. Change management;
 - viii. Quality control/quality assurance;
 - ix. Risk management;
 - x. Operations;
 - xi. Traffic management and operations, including analysis of potential impacts and mitigating measures to protect surrounding neighborhoods, especially the Marshall Williamson neighborhood.
 - xii. An analysis of the Proposer's quality control procedures for previous projects and identify the quality control procedures and mechanisms that will be implemented for the proposed Project;
 - xiii. A proposed emergency and disaster preparedness plan in the event of an emergency, especially as it relates to inclement weather, such as tropical storms and hurricanes; and
 - xiv. Any other management and operations approach information that the Proposer believes may be of interest to the City.
7. Marketing and Preference Approach. A marketing plan to rent or sell available affordable housing units to eligible tenants. Please include any materials, flyers, etc. to demonstrate marketing strategies and other information that would provide opportunities specifically to City residents, employees, and hometown heroes.

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The Proposer shall propose the structure, subject to Fair Housing laws, for a priority system to offer units for rent to the following categories of eligible persons prior to offering the units for rents to the general public: (i) City residents, (ii) City employees, and (iii) former residents of the City who left the City within five (5) years of RFP award. The Proposer shall implement such priority system for at least 30 days prior to offering units to the general public, and in no event no later than 120 days prior to issuance of the first certificate of occupancy. The Proposer shall create and implement, in cooperation with the City, a marketing and information plan to make eligible persons aware of the tenant opportunities and of the eligibility requirements, and shall provide qualification assistance support to interested persons in the priority categories.

Tab G. **Project Schedule Plan.** Each Proposal must include an implementation schedule. The Project schedule must:

1. Provide a realistic, detailed schedule for completion of the Project, from commencement of the design of the Project through issuance of the last Certificate of Occupancy and the subsequent operational and management services for the Project once constructed, identifying key tasks and duration of each. The Project Schedule must meet the timing of milestones set forth in this RFP.
2. At a minimum, the Project schedule must contain the following key tasks for development of each phase or component of the Project improvements, if applicable (specify the proposed duration of each task in number of months from award of the Agreement(s) until completion of each phase, component or task.):
 - i. Time period from award of Agreement(s) until completion of design of the proposed Project development;
 - ii. Time period from award of Agreement(s) until commencement of construction of the proposed Project development; and
 - iii. Time period from award of Agreement(s) until issuance of Certificate of Occupancy or Certificate of Completion and such other approvals necessary to operate and manage the proposed Project development.
3. Explain how the Proposer intends to deliver the Project in an expeditious manner that complies with all requirements necessary to ensure a safe and sound development.
4. Measures to mitigate any disruption to existing City facilities, and/or other public and/or private operations and facilities during construction of the Project.

Note: Proposers are cautioned to be realistic in proposing the above-described time periods as this information will be relied upon in evaluating proposals and in establishing the Project schedule. The Agreement(s) resulting from this RFP will include damages for failing to complete the key tasks included in the Project schedule.

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Tab H. **Financial Proposal Form.** Submit a signed, firm Financial Proposal for providing all of the Services during the term of the proposed site control arrangement and development agreement(s), including the following Financial Proposal components:

1. Site Control Structure. Proposal for business structure of the site control entity and arrangement. Proposers may consider a joint venture with the City, or with an entity created by the City to hold property, as may be allowed by law. Alternatively, a lease structure may be proposed, provided the lease complies with Charter requirements. Any other proposed structure will be considered, but the Proposer should explain why such structure is advantageous to the City and/or the financing of the project.
2. Fixed Payment or Revenue Sharing. Proposed financial terms for a joint venture or long-term ground lease of up to 50 years for the Property (unless the Charter is amended), including an annual fixed payment or revenue sharing arrangement with the City. While Proposers are encouraged to provide for revenue payments to the City, Proposers are cautioned not to propose revenue structures that sacrifice the provision of affordable housing opportunities for modest revenue gains. Clearly indicate if any stabilization period is proposed prior to payment of annual distributions, dividends, ground lease payments, and/or revenue sharing payments. Where proposed, revenue sharing shall be based on gross revenues only, with no credits, set-off, or deductions for Proposer's expenses, including without limitation capital or operating expenses, taxes, and compliance fees. In addition to the fixed payment or revenue sharing proposed, the Proposer shall address the Developer Fee and how it will be shared with the City, subject to the following preferred requirements: (i) City shall be paid a minimum 30% of the Developer Fee, and (ii) the City's share may be divided into equal annual payments commencing at issuance of the first certificate of occupancy with the final payment to occur on or before the tenth anniversary of the first certificate of occupancy.
3. Value of Project Improvements. The total monetary value of the proposed Project's improvements provided to the City. Please be advised that the total monetary value (cash and/or improvements) received by the City as a part of the Proposal must be equal to or greater than the value of the Property as determined by an independent property appraiser selected by the City.
4. Financing. Include an in-depth analysis of the special financial and tax incentives that the Proposer will seek to obtain as part of the development of the Project, including, by way of example LIHTC; State Apartment Incentive Loan (SAIL); Federal Home Loan Bank (Affordable Housing Program (AHP) and Community Investment Program (CIP)); New Market Tax credits; EB-5 program; and other similar financing resources available for affordable housing developments such as the Project. Any deficits or expected City contributions should be clearly set out. Successful examples of similar financing approaches as proposed should be included. Proposer

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shall include a preliminary sources-and-uses budget identifying anticipated tax credit equity, bond financing, SAIL funding, deferred developer fee, conventional debt, local contributions, and any projected funding gaps.

Tab I. **Financial Strength and Capacity.** Proposer must submit evidence of its financial strength and capacity, including the following documentation:

1. **Evidence of Financial Ability, Capacity and Strength.** The Proposer shall submit evidence of financial ability, capacity and strength to complete all obligations under the Agreement(s), including, but not limited to, performance of all aspects of the development of the Project, operational and maintenance services once the Project is constructed, and the attainment and satisfaction of all financing and lender obligations and payments that may be incurred in the development of the Project. Proposer shall provide (i) information on financial and lending relationships, including past borrowing capacity and history on other similar projects or projects with similar financial strategies as proposed, and (ii) letter(s) of commitment demonstrating financial soundness and relationships with financial lenders or equity sources.
2. **Insurance.** Proposer must provide evidence of insurance currently in place, as noted in **FORM 2**, that meets or exceeds the specifications set forth in this RFP or a commitment from an insurance company that such insurance coverage may be obtained by the Proposer prior to entering into an agreement with the City. The Successful Proposer(s) must submit, prior to signing of a contract, a Certificate of Insurance naming the City as an additional insured and meeting the insurance coverage requirements set forth in this RFP, which are also set forth in the form of Professional Services Agreement attached to this RFP.
3. **Evidence of Bonding Capacity.** The Proposer must submit documentation from a reputable financial institution, surety company, or other authorized entity confirming the Proposer's total and single project bonding capacity to ensure that the Proposer has the ability to provide the Payment and Performance Bond if required by this RFP.

If evidence of bonding capacity for a performance and payment bond is not required, the City shall select this box: .

The City may require higher limits of insurance or additional coverage if deemed necessary. Furthermore, financial statements may be required by the City of a Selected Proposer(s) at the time of negotiations, in the City's sole discretion. If so required by the City, the Proposer shall submit Financial Statements for the three (3) most recently completed fiscal years. The Financial Statements must include an Opinion Letter, a Balance Sheet, an Income Statement and a Statement of Changes in Cash Flow. Financial Statements must be prepared in accordance with US Generally Accepted Accounting Principles (USGAAP) or International Financial Reporting Standards (IFRS). The Financial Statements must be audited by an independent party qualified to render audit opinions. If audited statements are not available, the Selected

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Proposer shall include unaudited Financial Statements, certified as true, correct and accurate by the chief executive, chief financial officer or treasure (or equivalent) of the entity.

Tab J. **Proposal Guarantee.** The Proposer, in submitting this Proposal, shall include a Proposal Guarantee in the amount of [INSERT PROPOSAL GUARANTEE]. A company or personal check shall not be deemed a valid Proposal Guarantee. The Successful Proposer shall execute the Contract (Agreement) and provide the required Certificates of Insurance within ten (10) calendar days of Notice of Award by the City. The Proposer who has site control awarded to him and who fails to execute the Contract and furnish the Performance and Payment Bonds and Insurance Certificates within the specified time shall forfeit the Proposal Guarantee that accompanied his Proposal, and the Proposal Guarantee shall be retained as liquidated damages by the City, and it is agreed that this sum is a fair estimate of the amount of damages the City will sustain in case the Proposer fails to enter into the Contract and furnish the Bonds as herein before provided. Proposal Guarantee deposited in the form of a cashier's check drawn on a local bank in good standing shall be subject to the same requirements as a Proposal Guarantee. **If the City Manager has waived the requirement for Proposal Guarantee, the City shall select this box: .**

Tab K. **Cost Recovery.** Proposer shall submit a cost recovery deposit of **\$25,000** to cover the City's costs of administering this RFP, including but not limited to costs of professionals used by the City to evaluate the RFP and advise the City Manager or City Commission. The cost recovery deposit shall be non-refundable. By submitting its proposal, Proposer acknowledges and agrees that it shall be required to submit an additional cost recovery deposit in an amount to be determined by the City Manager, but in no event less than **\$15,000**, if selected for the award, to be applied to the City's costs incurred in connection with evaluating and implementing the award. Such cost recovery deposit shall be due prior to negotiations and shall be replenished as necessary.

Tab L. **Special Consideration.** Describe any special resources or technical in-house expertise that the Proposer or Proposer's personnel assigned for the successful implementation of the Project which will specifically benefit the City. Special consideration may include, in narrative form any major successes that the Proposer or a member of its team may have achieved or accolades received in the completion of similar projects. Not to exceed three (3) pages in 12-point Times New Roman (or equivalent) font and single-spaced. Excess pages will be removed prior to submission to the Evaluation Committee.

Tab M. **Forms:** Complete all forms provided in **SECTION 4** that are not otherwise included in a separate tab.

1.4. EVALUATION CRITERIA.

Proposals will be evaluated according to the following evaluation criteria and their respective weights:

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| Category | Criteria | Maximum Points |
|-----------------|--|-----------------------|
| 1 | <p>Qualifications of the Proposer Ability, capacity and skill of firm(s); whether the firm holds required and advantageous certifications, professional and business licenses, and other similar credentials, with a special emphasis on those certifications that specifically relate to developing similar affordable housing projects; firm’s experience developing, operating and managing similar affordable housing projects, with an emphasis on experience and references from governmental clients; the firm’s safety and complaint records; adequacy of Principal in Charge’s experience in overseeing the development of similar affordable housing projects; specialized experience and knowledge resources for development of similar affordable housing projects; experience acquiring special financial and tax incentives for development of similar affordable housing projects; and experience with LIHTC compliance, tenant income certifications, Fair Housing compliance, Florida Housing monitoring requirements, and long-term regulatory compliance.</p> | 20 Points |
| 2 | <p>Qualifications of the Project Team Review of the Project Team’s ability, experience, and technical skill; availability and capacity of sufficient staffing and resources to successfully deliver the Project; and such other qualifications of the Project Team that indicate the Project Team’s ability to successfully deliver the Project, including the A/E Team’s experience and skill.</p> | 10 Points |
| 3 | <p>Affordability Types, quantities, and quality of affordable housing units proposed, income levels served, period of affordability, mix of incomes, local preference structure feasibility, conformity with Fair Housing, and extent to which it advances the City’s goals</p> | 25 Points |
| 4 | <p>Proposer’s Master Development Plan (other than affordability requirements) Assessment of the Proposer’s Master Development Plan for the Project, including analysis of the number of units proposed at different income-restriction levels, and how the Proposer intends to perform all aspects needed to complete the Project, from the design of the Project to operating and managing the Project once constructed; evaluation of the Planning and Site Plan Approach (other than types, quantities, and quality of affordable housing units proposed, income levels served,</p> | 15 Points |

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| | | |
|----------|---|--------------------------|
| | period of affordability, mix of incomes), Common Area Approach, Residential Area Development Approach, Architectural Design Approach, Management and operation Approach, and Marketing Approach, taking into account the feasibility of the proposed approaches and other permitted and related uses. | |
| 5 | Project Schedule Plan Evaluation of the Proposer’s Project Schedule Plan, including the Proposer’s ability to quickly and effectively implement the Project, taking into account the safety and feasibility of the plan. | 10 Points |
| 6 | Financial Proposal Analysis of the proposed financial proposal, including evaluation of the value of the distributions, dividends, ground lease fixed payments and/or revenue sharing component(s), terms of the Developer Fee, the proposed value of the Project improvements, special resources to be employed to secure special financial and tax incentives for development of the Project, and likelihood of achieving special financial and tax incentives. | 10 Points |
| 7 | Financial Strength and Capacity An evaluation of the Proposer’s financial strength and capacity, as demonstrated by the Proposer’s evidence that it possesses the ability, capacity, strength, and overall financial strength to accomplish performance of all aspects of the Project. Also includes evaluation of the Proposer’s ability to secure required insurance and bonding capacity from a reputable financial institution. | 5 Points |
| 8 | Oral Presentation (if Requested) Scoring of the Proposer’s oral presentation based on the insight and clarity provided to the Evaluation Committee on the Proposer’s Proposal, approach to the Project, and ability to successfully, effectively, and efficiently deliver the Project. | 5 Points |
| | | |
| | | Total: 100 Points |

1.5. SELECTION PROCESS.

Award shall be made by the City Commission (or City Manager, if applicable) to the most Responsive, Responsible Proposer whose proposal is determined to be the most advantageous to the City, taking into consideration all aspects of the Proposal, the evaluation criteria set forth herein, any other relevant information affecting the Proposer’s responsiveness and responsibility (the “Successful Proposer”).

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The Responsive Proposer is a person that has submitted a Proposal which conforms in all material respects to the RFP, including, but not limited to compliance with any requirements contained within the solicitation (“Responsive Proposer”). The Responsible Proposer shall be a person who has the capability in all respects to fully perform the contract requirements and the tenacity, perseverance, integrity, experience, ability, reliability, capacity, facilities, equipment, financial resources and credit which will give a reasonable expectation of good faith performance (the “Responsible Proposer”).

To determine the most Responsive, Responsible Proposer whose proposal is the most advantageous to the City, the City shall evaluate proposals submitted by the Submission Deadline in accordance with the following procedures:

Phase 1: Staff Level Review for Compliance with Minimum Requirements. A member of City Staff shall review and evaluate proposals for compliance with the minimum requirements of the RFP to determine which Proposers qualify as Responsive and Responsible Proposers. The City Manager or designee may reject those Proposals that do not meet the minimum requirements of the RFP.

Phase 2: Evaluation Committee Review. The City Manager or City Manager’s designee will appoint an Evaluation Committee to review and evaluate the Proposals submitted by Responsive and Responsible Proposers during a public meeting (the City will provide instructions on how to participate and access the meeting). The Evaluation Committee shall review, evaluate, and rank the firm(s) it deems to be the most Responsive and Responsible Proposers for the implementation of the Project, taking into consideration all aspects of each Proposer’s Proposal, using the evaluation criteria set forth under Section 1.5.

The Evaluation Committee reserves the right to conduct or require presentations from any and/or all Proposers prior to final ranking of the Proposers, request additional information or seek clarifications as it deems necessary, or take such other action as may be necessary to properly evaluate the Proposers.

Phase 3 (if requested by Evaluation Committee): Oral Presentations. The Evaluation Committee may short-list and call Proposers for oral presentations before the Evaluation Committee regarding their Proposal, approach to the implementation of the Project, and ability to furnish all development services required to implement the Project. All prime contractors and subcontractors in their teams shall be present at the assigned time for a 20-minute presentation followed by up to a 10-minute question-and-answer session. The Proposers are encouraged to be represented only by the Project Team Lead/Manager and the staff identified in the Proposal. Additional details on the oral presentations may be provided to the short-listed Proposers.

If oral presentations are requested by the Evaluation Committee, the oral presentation will be worth 10 additional points. The City will notify the Proposers where the oral presentations, if any, will be conducted and whether the Proposers may appear virtually or must appear in person. The Evaluation Committee shall rank the Proposers and provide its written recommendations to the City Manager.

Phase 4: Recommendation to City Commission. After the Evaluation Committee ranks the Proposers, the City Manager will present a recommendation to the City Commission that considers and includes the Evaluation Committee’s rankings and recommendations for

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consideration by the City Commission and the City Manager's recommendation for award or rejection of any or all Proposals for approval at a Commission meeting.

Phase 5: City Commission Meeting to Select and Award Agreement to Responsible Proposer(s). The City Commission may select the Proposal from the Responsive and Responsible Proposer(s) that it determines submitted the Proposal that is most advantageous to the City, taking into consideration all aspects of the Proposal, and authorize the City Manager to negotiate and, if authorized, execute a long-term site control and development agreement and/or such other agreements required for implementation of the Project with the selected Proposer(s).

In no case will the Award be made until all necessary investigations have been made into the responsiveness and/or responsibility of the Proposer and the City Manager and City Commission are satisfied that the Proposer is qualified and has the necessary organization, capital, equipment, and financial strength to perform the Services set forth in this RFP within the specified timeframes. The City Commission shall have the final authority to select the Proposer(s) and award any long-term site control and development agreement(s).

Phase 6: Negotiations and Execution of Agreement. After selection of the Proposer(s) by the City Commission, the City Manager or designee(s) shall negotiate and, if authorized, execute a long-term site control and development agreement and/or such other agreements required for implementation of the Project with the Proposer(s) that incorporates a Financial Proposal that the City Manager, in his/her sole discretion, determines is fair, competitive, and reasonable and the major terms and conditions contained in this RFP.

Should the City Manager be unable to negotiate a satisfactory agreement(s) with the Proposer based on a Financial Proposal that the City Manager determines to be fair, competitive, and reasonable, negotiations with that Proposer may be terminated. The City Manager or designee(s) shall then undertake negotiations with the next highest-ranked Proposer, and, if negotiations are terminated, shall continue to each next highest-ranked Proposer until a satisfactory contract may be negotiated.

Any award and execution of an agreement shall be subject to approval by the City Attorney as to form, content, and legal sufficiency. The City reserves the right to withhold issuance of an award until the Successful Proposer has presented a signed original of the ultimate site control agreement, together with any other necessary agreement(s) and required documents, to the City. No award shall be deemed final until the parties have fully executed the long-term site control agreement and any other agreement(s) required for implementation of the Project. Award of any Proposal is conditional upon the City having funding to implement the agreement(s), if necessary.

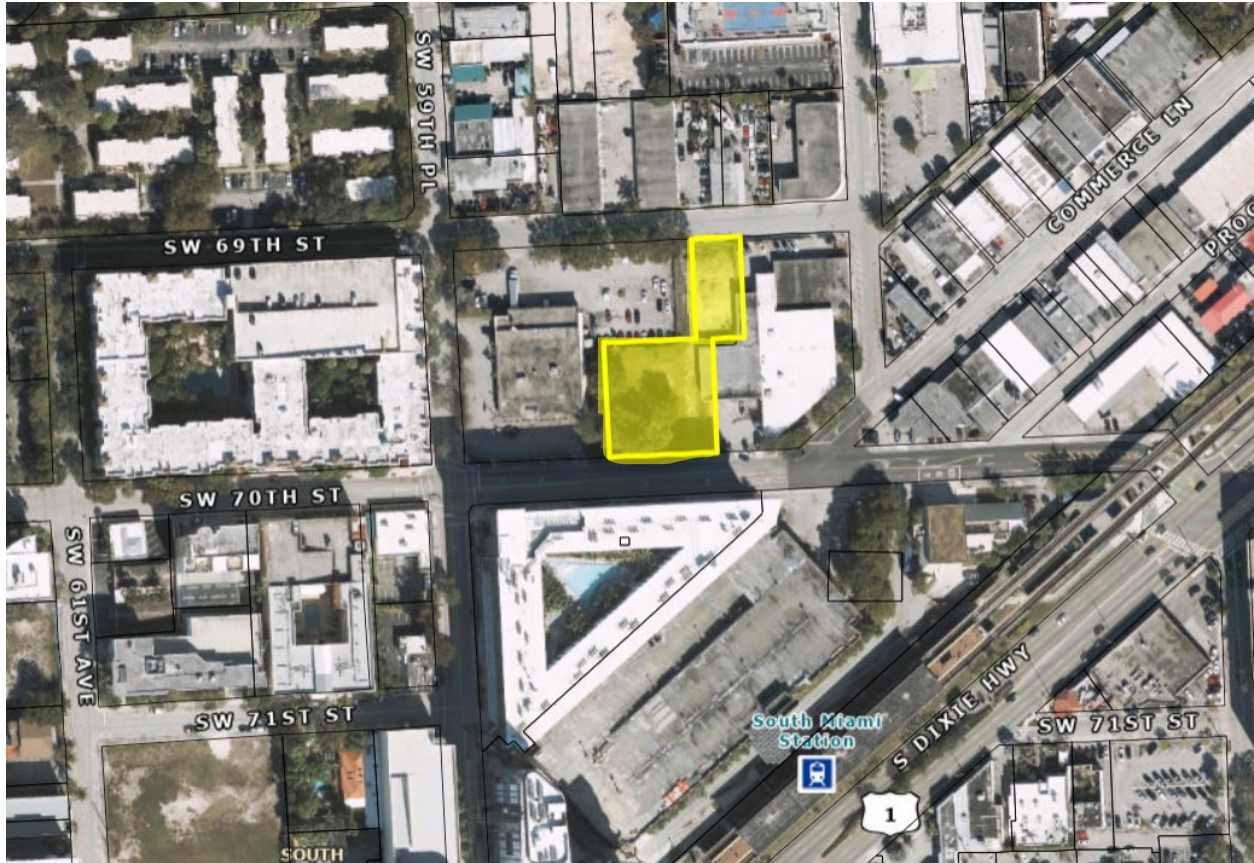
The City reserves the right to reject any or all Proposals which are in any way incomplete or irregular, re-issue the entire solicitation, or enter into agreements with more than one Proposer.

END OF SECTION 1

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SECTION 2.
SERVICES NEEDED BY THE CITY

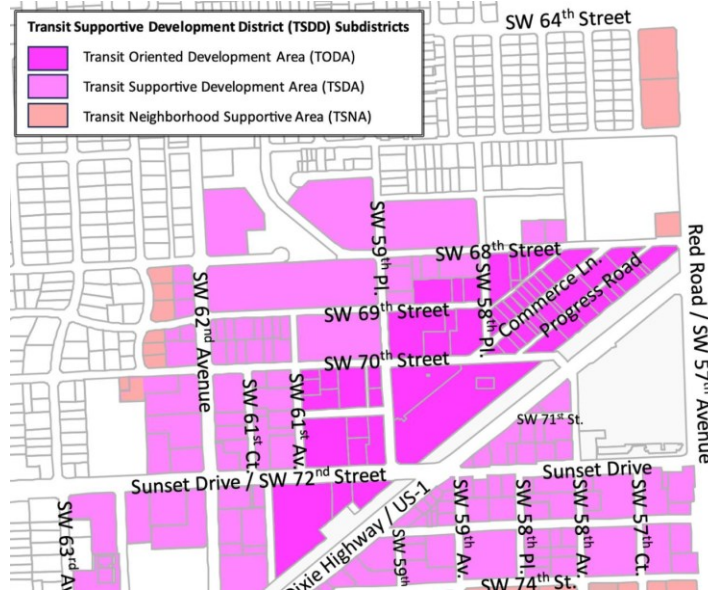
2.1. City Development Vision and Goals. In order to address growing demand for affordable housing for the City is seeking proposals to design, finance, develop, and manage a mixed-income affordable housing development on City-owned real property generally located **5890 SW 69th Street (designated Property Folio No. 09-4025-028-2070)** (the “Property”). The Property consists of approximately 0.71 acres of vacant, undeveloped land located in close proximity to the South Miami Metrorail Station, as illustrated below:



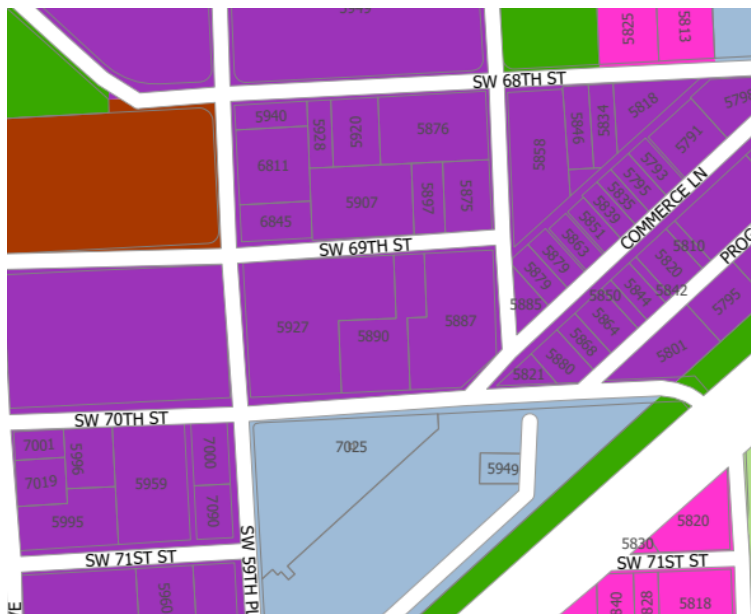
Aerial Map of the Property's Location

| | |
|-----------------|---|
| Land Use | Transit Oriented Development District (TODD) |
| Zoning | Transit-Supportive Development District (Mixed Use-6) |
| Acreage | ~0.71 acres |

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Zoning Map for the Property



City Future Land Use Map Designation for the Property

Proposers are encouraged to explore opportunities to assemble neighboring parcels as part of the Project. Due to their configuration, the northern segments of the Property may be better suited for amenities, greenspace and recreational opportunities, than for development. Development of the Property is intended to be compatible with surrounding existing, proposed, and allowed neighborhood uses, densities, and intensities.

2.2. Affordable Housing Requirements. The Proposer will be required to design and construct a mixed-income development, consisting of (i) at least 50 affordable housing units allocated for households that earn between 40-50% of AMI for the Miami-Dade County area; (ii) housing opportunities for households that earn more than 50% of AMI, such as low-income affordable housing (households earning between 50% and 80% of AMI), workforce housing

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(households earning between 81% and 120% of AMI), and market rate housing, which may be included to enhance the financial viability of the Project. The Proposer may include other income-restricted units, such as Section 8-eligible units, and propose seeking a Rental Assistance Demonstration (“RAD”) to reserve Section 8 vouchers. The City shall cooperate with any such RAD application.

The Proposer shall propose the structure of, and administer a priority system, to offer units for rent to the following categories of eligible persons prior to offering the units for rents to the general public: (i) City residents, (ii) City employees, and (iii) former residents of the City who left the City within five (5) years of RFP award. The Proposer shall implement such priority system for at least 30 days prior to offering units to the general public, and in no event no later than 120 days prior to issuance of the first certificate of occupancy. The Proposer shall create and implement, in cooperation with the City, a marketing and information plan to make eligible persons aware of the tenant opportunities and of the eligibility requirements, and shall provide qualification assistance support to interested persons in the priority categories.

Proposers shall include commitments, and their analysis of how best to effectuate such commitments in compliance with Fair Housing Act requirements.

Affordable housing unit opportunities should provide a mix of income-restricted housing units including those housing units with multiple bedrooms as well as one bedroom housing units. The minimum affordability period is thirty (30) years from Certificate of Occupancy.

2.3. Proposer’s Responsibilities. After award of long-term site control and a development agreement and other related agreements, the Proposer shall be responsible for all aspects related to and payment of all expenses associated with the planning, construction, maintenance, and operation of the proposed Project and the Property, including but not limited to, the following:

- A. Securing all financing as required by the site control and development agreement resulting from this RFP and payment of all costs related to the planning, construction and operation of the proposed development.
- B. Obtaining certified, insured, experienced and reputable architectural, engineering, and construction services, including a general contractor, project manager and subcontractors for the Project.
- C. Duly applying for, obtaining and maintaining any and all entitlements, permits, licenses, easements, property rights and approvals, necessary prior to and after construction.
- D. Platting of the Property, if necessary.
- E. Compliance with all regulations applicable at the time of construction for the Project.
- F. Environmental assessment and compliance. The City has included the Phase 1 Environmental Review for the Property as an attachment to this RFP.
- G. All development fees imposed in connection with the development by Miami-Dade County or any other agency of appropriate jurisdiction of the Property.

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- H. All off-site public improvements and/or infrastructure required for development of the Property (streets, street widening, streetlights, sidewalks, water/sewer infrastructure, landscaping, etc.) will be the responsibility of the Proposer.
- I. Extension, relocation and/or upgrading of utilities, including utilities serving existing City facilities, or connection of new utilities to the Property, if necessary. Utilities shall include the provision of adequate sewer, potable water, power, broadband internet, cable, and any other utility required by Miami-Dade County and/or other governing regulatory agencies.
- J. Ensuring that rental rates for completed units rented to eligible tenants do not exceed the maximum monthly rate permitted by law for affordable housing units.
- K. Certain activities which may potentially impact City facilities and/or operations may require that City employees or representatives monitor and coordinate such activities. The Proposer shall be responsible for all costs incurred as a result of such activities, including payment for costs incurred by the City in providing County employees or representatives to monitor and coordinate the activities.
- L. The Proposer shall be solely responsible for any additional environmental review and assessments required by any authority having jurisdiction over such matters including any and all studies and analyses required for such review and assessments and for any remediation of the Property if required, at the sole expense of the Proposer.
- M. Recording of site control and development agreement or any other agreements resulting from this RFP and payment of all recording fees.
- N. Payment of any and all taxes associated with the development of the Property, including but not limited to, ad valorem real estate taxes, that may be associated with the Project and/or the Property.
- O. The Proposer will be required to submit an annual report to the City on an agreed upon date each year. The initial annual report(s) will outline and detail the progress of the project including the planning, permitting, designing, construction, etc. Once the construction is completed, the annual report will include but not limited to occupancy and retention rates, rental rates of all units as compared to other typical rental developments in Miami-Dade County, Florida, and overall fiscal solvency of the Project as well as any other relative information that may be of interest to City.
- P. Submission of monthly status reports to the City regarding the Project development upon award of site control. Frequency, subject matter, and details covered in status reports will be determined by the City and may be changed at any time at the discretion of the City.
- Q. Commencement and completion of the construction of the Project in a timely manner in accordance with the Agreement(s) resulting from this RFP and all applicable rules, regulations, ordinances and standards required by the City and any other applicable regulatory agency.

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- R. Prior to construction, the Proposer's designated Project Manager, its contractors and/or subcontractors, and any other employees and/or representatives of the Proposer as the City may require, will be required to meet with City staff to provide relevant information and to coordinate construction related activities. Upon commencement of construction, such meetings will be required as frequently as deemed appropriate by the City.
- S. If required by the City the Proposer shall participate in community outreach activities.
- T. Obtaining bonding and/or assurance of completion as required by law and as acceptable to the City.
- U. Obtaining all insurance coverages as required by the City.
- V. Applying for and obtaining any zoning changes and/or any other land use planning changes and/or waivers from the appropriate agency having jurisdiction. The City does not make or offer any representation or warranty that any such requested changes will be granted.
- W. Obtaining any and all access permits from the State, Miami-Dade County, and/or any authority having such jurisdiction.
- X. The Proposer will be responsible for the provision of all services and goods necessary for the development of the Property, including but not limited to all administration, management, supervision, labor, equipment, chemicals, supplies, tools, transportation, and other materials as necessary.
- Y. The Proposer shall propose the structure of, and administer a priority system, to offer units for rent to the following categories of eligible persons prior to offering the units for rents to the general public: (i) City residents, (ii) City employees, and (iii) former residents of the City who left the City within five (5) years of RFP award. The Proposer shall implement such priority system for at least 30 days prior to offering units to the general public, and in no event no later than 120 days prior to issuance of the first certificate of occupancy. The Proposer shall create and implement, in cooperation with the City, a marketing and information plan to make eligible persons aware of the tenant opportunities and of the eligibility requirements, and shall provide qualification assistance support to interested persons in the priority categories.
- Z. The property is being offered for development on an "as is" basis. The Proposer is solely responsible for completing a comprehensive due diligence process regarding development of the Property. The City disclaims all responsibility and liability for the completeness or accuracy of any information that it provides.

Acceptance by the City of the Proposer's Proposal for the Property does not constitute or imply any type of representation or warranty, whatsoever, regarding the condition of the Property, its suitability for the uses contemplated by this RFP or the Proposal or that development approvals or permits will be issued for the uses contemplated in the Proposal. The Proposer shall be solely responsible for obtaining all such approvals and permits and for resolving any objections to the proposed uses, regardless of the source of such objections. The City does not guarantee or represent, in any way, that it will provide support or assistance to the Proposer in obtaining

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development approvals or permits or resolving objections to the proposed uses, including but not limited to, objections to such uses by community organizations, community activists, elected City officials, or officials charged with issuing such approvals and permits.

2.4. Timelines for Completion. The selected Proposer shall have **24 months** from the City Commission's approval of the joint venture or long-term ground lease to commence construction, and shall have **24 months** from commencement of construction to complete construction. The Project Documents shall allow up to two extensions of one (1) year each for each of the time-frames for good cause and subject to Developer's payment to the City of a price to be determined by the City Manager based on the reasons for delay and the value of the proposal, **subject to a minimum \$30,000**, for each extension approved.

END OF SECTION 2

SECTION 3

GENERAL CONDITIONS

3.1 GENERAL INFORMATION.

The provisions provided in this Section 3 shall govern this RFP and shall be incorporated into the Agreement (if applicable), except as may be specifically modified in the contract awarded pursuant to this RFP.

3.2 CONE OF SILENCE.

The provisions of City's Cone of Silence are applicable to this RFP. The City's Cone of Silence provisions can be found under Section 8A-7 of the City Code of Ordinances. The Cone of Silence as used herein means a prohibition of any communication regarding a competitive solicitation such as a request for proposal, request for qualification, request for information or invitation/request for bid, between a potential vendor, service provider, proposer or bidder (hereinafter referred to as the "potential bidder"), or agent, representative, lobbyist or consultant for the potential bidder; (hereinafter referred to as the "bidder's representative"); and

- (i) Members of the City Commission; or
- (ii) City's professional staff; or
- (iii) Any member of the City's selection, evaluation or negotiation committee.

The provisions of the Cone of Silence shall not apply to:

- (i) Communications at a duly noticed pre-bid conferences or at any duly noticed public selection or negotiation committee meeting or duly noticed public City commission meeting at which the City Manager has placed the subject of the solicitation on the agenda;
- (ii) Communication regarding the solicitation at recorded contract negotiations, recorded oral presentation or recorded oral question and answer session and recorded contract negotiation strategy sessions in compliance with the exemption in F.S. § 286.0113;
- (iii) Briefings made by the City Manager or his designee to the City Commissioners during a meeting following the completion of the selection or negotiation committee meetings;
- (iv) Written communication at any time with any City professional staff (not including selection, evaluation or negotiation committee members), unless specifically prohibited by the applicable competitive solicitation documents. This section shall not be construed to prevent written communication between City professional staff and any City selection, evaluation or negotiation committee. A copy of any written communication made during the cone of silence shall be contemporaneously filed with the City clerk by the potential bidder or bidder's representative. The City clerk shall make copies available to any person upon request;
- (v) Communication that is strictly limited to matters of those processes or procedures that are contained in the corresponding solicitation document and which communication is between any person and the City's purchasing

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- agent or the City employee who is designated as being responsible for administering the procurement process for such solicitation;
- (vi) Communications with the City attorney and his or her staff;
 - (vii) Communications during any duly noticed site visits to determine the competency and responsibility of bidders regarding a particular bid during the time period between the opening of bids and the time the City Manager makes a written recommendation;
 - (viii) Any emergency procurement of goods or services pursuant to City code;
 - (ix) Responses to a request made by the City's purchasing agent, or the City employee who is designated as being responsible for administering the procurement process for such solicitation, for clarification or additional information.
 - (x) Communications prior to bid opening between City's professional staff and potential bidders and/or bidder's representatives to enable City staff to seek and obtain industry comment or perform market research, provided all communications related thereto between a potential bidders and/or bidder's representatives and any member of the City's professional staff including, but not limited to the City Manager and his or her staff, are in writing or are made at a duly noticed public meeting.

Written communications or inquiries for clarification of process or procedure are allowed if directed to **Steven Kulick, Chief Procurement Officer** steven.kulick@somifl.gov with a copy to the **Nkenja Payne, City Clerk** at Nkenja.Payne@somifl.gov must include the requester's contact information. *Communications to other City officials or employees are prohibited until the Cone of Silence is lifted.*

Violation of the Cone of Silence by a particular bidder or proposer, or their representative, shall render any award to said bidder or proposer voidable by the City Commission and/or City Manager. Any person who violates a provision of this section may be prohibited from serving on a city selection or evaluation committee. In addition to any other penalty provided herein, violation of any provision of this section by a city employee may subject said employee to disciplinary action at the discretion of the City Manager.

3.3 REQUESTS FOR INFORMATION/CLARIFICATION. The City, independently or upon request, may furnish additional information related to this RFP so as to clarify any provision contained herein and/or to facilitate Proposals. The City has made efforts to provide accurate and complete information in this RFP. The City shall not be penalized in any way for the lack of any information deemed necessary by any responding firm. Accuracy of this data is not guaranteed. It is the sole responsibility of responding Proposers to assure that they have all information necessary for submission of their Proposals. Any and all questions or requests for information or clarification pertaining to this RFP must be made in writing via email to **Steven Kulick, Chief Procurement Officer** steven.kulick@somifl.gov with a copy to the **Nkenja Payne, City Clerk** at Nkenja.Payne@somifl.gov

3.4 ADDENDA. If the City finds it necessary to add to, or amend this RFP prior to the Proposal submittal deadline, the City will issue written addenda/addendum. Each Proposer must acknowledge receipt of each addendum by signing the acknowledgement (**FORM 4**) and providing it with its Proposal.

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- 3.5 CERTIFICATION.** By submitting a Proposal to this RFP, the signer of the Proposal declares that the person(s), firm(s) and parties identified in the Proposal are interested in and available for providing the Services; that the Proposal is made without collusion with any other person(s), firm(s) and parties; that the Proposal is fair in all respects and is made in good faith without fraud; and that the signer of the cover letter of the Proposal has full authority to bind the person(s), firm(s) and parties identified in the Proposal. By submitting a Proposal, the Proposer shall certify that it has fully read and understood this RFP and the Proposal method and has full knowledge of the scope, nature, and quality of work to be performed.
- 3.6 ECONOMY OF PREPARATION.** Proposals should be prepared simply and economically, providing a straightforward concise description of the Proposer's ability to fulfill the requirements of the RFP.
- 3.7 JOINT PROPOSALS.** In the event multiple Proposers submit a joint Proposal in response to this RFP, a single Proposer shall be identified as the Prime Contractor. If offering a joint Proposal, the Prime Contractor must include the name and address of all parties of the joint Proposal. The Prime Contractor shall provide all bonding and insurance requirements, execute any Contract, complete the required forms contained herein, and have overall and complete accountability to resolve any dispute that may arise in connection with the Proposal. Only a single contract with one Proposer shall be acceptable. The Prime Contractor's responsibilities shall include, but not be limited to, performing overall contract administration, presiding over other Proposers participating or presenting at City meetings, and overseeing preparation of reports and presentations. The Prime Contractor shall also prepare and present a consolidated invoice(s) for services performed if awarded a contract. The City shall issue only one check for each consolidated invoice to the Prime Contractor for Services performed. The Prime Contractor shall remain responsible for performing Services associated with response to this Proposal even if other participating Proposers fail to perform any obligations required herein.
- 3.8 SUBCONTRACTING.** Within five (5) calendar days after Proposal opening, the apparent Successful Proposer shall submit to the City and the Consultant for acceptance a list of the names of Subcontractors and such other persons and organizations (including those who are to furnish principal items of materials or equipment) proposed for those portions of the Work as to which the identity of Subcontractors and other persons and organizations must be submitted as specified in the Contract Documents. Within thirty (30) working days after receiving the list, the City, will notify the Contractor in writing if either the City or the Consultant, after due investigation, has reasonable objection to any Subcontractor, person, or organization on such list. The failure of the City or the Consultant to make objection to any Subcontractor, person, or organization on the list within thirty (30) days of the receipt shall constitute an acceptance of such Subcontractor, person or organization. Acceptance of any such Subcontractor, person or organization shall not constitute a waiver of any right of the City or the Consultant to reject defective Work, material or equipment, or Work, material or equipment not in conformance with the requirements of the Contract Documents. If, prior to the Notice of Award, the City or the Consultant has reasonable objection to and refuses to accept any Subcontractor, person or organization listed, the apparent low Proposer may, prior to Notice of Award, submit an acceptable substitute without an increase in its Proposal price.

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3.9 INTERVIEWS. The City reserves the right to short list Proposers and conduct personal interviews or require presentations by any or all Proposers prior to ranking, or at any time during the evaluation process, or at the Commission Meeting where selection and award is made.

3.10 PROPOSALS BINDING; RETENTION AND WITHDRAWAL OF PROPOSALS; DISCLOSURE.

3.10.1 Proposals Binding. All Proposals submitted shall be binding upon the Proposer for 90 calendar days following opening.

3.10.2 Firm Financial Offer. If the Proposer is awarded an Agreement pursuant to this RFP, the prices, rates, costs, fees, fixed payments, revenue sharing, Developer Fee, or other monetary components of the Proposal submitted in response to this RFP shall remain fixed and firm during the competitive procurement process and the initial term of the Agreement, awarded to the selected Proposer(s).

3.10.3 Proposal Withdrawal. Proposers may withdraw their Proposals from consideration by the City pursuant to this RFP by notifying the City Clerk in writing at any time prior to the scheduled opening. Proposers may withdraw their Proposals in person or through an authorized representative. Proposers and authorized representatives must disclose their identity prior to withdrawing their Proposals from consideration by the City pursuant to this RFP.

3.10.4 Retention of Proposals. Proposals, once opened, become the property of the City. The City reserves the right to retain all Proposals submitted and use any ideas contained in any Proposal, regardless of whether that Proposer is selected.

3.10.5 Disclosure. At any time following the submittal of the Proposal, Proposer shall disclose matters that result in a change to their qualifications or proposal.

3.11 PUBLIC RECORDS. Florida law provides that municipal records should be open for inspection by any person under Chapter 119, F.S. Public Records law. All information and materials received by the City in connection with Proposals shall become property of the City and shall be deemed to be public records subject to public inspection. Pursuant to Section 119.071(1)(b), Florida Statutes, sealed Proposals received by the City pursuant to this RFP are exempt from disclosure until such time as the City provides notice of an intended decision or until 30 days after the opening of Proposals, whichever is earlier. Furthermore, if the City rejects all Proposals submitted in response to this RFP, such Proposals shall remain exempt if the City provides notice of its intent to reissue this RFP, provided that such Proposals shall not be exempt for longer than 12 months after the City's notice of its intent to reject all Proposals and reissue the RFP.

Furthermore, Proposers are required to *identify specifically* any information contained in their Proposal which they consider confidential and/or proprietary and which they believe to be exempt from disclosure, citing specifically the applicable exempting law.

Pursuant to Section 119.0701, Florida Statutes, if a civil action is filed against a Proposer to compel production of public records relating to the City's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:

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1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and
2. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the Proposer has not complied with the request, to the City and to the contractor.

3.12 IRREGULARITIES; RESERVATION OF RIGHTS. Proposals will be selected at the sole discretion of the City. The City reserves the right to waive any irregularities in the competitive solicitation process, to reject any or all Proposals, reject a Proposal which is in any way incomplete or irregular, reissue the entire solicitation, or enter into agreements with more than one Proposer. Proposals received after the deadline provided in this RFP will not be considered.

The City reserves the right to accept or reject any or all Proposals, based upon its deliberations and opinions. In making such determination, the City reserves the right to conduct a background investigation, including a criminal record check of the Proposer's employees and subcontractors, to investigate the financial capability, integrity, experience and quality of performance of each Proposer, including officers, principals, senior management and supervisors, as well as the staff identified in the Proposal.

Respondents shall furnish additional information as the City may require. This includes information that indicates financial resources as well as ability to provide the requisite services. The City reserves the right to make investigations of the qualifications of the firm as it deems appropriate, including but not limited to background investigations and checking of references.

3.13 LOBBYIST REGISTRATION. Proposer must comply with the City's lobbyist regulations. Please contact **Nkenga Payne, City Clerk at (305) 663-6340 or Nkenga.Payne@somifl.gov** for additional information.

3.14 PROPOSAL/PRESENTATION COSTS. The City shall not be liable for any costs, fees, or expenses incurred by any Proposer in responding to this RFP, nor subsequent inquiries or presentations relating to its Proposal.

3.15 LATE SUBMISSIONS. Proposals received by the City after the time specified for receipt will not be considered. They will be marked "LATE" and returned unopened. Proposals received after the closing time and date, for any reason whatsoever, will not be considered. Any disputes regarding timely receipt of Proposals shall be decided in the favor of the City. Proposer shall assume full responsibility for timely delivery at the location designated for receipt of Proposals. The City shall not be responsible for Proposals received after the submittal deadline and encourages early submittal.

3.16 COMPLETENESS. All information required by this RFP must be supplied to constitute an acceptable and complete Proposal.

3.17 PERMITS, TAXES, LICENSES. The Proposer shall, at its own expense, obtain all necessary permits, pay all licenses, fees and taxes required to comply with all local ordinances, state and federal laws, rules, regulations and professional standards that would

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apply to this contract. Proposer shall be prohibited from claiming tax exemptions that affect the City's (or the Community Redevelopment Agency's) share of property taxes, unless a Payment in Lieu of Taxes (PILOT) is approved by the City Commission.

- 3.18 LAWS, ORDINANCES.** The Proposer shall observe and comply with all federal, state, and local laws, including ordinances, rules, regulations and professional standards that would apply to the contract.
- 3.19 TERMS OF ENGAGEMENT; SITE CONTROL AND DEVELOPMENT AGREEMENT.** Upon selection by the City Commission, the City Manager shall negotiate, and if authorized, execute an appropriate site control arrangement and development agreement, together with all related agreements, with the Successful Proposer(s) for the provision of the Services. If a lease, the lease is limited to 50 years unless a longer term is approved by referendum or charter amendment. The site control agreement shall incorporate a Financial Proposal that the City Manager, in his/her sole discretion, determines is fair, competitive, and reasonable, and the major terms and conditions contained in this RFP. The terms of the agreement may be negotiated, at the City's sole discretion.
- 3.20 COMPUTER AIDED DESIGN (CAD).** If applicable, the selected Proposer will be required to produce all work product using the latest version of AutoCAD; prior to and during construction, CAD files shall be made available to the Contractor(s) at no cost for the Consultant's coordination drawings and will be provided to the City at no cost at the completion of construction. It must also be acknowledged that submitted work product as well as final permitted construction documents are and will be the property of the City upon submittal.
- 3.21 INSURANCE.** Proposer shall secure and maintain throughout the duration of this RFP and the contract, if selected, insurance of such types and in such amounts not less than those specified below as satisfactory to City, naming the City as an Additional Insured, underwritten by a firm rated A-X or better by A.M. Best and qualified to do business in the State of Florida. The insurance coverage shall be primary insurance with respect to the City, its officials, employees, agents and volunteers naming the City as additional insured. Any insurance maintained by the City shall be in excess of the Proposer's insurance and shall not contribute to the Proposer's insurance. The insurance coverages shall include at a minimum the amounts set forth in this section and may be increased by the City as it deems necessary or prudent. Copies of Proposer's actual Insurance Policies as required herein and Certificates of Insurance shall be provided to the City, reflecting the City as an Additional Insured. Each Policy and certificate shall include no less than (30) thirty-day advance written notice to City prior to cancellation, termination, or material alteration of said policies or insurance. All coverage forms must be primary and non-contributory and the Proposer shall provide a waiver of subrogation for the benefit of the City. The Proposer shall be responsible for assuring that the insurance policies and certificates required by this Section remain in full force and effect for the duration of the Agreement and any Projects.
1. Comprehensive General Liability with minimum limits of Two Million Dollars (\$2,000,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability policy,

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without restrictive endorsements, as filed by the Insurance Services Office, and must include:

- a. Premises and Operation
 - b. Independent Contractors
 - c. Products and/or Completed Operations Hazard
 - d. Explosion, Collapse and Underground Hazard Coverage
 - e. Broad Form Property Damage
 - f. Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification agreement.
 - g. Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
2. Worker's Compensation insurance at the statutory amount to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(cies) must include: Employers' Liability at the statutory coverage amount. The Proposer shall further insure that all of its Subcontractors maintain appropriate levels of Worker's Compensation Insurance. No employee, subcontractor or agent of the Proposer shall be allowed to provide Services pursuant to this RFP who is not covered by Worker's Compensation insurance.
3. Business Automobile Liability with minimum limits of One Million Dollars (\$1,000,000.00) plus a One Million Dollar (\$1,000,000.00) umbrella per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:
- a. Owned Vehicles.
 - b. Hired and Non-Owned Vehicles
 - c. Employers' Non-Ownership
4. Professional Liability Insurance in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, single limit.

3.22 Bonds. The Successful Proposer must, prior to performing any portion of the Work or Services and within three (3) days of the Effective Date of the Contract, deliver to the City the Bonds required to be provided by Proposer hereunder and the Contract (collectively, the "Bonds"). The City, in its sole and exclusive discretion, may also require other bonds or security, in order to guaranty that the awarded contract with the City will be fully and appropriately performed and completed. The surety providing such Bonds must be licensed, authorized, and admitted to do business in the State of Florida and must be listed in the Federal Register (Dept. of Treasury, Circular 570). The cost of the premiums for such Bonds shall be included in the contract price. If notice of any change affecting the scope of services/work, the contract price, contract time, or any of the provisions of the Contract is required by the provisions of any bond to be given to a surety, the giving of any such notice shall be the selected Proposer's sole responsibility, and the amount of each applicable bond shall be adjusted accordingly. If the surety is declared bankrupt or becomes

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insolvent or its right to do business in Florida is terminated or it ceases to meet applicable law or regulations, the selected Proposer shall, within five (5) days of any such event, substitute another bond (or Bonds as applicable) and surety, all of which must be satisfactory to the City.

3.22.1 Performance Bond. If this provision is selected by the City, the selected Contractor must deliver to the City a performance bond in an amount equal to 100 percent of the price specified in the contract. The performance bond shall provide that the bonding company will complete the project if the selected Contractor defaults on the contract with the City by failing to perform the contract in the time and manner provided for in the contract. **If a performance bond is required, the City shall select this box: .**

3.22.2 Payment Bond. If this provision is selected by the City, the selected Contractor must deliver to the City a payment bond in an amount equal to 100 percent of the price specified in the contract. The payment bond shall provide that the bonding company or surety will promptly pay all persons who supply labor, materials, or supplies used directly or indirectly in the performance of the work provided for in the contract between the selected Contractor and the City if the selected Contractor fails to make any required payments only. **If a payment bond is required, the City shall select this box: .**

3.22.3 Waiver of Bonds. If this provision is selected by the City, the City Manager has waived or limited the requirements contained herein for payment or performance bonds upon such circumstances as are deemed in the best interest of the City. **If the requirement for a payment bond is waived, the City shall select this box: .** **If the requirement for a performance bond is waived, the City shall select this box: .**

3.23 Indemnification.

3.23.1 Proposer shall indemnify and hold harmless the City, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising from Proposer's performance or non-performance of any provision of this RFP, including, but not limited to, liabilities arising from contracts between the Proposer and third parties made in connection with this RFP. Proposer shall reimburse the City for all its expenses including reasonable attorneys' fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising from Proposer's performance or non-performance of any provisions in this RFP.

3.23.2 Nothing herein is intended to serve as a waiver of sovereign immunity by the City nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this RFP or any other contract. The City is subject to section 768.28, Florida Statutes, as may be amended from time to time.

3.23.3 The provisions of this section shall survive termination of this RFP.

3.24 MISCELLANEOUS PROVISIONS.

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- 3.24.1 PROPOSAL EXEMPT.** Purchases shall not include any items or services available at lower prices on other public entity or State of Florida Contract. The City reserves the right to Proposal separately any item or service if deemed to be in the best interest of the City.
- 3.24.2 DELIVERY.** All items shall be delivered F.O.B. destination to a specific City address. All delivery costs and charges must be included in the Proposal price. The City reserves the right to cancel orders or any part thereof, without obligation if delivery is not made at the time specified in the Proposal. Unless actual date of delivery is specified, show number of days required to make delivery after receipt of purchase order in space provided. Delivery time may become a basis for making an award. Normal receiving hours are Monday through Friday (excluding holidays) 8:00 A.M. to 5:00 P.M. City Hall is located at 6130 Sunset Drive, South Miami, Florida 33143.
- 3.24.3 ESTIMATED QUANTITIES.** The estimate of the various quantities of goods and services applicable to unit price items is approximate and is intended solely to provide the basis of comparison upon which the award of contract is made. Final payment shall be made on the basis of the actual quantities received. The City reserves the right to increase or reduce the quantities and to eliminate any items in order that the items or work can be completed within the amount of available funds.
- 3.24.4 BRAND NAMES/TRADE-NAMED ITEMS.** Use of a brand name, trade name, make, model, manufacturer, or Proposer catalog number in specifications is for the purpose of establishing a grade or quality of material only. It is not the City's intent to rule out other competition, therefore, the phrase "or acceptable equal" is added. However, if a product other than that specified is Proposal, it is the Proposer's responsibility to submit with the proposal brochures, samples and/or detailed specifications on items Proposal. The City shall be the sole judge concerning the merits of proposal submitted.

Proposer shall indicate on the Proposal form the manufacturer's name and number if proposing to use materials other than the specified brands and shall indicate any deviation from the specifications as listed. Other than specified items offered requires complete descriptive technical literature marked to indicate detail(s) conformance with specifications.

The items Proposal must be new and equal to or exceed specifications. The manufacturer's standard guarantee shall apply. During the guarantee period the Successful Proposer must repair and/or replace the unit without cost to the City with the understanding that all replacements shall carry the same guarantee as the original equipment. The Successful Proposer shall make any such repairs and/or replacements immediately upon receiving notice from the City.

When an item appearing in the solicitation document is listed by a registered trade name and the wording "no substitute", "spec only" or "only" is indicated, only that trade-named item will be considered. The City reserves the right to reject products

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that are listed as approved and waive formalities. Should a Proposer wish to have products evaluated for future solicitation consideration, please contact in writing, the City. If the wording “no substitute”, “spec only” or “only” does not appear with the trade name, offerors may submit prices on their trade-named item, providing they attach a descriptive label of their product to this solicitation. Sample merchandise offered hereunder as “offered equal” may be required to be submitted to the purchaser in advance of the solicitation award. Substitutions for items solicited, awarded, and ordered are prohibited except as may be approved by City.

- 3.24.5 DELETION/OVERSIGHT/MISSTATEMENT.** Any deletion, oversight or misstatement of specifications shall not release the Proposer from the responsibility of completing the services within the agreed upon time frame.
- 3.24.6 COPYRIGHTS OR PATENT RIGHTS.** The Proposer warrants that there has been no violation of copyrights or patent rights in the manufacturing, producing, or selling the goods shipped or ordered as a result of this RFP. The seller agrees to hold the City harmless from all liability, loss or expense occasioned by any such violation.
- 3.24.7 DIRECT MATERIAL PURCHASES.** The City reserves the right to issue purchase orders for materials to either the Proposer’s or the City’s suppliers for construction related materials.
- 3.24.8 COOPERATIVE PURCHASING AGREEMENTS.** All Proposers submitting a response to this RFP agree that such response also constitutes a Proposal to all State Agencies and Political Subdivisions of the State of Florida under the same conditions, for the same prices and for the same effective period as this Proposal, should the awarded Proposer(s) deem it in the best interest of their business to do so. This agreement in no way restricts or interferes with any state agency or political subdivision of the State of Florida to reissue any competitive solicitation.
- 3.24.9 PERSONAL INJURY AND PROPERTY DAMAGE.** The Proposer assumes all risk of personal injury and property damage attributable to the willful or negligent acts or omissions of the Proposer and the officers, employees, and agents thereof. The Proposer also assumes such risk with respect to the willful or negligent acts or omissions of persons subcontracting with the Proposer or otherwise acting or engaged to act at the instance of the Proposer in furtherance of this Proposer fulfilling the Proposer’s obligations under this contract.
- 3.24.10 RIGHT OF INSPECTION/COOPERATION WITH FEMA, STATE, OR OTHER AGENCIES.** In the event that services performed under this Agreement could be reimbursable from FEMA or other federal, state, or local programs or grants, the awarded Responder(s) will work with the City and/or its designated representatives of any organization providing reimbursement to the extent necessary to provide all required information for reimbursement. This information may include but not be limited to backup documentation and/or justification for all costs, list(s) of materials and/or equipment used, including amount and/or time of

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usage, and hours and rates of labor performed in the completion of work relating to this Agreement. Failure to supply information requested could result in non-payment.

END OF SECTION

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**SECTION 4
FORMS, AFFIDAVITS, AND EXHIBITS**

This Section contains the Form Proposal Package consisting of various forms, affidavits, and exhibits attached to this solicitation for completion and submission, as applicable, with the Proposal. Please complete and submit the entirety of the requirements of **Section 1.4 and the Form Proposal Package provided in this Section.**

EXHIBITS

EXHIBIT A: Intentionally Omitted

EXHIBIT B: Declaration/Affidavit of Representation

EXHIBIT C: Boundary Survey, 5890 SW 69 Street

**EXHIBIT D: Phase 1 Environmental Report Prepared by: Nelco Testing &
Engineering Services, Inc**

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FORM 1
PROPOSAL CHECKLIST

A. Section 1.3 Proposal Requirements. Submit all of the required and supporting documentation outlined under Section 1.4 of this RFP, including, without limitation as follows:

- Tab A: Cover Page
- Tab B: Table of Contents
- Tab C: Letter of Intent
- Tab D: Firm Qualifications
- Tab D.9.vE: Project Team/Personnel Qualifications
- Tab DF: Proposer's Master Development Plan
- Tab H: Project Schedule Plan
- Tab I.3: Financial Proposal Form
- Tab H: Financial Strength and Capacity
- Tab J: Proposal Guarantee
- Tab K: Cost Recovery
- Tab L: Special Consideration

B. Form Proposal Package. Complete and submit all required forms that make up the Form Proposal Package, including:

- _____ Form 1: Proposal Checklist
- _____ Form 2: Company Qualifications Questionnaire
- _____ Form 3: Certificate of Authority (Complete one of the two forms as applicable)
 - _____ Form 3A: Certificate of Authority (for Corporations or Partnerships)
 - _____ Form 3B: Certificate of Authority (for Individuals)
- _____ Form 4: Acknowledgment of Addenda
- _____ Form 5: Single Execution Affidavit
- _____ Form 6: Certification for Disclosure of Lobbying Activities on Federal Aid Contracts (Compliance with 49 CFR, §20.100(b))
- _____ Form 7: Dispute Disclosure
- _____ Form 8: Key Staff and Proposed Subcontractors
- _____ Form 9: References
- _____ Form 10: State Required Affidavits
 - _____ Form 10A: E-Verify Affidavit
 - _____ Form 10B: Affidavit Attesting to Noncoercive Conduct for Labor or Services
 - _____ Form 10C: Affidavit Regarding Prohibition on Contracting with Entities of Foreign Countries of Concern
- _____ Form 11: IRS Form W-9

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_____ Form 12: Financial Proposal
_____ Form 13: Proposal Guarantee (unless waived)

Firm: _____ **Date:** _____

Authorized Signature: _____

Print or Type Name: _____ **Title:** _____

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FORM 2
COMPANY QUALIFICATIONS QUESTIONNAIRE**

Please complete this Company Qualifications Questionnaire. By completing this form and submitting a response to the solicitation, you certify that any and all information contained in the Proposal is true, that your response to the RFP is made without prior understanding, agreement, or connections with any corporation, firm or person submitting a response to the RFP for the same materials, supplies, equipment, or services, is in all respects fair and without collusion or fraud, that you agree to abide by all terms and conditions of the solicitation, and certify that you are authorized to sign for the Proposer's firm.

Some responses may require the inclusion of separate attachments. Separate attachments should be as concise as possible, while including the requested information. In no event should the total page count of all attachments to this Form exceed five (5) pages. Some information may not be applicable; in such instances, please insert "N/A".

Firm Name

Principal Business Address

Telephone Number Facsimile Number

Email Address

Federal I.D. No. or Social Security Number Municipal Business Tax/Occupational License No.

FIRM HISTORY AND INFORMATION

How many years has the firm has been in business under its current name and ownership? _____

Please identify the Firm's document number with the Florida Division of Corporations and date the Firm registered/filed to conduct business in the State of Florida:

Document Number Date Filed

Please identify the Firm's category with the Florida Department of Business Professional Regulation (DBPR), DBPR license number, and date licensed by DBPR:

Category License No. Date Licensed

Please indicate the type of entity form of the Firm (if other, please describe):
 Individual Partnership Corporation LLC LLP Other _____

Please identify the Firm's primary business: _____

Please identify the number of continuous years your Firm has performed its primary business: _____

Please list all professional licenses and certifications held by the Firm, its Qualifier/Principal, and any Key Staff, including any active certifications of small, minority, or disadvantaged business enterprise, and the name of the entity that issued the license or certification:

| License/Certification Type | Name of Entity Issuing License or Certification | License No. | License Issuance Date |
|----------------------------|---|-------------|-----------------------|
| | | | |
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Please identify the name, license number, and issuance date of any prior companies that pertain to your Firm:

| License/Certification Type | Name of Entity Issuing License or Certification | License No. | License Issuance Date |
|----------------------------|---|-------------|-----------------------|
| | | | |
| | | | |
| | | | |

Please identify all individuals authorized to sign for the entity, their title, and the threshold/level of their signing authority:

| Authorized Signor's Name | Title | Signing Authority Threshold (All, Cost up to \$X-Amount, No Cost, Other) |
|--------------------------|-------|---|
| | | |
| | | |
| | | |

Please identify the total number of Firm employees, managerial/administrative employees, and identify the total number of trades employees by trade (e.g., 20 electricians, 5 laborers, 2 mechanics, etc.):

| | |
|---|--|
| Total No. of Employees | |
| Total No. of Managerial/Administrative Employees | |
| Total No. of Trades Employees by Trade | |
| | |
| | |

INSURANCE INFORMATION

Please provide the following information about the Firm's insurance company:

Insurance Carrier Name _____ Insurance Carrier Contact Person _____

Insurance Carrier Address _____ Telephone No. _____ Email _____

Has the Firm filed any insurance claims in the last five (5) years? No Yes If yes, please identify the type of claim and the amount paid out under the claim: _____

FIRM OWNERSHIP

Please identify all Firm owners or partners, their title, and percent of ownership:

| Owner/Partner Name | Title | Ownership (%) |
|--------------------|-------|---------------|
| | | |
| | | |
| | | |
| | | |

Please identify whether any of the owners/partners identified above are owners/partners in another entity:
 No Yes If yes, please identify the name of the owner/partner, the other entity's name, and percent of ownership held by the stated owner/partner:

| Owner/Partner Name | Other Entity Name | Ownership (%) |
|--------------------|-------------------|---------------|
| | | |
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| | | |

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CURRENT AND PAST CLIENTS

Please identify a list of current and past clients, with an emphasis on clients that are Florida municipalities and/or local governments:

| Entity Name | Contact Person | Telephone No. | Email Address | Date Awarded |
|--------------------|-----------------------|----------------------|----------------------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Additional current and past clients may be attached to this form on a separate sheet. For current clients, please identify start date, percentage of completion, and anticipated completion date.

RECENT CONTRACTS

Please identify the five (5) most recent contracts in which your Firm has provided services to other public entities:

| Public Name | Entity | Contact Person | Telephone No. | Email Address | Date Awarded |
|--------------------|---------------|-----------------------|----------------------|----------------------|---------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

ADDITIONAL INFORMATION

1. The following information shall be attached to the Proposal.
 - a. Contractor’s home office organization chart.
 - b. Contractor’s proposed project organizational chart.
 - c. Resumes of proposed key project personnel, including on-site Superintendent.

2. List and describe any:
 - a. Bankruptcy petitions filed by or against the Proposer or any predecessor organizations,
 - b. Any arbitration or civil or criminal proceedings, or
 - c. Suspension of contracts or debaring from Bidding by any public agency brought against the Proposer in the last five (5) years.

By signing below, Proposer certifies that the information contained herein is complete and accurate to the best of Proposer’s knowledge.

Firm: _____

Authorized Signature: _____

Date: _____

Print or Type Name: _____

Title: _____

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**FORM 3A
CERTIFICATE OF AUTHORITY
(if Corporation)**

I HEREBY CERTIFY that a meeting of the [circle one] Board of Directors/ Partners of _____

_____ a business existing under the laws of the State of _____, (the
“Entity”) held on _____, 20____, the following resolution was duly
passed and adopted:

“RESOLVED, that, _____, as _____
_____ of the Entity, be and is hereby authorized to
execute this Proposal dated _____, 20____, on
behalf of the Entity and submit this Proposal to City of South Miami, and
this Entity and the execution of this Certificate of Authority, attested to by
the Secretary of the Corporation, and with the Entity’s Seal affixed, will
be the official act and deed of this Entity.”

I FURTHER CERTIFY that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Entity
this _____ day of _____, 20____.

Secretary: _____
Print Name: _____

President: _____
Print Name: _____

(Seal)

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

**FORM 3B
CERTIFICATE OF AUTHORITY
(if Individual)**

I, _____ (“Affiant”) being first duly sworn, deposes and says:

1. I am the _____
[Select and print as applicable: Owner/Partner/Officer/Representative/Agent] of: _____
_____ doing business
as _____, the Proposer
that has submitted the attached Proposal.
2. I am fully informed respecting the preparation and contents of the attached Proposal and all of the
pertinent circumstances respecting such Proposal.
3. I am authorized to execute the Proposal dated _____, and submit this
Proposal to City of South Miami, and the execution of this Certificate of Authority, attested to by
a Notary Public, will be the official act and deed of this attestation.

In the presence of:

Signed, sealed and delivered by:

Witness #1 Print Name: _____

Print Name: _____

Witness #2 Print Name: _____

Title: _____

ACKNOWLEDGMENT

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online
notarization, this _____ day of _____, 20____, by _____
(name of person) as _____ (type of authority) for _____
_____(name of party on behalf of whom instrument is executed).

**Notary Public (Print, Stamp, or Type as
Commissioned)**

- _____ Personally known to me; or
- _____ Produced identification (Type of Identification: _____)
- _____ Did take an oath; or
- _____ Did not take an oath

**CITY OF SOUTH MIAMI
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**FORM 4
ACKNOWLEDGEMENT OF ADDENDA**

I HEREBY ACKNOWLEDGE that I have received all of the following addenda and am informed of the contents thereof:

Addendum Numbers Received:
(Check the box next to each addendum received)

| | |
|------------------|-------------------|
| _____ Addendum 1 | _____ Addendum 6 |
| _____ Addendum 2 | _____ Addendum 7 |
| _____ Addendum 3 | _____ Addendum 8 |
| _____ Addendum 4 | _____ Addendum 9 |
| _____ Addendum 5 | _____ Addendum 10 |

Firm: _____

Authorized Signature: _____ **Date:** _____

Print or Type Name: _____ **Title:** _____

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

**FORM 5
SINGLE EXECUTION AFFIDAVITS**

THIS FORM COMBINES SEVERAL AFFIDAVIT STATEMENTS TO BE SWORN TO BY THE PROPOSER AND NOTARIZED BELOW. IN THE EVENT THE PROPOSER CANNOT SWEAR TO ANY OF THESE AFFIDAVIT STATEMENTS, THE PROPOSER IS DEEMED TO BE NON-RESPONSIBLE AND IS NOT ELIGIBLE TO SUBMIT A PROPOSAL.

THESE SINGLE EXECUTION AFFIDAVITS ARE STATEMENTS MADE ON BEHALF OF:

NAME OF PROPOSING OR BIDDING ENTITY

By: _____
INDIVIDUAL'S NAME AND TITLE

FEIN OF PROPOSING OR BIDDING ENTITY

Date: _____

Americans with Disabilities Act Compliance Affidavit

The above named firm, corporation or organization is in compliance with and agrees to continue to comply with, and assure that any subcontractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and services, transportation, communications, access to facilities, renovations, and new construction.

- The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 USC 1210112213 and 47 USC Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.
- The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Section 553.501-553.513, Florida Statutes:
- The Rehabilitation Act of 1973, 229 USC Section 794;
- The Federal Transit Act, as amended 49 USC Section 1612;
- The Fair Housing Act as amended 42 USC Section 3601-3631.

Proposer Initials

Public Entity Crimes Affidavit

I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.

I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or

**CITY OF SOUTH MIAMI
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2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

I understand that a “person” as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, and partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement.

(INDICATE WHICH STATEMENT APPLIES.)

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with ad convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida , Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Contractor list (attach a copy of the final order).

I understand that the submission of this form to the contracting officer for the public entity identified in paragraph 1 above is for that public entity only and that this form is valid through December 31 of the calendar year in which it is filed. I also understand that I am required to inform the public entity prior to entering into a contract in excess of the threshold amount provided in Section 287.017, Florida Statutes for category two of any change in the information contained in this form.

Proposer Initials

No Conflict of Interest or Contingent Fee/Anti-Kickback/Code of Ethics Affidavit

Proposer warrants that neither it nor any principal, employee, agent, representative nor family member has paid, promised to pay, or will pay any fee or consideration that is contingent on the award or execution of

**CITY OF SOUTH MIAMI
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a contract arising out of this solicitation. Proposer also warrants that neither it nor any principal, employee, agent, representative nor family member has procured or attempted to procure this contract in violation of any of the provisions of the Miami-Dade County conflict of interest or code of ethics ordinances. Further, Proposer acknowledges that any violation of this warranty will result in the termination of the contract and forfeiture of funds paid or to be paid to the Proposer should the Proposer be selected for the performance of this contract.

Proposer Initials

Business Entity Affidavit

Proposer hereby recognizes and certifies that no elected official, board member, or employee of City of South Miami (the "City") shall have a financial interest directly or indirectly in this transaction or any compensation to be paid under or through this transaction, and further, that no City employee, nor any elected or appointed officer (including board members) of the City, nor any spouse, parent or child of such employee or elected or appointed officer of the City, may be a partner, officer, director or proprietor of Proposer or Contractor, and further, that no such City employee or elected or appointed officer, or the spouse, parent or child of any of them, alone or in combination, may have a material interest in the Contractor or Proposer. Material interest means direct or indirect ownership of more than 5% of the total assets or capital stock of the Proposer. Any exception to these above described restrictions must be expressly provided by applicable law or ordinance and be confirmed in writing by City. Further, Proposer recognizes that with respect to this transaction or bid, if any Proposer violates or is a party to a violation of the ethics ordinances or rules of the City, the provisions of Miami-Dade County Code Section 2-11.1, as applicable to City, or the provisions of Chapter 112, part III, Fla. Stat., the Code of Ethics for Public Officers and Employees, such Proposer may be disqualified from furnishing the goods or services for which the bid or proposal is submitted and may be further disqualified from submitting any future proposals or proposals for goods or services to City.

Proposer Initials

Non-Collusion/Anti-Collusion Affidavit

1. Bidder/Proposer has personal knowledge of the matters set forth in its Proposal/Bid and is fully informed respecting the preparation and contents of the attached Proposal/Bid and all pertinent circumstances respecting the Proposal/Bid;
2. The Proposal/Bid is genuine and is not a collusive or sham Proposal/Bid; and
3. Neither the Bidder/Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including Affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly with any other Bidder/Proposer, firm, or person to submit a collusive or sham Proposal/Bid, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder/Proposer, firm, or person to fix the price or prices in the attached Proposal/Bid or of any other Bidder/Proposer, or to fix any overhead, profit, or cost element of the Proposal/Bid price or the Proposal/Bid price of any other Bidder/Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against City of South Miami or any person interested in the proposed Contract.
4. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder/Proposer or any

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other of its agents, representatives, owners, employees or parties of interest, including this affiant.

Proposer Initials

Scrutinized Companies

1. Proposer certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate the Agreement that may result from this RFP at its sole option if the Proposer or its subcontractors are found to have submitted a false certification; or if the Proposer, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
2. If the Agreement that may result from this RFP is for more than one million dollars, the Proposer certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. pursuant to Section 287.135, F.S., the City may immediately terminate the Agreement that may result from this RFP at its sole option if the Proposer, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Proposer, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
3. The Proposer agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under the Agreement that may result from this RFP. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

Proposer Initials

Acknowledgment, Warranty, and Acceptance

1. Contractor warrants that it is willing, able to, and will comply with all applicable federal, state, county, and local laws, rules and regulations.
2. Contractor warrants that it has read, understands, and is willing to and will comply with all of the requirements of the solicitation and any and all addenda issued pursuant thereto.
3. Contractor warrants that it will not delegate or subcontract its responsibilities under an agreement without the prior written permission of the City Manager.
4. Contractor warrants that all information provided by it in connection with this Proposal is true and accurate.
5. I hereby propose to furnish the services specified in the RFP. I agree that my Proposal will remain firm for a period of 365 days in order to allow the City adequate time to evaluate the Proposals.
6. I certify that all information contained in this Proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this Statement of Qualification on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.
7. I understand that a person or affiliate who has been placed on the convicted Contractor list following a conviction for public entity crimes may not submit a Proposal on a contract to provide any goods or services to a public entity, may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, sub-contractor, or Contractor under a contract with a public entity , and may not transact business with any public entity

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in excess of the threshold amount provided in Sec. 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted Contractor list.

Proposer Initials

Ownership Disclosure Affidavit

1. If the contract or business transaction is with a corporation or company, the full legal name and business address shall be provided for each officer, director, member and manager and each stockholder or member who holds directly or indirectly five percent (5%) or more of the corporation's or company's stock or shares. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows (attach additional sheet, if necessary):

| Name | Address | Ownership (%) |
|------|---------|---------------|
| | | |
| | | |
| | | |
| | | |

2. The full legal names and business address of any other individual (other than subcontractors, material men, suppliers, laborers, or lenders) who have, or will have, any interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows (attach additional sheet, if necessary):

| Name | Address |
|------|---------|
| | |
| | |
| | |
| | |

Proposer Initials

**CITY OF SOUTH MIAMI
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Truth in Negotiation Certificate

The Contractor hereby certifies, covenants, and warrants that wage rates and other factual unit costs supporting the compensation for projects and services that may be offered pursuant to this Request for Proposals and the Continuing Services Agreement related thereto will be accurate, complete, and current at the time of contracting. The Contractor further agrees that the price provided under separate, project specific agreements and any additions thereto shall be adjusted to exclude any significant sums by which the City determines the agreement price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such agreement adjustments shall be made within one (1) year following the end of each corresponding agreement. For purpose of this certificate, the end of the agreement shall be deemed to be the date of the final billing or acceptance of the work by the City, whichever is later. The undersigned firm is furnishing this Truth in Negotiation Certificate pursuant to Section 287.055(5)(a), Florida Statutes for the undersigned firm to receive a continuing agreement for professional architecture and engineering services with City of South Miami, Florida.

Proposer Initials

Prohibition on Contingent Fees

The Contractor warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor to solicit or secure this Request for Proposals and the Continuing Services Agreement related thereto and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this agreement. The undersigned Contractor is furnishing this statement pursuant to Section 287.055(6)(a), Florida Statutes for the undersigned firm to receive a continuing agreement for

professional architecture and engineering services with City of South Miami, Florida. Contractor understands that for the breach or violation of this provision, the City shall have the right to terminate the resulting agreement without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration. The provisions of this statement shall be incorporated in the resulting agreement, if awarded, as though fully stated therein.

Proposer Initials

Drug Free Workplace

The Proposer in accordance with Section 287.087, Florida Statutes, hereby certifies that Proposer shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and

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employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

- 3) Give each employee engaged in providing the commodities or contractual services that are under Proposal a copy of the statement specified in Subsection (1).
- 4) In the statement specified in Subsection (1), notify the employees, that, as a condition of working of the commodities or contractual services that are under Proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Proposer Initials

Acknowledgement of Conformance With OSHA Standards

We, _____ (Name of Proposer), hereby acknowledge and agree that as contractors for the **Affordable Housing project**, as specified have the sole responsibility for compliance with all the requirements of the Federal Occupational Safety and Health Act of 1970, and all State and local safety and health regulations, and agree to indemnify and hold harmless the City of South Miami, against any and all liability, claims, damages, losses and expenses they may incur due to the failure of (subcontractor's names):

to comply with such act or regulation.

Proposer Initials

**Sworn Signature of Proposing Entity Representative and Notarization
for all above Affidavits follows on the next page.**

**CITY OF SOUTH MIAMI
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In the presence of:

Signed, sealed and delivered by:

Witness #1 Print Name: _____

Print Name: _____

Witness #2 Print Name: _____

Title: _____

Firm: _____

ACKNOWLEDGMENT

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 20____, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument is executed).

**Notary Public (Print, Stamp, or Type as
Commissioned)**

- _____ Personally known to me; or
- _____ Produced identification (Type of Identification: _____)
- _____ Did take an oath; or
- _____ Did not take an oath

**CITY OF SOUTH MIAMI
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**FORM 6
CERTIFICATION FOR DISCLOSURE OF LOBBYING ACTIVITIES ON FEDERAL-AID
CONTRACTS (Compliance with 49 CFR, Section 20.100 (b))**

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Standard Form-LLL can be obtained from the Florida Department of Transportation's Professional Services Administrator or Procurement Office.)
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
4. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
5. The Contractor described below certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.

Firm: _____

Authorized Signature: _____ **Date:** _____

Print or Type Name: _____ **Title:** _____

**CITY OF SOUTH MIAMI
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**FORM 7
DISPUTE DISCLOSURE**

Answer the following questions by placing an “X” after “Yes” or “No”. If you answer “Yes” to any of the questions, please explain in the space provided, or on a separate sheet attached to this form.

1. Has your firm or any of its officers, received a reprimand of any nature or been suspended by the Department of Professional Regulations or any other regulatory agency or professional associations within the last five (5) years?

YES _____ NO _____

2. Has your firm, or any member of your firm, been declared in default, terminated or removed from a contract or job related to the services your firm provides in the regular course of business within the last five (5) years?

YES _____ NO _____

3. Has your firm had against it or filed any requests for equitable adjustment, contract claims, Proposal protests, or litigation in the past five (5) years that is related to the services your firm provides in the regular course of business?

YES _____ NO _____

If yes, state the nature of the request for equitable adjustment, contract claim, protest, litigation, and/or regulatory action, and state a brief description of the case, the outcome or status of the suit, the monetary amounts of extended contract time involved, and the court or agency before which the action was instituted, the applicable case or file number, and the status or disposition for such reported action. Describe all litigation (include the court and location) of any kind involving Contractor or any Key Staff members within the last five (5) years.

I hereby certify that all statements made are true and agree and understand that any misstatement or misrepresentation or falsification of facts shall be cause for forfeiture of rights for further consideration of this Proposal for City of South Miami.

Firm: _____

Authorized Signature: _____ **Date:** _____

Print or Type Name: _____ **Title:** _____

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**FORM 8
KEY STAFF & PROPOSED SUBCONTRACTORS**

KEY STAFF

Please complete the following chart with the Firm's proposed Key Staff. If additional space is required, please copy/duplicate this page and attach to this Form. Additional space: No Yes

| Name | Title | Years of Experience | Years with Firm | Licenses/Certifications (Attach Copies) |
|-------------|--------------|----------------------------|------------------------|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Please explain the Firm's ability and resources to substitute personnel with equal or higher qualifications than the Key Staff they will substitute for where substitute is required due to attrition, turnover, or a specific request by the City:

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Please identify each Key Staff member's engagement commitments that will exist concurrently with the City's Services:

| Key Staff Name | Area of Responsibility | Client | Commitment (Hours/week) | Period of Engagement |
|-----------------------|-------------------------------|---------------|--------------------------------|-----------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PROPOSED SUBCONTRACTORS

The undersigned Proposer hereby designates, as follows, all major subcontractors whom they propose to utilize for the major areas of work for the services. The Proposer is further notified that all subcontractors shall be properly licensed, bondable, and shall be required to furnish the City with a Certificate of Insurance in accordance with the contract general conditions. Failure to furnish this information shall be grounds for rejection of the Proposer's Proposal. (If no subcontractors are proposed, state "None" on first line below.)

| Subcontractor Name & Address | Scope of Work | License Number |
|---|----------------------|-----------------------|
| | | |
| | | |
| | | |

Firm: _____

Authorized Signature: _____ **Date:** _____

Print or Type Name: _____ **Title:** _____

**CITY OF SOUTH MIAMI
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**FORM 9
REFERENCES**

IN ADDITION TO THE INFORMATION REQUIRED ON THIS FORM, PLEASE PROVIDE A MINIMUM OF THREE REFERENCE LETTERS, ONE OF WHICH SHOULD BE MUNICIPAL OR GOVERNMENT REFERENCES.

Reference No. 1

| | |
|--|----|
| Company/Entity Name: | |
| Address City, State Zip Code | |
| Contact Name: Title: | |
| Phone No: Fax: Email: | |
| Date of Service or Contract Period: Location | |
| Summary of Services Performed Governmental or Private | |
| Dollar Value of Contract | \$ |

Reference No. 2

| | |
|--|----|
| Company/Entity Name: | |
| Address City, State Zip Code | |
| Contact Name: Title: | |
| Phone No: Fax: Email: | |
| Date of Service or Contract Period: Location | |
| Summary of Services Performed Governmental or Private | |
| Dollar Value of Contract | \$ |

Reference No. 3

| | |
|--|----|
| Company/Entity Name: | |
| Address City, State Zip Code | |
| Contact Name: Title: | |
| Phone No: Fax: Email: | |
| Date of Service or Contract Period: Location | |
| Summary of Services Performed Governmental or Private | |
| Dollar Value of Contract | \$ |

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FORM 10

FORM 10A

I. E-VERIFY AFFIDAVIT

In accordance with Section 448.095, Florida Statutes, City of South Miami requires all contractors doing business with the City to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The City will not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

By submitting a response to this RFP and signing below, the Proposer Firm acknowledges that it has read Section 448.095, Florida Statutes and will comply with the E-Verify requirements imposed by it, including but not limited to obtaining E-Verify affidavits from subcontractors. **The Proposer Firm must provide of its proof of enrollment in E-Verify.** For instructions on how to provide proof of the Firm's participation/enrollment in E-Verify, please visit: <https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify>.

Check here to confirm proof of enrollment in E-Verify has been submitted as part of the response.

In the presence of:

Signed, sealed and delivered by:

Witness #1 Print Name: _____

Print Name: _____

Title: _____

Witness #2 Print Name: _____

Firm: _____

ACKNOWLEDGMENT

State of Florida

County of _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 20____, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument is executed).

**Notary Public (Print, Stamp, or Type as
Commissioned)**

_____ Personally known to me; or

_____ Produced identification (Type of Identification: _____)

_____ Did take an oath; or

_____ Did not take an oath

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

FORM 10B

II. AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with a governmental entity is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes. By signing below, **I hereby affirm under penalty of perjury that:**

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and a governmental entity, the nongovernmental entity must attest to the absence of coercion in labor or services.
2. I am an officer or representative of _____, a nongovernmental entity.
3. _____ does not use coercion for labor or services as defined in the relevant section of the law.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Witness #1 Print Name: _____ Print Name: _____

Title: _____
Witness #2 Print Name: _____ Entity Name: _____

OATH OR AFFIRMATION

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ___ day of _____, 20___, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

- _____ Personally known to me; or
- _____ Produced identification (Type of Identification: _____)
- _____ Did take an oath; or
- _____ Did not take an oath

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

FORM 10C

III. AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), a governmental entity may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by the government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a governmental entity which would grant the entity access to an individual's personal identifying information.

1. _____ ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S.

In the presence of:

Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:

Witness #1 Print Name: _____ Print Name: _____

Title: _____

Witness #2 Print Name: _____ Entity Name: _____

OATH OR AFFIRMATION

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____
(name of person) as _____ (type of authority) for _____
(name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

_____ Personally known to me; or
_____ Produced identification (Type of Identification: _____)
_____ Did take an oath; or
_____ Did not take an oath

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

**FORM 11
IRS FORM W-9**

Please visit the following link for information about IRS Form W-9:

<https://www.irs.gov/forms-pubs/about-form-w-9>

Please complete and submit with the Proposal IRS Form W-9, which may be found online by visiting:

<https://www.irs.gov/pub/irs-pdf/fw9.pdf>

Check here to confirm IRS Form W-9 has been submitted as part of the response.

Firm: _____

Authorized Signature: _____ **Date:** _____

Print or Type Name: _____ **Title:** _____

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

**FORM 12
FINANCIAL PROPOSAL**

[TO BE DEVELOPED]

The undersigned attests to his/her authority to submit this price proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the agreement by the City. The undersigned further certifies that he/she has read the Request for Proposals relating to this request and this Proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

By signing this form, the Proposer hereby declares that this price proposal is made without collusion with any other person or entity submitting a Proposal pursuant to this RFP.

Firm: _____

Authorized Signature: _____

Title: _____

Print or Type Name: _____

Date: _____

**CITY OF SOUTH MIAMI
REQUEST FOR PROPOSALS NO. CSM2026-08**

**FORM 13
PROPOSAL GUARANTEE**

**“INTENTIONALLY OMITTED. PROPOSAL GUARANTEE REQUIREMENT HAS BEEN
WAIVED BY THE CITY MANAGER.”**

EXHIBIT A

INTENTIONALLY OMITTED

EXHIBIT B
DECLARATION/AFFIDAVIT OF REPRESENTATION

This Affidavit is not required for compliance with the City’s Solicitation; however, it may be used to avoid the need to register members of your presentation team as lobbyists. Pursuant to City Ordinance 28-14-2206 (c)(9), any person who appears as a representative for an individual or firm for an oral presentation before a City certification, evaluation, selection, technical review, or similar committee, must list on an affidavit provided by the City staff, all individuals who may make a presentation. The Affidavit must be filed by with the City Clerk's office at the time a response, bid, or proposal is submitted to the City. For the purpose of this solicitation only, the members listed for the presentation team, with the exception of any person otherwise required to register as a lobbyist, shall not be required to pay any registration fees. No person may appear before any committee on behalf of an anyone unless he or she has been listed as part of the firm's presentation team pursuant to this Affidavit or unless he or she is registered with the City Clerk's office as a lobbyist and has paid all applicable lobbyist registration fees.

Pursuant to Section 92.525(2), Florida Statutes, the undersigned, _____, makes the following declaration under penalties of perjury:

Listed below are all individuals who may make a presentation on behalf of the entity that the affiant represents.

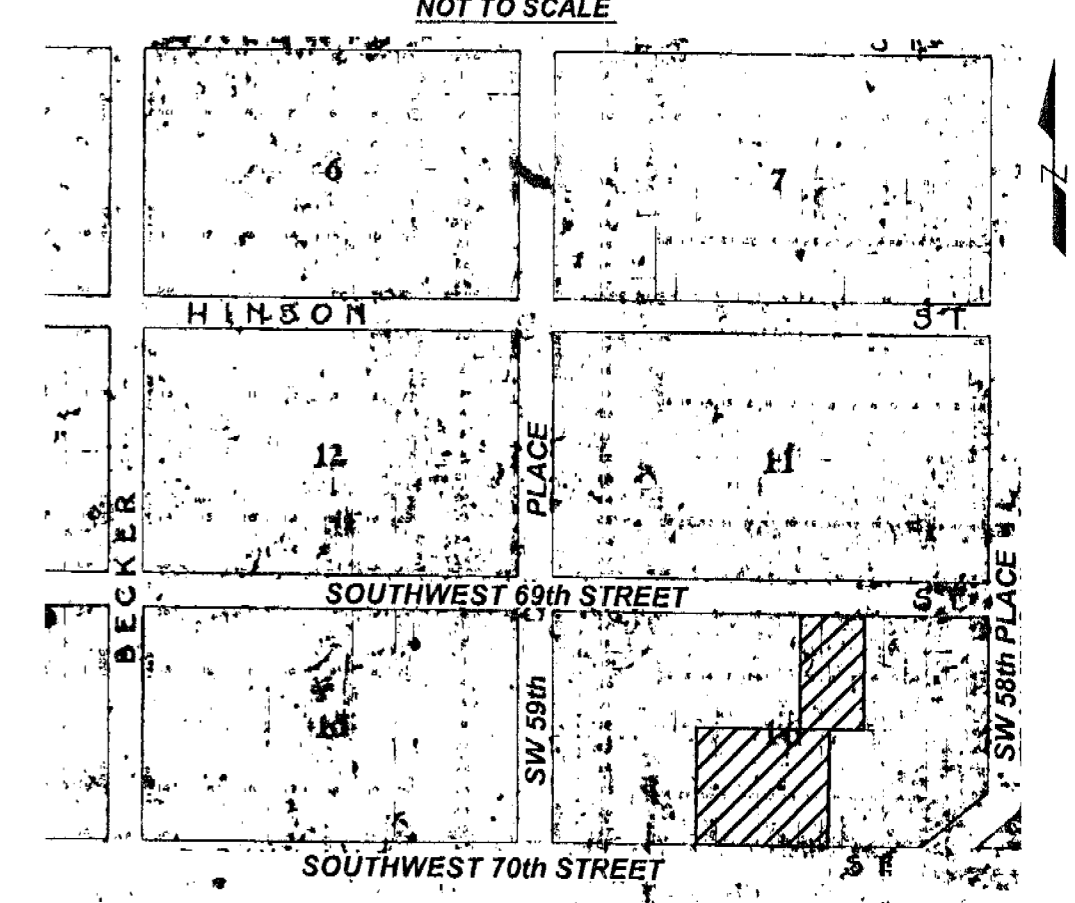
| <u>NAME</u> | <u>TITLE</u> |
|--------------------|---------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

For the purpose of this Affidavit of Representation only, the listed members of the presentation team, with the exception of any person otherwise required to register as a lobbyist, will not be required to pay any registration fees. The Affidavit of Representation must be filed with the City Clerk's office at the time the committee's proposal is submitted to the City as part of the procurement process.

EXHIBIT C

BOUNDARY SURVEY: 5890 SW 69 STREET

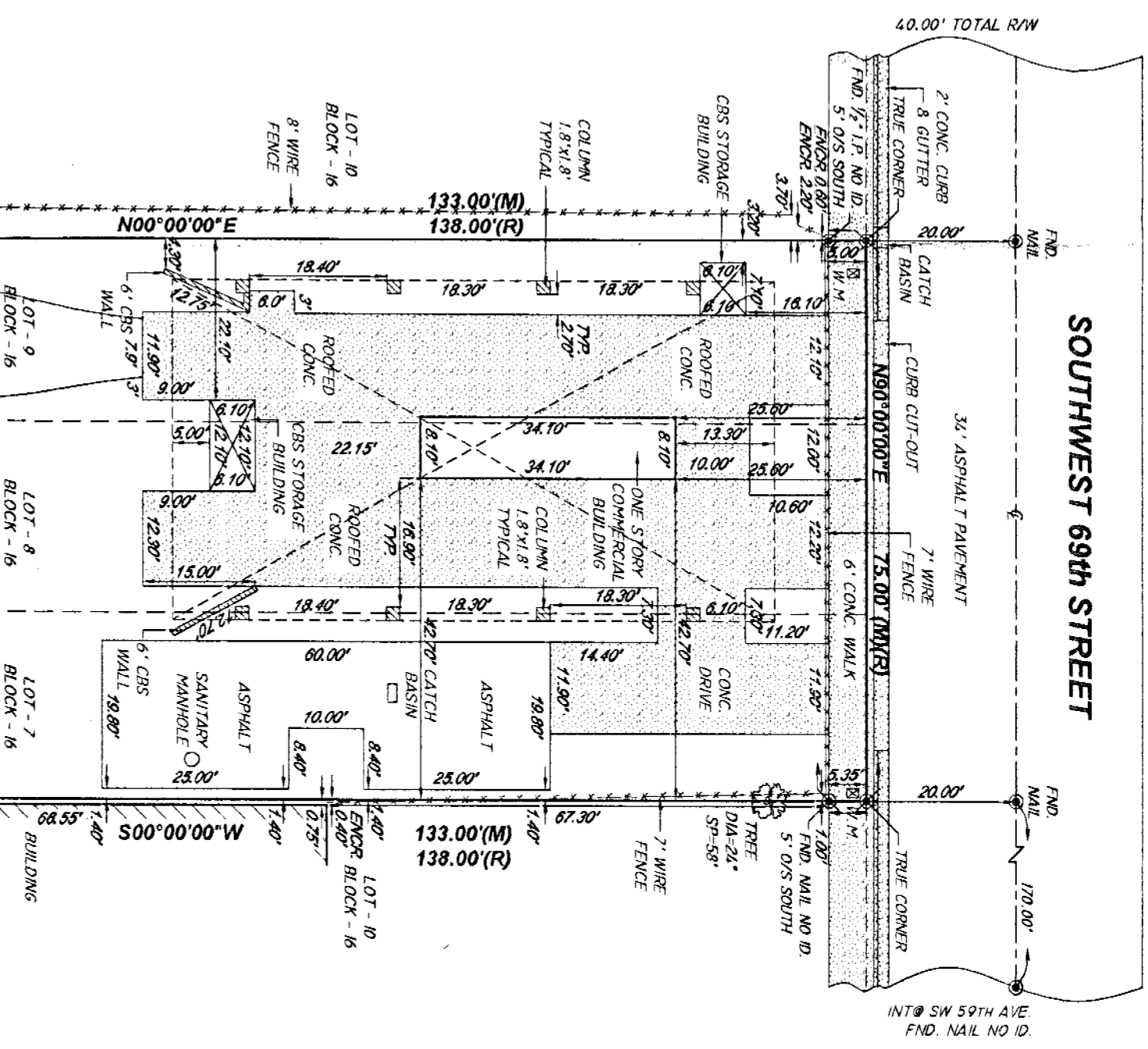
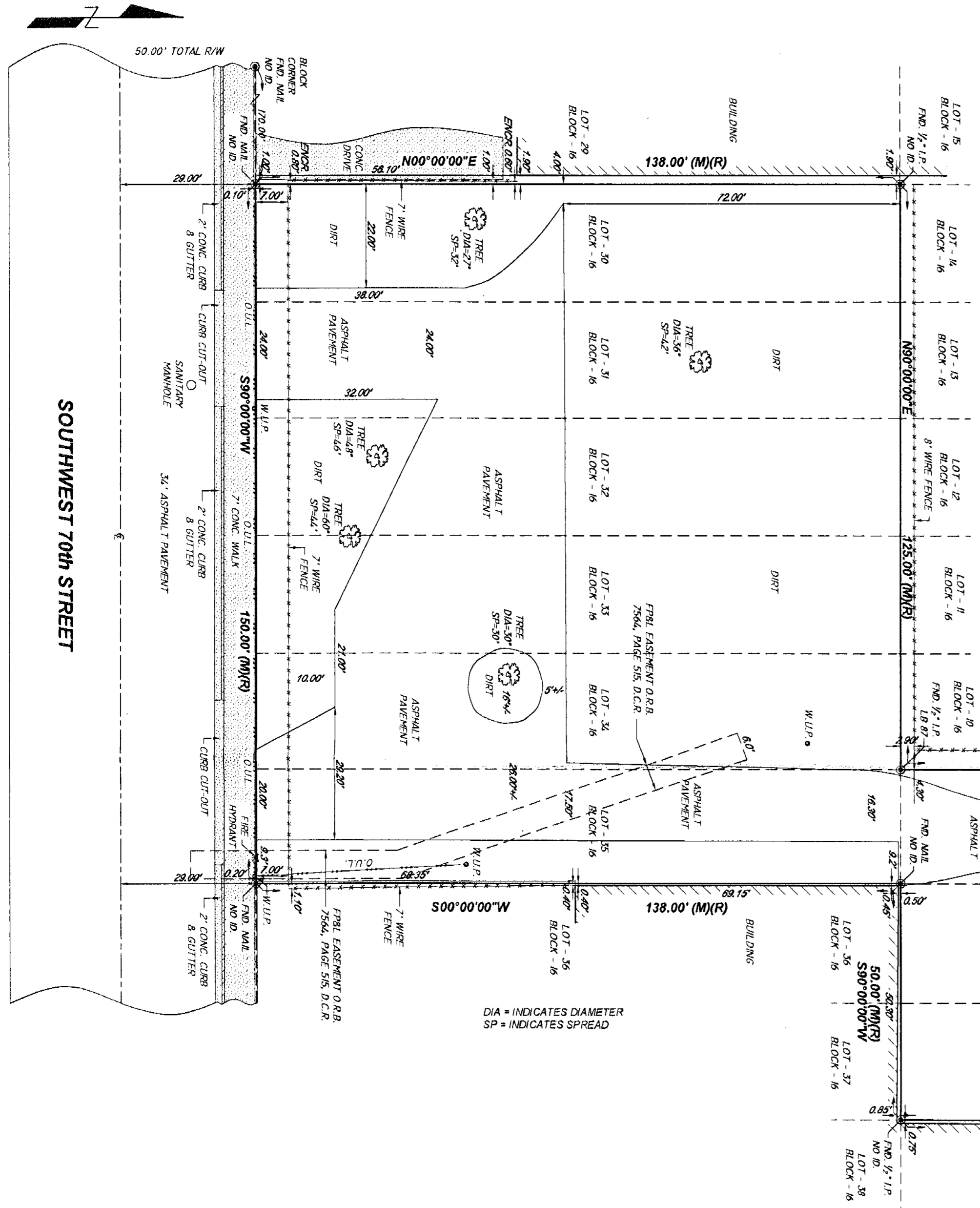
LOCATION SKETCH



CERTIFIED TO:
 CARLISLE DEVELOPMENT GROUP, LLC; ATTORNEY'S TITLE INSURANCE FUND; CITY OF SOUTH MIAMI; CORWL ARCHITECTS, INC.; SHUTTS & BOWEN, LLP.

LEGAL DESCRIPTION:
 LOTS 7 THRU 9 AND 30 TRHU 35, BLOCK 16, "TOWNSITE OF LARKINS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
 - 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
 - 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
 - 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
 - 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
 - 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
 - 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
 - 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
 - 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
 - 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT CENTERLINE SW 70th STREET = N90°00'00"E



RECEIVED
 DEC 13 2010
 Planning and Zoning
 Department

FIELD DATE: 12-09-2010 TREES ADDED
 DATE: 12-10-2010 FP&L EASEMENT ADDED

LEGEND

| | |
|--------|--|
| — | INDICATES CONCRETE |
| — | INDICATES OVERHEAD LINES |
| — | INDICATES WIRE FENCE |
| — | INDICATES WOOD FENCE |
| ○ | INDICATES PROPERTY CORNER |
| ○ | INDICATES POINT OF BEGINNING |
| ○ | INDICATES POINT OF COMMENCEMENT |
| ○ | INDICATES PROPERTY LINE |
| ○ | INDICATES RECORD MEASUREMENT |
| (R) | INDICATES DRAINAGE & UTILITY EASEMENT |
| D.U.E. | INDICATES UTILITY EASEMENT |
| PRM | INDICATES PERMANENT REFERENCE MONUMENT |
| PCP | INDICATES PERMANENT CONTROL POINT |
| FND | INDICATES FOUND |
| CL | INDICATES CLEAR |

FLOOD ZONE: X

MAP & PANEL = 12086C0458
 COMMUNITY No.: 120658
 SUFFIX: L
 DATE OF FIRM: 9-11-09
 BASE ELEV. = N/A

PROPERTY OF: CARLISLE DEVELOPMENT GROUP, LLC

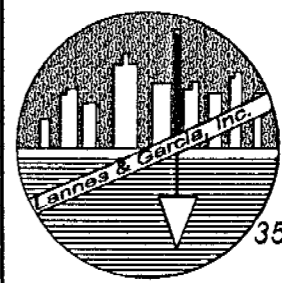
5890 SOUTHWEST 69th STREET
 SOUTH MIAMI, FLORIDA 33142

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT, OTHER THAN AS SHOWN HERETO.

FRANCISCO F. FAJARDO #4767
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REG. NO. 4767



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 359 ALCAZAR AVENUE, CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 559-3002

EXHIBIT D

PHASE 1 ENVIRONMENTAL REPORT

Prepared by:

Nelco Testing & Engineering Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT – PHASE 1

SUBJECT SITE

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

CERTIFIED TO

THE CITY OF SOUTH MIAMI
6130 SUNSET DRIVE
SOUTH MIAMI, FL 33143

SUBMITTED BY



NELCO TESTING & ENGINEERING
SERVICES, INC.
13370 SW 131ST STREET, SUITE 105
MIAMI, FLORIDA, 33186

TELEPHONE: (305) 259-9779

JANUARY 21, 2019
E-190161



NELCO
TESTING & ENGINEERING SERVICES, INC.

The City of South Miami
6130 Sunset Drive
South Miami, FL 33143

January 21, 2019

Re: Environmental Site Assessment – Phase I
Vacant Property
5890 SW 69 St
South Miami, FL 33143

Folio #: 09-4025-028-2070

Project Number: E-190161

Dear Sir/Madam:

Representatives of **NELCO Testing and Engineering Services, Inc.** performed a Phase I Environmental Site Assessment at the above referenced project. This site assessment was initiated on January 15, 2019. The report was ordered and requested by **Mr. Aurelio Carmenates** of the **Public Works Engineering and Construction Division of The City of South Miami**. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13) and Tier 1 Vapor Encroachment Screening (ASTM Designation: E2600-10). This document assesses the potential for environmental risk within the subject property based on data gathered from various federal, state and local agencies, and field reconnaissance.

Attached is a copy of our full report for your review. **NELCO Testing and Engineering Services, Inc.** appreciates the opportunity to assist you with this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

NELCO Testing and Engineering Services, Inc.

Vaasha Ramnarine
Environmental Engineer
Florida License No. 1100021690

Daniel Cassalia, P.G.
Professional Geologist
Florida License No: 194



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1. EXECUTIVE SUMMARY

This assessment was performed at the request of **The City of South Miami**. The subject property consists of a single parcel with a total area of 0.7 acres. The subject property is currently vacant with a single structure. Records indicate that the property was once a vehicle inspection facility in the 1970s and a recycling storage facility for the City of South Miami in the 1990s.

The property is located in Section 25, Township 54 South and Range 40 East in the City of South Miami, Miami-Dade County, Florida. The adjacent property to the East is an automotive business that sells car parts. A U.S. Postal Service office is located adjacent, to the West of the subject property. To the North across SW 69th Street are an auto repair shop and a warehouse. To the South across SW 70th Street is the South Miami Metrorail Station parking lot.

Based on the information gathered, it is our professional opinion that no recognized environmental concerns exist and **no further inquiry as to the environmental condition of the Property is warranted.**



2. INTRODUCTION

This assessment was performed at the request of **The City of South Miami**. The subject property consists of a single parcel with a total area of 0.7 acres. The subject property is currently vacant with a single structure. Records indicate that the property was once a vehicle inspection facility in the 1970s and a recycling storage facility for the City of South Miami in the 1990s.

The property is located in Section 25, Township 54 South and Range 40 East in the City of South Miami, Miami-Dade County, Florida. The adjacent property to the East is an automotive business that sells car parts. A U.S. Postal Service office is located adjacent, to the West of the subject property. To the North across SW 69th Street are an auto repair shop and a warehouse. To the South across SW 70th Street is the South Miami Metrorail Station parking lot.

The parcel is subsequently referred to in this report as "Property", "subject site" or "Site". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13).

2.1 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible, any recognized environmental concerns in connection with the property. For this assessment, ASTM defines the term **REC** as: The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

A Historical Recognized Environmental Condition, **HREC**, refers to a past release that has been remediated to below "residential" standards and given regulatory closure with no use restrictions. HREC is defined by ASTM in the E1527-13 standard as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).



A CREC is a Controlled Recognized Environmental Condition; a subset of the traditional REC. The CREC term was developed to address the controlled presence of potential hazardous substances or petroleum products, as defined by the local environmental regulatory agency.

A VEC is a Vapor Encroachment Condition. This term refers to the possibility of hazardous vapor migration from onsite or off-site sources into structures on the subject property.

2.2 Scope of Services

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process ASTM Designation E1527-13 and 2600-10. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

2.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

2.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-13, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

This Phase I ESA has attempted to identify the potential for contamination at the subject property. However, potential sources of contamination may have escaped detection due to the limitations of the study, inaccuracy or absence of governmental records or the presence of unreported environmental accidents or conditions. According to State of Florida Department of Environmental Protection personnel, State of Florida does not exclusively maintain a list of NPL or CERCLIS equivalents. As such, these lists were omitted from the record review in this report. A title search was not included in the



agreed scope of services. The scope of services agreed upon did not include an asbestos survey, lead, radon, indoor air quality and wetlands surveys and a groundwater assessment, and as such NELCO Testing and Engineering Services, Inc. makes no claims as to the quality of the groundwater or any other impacts these surveys might have on the subject property.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, NTES must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures if any. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of NELCO Testing & Engineering Services, Inc.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

2.5 User Reliance

This report may be distributed and relied upon by **The City of South Miami** and their **assignees**. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of NELCO Testing & Engineering Services, Inc.



3. SITE DESCRIPTION

3.1 Location and Legal Description

This assessment was performed at the request of **The City of South Miami**. The subject property consists of a single parcel with a total area of 0.7 acres. The subject property is currently vacant with a single structure. Records indicate that the property was once a vehicle inspection facility in the 1970s and a recycling storage facility for the City of South Miami in the 1990s. The property is located in Section 25, Township 54 South and Range 40 East in the City of South Miami, Miami-Dade County, Florida.

3.2 Site and Vicinity General Characteristics

The area is zoned as “7000 INDUSTRIAL - GENERAL”.

3.3 Current Use(s) of the Property

At present the subject property is vacant.

3.4 Structures, Roads, Other Improvements on the Site

The subject property contains a single structure, with two enclosed rooms. The property is enclosed by chain-link fencing and has gates at the North and South borders.

3.5 Current Uses of Adjoining Properties

The current adjoining properties uses are:

| | |
|---------------|-----------------------|
| North: | Automotive, Warehouse |
| South: | Parking Garage |
| East: | Automotive |
| West: | Postal Office |



4. USER PROVIDED INFORMATION

4.1 Title Records

It is the understanding of NTES that a title company or professional will be engaged by the client to review recorded land title records and lien records.

4.2 Environmental Liens or Activity and Use Limitations

NTES has not been informed of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. The client has not informed of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry.

4.3 Specialized Knowledge

NTES does not know of any specific chemicals that are present or were once present at the property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

The client does not know of:

- The past uses of the property.
- Any specific chemicals that are present or once were present at the property.
- Any spills or other chemical releases that have taken place at the property.
- Any environmental cleanups that have taken place at the property.

4.5 Owner, Property Manager and Occupant Information

Owners name and address for the parcel is listed below:

City of South Miami
6130 Sunset Dr.
South Miami, FL 33143

4.6 Reason for Performing Phase I ESA

The Phase I ESA was prepared by NTES at the request of the client. This Phase I ESA was requested for the following reasons:

The intent of the ESA was to identify the presence or absence of recognized environmental conditions (RECs) or (HRECs) at the subject site. ASTM defines REC as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicates an existing release, a past release, or a material threat of a release of



any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

HREC is defined by ASTM as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls”.

4.7 Other

The client does not have any other knowledge or experience with the property that may be pertinent to the environmental professional.



5. RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-13.

5.1 Standard Environmental Records

A search of available federal, county and state environmental records was obtained. Public records maintained by Florida Department of Environmental Protection were reviewed for the subject property along with adjacent and nearby properties. A review of the regulatory information from this database search for possible recognized environmental conditions (RECs), within the ASTM approximate minimum search distance is provided in the Federal and State sections below.

The term Approximate Minimum Search Distance (AMSD) is used in lieu of radius in order to include irregularly shaped properties. Factors considered in reducing the AMSD included: (1) the density (e.g. Urban, rural or suburban) of the setting in which the property is located; (2) the distance that the hazardous substances or petroleum products are likely to migrate based on local geologic or hydro-geologic conditions; and (3) other reasonable factors. Only reasonably ascertainable record information was reviewed and included: (1) information that was publicly available, (2) information that was obtainable from its source within reasonable time and cost constraints, and (3) information that was practically reviewable.



5.1.1 Federal and County Environmental Records

| Record Source | Within Property | Within Search Distance |
|---|------------------------|-------------------------------|
| CERCLIS Facilities | None | None |
| CERCLIS NFRAP Facilities | None | None |
| National Priorities List (NPL) Facilities | None | None |
| Delisted NPL Facilities | None | None |
| Other Contaminated Sites | None | None |
| Toxic Release Inventory Sites | None | None |
| RCRA Transporters / TSD Facilities | None | None |
| RCRA Small Quantity Generators | None | Two |
| RCRA Large Quantity Generators | None | None |
| Other Hazardous Waste Sites | None | None |

Contaminated Sites - This report reviewed files for sites that are reported to have the presence of free product or any contaminant in surface water, groundwater, soil, sediment, or upon the land, in concentrations that exceed the applicable cleanup target level specified in Chapter 62-777, F.A.C.

- There are no **Contaminated Sites** on the subject property.
- There are no **Contaminated Sites** identified within the AMSD of one-quarter mile of the subject property.

Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS) - The EPA maintains a list of sites nominated to (or accepted for) the Superfund program. Inclusion of sites on this list does not automatically imply the presence of an existing or threatening release of Hazardous Substances since these sites are to be field evaluated by EPA to determine their significance. These sites may also appear on the NPL list as being slated for EPA funded response action, or they may be under other Federal or State enforcement action. Once a site has been identified as exhibiting a potential environmental inadequacy, the EPA or a duly authorized representative performs a Preliminary Assessment (PA).

Based upon data gathered during the assessment, either further assessment is granted and



the site is placed on a priority list according to its level of contamination, or the site is designated as “**NFRAP**,” or **No Further Remedial Action Planned**. There are currently 15,000 NFRAP sites on the CERCLIS list of 40,000 sites.

- There are no **CERCLIS** sites currently listed for the subject property.
- There are no **CERCLIS** sites currently listed within an AMSD of one mile of the subject property investigated during this ESA.

The National Priorities List (NPL) - was devised as a method for the EPA to prioritize confirmed contaminated sites for the purpose of initiating remedial action as funded by the Hazardous Waste Substances Superfund Program. The program was initially established under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and reinstated under the Superfund Amendments and Reauthorization Act of 1986 (SARA). To date, EPA has identified 1,450 hazardous waste sites as being the most serious in the nation. The EPA may delete (delist) an NPL site if it determines that no further CERCLA response is required to protect human health or the environment.

- There are no **NPL** or delisted NPL sites currently listed for the subject property investigated during this ESA.
- There are no **NPL** or delisted NPL sites within an AMSD of one mile of the subject property investigated during this ESA.

Toxic Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. U.S. facilities in different industry sectors must report annually how much of each chemical is released to the environment and/or managed through recycling, energy recovery and treatment. (A "release" of a chemical means that it is emitted to the air or water, or placed in some type of land disposal.)

- There are no **Toxic Release Inventory (TRI)** sites currently listed for the subject property investigated during this ESA.
- There are no **Toxic Release Inventory (TRI)** sites currently listed within an AMSD of one mile of the subject property investigated during this ESA.

Hazardous Waste Sites- Hazardous waste is a waste with properties that make it potentially dangerous or harmful to human health or the environment. They can be the by-products of manufacturing processes, discarded used materials, or discarded unused commercial products,



such as cleaning fluids (solvents) or pesticides. In regulatory terms, a hazardous waste is a waste that appears on one of the four RCRA1 hazardous wastes lists (the F-list, K-list, P-list, or U-list) or that exhibits one of the four characteristics of a hazardous waste - ignitability, corrosivity, reactivity, or toxicity.

Excluding sites under RCRA:

- There are no **Hazardous Waste Sites** currently listed for the subject property investigated during this ESA.
- There are no **Hazardous Waste Sites** currently listed within an AMSD of one-quarter mile of the subject property.

Resource Conservation Recovery Act/Hazardous Waste Data Management System (RCRA/HWDMS)- These facilities include 430,000 facilities whose operations generate, transport, treat, store or dispose of hazardous waste as per definitions and requirements of 40 CFR 261 and 270. These facilities are subdivided into four (4) categories: (1) Small and Very Small Quantity Generators (SQG's), (2) Large Quantity Generators (LQG's), (3) Transporters, and (4) Treatment, Storage or Disposal facilities (TSD's).

Facilities that are designated as **Small Quantity Generators (SQGs)** are listed on the regulatory database because they generate small volumes of hazardous wastes. **Large Quantity Generators (LQGs)** generate more than 2,200 lbs. (1,000 kg) of hazardous waste or more than 2.2 lbs. (1 kg) of acute hazardous waste per calendar month. Facilities that are designated as **Treatment, Storage and Disposal (TSD)** facilities are licensed to respond and deal with emergency situations involving hazardous and toxic materials. In regard to LQGs, SQGs, and TSDs, it does not automatically follow that these sites are contaminated or a release has been reported (although 6,300 RCRA sites are listed on a subset database). In general, the listing is merely a compendium of facilities that use, store or dispose of waste materials. The database report also includes facilities which are no longer actively reporting to the EPA, either temporarily or permanently. These facilities are listed as No Longer Regulated (NLR) facilities.

- There are no **RCRA-LQG** sites currently listed within subject property. There are no **RCRA- LQG** sites currently listed within an AMSD of one-fourth mile of the subject property.
- There are no **RCRA-SQG** sites currently listed within subject property. There are two **RCRA-SQG** sites currently listed within an AMSD of one-fourth mile of the subject



property.

HOLLYKINS, INC. DBA
MCDONALD IMPERIAL CLEANERS
5840 SW 71ST ST
FAC: 51387
CLEANUP ONGOING

AUTO BODY EXPERTS USA, LLC
5786 PROGRESS RD
FAC: 118972
CLEANUP ONGOING

Based on the distance and topography, activities at these sites have minimum impact on the subject property.

- There are no TSD facilities currently listed within subject property. There are no TSD facilities currently listed within an AMSD of one-fourth mile of the subject property.

5.1.2 State and County Environmental Records

| Record Source | Within Property | Within Search Distance |
|---|-----------------|------------------------|
| Solid Waste Landfills/Disposal Sites | One | None |
| Other Solid Waste Management Facilities | None | None |
| Leaking Underground Storage Tanks | None | Three |
| Registered Storage Tanks | None | Seven |
| Drycleaner Sites | None | Two |
| Brownfields | None | One |
| Voluntary Cleanup Sites | None | None |
| Institutional/Engineering Control | None | None |
| IW – 5 Permit Sites | None | None |
| Water supply wells | None | None |

Solid Waste Management Facilities- "solid waste management facility" includes: 1) any resource recovery system or component thereof, 2) any system, program, or facility for resource conservation, and 3) any facility for the collection, source separation, storage, transportation, transfer, processing, treatment or disposal of solid wastes, including hazardous wastes, whether such facility is associated with facilities generating such wastes or otherwise.



Except for solid waste landfills and disposal sites (addressed below):

- There are no **solid waste management facilities** currently listed within the subject property. The subject property was previously used for storage of recyclable materials like aluminum, plastics and glass. Records also indicate that it was used as a disaster debris management site. None of these activities are recorded to have caused any contamination to the subject property and do not constitute current use of the property. Pertinent FDEP files reviewed for this property are included in the Appendices.

CITY OF SOUTH MIAMI - NORTH OF METRO RAIL
5890 SW 69TH ST
FAC: 105266
CLOSED RECYCLING FACILITY

- There are no **solid waste management facilities** currently listed within an AMSD of one-fourth mile of the subject property.

Solid Waste Landfills (SWLF) – In general, a SWLF is a landfill that accepts garbage, or solid waste, from households. Wastes that are typically landfilled include bottles, cans, disposable diapers, uneaten food, scraps of wood and metal, newspapers, paper and plastic packaging, and old appliances, as well as some industrial and commercial nonhazardous wastes and construction and demolition (C&D) wastes. SWLFs may also accept household hazardous wastes and conditionally exempt small quantity generator (CESQG) wastes that are not regulated as hazardous wastes under Subtitle C of the Resource Conservation and Recovery Act (RCRA).

This report reviewed files for sites that are solid waste disposal facilities or landfills. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

- There are no **SWLF** sites listed on the subject property.
- There are no **SWLF** sites identified within the AMSD of one-fourth mile of the subject property.

Registered Storage Tank (RST) - This Florida Stationary Tank Inventory is a comprehensive listing of all registered Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) within the State of Florida. The listings in the RST database are for sites that have registered their storage tanks. The appearance of a site on the RST list does not necessarily indicate environmental inadequacies at the site, but rather that the potential for environmental



degradation to occur on the site or on adjacent sites is increased should the storage tanks undergo physical damage or experience leakage.

- There are no **RST** sites identified within the subject property.
- There are seven **RST** sites identified within the AMSD of one-fourth mile of the subject property.

INDEPENDENT TRANSMISSION
SERVICE, INC.
5846 SW 68 ST
FAC 8629116
ABANDONED UST

7-ELEVEN STORE #37600
6790 SW 57TH AVE
FAC 8506411
RESTRICTIVE COVENANT

PHILLIPS 66-PALM LAKES
5946 S DIXIE HWY
FAC 8505732
CLEANUP COMPLETE

SOUTH MIAMI CITY-SUNSET DR
6130 SUNSET DR
FAC 8522036
CLEANUP COMPLETE

MIAMI DADE WATER & SEWER PUMP
STA #177
7341 SW 61ST CT
FAC 9501697
REGISTERED AST

LARKIN COMMUNITY HOSPITAL
7031 SW 62ND AVE
FAC 8628864
REGISTERED AST

FIRST NATIONAL BANK
5750 SUNSET DR
FAC 9804580
REGISTERED UST

Based on the distance and topography, activities at these sites have minimum impact on the subject property.

Florida/Tribal Leaking Underground Storage Tank (LUST)- The LUST is a comprehensive listing of all reported leaking storage tanks reported within the State of Florida. Information from this database was extracted from the Florida Stationary Tank Inventory.

- There are no **LUST** sites located on the subject property.
- There are three **LUST** sites specifically identified within the AMSD of one-fourth mile of the subject property.



7-ELEVEN STORE #37600
6790 SW 57TH AVE
FAC 8506411
RESTRICTIVE COVENANT

PHILLIPS 66-PALM LAKES
5946 S DIXIE HWY
FAC 8505732
CLEANUP COMPLETE

SOUTH MIAMI CITY-SUNSET DR
6130 SUNSET DR
FAC 8522036
CLEANUP COMPLETE

Based on the distance and topography, activities at these sites have minimum impact on the subject property.

Florida Dry Cleaners (DRYCLN) – The **DRYCLN** List is maintained by the Florida Department of Environmental Protection (FDEP). The listings are maintained within the Florida Drycleaner Cleanup Program, which is designed to provide funding for assessing and remediating drycleaner sites.

- There are no **DRYCLN** sites located on the subject property.
- There are two **DRYCLN** sites identified within the AMSD of one-fourth mile of the subject property.

HOLLYKINS, INC. DBA
MCDONALD IMPERIAL CLEANERS
5840 SW 71ST ST
ERIC_4324
CLEANUP ONGOING

MARIO'S DRY CLEANERS
5828 SW 71ST ST
ERIC_4472
CLEANUP ONGOING

Based on the distance and topography, activities at these sites have minimum impact on the subject property.

Brownfields – **Brownfield sites** are properties, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. **Brownfield areas** are contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government by resolution. The primary goal of the Brownfield Redevelopment Act is to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards.

- The subject property is not located within a **Brownfield Site or Area**.



- There is one **Brownfield Area** identified within the AMSD of one-fourth mile of the subject property.

SOUTH MIAMI PLAZA PRESERVATION SITE
BF131303000

The **Voluntary Cleanup Tax Credit (VCTC)** was introduced in 1998 to encourage participants to conduct voluntary cleanup of certain drycleaning solvent contaminated sites and brownfield sites in designated brownfield areas. Participants may be private or public entities, but they must meet the eligibility criteria established under Sections 376.3078, 376.30781, and 376.82, F.S, as applicable, and they must enter into either a Voluntary Cleanup Agreement, for drycleaning solvent cleanup, or a Brownfield Site Rehabilitation Agreement.

- The subject property is not located within a **Voluntary Cleanup Site**.
- There are no **Voluntary Cleanup Sites** identified within the AMSD of one-fourth mile of the subject property.

Institutional/Engineering Controls- Sections 376.301 and 376.79, Florida Statutes (F.S.), similarly define ICs as "the restriction on use of, or access to a site to eliminate or minimize exposure to petroleum products' chemicals of concern, drycleaning solvents, or other contaminants. ICs are non-engineering legal and legislative controls intended to affect human activities by preventing or reducing exposure to contamination.

Engineering controls are constructed containment barriers or systems that control downward migration, infiltration or seepage of surface runoff and rain, or natural leaching/migration of contaminants through the subsurface over time.

- There are no **Institutional or Engineering Controls** identified within the subject property.
- There are no **Institutional or Engineering Controls** identified on adjacent properties.

Industrial Facilities Permit (IW-5) - The Industrial Facilities Permit is issued by Miami-Dade County and is used to regulate facilities that use or store a small quantity hazardous materials or waste. The permit specifies operating conditions for the facility.

- There are no **IW-5 Permit** sites identified within the subject property.
- There are no **IW-5 Permit** sites identified on adjacent properties.



5.2 Physical Setting Source(s)

A USGS 7.5 Minute Topographic Map, dated 2012, was reviewed along with Miami-Dade County elevation control data to determine the physical setting of the property. The subject site is relatively flat, with an elevation of approximately 9.7 feet NAVD 88. North American Vertical Datum 1988 (NAVD 88) replaced the National Geodetic Vertical Datum of 1929 (NGVD 29), previously known as the Sea Level Datum of 1929 in North America.

It is important in assessing the risk posed to the subject property from nearby or adjacent properties that an accurate assessment of the hydrology and hydraulic gradient be made. This can only be accomplished if the most current and most precise determination of site elevation is used.

A FEMA Flood Insurance Rate Map (FIRM) was reviewed to determine the flooding potential of the property. Flood hazard areas are identified on the map as a Special Flood Hazard Area (SFHA). This area contains the designation: **Flood Zone X** - Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. Flood insurance purchase is not mandatory.

5.3 Site History

The objective of consulting historical sources is to develop a history of the previous uses of the property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

The most practical way to determine the history of use or development on a property is by reviewing historical aerial photography. In the course of this investigation NTES reviewed Aerial photographs available from the United States Department of Agriculture and the Florida Department of Transportation. Photographs were reviewed at 5 to 10-year intervals from 1938 to 2018. This information is summarized in the table below.



| Period /Date | Land Use | Sources of Information |
|--------------|-------------------------|------------------------|
| 1938 - 1951 | Vacant Land | Aerial Photos |
| 1951 - 1968 | Residential, Vacant | Aerial Photos |
| 1968 - 1971 | Vacant | Aerial Photos |
| 1971 - 1981 | Auto Inspection Station | Building Permit |
| 1981 – 1997 | Governmental Facility | Environmental Records |
| 1997 - 2018 | Vacant | Aerial Photos |

5.4 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions or historical recognized environmental conditions in connection with the property. The historical uses of adjoining properties to the subject property are summarized below. These uses were determined using the standard historical sources noted above.

North Historical Land Use

| Period /Date | Land Use | Sources of Information |
|--------------|-------------|------------------------|
| 1938 - 1951 | Vacant Land | Aerial Photos |
| 1951 - 1978 | Residential | Aerial Photos |
| 1978 - 2018 | Industrial | Aerial Photos |

South Historical Land Use

| Period /Date | Land Use | Sources of Information |
|--------------|--------------|------------------------|
| 1938 - 1985 | Industrial | Aerial Photos |
| 1985 - 2018 | Governmental | Aerial Photos |



East Historical Land Use

| Period /Date | Land Use | Sources of Information |
|--------------|-------------|-----------------------------------|
| 1938 - 1951 | Vacant Land | Aerial Photos |
| 1951 - 1968 | Residential | Aerial Photos |
| 1968- 2018 | Industrial | Aerial Photos, Property Appraiser |

West Historical Land Use

| Period /Date | Land Use | Sources of Information |
|--------------|--------------------------|-----------------------------------|
| 1938 - 1968 | Residential, Vacant Land | Aerial Photos |
| 1968- 2018 | Post Office | Aerial Photos, Property Appraiser |

5.5 Wellfield Protection Areas

A review of the Miami-Dade County Wellfield Protection Areas Map shows the subject property is not in a Wellfield protection area. NTES has not been informed about any planned utilization of the subject property which may subject the purchaser to any controls or restrictions as discussed in this section.

6. SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of and or identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

The subject property was inspected by representatives of NTES on January 17, 2019. The weather during the inspection was clear and dry.

6.2 General Site Setting

6.2.1 Current Use (s) of the Property

The current use of the subject property is: vacant.



6.2.2 Past Use(s) of the Property

The past use of the property was as an auto inspection station, and recycling storage and disaster debris management facility.

6.2.3 Current Use(s) of Adjoining Properties

The current uses of the adjoining properties are:

| | |
|---------------|-------------|
| North: | Industrial |
| South: | Parking Lot |
| East: | Industrial |
| West: | Post Office |

6.2.4 Past Use(s) of Adjoining Properties

The past uses of the adjoining properties are:

| | |
|---------------|--------------------------|
| North: | Vacant Land, Residential |
| South: | Industrial |
| East: | Vacant Land, Residential |
| West: | Residential, Vacant Land |

6.2.5 Current or Past Uses in the Surrounding Area

The area within one quarter mile radius contains residential, commercial, governmental, and industrial properties.

6.3 Exterior Observations

The following environmental conditions were observed at the project site during the site visit

- No evidence of prior use for agricultural purposes.
- No evidence of petroleum spills to the surface were observed.
- No evidence of air emissions or wastewater discharges
- No evidence of non-reported remedial activities
- No evidence of areas of chemically distressed, discolored, or stained vegetation
- No evidence of oil or refinery activities
- No evidence of discharges, leachate, migration, or runoff of potential contaminants from an off-site source onto the project site
- Some evidence of illegal dumping of solid waste and demolition debris



was found. It is recommended that all solid waste be hauled off the property and disposed of at the nearest landfill.

6.3.1 Chemicals and or Hazardous Materials Storage

Chemicals or hazardous material storage is not part of the current activities taking place on this property.

6.3.2 Hazardous Waste Generation

No evidence of hazardous waste generation was observed during the site visit. Therefore, hazardous waste generation is not considered to be an environmental concern to the project site.

6.3.3 Underground Storage Tanks / Aboveground Storage Tanks

No visual evidence of USTs (i.e. fill ports, vent pipes or dispensers, product line, or were noted during the site visit.

6.3.4 Polychlorinated Biphenyl (PCB) Containing Devices

Electrical transformers are a potential recognized environmental condition due to the potential presence of polychlorinated biphenyls (PCBs) contained in dielectric fluids used in some units. Two pole-mounted transformers were found at the southeastern corner of the subject property. No evidence of corrosion or leakage was found.

6.3.5 Solid Waste Disposal

Some evidence of illegal dumping of solid waste and demolition debris was found. It is recommended that all solid waste be hauled off the property and disposed of at the nearest landfill. No evidence of any improper disposal of hazardous materials, bio-hazardous wastes (i.e. “red bags”), and/or containers used to store hazardous material were observed within the property.

6.3.6 Septic Tank

There was no evidence of any septic tank on the subject property. Municipal sanitary sewer service is provided to properties in this area.

6.3.7 Private Well

There is no evidence of any private wells on the subject property.

7. INTERVIEWS

The purpose of interviews is to obtain information indicating recognized environmental



conditions in connection with the property.

Mr. Ignacio Serralta of SRS Engineering, Inc., on behalf of the City of South Miami, provided additional documentation regarding the past property use. The building permit and site plans provided show that the property was used as an auto inspection station in the past. According to Mr. Serralta, such operations were suspended after 1981. Such a facility does not typically store, handle, or dispose of hazardous materials. Based on the site inspection and no record of any potential sources of contamination associated with this property, further assessment is not required for this facility.

8. DATA GAP

A data gap may exist due to long intervals between historic information sources. However, NTES does not believe this data gap is significant because other information obtained during this assessment and our professional experiences do not raise reasonable concerns involving the data gap. In addition, the data gap did not impact the ability of NTES to identify on-site or off-site REC's.

9. FINDINGS

The results of this assessment have revealed no recognized environmental conditions associated with the property.

- Information obtained from the regulatory agencies did not reveal any facilities or sources of contamination that have a high potential to harm the environmental condition of the subject property.
- Mr. Ignacio Serralta of SRS Engineering, Inc., on behalf of the City of South Miami, provided additional documentation regarding the past property use. The building permit and site plans he provided shows that the property was used as an auto inspection facility in the past. According to Mr. Serralta, such operations were suspended after 1981. Such a facility does not typically store, handle, or dispose of hazardous materials. Based on the site inspection and no record of any potential sources of contamination associated with this property, further assessment is not required for this facility.
- The aerial photographs did not reveal any obvious sources of toxic or hazardous waste contamination on or adjoining the subject property that had a high potential to harm the environmental condition of the subject property.



- Information gathered during the site inspection did not reveal any sources of contamination that have a high potential to harm the environmental condition of the subject property.
- Some evidence of illegal dumping of solid waste and demolition debris was found. It is recommended that all solid waste be hauled off the property and disposed of at the nearest landfill.

10. OPINION

Based on the information gathered from regulatory databases, aerial photographs, and site inspection, it is our professional opinion that no recognized environmental conditions exist. **No further inquiry as to the environmental condition of the Property is warranted.**

11. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of the properties identified by folio number: 09-4025-028-2070 in the City of South Miami, Miami-Dade County, Florida.

This assessment has revealed no evidence of recognized environmental conditions (RECs), in connection with the property as mentioned previously in this report. During the site reconnaissance, NTES did not identify on-site recognized environmental conditions (RECs), or observe obvious, visual on-site evidence of a release of hazardous materials, or current or past activities that may have caused contamination of soil and /or groundwater at the project site. Some evidence of illegal dumping of solid waste and demolition debris was observed. It is recommended that all solid waste be hauled off the property and disposed of at the nearest landfill.

Additional data obtained from online sources and other records did not reveal evidence of concerning environmental conditions from on-site or adjacent off-site sources. Records indicate that the property was once a recycling storage facility for the City of South Miami in the 1990s. Documentation provided by Mr. Ignacio Serralta on behalf of the City of South Miami states that the property was once a vehicle inspection center. There are no records of any contamination to the property nor any evidence of potential environmental concerns.

At this time NELCO recommends **no further assessment** of the project site for on-site environmental concerns related to hazardous materials or petroleum products.



11.1 Deviations

Except for the limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with the ASTM Standard 1527-13.

11.2 Additional Services

No additional services beyond the scope of the ASTM Standard 1527-13 were conducted as part of this assessment.



12. REFERENCES

The following documents, maps, or other publications have been used in the preparation of this report.

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (“CERCLA” or “Superfund”), as amended by Superfund Amendments and Reauthorization Act of 1986 (“SARA”)
- Federal Emergency Management Agency, National Flood Insurance Program
- Florida Department of Environmental Protection GIS Database
- Miami Dade County Environmental Records GIS Database
- Miami-Dade County Wellfield Protection Areas Map.
- Resource Conservation and Recovery Act (“RCRA”)
- United States Geological Survey, Topographic Map, South Miami, 2012.



13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth and 40 CFR Part 312.

The Environmental Professional who directed this project has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Professional Certification:

I declare that, to the best of my professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 Code of Federal Regulations (CFR) 312.

Daniel Cassalia, P.G.
Environmental Professional
Licensed in the State of Florida PG
License No: 194



Daniel Cassalia, P.G.
5238 NE 6th Avenue
Oakland Park, Florida 33334

Phone: 305-951-7915
Email: dcassa12@live.com

Professional Geologist State of Florida

EXPERIENCE

Nelco Testing
2013 - Current

Miami, Florida

Professional Geologist working on the assessments of soil and groundwater. required for regulatory agencies.

Site Assessments throughout southern Florida including Duties included preparing reports, site figures and maps

Geotech Environmental Inc.
2009 – 2013

Ft. Lauderdale, Florida

Project Manager for an environmental consulting firm working on Tank Closure Assessments and Site Assessments at UST and petroleum fuel distribution sites in southern Florida. Also included is preparing SPCC plans and Hazardous Material Facility applications in southern Florida.

Independent Contractor
2006 – 2008

Miami, Florida

Professional Geologist working on the Site Assessments throughout southern Florida. In addition provided oversight on Phase 1 and Phase 2 Environmental Site Assessments. Directed a program performing Phase 2 assessments of lands for acquisition as part of the Everglade's restoration. Prepared applications for water use permits and modifications to existing water use permits.

Keith and Schnars
2003 – 2006

Fort Lauderdale, Florida

Senior Geologist working on the Comprehensive Everglades Restoration Program, including the geotechnical work in support of a basin design. In addition, providing technical guidance and direction to a staff conducting Phase 1 and Phase 2 Environmental Site Assessments on real estate, dry cleaning facilities and gasoline stations. Performed investigations on properties impacted by sinkhole formation. Investigated sinkhole damage to roads and highways. Worked on hurricane debris management contracts for FEMA and FDOT.

Applied Earth Sciences, Inc
2000 – 2003

Pompano Beach, Florida

Project Manager / Office Manager supervised a staff of 5 professionals, working on petroleum-contaminated sites throughout southern and central Florida and the Carribean. This position required me to meet with corporate clients and regulatory personnel on a continuing basis.

EDUCATION

University of Texas
El Paso, Texas

Bachelor of Science Degree in Geology

Course work in stratigraphy, petrology, cartography, sedimentology, geomorphology, statistics and economic geology.

University of South Florida
Tampa, Florida

Graduate program Geology/Hydrogeology

Course work in hydrogeology, advanced hydrogeology, geochemistry, geophysics, sedimentary petrology, chemical analytical methods and clay mineralogy.

Computer Skills: MS Office, AutoCAD

Licenses: Professional Geologist, FAA Licensed Pilot, NAUI Certified Diver

40 hour OSHA training; 8 Hour Refresher, 40 hour MSHA training

VAASHA RAMNARINE

10360 SW 16th St, Miami, FL 33165 | (786) 448-8518 | vramn004@fiu.edu

EDUCATION

Bachelor of Science in Environmental Engineering

Florida International University

December 2017

AWARDS/CERTIFICATIONS

Engineer in Training

Florida International University Academic Excellence Scholarship

Trinidad and Tobago Additional Scholarship for Environmental Studies

March 2018

August 2013

May 2013

RELEVANT WORK EXPERIENCE

Environmental Engineer, NELCO Testing and Engineering Services, Inc.; Miami, FL

June 2018 - Present

- Prepared Environmental Assessment reports in accordance with the current ASTM standards and the All Appropriate Inquiry final rule for various buyers, lending institutions/banks, developers, consultants, and construction companies.
- Built and maintained positive working relationships with clients, and suppliers
- Experience using a range of engineering software and environmental databases.
- Performed field assessment work which involved the overseeing of installation and soil boring, and soil and groundwater sampling.
- Training to develop remediation, SPCC, soil reuse plans and perform other environmental services.

Student Consultant, Miami-Dade Water and Sewer Department; Miami, FL

February 2017- December 2017

- Water Use Efficiency Consumption Project
 - Collected and analyzed water consumption data for a sample of customers.
 - Prepared a report to show computed water and monetary savings for customers who installed high efficiency plumbing fixtures, by comparing data before and after installation.
 - Graphically illustrated trends in water consumption and savings.
- Solar Project
 - Produced aerial views of water and wastewater treatment plants using GIS.
 - Identified and highlighted dimensions of potential locations for solar panel placement.
 - Determined the impervious area at each wastewater plant using FDEP archives.
 - Investigated demographics for the surrounding areas of selected solar sites.
- Green Pledge
 - Developed a calculator using Microsoft Excel to quantify the energy, water, and monetary savings associated with incorporating green habits into the daily lives of office employees.

PROJECTS

Senior Design Project: Preliminary Design Rainwater Harvesting & Greywater Reuse System

August 2017- December 2017

- Produced a design for a greywater reuse/rainwater harvesting system to be installed at a residential building in downtown Miami.
- Delegated responsibilities as a rotational project manager.

Wastewater Treatment Engineering Design Project

March 2017- May 2017

- Designed a wastewater treatment plant for a town, in accordance with given parameters.

Water Supply Engineering Design Project

October 2017- November 2017

- Created a water treatment plant design for a town, in accordance with given parameters

LEADERSHIP

Vice President, Water Environment Federation; FIU

January 2017- May 2017

- Co-coordinated general meetings with six other executive board members.
- Planned and executed social event and promoted events on social media sites.

Co-founder, Vice President, CSO Representative, Dance Choreographer, Event Coordinator, Indian Cultural Club; FIU

October 2013- December 2016

- Organized and conducted general meetings every two weeks.
- Introduced, directed, and choreographed Indian dance.
- Managed social media pages, designed and distributed event flyers, and planned and executed social and cultural events.

RELEVANT MEMBERSHIPS

American Academy of Environmental Engineers and Scientists

August 2016- December 2017

TECHNICAL SKILLS

AutoCAD, DraftSight, Mathcad, Microsoft Office Suite, GIS, 311 Hub, NetSuite ERP System



14. APPENDIX

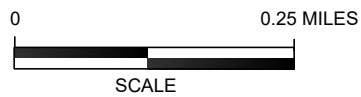
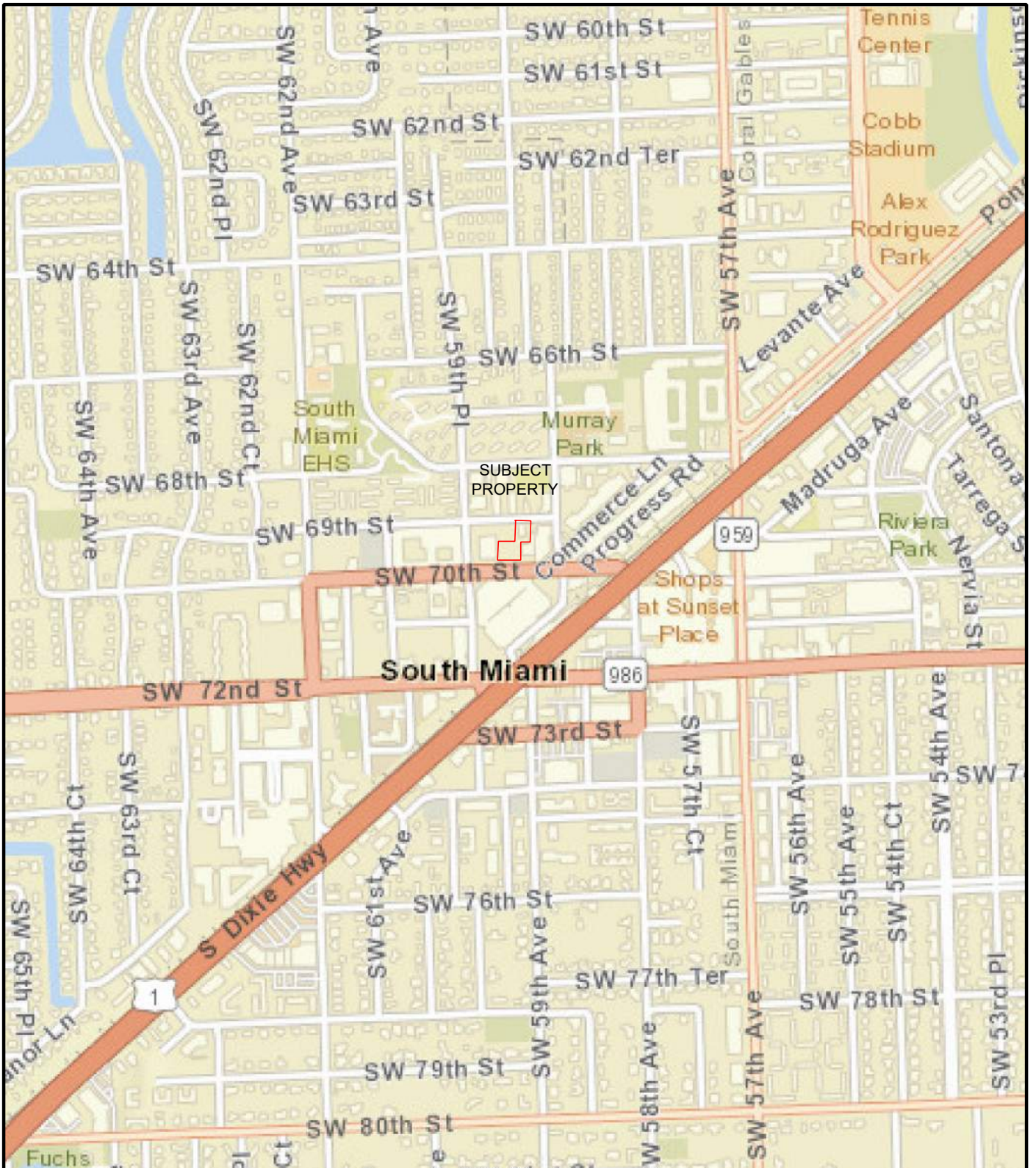
Appendix A. Site Location Map

Appendix B. Topographic Map, FEMA Map, and Historical Aerial Photographs

Appendix C. Site Photographs

Appendix D. Environmental Database Search

APPENDIX A
SITE LOCATION MAP



NOTE: LOCATION MAP COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION

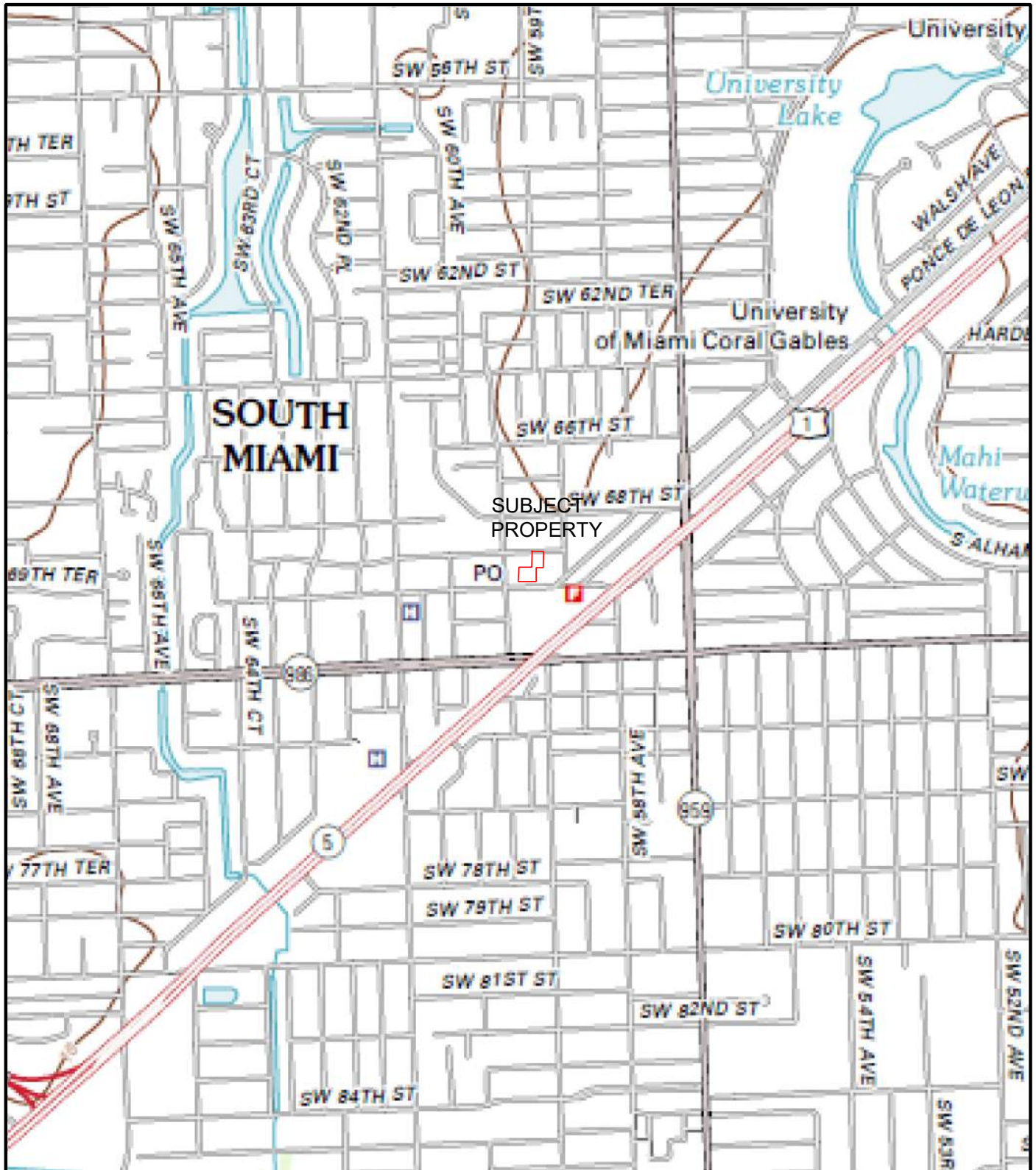


VACANT PROPERTY
 5890 SW 69TH ST
 SOUTH MIAMI, FL 33143

SITE LOCATION MAP
 NTES PROJECT
 E-190161

APPENDIX B

TOPOGRAPHIC MAP, FEMA MAP,
AND HISTORICAL AERIAL
PHOTOGRAPHS



0 0.5 MILES



SCALE

NOTE: TOPOGRAPHIC MAP COURTESY OF THE UNITED STATES GEOLOGICAL SURVEY

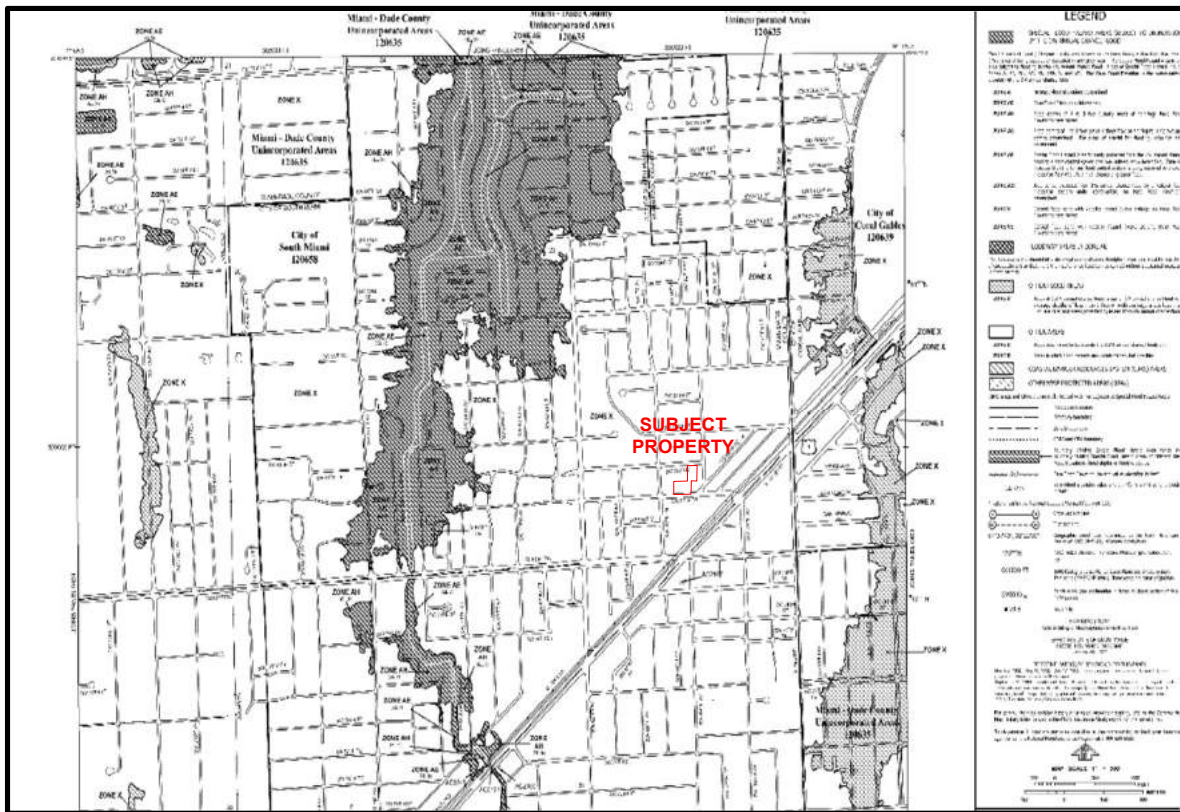
SOUTH MIAMI, 2012



NELCO
TESTING & ENGINEERING SERVICES, INC.

INDUSTRIAL PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

TOPOGRAPHIC MAP
NTES PROJECT
NO. E-190161



Flood Zone X- Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. Flood insurance purchase is not mandatory.

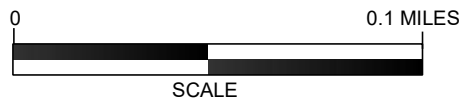


VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

FLOOD MAP
NTES PROJECT
NO.: E-190161



SUBJECT
PROPERTY



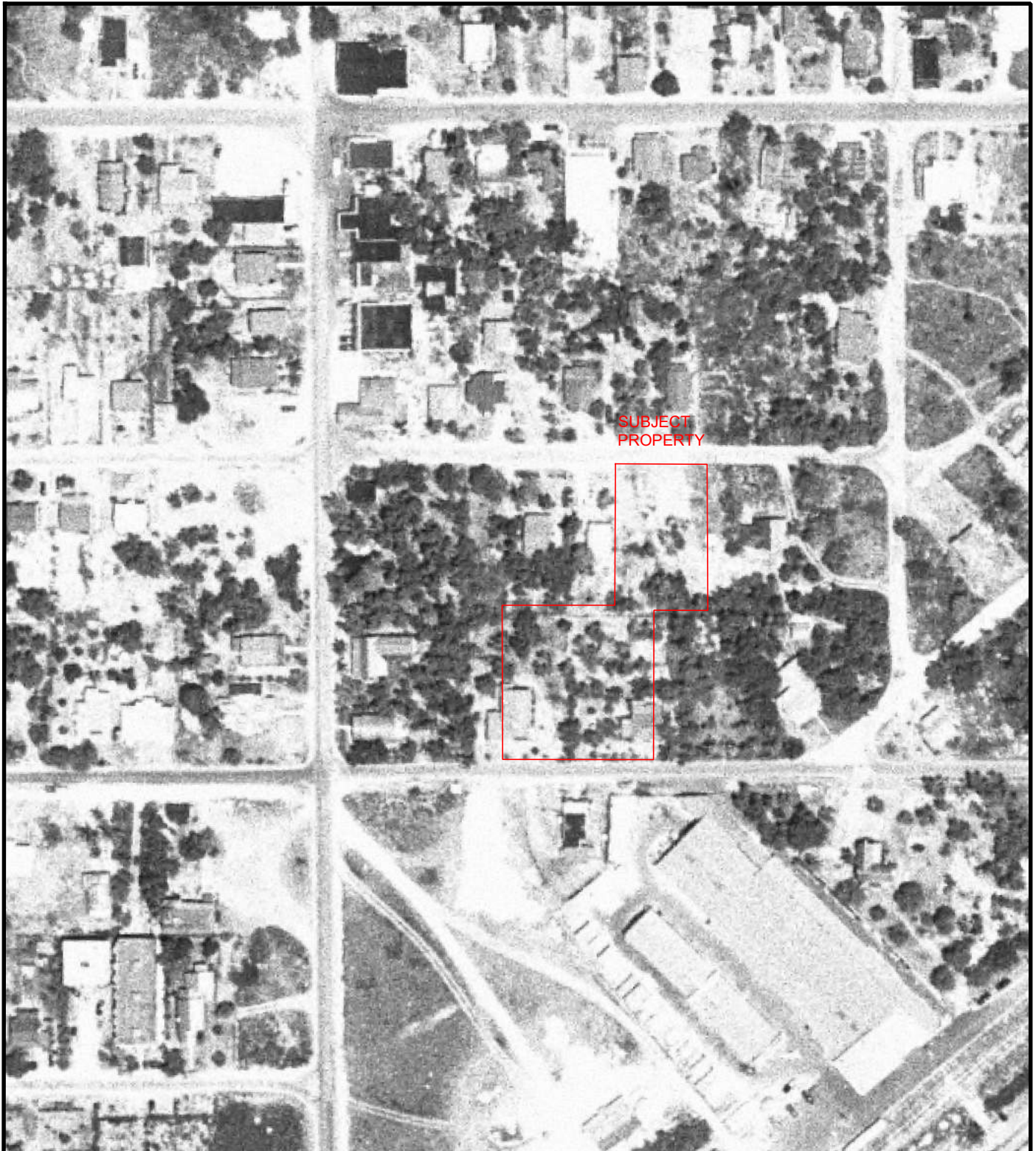
NOTE: COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1938
NTES PROJECT
E-190161



SUBJECT
PROPERTY



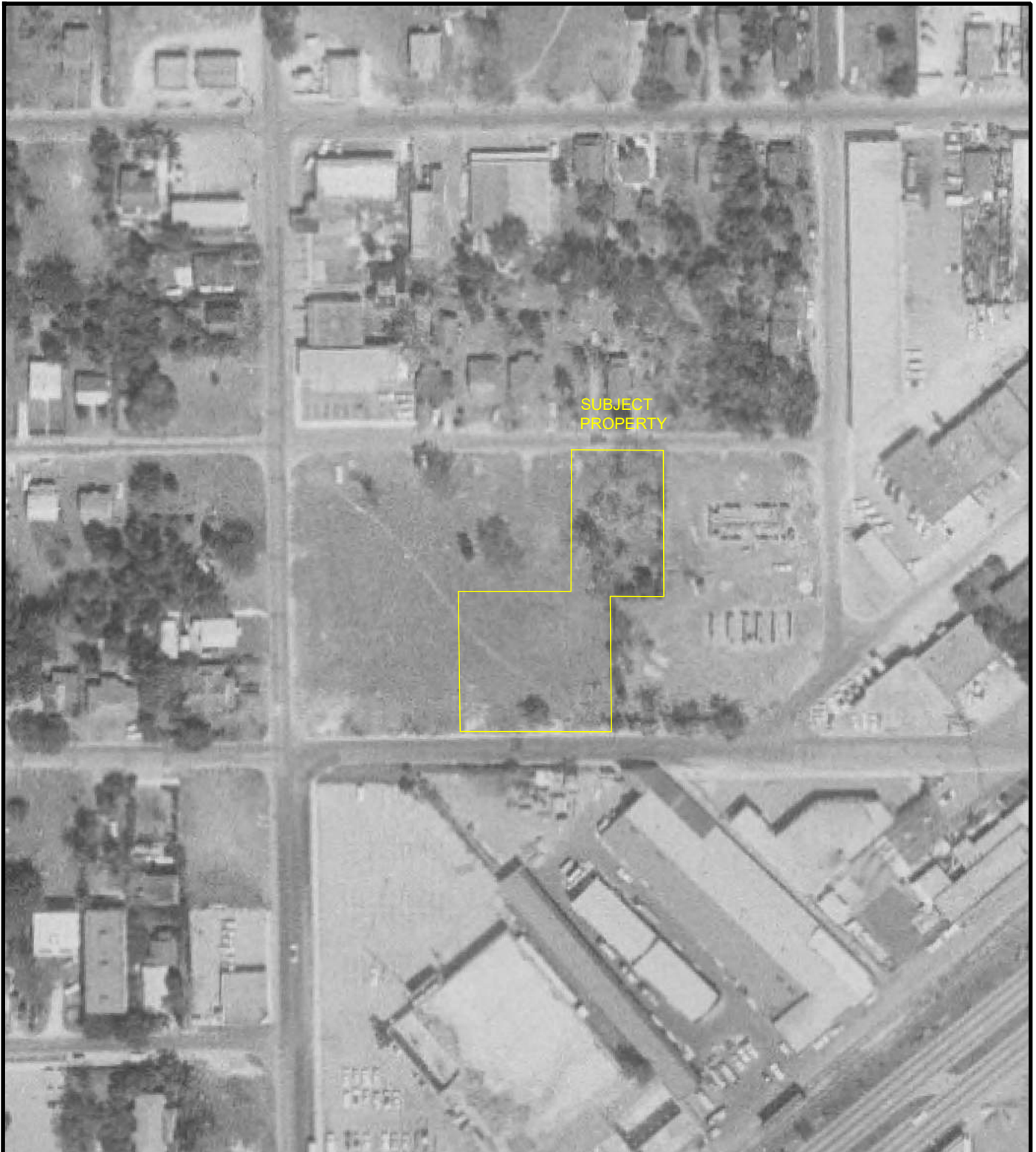
NOTE: COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1951
NTES PROJECT
E-190161



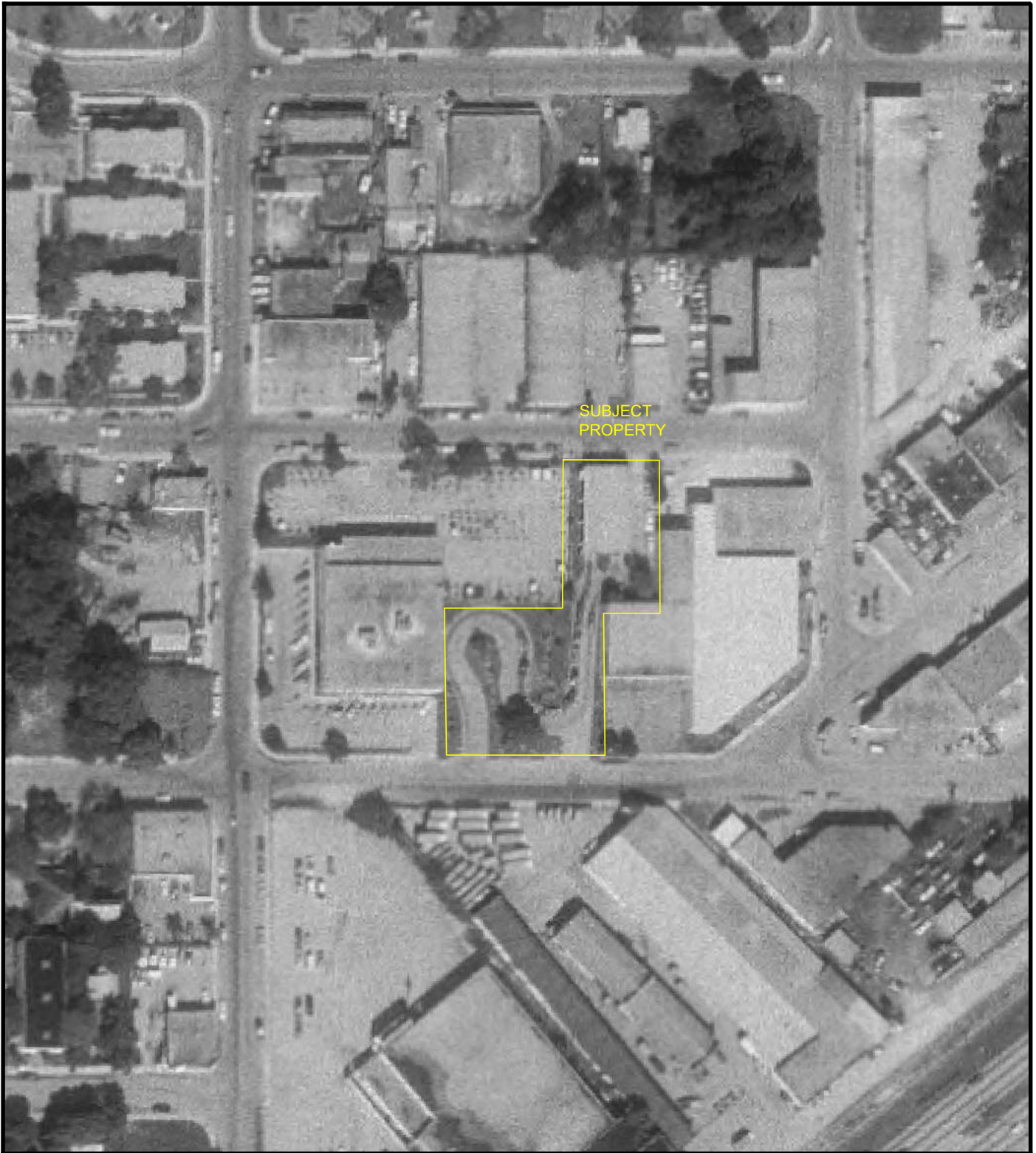
NOTE: COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1968
NTES PROJECT
E-190161



NOTE: COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1978
NTES PROJECT
E-190161



SUBJECT
PROPERTY



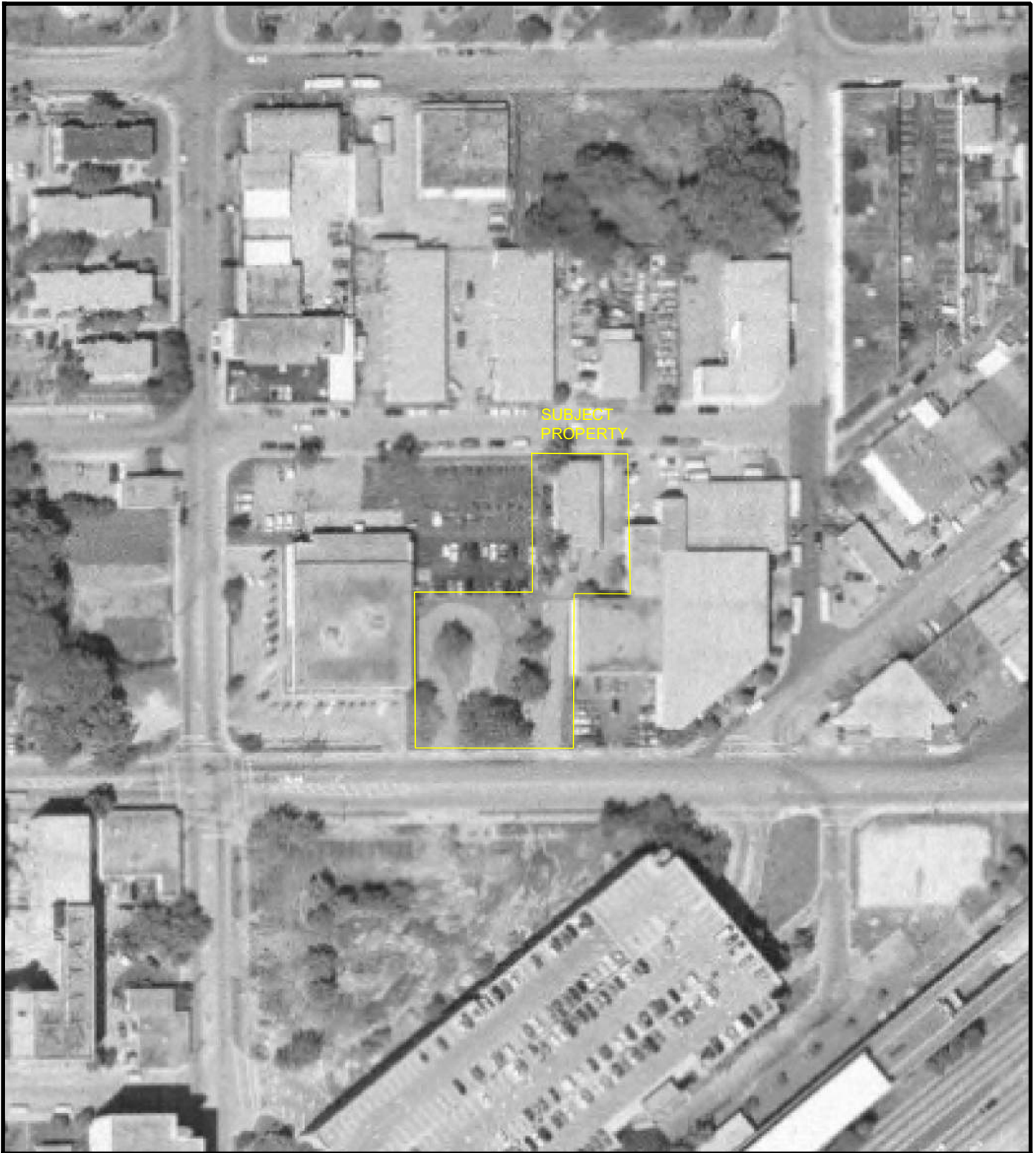
NOTE: COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1985
NTES PROJECT
E-190161



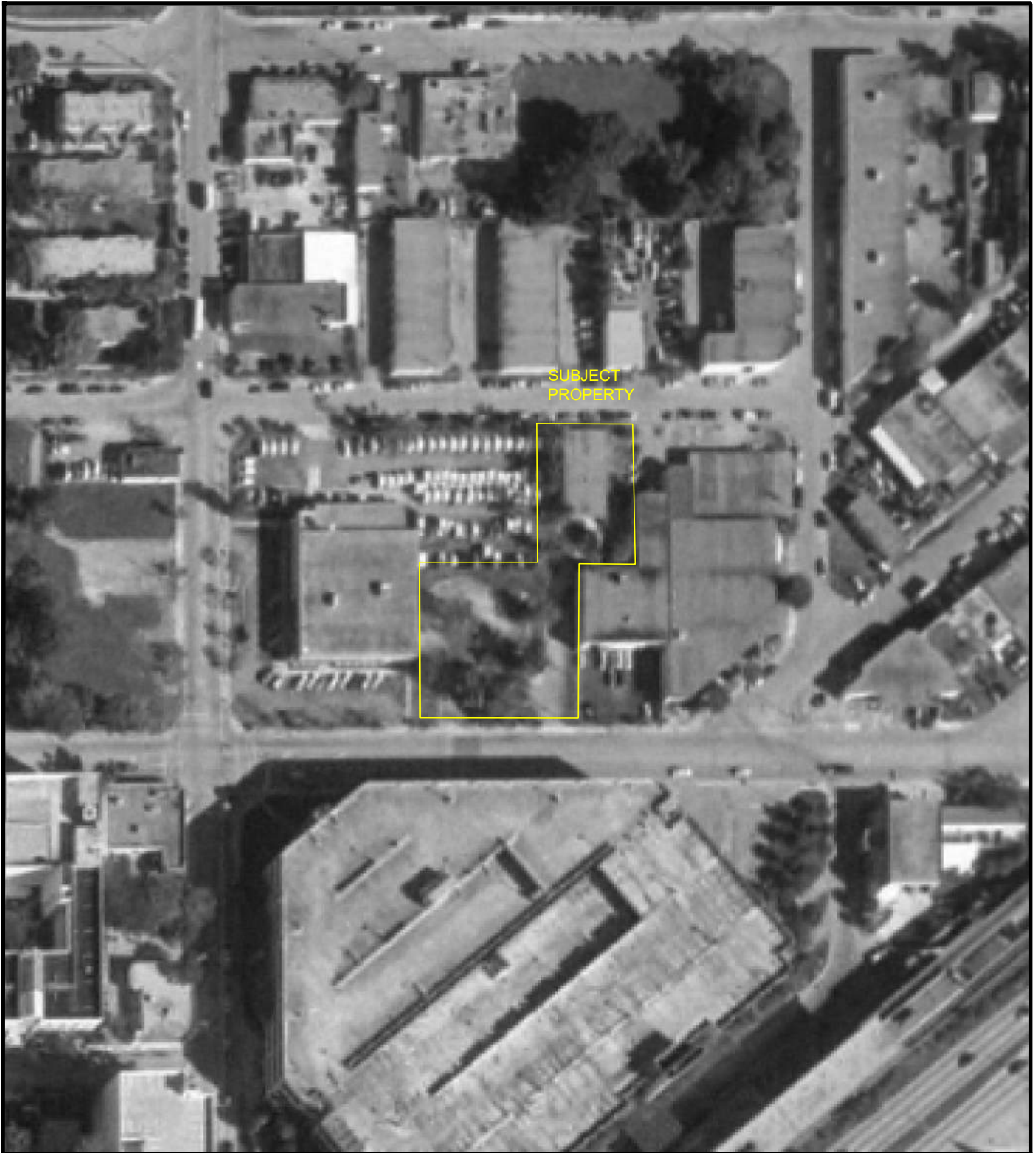
NOTE: COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1991
NTES PROJECT
E-190161



NOTE: COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 1998
NTES PROJECT
E-190161



SUBJECT
PROPERTY



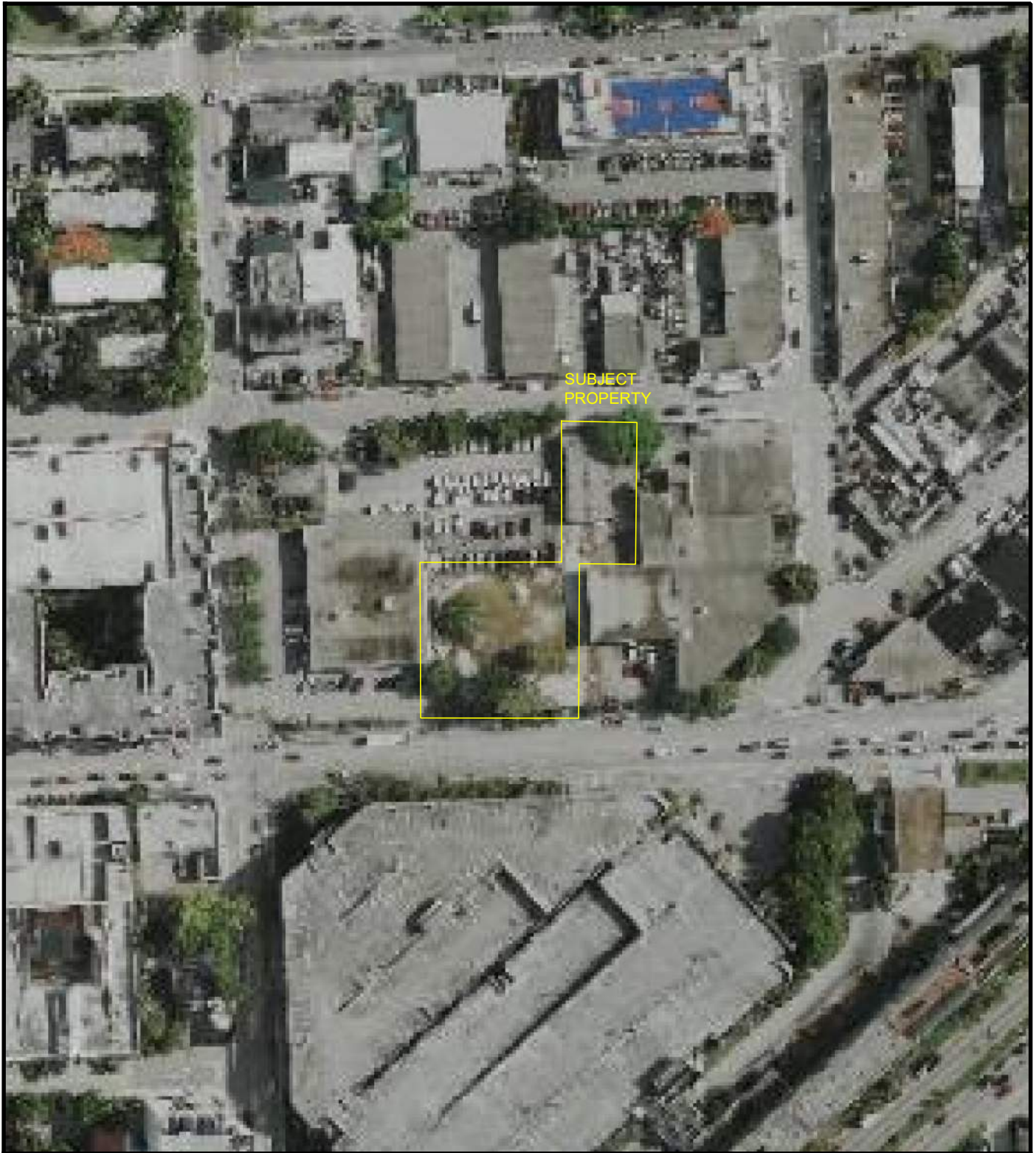
NOTE: COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 2003
NTES PROJECT
E-190161



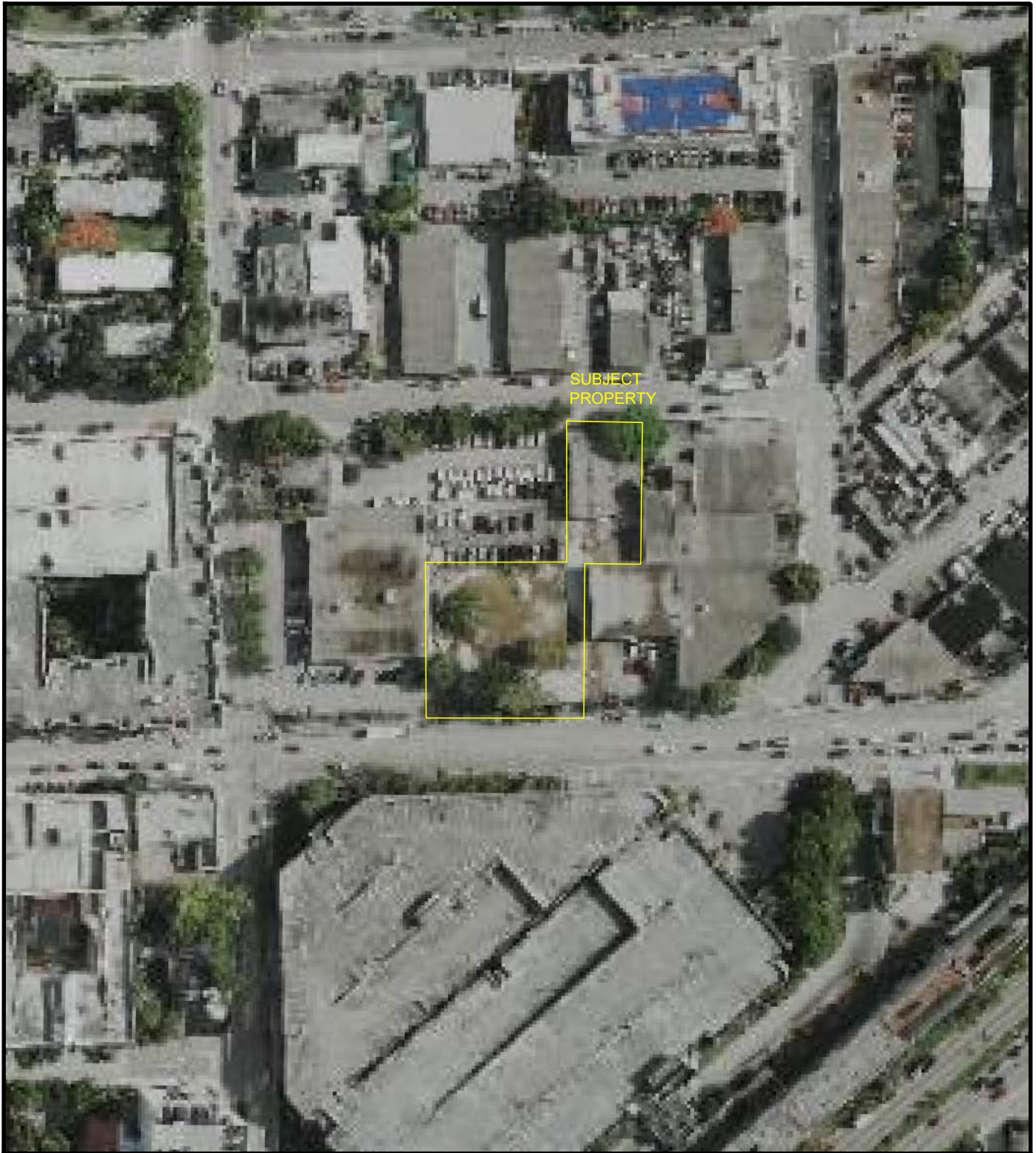
NOTE: COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 2010
NTES PROJECT
E-190161



SUBJECT
PROPERTY



NOTE: COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



NELCO
TESTING & ENGINEERING SERVICES, INC.

VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

AERIAL PHOTO 2018
NTES PROJECT
E-190161

APPENDIX C
SITE PHOTOGRAPHS



Looking South into the subject property.



VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

SITE PHOTOGRAPHS
NTES PROJECT
NO.: E-190161



The interiors of the built structures on property were inaccessible



Demolition debris found to the East of the built structure on the subject property.



Pole-mounted transformers located at the South-East corner of the subject property. No evidence of corrosion or leakage was found.



Looking South across the subject property at the South Miami Metrorail Parking Garage across SW 70th Street.



Looking at the adjacent automotive parts business to the East of the subject property.



VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

SITE PHOTOGRAPHS
NTES PROJECT
NO.: E-190161



Evidence of illegal dumping of solid waste on property. No signs of hazardous materials or potential sources of contamination were found.



Looking North across the subject property.



Looking West at the adjacent U.S. Post Office.



Looking North at the automotive repair business across SW 69th Street.



VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143

SITE PHOTOGRAPHS
NTES PROJECT
NO.: E-190161

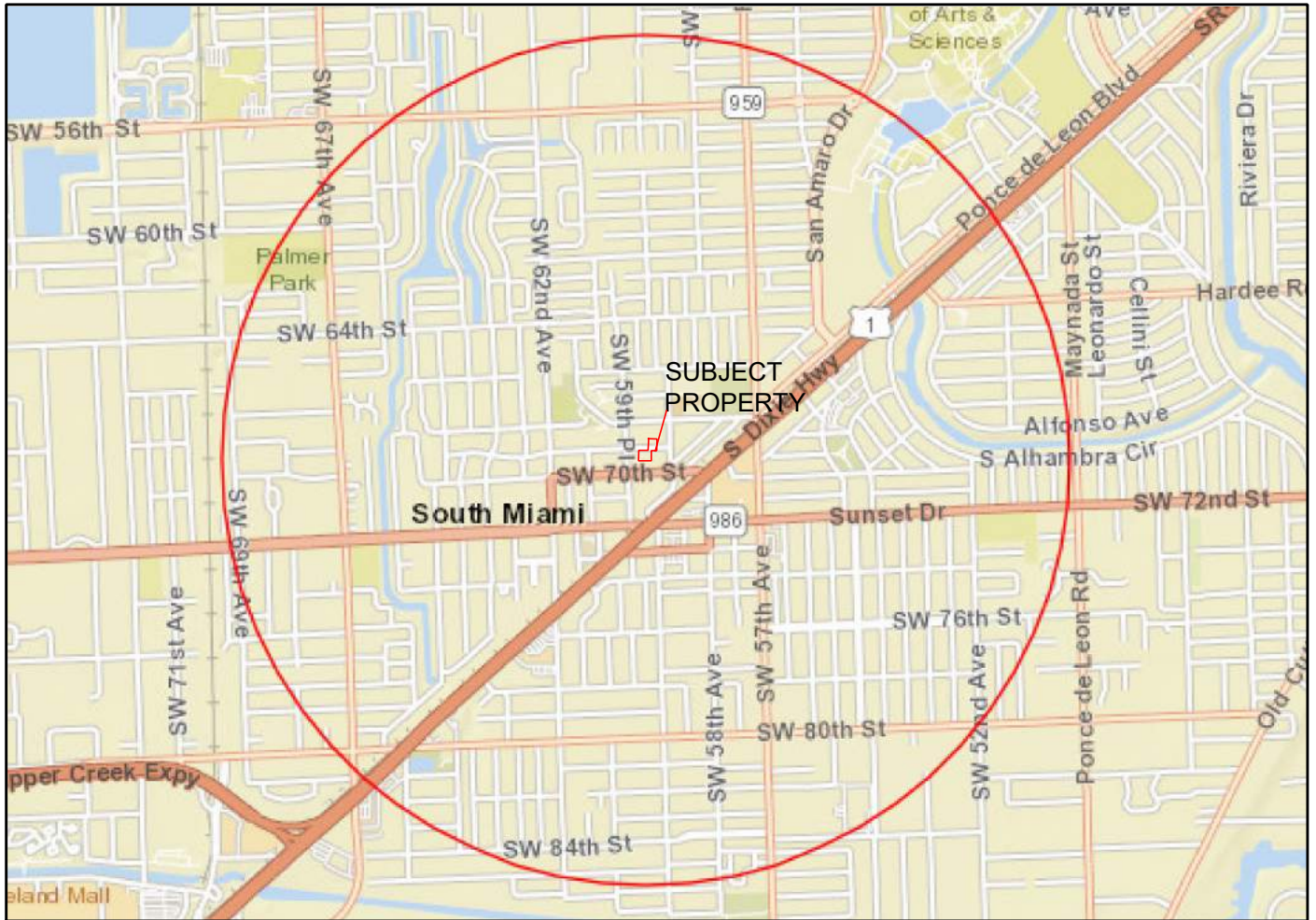
APPENDIX D
ENVIRONMENTAL DATABASE
SEARCH



NELCO

TESTING & ENGINEERING SERVICES, INC.

ENVIRONMENTAL PROTECTION AGENCY NATIONAL PRIORITIES LIST SITES



NO NPL OR TRI SITES WERE FOUND WITHIN THE AMSD OF
A ONE-MILE RADIUS FROM THE SUBJECT PROPERTY

NOTE: MAP COURTESY FLORIDA DEPARTMENT OF
TRANSPORTATION



LOCATION OF EPA NATIONAL PRIORITIES LIST
LISTED SITE



LOCATION OF EPA NATIONAL PRIORITIES LIST
DELISTED SITE



LOCATION OF EPA TOXIC RELEASE INVENTORY
LISTED SITE



APPROXIMATE MINIMUM SEARCH DISTANCE
SEARCH RADIUS 1 MILE



SCALE

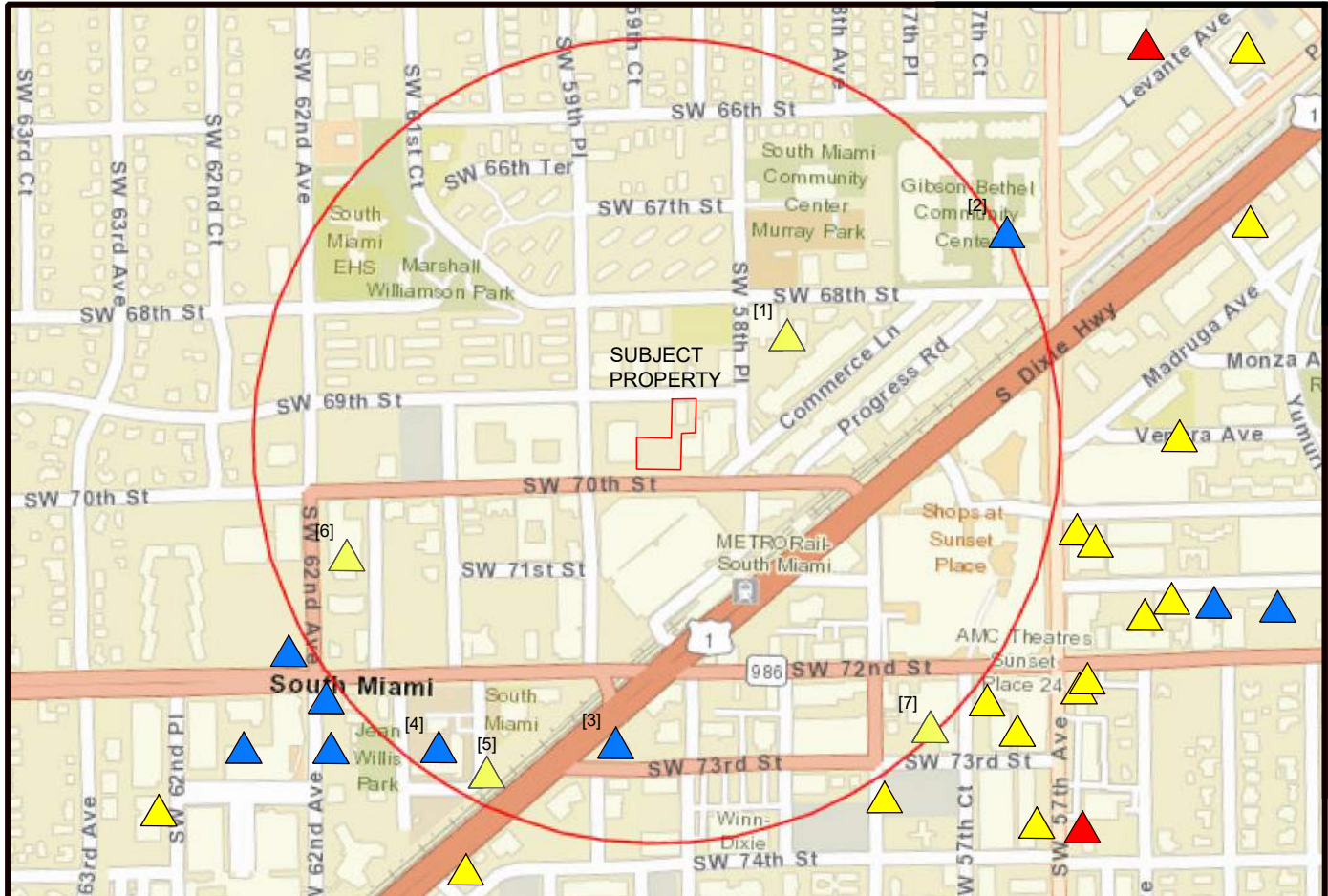
VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143



NELCO

TESTING & ENGINEERING SERVICES, INC.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LEAKING UNDERGROUND STORAGE TANK SITES



[1] INDEPENDENT TRANSMISSION SERVICE, INC.
5846 SW 68 ST
FAC 8629116
ABANDONED UST

[2] 7-ELEVEN STORE #37600
6790 SW 57TH AVE
FAC 8506411
RESTRICTIVE COVENANT

[3] PHILLIPS 66-PALM LAKES
5946 S DIXIE HWY
FAC 8505732
CLEANUP COMPLETE

[4] SOUTH MIAMI CITY-SUNSET DR
6130 SUNSET DR
FAC 8522036
CLEANUP COMPLETE

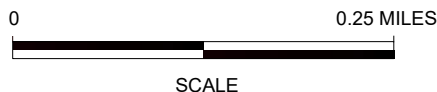
[5] MIAMI DADE WATER & SEWER PUMP STA #177
7341 SW 61ST CT
FAC 9501697
REGISTERED AST

[6] LARKIN COMMUNITY HOSPITAL
7031 SW 62ND AVE
FAC 8628864
REGISTERED AST

[7] FIRST NATIONAL BANK
5750 SUNSET DR
FAC 9804580
REGISTERED UST

- LEAKING UNDERGROUND STORAGE TANK SITE - CLEANUP ONGOING
- LEAKING UNDERGROUND STORAGE TANK SITE - CLEANUP COMPLETE
- REGISTERED STORAGE TANK SITE NO REPORTED DISCHARGE
- APPROXIMATE MINIMUM SEARCH RADIUS 0.25 MILES

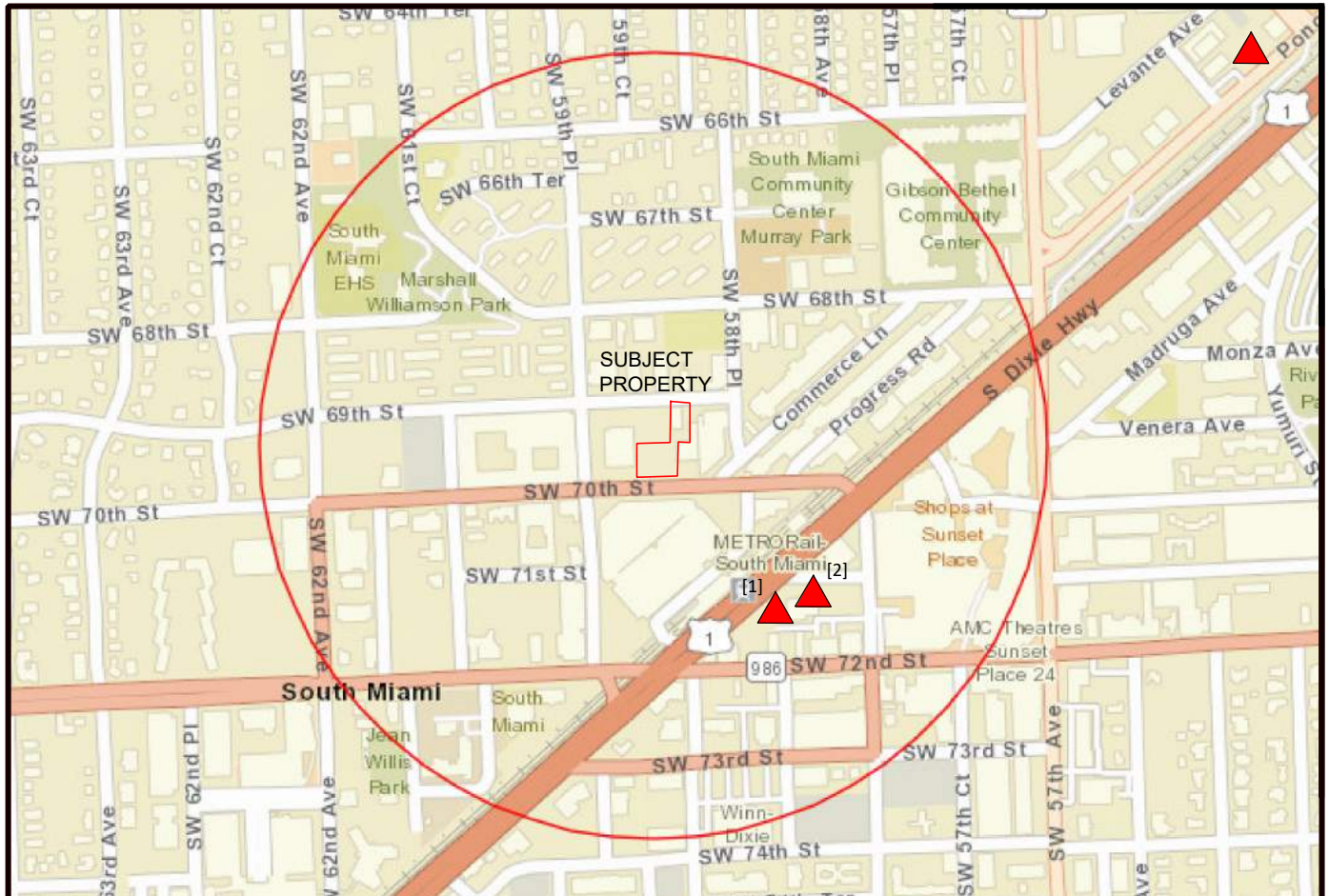
NOTE: MAP COURTESY THE FLORIDA DEPARTMENT OF TRANSPORTATION



VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143







FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRYCLEANER SITES



[1] HOLLYKINS, INC. DBA
MCDONALD IMPERIAL CLEANERS
5840 SW 71ST ST
ERIC_4324
CLEANUP ONGOING

[2] MARIO'S DRY CLEANERS
5828 SW 71ST ST
ERIC_4472
CLEANUP ONGOING

-  DRYCLEANERS SITE - CLEANUP ONGOING
-  DRYCLEANERS SITE - CLEANUP COMPLETE
-  DRYCLEANER SITE - NO REPORTED DISCHARGE
-  APPROXIMATE MINIMUM SEARCH RADIUS 0.25 MILES

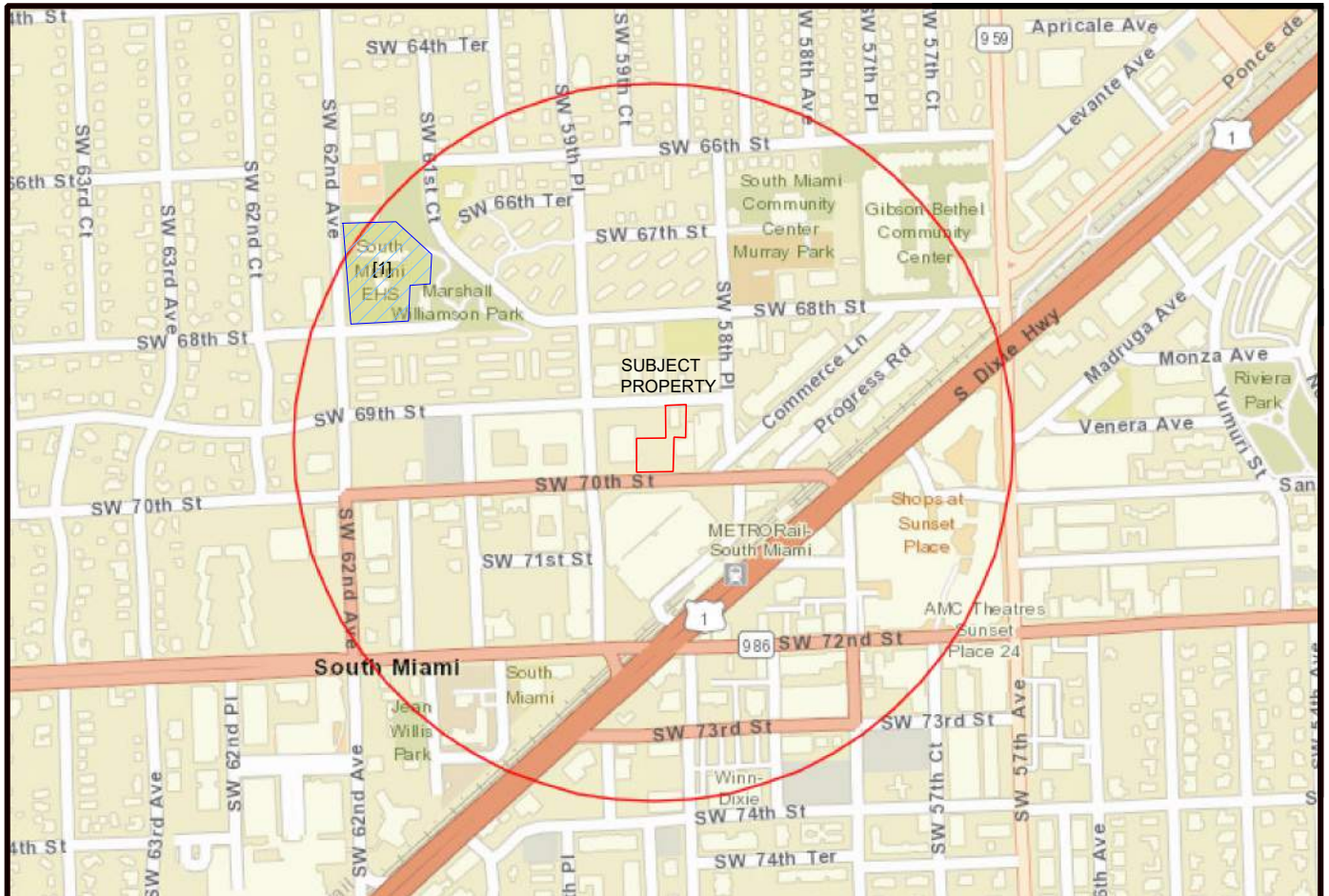
NOTE: MAP COURTESY FLORIDA DEPARTMENT OF TRANSPORTATION



VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143



ENVIRONMENTAL DATABASE SEARCH BROWNFIELD AREAS



[1] SOUTH MIAMI PLAZA PRESERVATION SITE
BF131303000

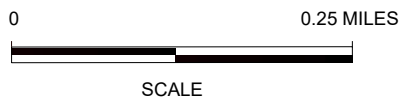


BROWNFIELD AREA



APPROXIMATE MINIMUM SEARCH
RADIUS 0.25-MILES

NOTE: MAP COURTESY OF THE FLORIDA
DEPARTMENT OF TRANSPORTATION



SCALE

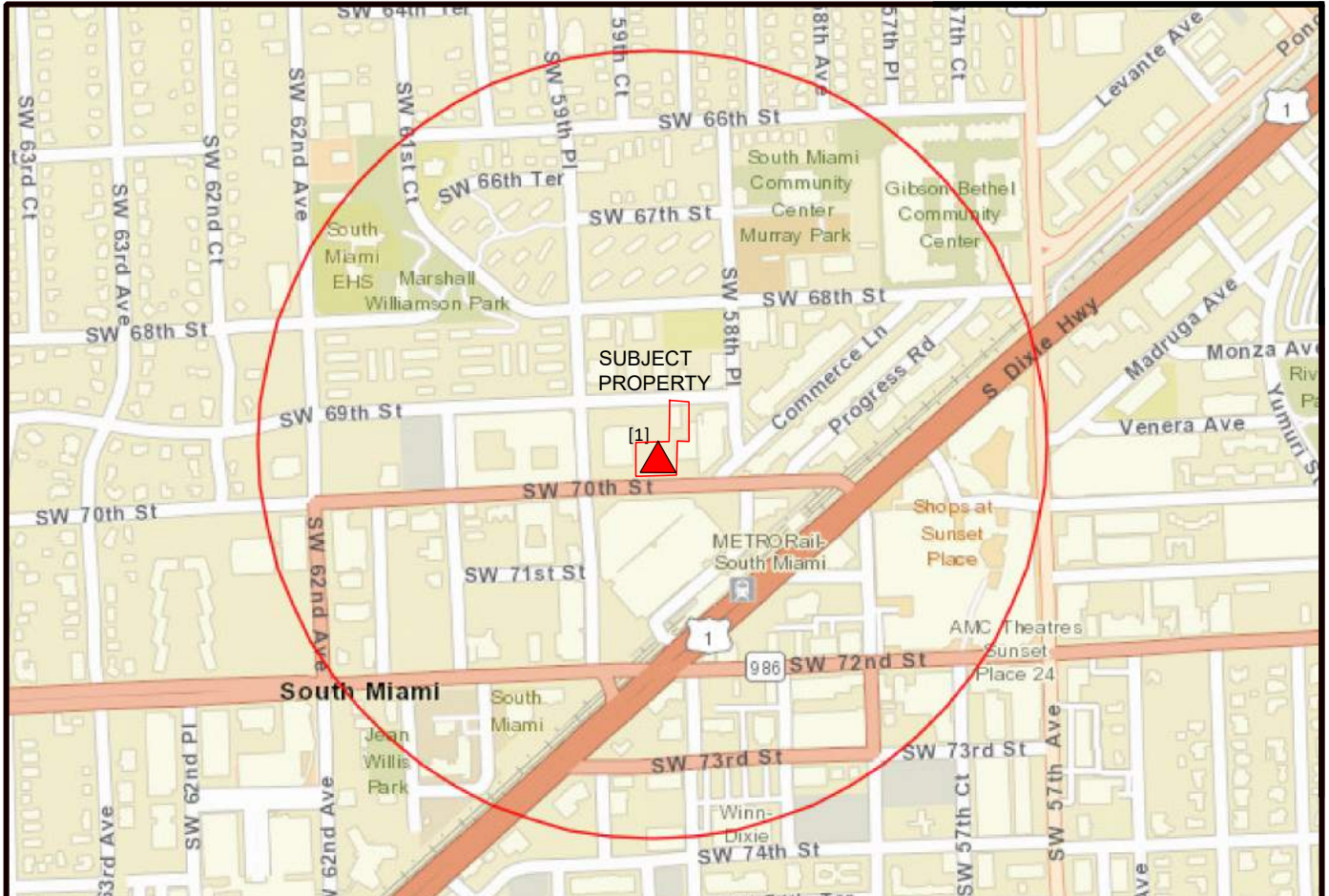
VACANT PROPERTY
5890 SW 69TH ST
SOUTH MIAMI, FL 33143



NELCO





TESTING & ENGINEERING SERVICES, INC.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE FACILITIES



[1] CITY OF SOUTH MIAMI - NORTH OF METRO RAIL
 5890 SW 69TH ST
 FAC: 105266
 CLOSED RECYCLING FACILITY

NOTE: MAP COURTESY FLORIDA DEPARTMENT OF
 TRANSPORTATION

-  FACILITY
-  GENERAL DISPOSAL AREA
-  WASTE PROCESSING AREA
-  APPROXIMATE MINIMUM SEARCH RADIUS 0.25 MILES



VACANT PROPERTY
 5890 SW 69TH ST
 SOUTH MIAMI, FL 33143

1770
1500

CITY OF SOUTH MIAMI
BUILDING AND ZONING

PSB100-1
REV. 3-15-71

PERMIT
NO.

17070

FOLIO NUMBER:

TYPE OR PRINT

BUILDING PERMIT APPLICATION

APPLICANT FILL INSIDE
HEAVY LINES

OWNER City of South Miami TEL NO. 667-5691

MAIL ADDRESS 6130 Sunset Dr., South Miami, Fl.

BUILDING CONTR. J.H. Clagett, Inc. TEL NO. 445-8628

MAIL ADDRESS 2460 S.W. 28th Lane, Miami, Fl.

ARCHITECT Roy Spence, 10520 S.W. 125 St., Miami

ENGINEER

Lot 7, 8, 9, 30, 31, 32, 33 & 35

LEGAL DESCRIPTION OF JOB: LOT NO. _____ BLOCK NO. 16

SUBDIVISION note OR Township of Larkin SEC. _____ TWP. _____ RGE. _____
Plat book #2

METES & BOUNDS _____ P.B. & PAGE NO. Pg 105

STREET ADDRESS OF JOB Between 69th & 70 Sts & 58th & 59th Place 5890 SW 69th St.

LOT SIZE _____ SURVEY ATTACHED? _____ LOT STAKED? _____

PRESENT USE (VACANT, OR NO. OF BUILDINGS AND USE OF EACH.)

Vacant

I HEREBY MAKE APPLICATION FOR PERMIT TO ERECT ALTER DEMOLISH ADD

REPAIR REMOVE REMODEL A _____ STORY RESIDENTIAL COMMERCIAL

ROOF STRUCTURE WITH CBS FRAME OTHER _____ CONSTRUCTION

FOR THE FOLLOWING SPECIFIC USE AND OCCUPANCY

Auto Inspection Station

Additional items shown on the plans and covered by this permit:

WALL FENCE PAVING SCR. ENCL. POOL SOAKAGE PIT PAINT _____

NO. OF LIVING UNITS _____ NO. OF BEDROOMS _____ NO. OF STORE UNITS _____ HOTEL PERMIT NO. _____

WATER CO. _____ POLLUTION PERMIT NO. _____
WELL _____

I UNDERSTAND THAT SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING ITEMS, UNLESS SPECIFICALLY COVERED BY THIS PERMIT: ELECTRICAL, PLUMBING, SEPTIC TANK, WELL, HEATER, AIR CONDITIONING, SOAKAGE PITS, BOILERS, SIGNS, ELEVATORS, FENCE, SCREEN ENCLOSURES, WALL, PAVING AND POOL AND THAT IN SIGNING THIS APPLICATION, I AM RESPONSIBLE FOR THE SUPERVISION AND COMPLETION OF THE CONSTRUCTION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE COMPLIANCE WITH ALL FEDERAL STATE AND COUNTY LAWS APPLICABLE.

(Signature of Contractor (Qualifier) or Owner-Builder Only)

WITNESS (CLERK) _____ DATE ACCEPTED: _____

CONDITIONS UNDER WHICH APPROVED _____

| | APPROVED | DATE | DISAPPROVED | DATE | REASONS | (ATTACH "HOLD" CARD) |
|------------|--------------------|------|-------------|------|---------|----------------------|
| ZONING | <i>[Signature]</i> | | | | | |
| STRUCTURAL | | | | | | |
| PLUMBING | | | | | | |
| ELECTRICAL | | | | | | |
| MECHANICAL | | | | | | |

4025-28 207+209
Page 135 of 214

OWNER-BUILDER, QUALIFIED _____ Y _____ N _____ CHECKED BY _____

RED CARD REQ'D _____ ELEV. SURV. REQ'D _____ DRAINAGE PLAN CHECKED (PROJ.) _____ MIN. FL. ELEV. ABOVE M.S.L. _____

YELLOW CARD _____ Y _____ N _____ NUMBER CONCRETE TESTS REQUIRED _____

ENG. SUPER. _____ Y _____ N _____ PILE DRIV. SUPER. _____ Y _____ N _____ OTHER _____

GROUP AND DIVISION _____ TYPE CONST. _____ CONTRACTOR QUAL. TO BUILD _____ Y _____ N _____

PREFAB UNITS APPROVED _____ Y _____ N _____ SHOP DWGS. REQUIRED _____ Y _____ N _____ SEAL REQD. _____ Y _____ N _____

LOT % COVER. _____ SQUARE FEET _____

THIS PERMIT INCLUDES:

| | ESTIMATED VALUE | FEE |
|---------------------------|------------------|-----------------|
| PRINC. BLDG. <u>386 #</u> | \$ <u>69,495</u> | \$ <u>15.00</u> |
| ACCESSORY BLDG. _____ | _____ | _____ |
| SCR'N ENCL. _____ | _____ | _____ |
| ROOF _____ | _____ | _____ |
| FENCE _____ | _____ | _____ |
| POOL _____ | _____ | _____ |
| PAVING _____ | _____ | _____ |
| SOAKAGE PIT _____ | _____ | _____ |
| PAINT _____ | _____ | _____ |
| TOTAL BLD'G. VALUE & FEES | \$ _____ | \$ _____ |

OCCUPANCY PERMIT FEE _____

TOTAL AMOUNT DUE \$ _____

ZONE _____ CUBE REQUIRED _____

OFFICIAL HWY. WIDTH _____

DEDICATED WIDTH _____

LOT DIMENS. _____ LOT AREA _____

DEED REST'R & RESOLUTIONS CHECKED _____ Y _____ N _____

PROOF OF OWNERSHIP _____ CHECKED BY _____

VIOLATIONS CHECK: CHECKED BY _____ DATE _____

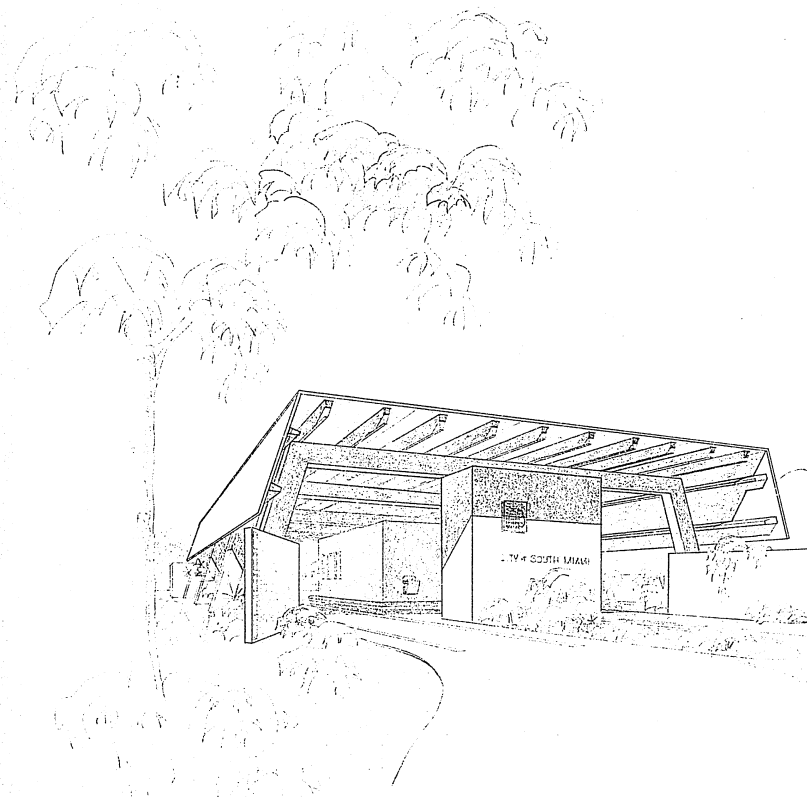
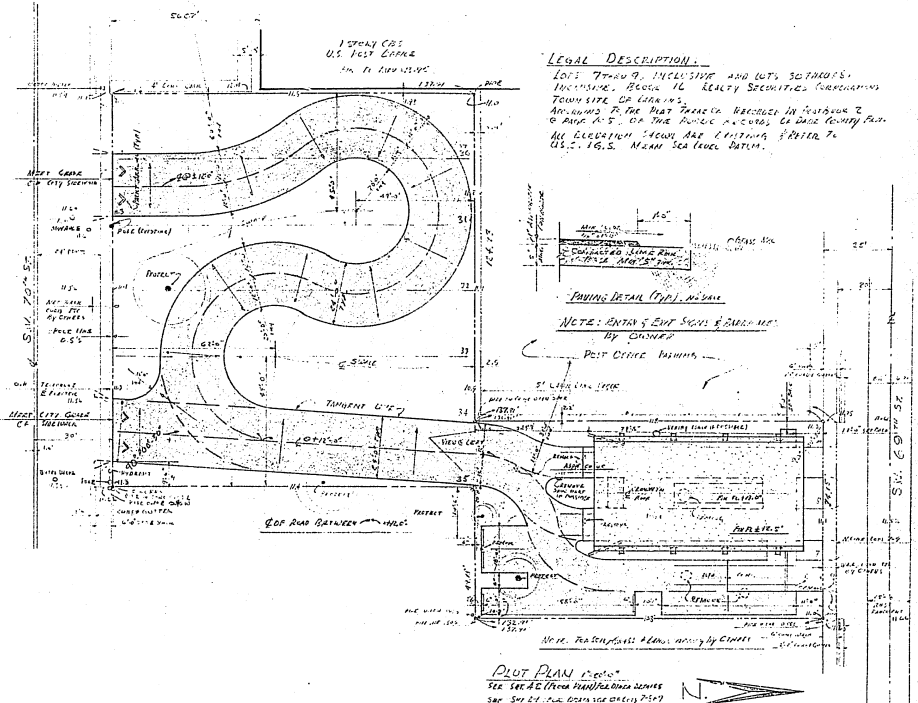
CONTR. CERT. NUMBER _____ CLASS _____ CHECKED BY _____

ISSUED BY: _____ DATE: _____

BUILDING
ZONING
ADMINISTRATION

CITY OF SOUTH MIAMI, FLORIDA

MAYOR: JACK BLOCK
 VICE MAYOR: LEROY GIBSON
 CITY MANAGER: LLOYD G. VELDMAN
 COUNCILMEN: ED J. CORLEY, EDWARD A. HOLLY, JEAN H. WILLIS



Service Agreement with Granicus, Inc., a sole source, to facilitate streaming and distribution of live and archived digital media content; and providing an effective date. 3/5

(City Manager - City Clerk)

ORDINANCE (S) FIRST READING

24. An Ordinance of the Mayor and City Commission of the City of South Miami, Florida, relating to a request to amend the official zoning map of the City of South Miami Land Development Code by changing the zoning use district from "TODD (LI-4)" Transit Oriented Development District (Light Industrial-4) to "TODD (MU-5)" Transit Oriented Development District (Mixed Use-5) for the property located at 5890 SW 69th Street (Folio No. 09-4025-028-2070) also known as the Vehicle Inspection Station site; the purpose of the zone change is to allow construction of a new eight (8) story residential building with ninety (90) dwelling units; providing for severability; providing for ordinances in conflict; and providing an effective date. 5/5

(City Manager-Planning Dept.)

CITY HAS A SIGNIFICANT GOVERNMENTAL INTEREST IN CONDUCTING EFFICIENT AND ORDERLY COMMISSION MEETINGS. SPEAKERS PLEASE TAKE NOTICE THAT SECTION 2-2.1(K)(2) OF THE CODE OF ORDINANCES PROVIDES THAT "ANY PERSON MAKING PERSONAL IMPERTINENT, OR SLANDEROUS REMARKS OR WHO SHALL BECOME BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE FORTHWITH BARRED FROM FURTHER AUDIENCE BEFORE THE COUNCIL BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE BE GRANTED BY A MAJORITY VOTE OF THE COMMISSION."

PURSUANT TO RESOLUTION No. 246-10-13280, "ANY INVOCATION THAT MAY BE OFFERED BEFORE THE START OF REGULAR COMMISSION BUSINESS SHALL BE THE VOLUNTARY OFFERING OF A PRIVATE CITIZEN, FOR THE BENEFIT OF THE COMMISSION AND THE CITIZENS PRESENT. THE VIEWS OR BELIEFS EXPRESSED BY THE INVOCATION SPEAKER HAVE NOT BEEN PREVIOUSLY REVIEWED OR APPROVED BY THE COMMISSION, AND THE COMMISSION DOES NOT ENDORSE THE RELIGIOUS BELIEFS OR VIEWS OF THIS, OR ANY OTHER SPEAKER."

PURSUANT TO FLA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS

NEXT



QUALITY MONITORING PROGRAM



SYSTEMS, INC. - SOUTHEAST

CASE

**THIS IS TO CERTIFY THAT LASON SYSTEMS, INC. - SOUTHEAST
PRESENTS THE FOLLOWING IMAGES AS AN ACCURATE AND
COMPLETE MICROFILM COPY OF THE ORIGINAL BUSSINESS
FILES AS EDITED BY THE INSTITUTION INSTRUCTIONS.**

**FILE
NUMBER**

11676

**PERMIT
NUMBER**

**SW-1127
5890 SW 69 ST**

METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6769

December 21, 1993


Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Dear Mr. Hampton:

Enclosed, pursuant to Chapter 24 of the Metropolitan Dade County Code, is Operating Permit Number SW-01127-94, which represents approval by this Department of your resources recovery facility.

This permit does not constitute an approval by DERM or certification that the permittee is in compliance with the applicable laws, ordinances, rules or regulations. This permit must be displayed and protected in an accessible location at the facility being permitted. Should the equipment and/or process installed and operated be found to be inadequate to perform with the efficiency required to meet the applicable regulations, or should the owner(s)/operator(s) fail to comply with the conditions on this permit, the facility will be subject to re-evaluation and potential enforcement action. Accordingly, the owner will be required to provide additional equipment and/or modifications of the operating techniques to operate according to the applicable Federal, State and Local regulations. If it is required to install additional equipment, an application to construct must be submitted for evaluation and approval prior to installation. Submittal of your signed application and acceptance of this permit constitutes approval on your part for on site inspections at reasonable times by department staff, agents, and independent contractors in accordance with existing regulations.

Sincerely,


Robert E. Johns, P.E.
Chief, Hazardous Waste Section

REJ:dcs
Enclosure
pc: Compliance Section

METROPOLITAN DADE COUNTY, FLORIDA



RECYCLING CENTER
ANNUAL OPERATING PERMIT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-8789

PERMITTEE:

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

PAGE 1 OF 1

PERMIT No.: SW-01127-94 00
SOURCE NAME: CITY OF SOUTH MIAMI RECYCLING
CENTER
LOCATION: 5890 SW 69 ST
SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This document, issued under the provisions of Chapter 24, Metropolitan Dade County (Dade County Environmental Protection Ordinance), shall be valid from January 1, 1993 through December 31, 1993. The above named, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

A 0-99 tons/day multi-material recycling center.

Subject to conditions one (1) through (27) listed below and on the following pages (if any) of this document.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Plans for a hazardous waste monitoring program shall be implemented. This plan shall include the following:
 1. Continuous monitoring for hazardous wastes by a permittee representative.
 2. A designated tipping floor area which would allow DERM personnel to randomly monitor incoming wastes.
 3. A temporary holding area for detected materials .
- 05 Maximum storage time is recyclables days and this must not be exceeded. If a period of inactivity exceeds 30 days, or a nuisance occurs, all material must be removed from the site within 30 days of notification.
- 06 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 07 During the period of operation allowed by the permit, the permittee shall submit a copy of a quarterly report. This shall include the type and quantities of materials received and transferred off site. This report must be submitted by the 15th day following each calendar quarter. The first quarterly report must be received by DERM by April 15th, 1992.
- 08 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 09 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.

Metropolitan Dade County Department of
Environmental Resources Management

John W. Renfrow, P.E., Director

- 10 Fire control facilities must be provided at the Fire control facilities site.
- 11 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 12 Recyclables shall not be stored outside.
- 13 No landfilling shall occur at this site.
- 14 An authorized representative of the permittee is required to be on site during times of disposal/operation.
- 15 No nuisance conditions shall occur as a result of these operations.
- 16 Groundwater monitoring may be required if the facility is not operated in accordance with permit conditions or if a nuisance condition results from the operation.
- 17 This document is subject to revocation if violations of these permit conditions or violations of Chapter 24 occur.

GENERAL CONDITIONS:

- 18 The applicant, by acceptance of this document, agrees to operate and maintain the subject operation so as to comply with the requirements and standards of Chapter 24 of the Code of Metropolitan Dade County.
- 19 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
- 20 As provided in Section 24-30 of the Code of Metropolitan Dade County, the prior written approval of the Department of Environmental Resources Management shall be obtained for any alteration to this facility.
- 21 The issuance of this document does not convey any vested rights or any exclusive privileges. Nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations. Nor does it relieve the applicant from liability for harm or injury to human health or welfare or property.
- 22 This document is required to be posted in a conspicuous location at the pollution control facility site during the entire period of operation.
- 23 This document is not transferable. Upon sale or legal transfer of the property or facility covered by this document, the applicant shall notify the department within thirty(30) days. The new owner must apply for a permit within thirty (30) days. The applicant shall be liable for any non-compliance of the source until the transferee applies for and receives a transfer of this document.
- 24 The applicant, by acceptance of this document, specifically agrees to allow access to the named source at reasonable times by department personnel presenting credentials for the purposes of inspection and testing to determine compliance with this document and department rules.
- 25 This document does not indicate a waiver of or approval of any other department permit that may be required for other aspects of this facility.
- 26 This document does not constitute an approval by DERM or certification that the applicant is in compliance with applicable laws, ordinances, rules or regulations. The applicant acknowledges that separate enforcement actions may be initiated by DERM and that this document does not constitute compliance with orders issued in conjunction with enforcement actions for correction of violations.
- 27 Failure to comply with any condition of this document, or the standards as set forth in Chapter 24, Code of Metropolitan Dade County may subject the applicant to the penalty provisions of said Chapter including civil penalties up to \$25,000 per day per offense and/or criminal penalties of \$500 per day and/or sixty (60) days in jail.

City of South Miami

| DESCRIPTION | DATE | INVOICE NUMBER | AMOUNT | DISCOUNT | NET AMOUNT |
|--|------|----------------|--------|----------|-----------------|
| Solid Waste Facility Annual Operating Permit Renewal 1994 for City of South Miami Recycling located at 5890 S.W. 69 Street Operating Permit Number SW-01127-93 | | | | | \$750.00 |
| TOTALS | | | | | \$750.00 |

DETACH BEFORE DEPOSITING

CITY OF SOUTH MIAMI is exempt from payment of sales or use tax under Certificate No. 23-19-324896-54C



SOLID WASTE PROGRAM INSPECTION REPORT



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 N.W. 1st STREET
 MIAMI, FLORIDA 33128-1871
 (305) 375-3376

FACILITY NAME City of So. Miami
 ADDRESS 5890 S.W. 69 St.
 PERSON ON SITE Sam Lathan/Charles Christie
 TYPE OF FACILITY recycling

PERMIT SW- 1127
 DATE 1/7/93 TIME 2:00
 PHONE NUMBER 663-6350
 REASON FOR INSPECTION Routine

REQUIREMENTS

| | Compliance | Non-Compliance | N/A |
|---|------------|----------------|-----|
| 1. ACCESS CONTROL | ✓ | | |
| 2. STAGING AREA | ✓ | | |
| 3. NON-ACCEPTABLE WASTE MONITORED AND/IN DUMPSTER | ✓ | | |
| 4. WASTE DEPOSITED ACCORDING TO PERMIT | | ✓ | |
| 5. OPEN BURNING WITH DCFD PERMIT | | | ✓ |
| 6. LEACHATE/RUNOFF CONTROL | | | ✓ |
| 7. STORMWATER MANAGEMENT | | | ✓ |
| 8. MONITORING WELLS INTACT | | | ✓ |

9. COMMENTS Operates from 7:00 AM to 3:30 PM. Fenced and locked gate when closed. Housekeeping good. All material is stored in Waste Management roll off containers and picked up once per week. All containers are stored outside and, except for the 2 paper containers, are uncovered. Difficult to determine any leakage because of rainwater. Containers on site: 2 large plastics, 1 brown/green glass, 1 white glass, 1 aluminum cans - all large + uncovered. Two small covered newspaper containers. Spoke to Sam and Charles Christie

Representative informed of non-complying items: YES NO N/A
 Field Notice Issued: no Ticket Issued: NO YES #
 Samples Taken: no Type: _____ Parameters: _____
 Status: Passing Time Expended: _____

Inspector Paula Scott

over →

EC:vx

- Public Works Director -

about the 2 permit conditions that state material should be covered (#66) and not stored outside (#12). I said I would communicate later and discuss solutions to minimize leakage problems.

1/8/93 B.J. says all containers should be on impervious surface and if there is no rainwater in further action.

1/8/93 Tel. to Charles Christie and covered the above. Asked that all containers be on pavement.



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1310
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1971
(305) 375-3376

January 6, 1993

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Dear Mr. Hampton:

Enclosed, pursuant to Chapter 24 of the Metropolitan Dade County Code, is Operating Permit Number SW-01127-93, which represents approval by this Department of your resources recovery facility.

This permit does not constitute an approval by DERM or certification that the permittee is in compliance with the applicable laws, ordinances, rules or regulations. This permit must be displayed and protected in an accessible location at the facility being permitted. Should the equipment and/or process installed and operated be found to be inadequate to perform with the efficiency required to meet the applicable regulations, or should the owner(s)/operator(s) fail to comply with the conditions on this permit, the facility will be subject to re-evaluation and potential enforcement action. Accordingly, the owner will be required to provide additional equipment and/or modifications of the operating techniques to operate according to the applicable Federal, State and Local regulations. If it is required to install additional equipment, an application to construct must be submitted for evaluation and approval prior to installation. Submittal of your signed application and acceptance of this permit constitutes approval on your part for on site inspections at reasonable times by department staff, agents, and independent contractors in accordance with existing regulations.

Sincerely,


Robert E. Johns, Chief
Hazardous Waste Section

REJ:dcs
Enclosure
pc: Compliance Section



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 N.W. 1st STREET
 MIAMI, FLORIDA 33128-1971
 (305) 375-3376

RECYCLING CENTER
 ANNUAL OPERATING PERMIT

PERMITTEE:

Mr. William Hampton
 CITY OF SOUTH MIAMI
 6130 SUNSET DR
 SOUTH MIAMI, FL 33143

PAGE 1 OF 1

PERMIT No.: SW-01127-93 00
 SOURCE NAME: CITY OF SOUTH MIAMI RECYCLING
 CENTER
 LOCATION: 5890 SW 69 ST
 SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This permit, issued under the provisions of Chapter 24, Metropolitan Dade County (Dade County Environmental Protection Ordinance), shall be valid from January 1, 1993 through December 31, 1993. The above named permittee, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

A 0-99 tons/day multi-material recycling center.

Subject to conditions one (1) through (27) listed below and on the following pages (if any) of this permit.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Plans for a hazardous waste monitoring program shall be implemented. This plan shall include the following: 1. Continuous monitoring for hazardous wastes by a permittee representative. 2. A designated tipping floor area which would allow DERM personnel to randomly monitor incoming wastes. 3. A temporary holding area for detected materials .
- 05 Maximum storage time for recyclables is 30 days and this must not be exceeded. If a period of inactivity exceeds 60 days, or a nuisance occurs, all material must be removed from the site within 30 days of of notification.
- 06 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 07 During the period of operation allowed by the permit, the permittee shall submit a copy of a quarterly report. This shall include the type and quantities of materials received and transferred off site. This report must be submitted by the 15th day following each calendar quarter. The first quarterly report must be received by DERM by April 15th, 1992.
- 08 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 09 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.
- 10 Fire control facilities must be provided at the recycling site.

Metropolitan Dade County Department of
 Environmental Resources Management

John W. Renfrow
 John W. Renfrow, P.E., Director

Date: 23-DEC-1992

Page: 1

CHECK TRANSMITTAL

PAYMENT DATE: 23-DEC-1992

| PERMIT | TYPE | AMT DUE | AMT PAID | BALANCE | CHECK NUMBER | ENTERED BY | MSP |
|--------|-------|------------|------------|---------|--------------|------------|-------|
| SW | 01058 | \$1,000.00 | \$1,000.00 | \$0.00 | 45979 | HUERTAS_R | 00000 |
| SW | 01107 | \$2,700.00 | \$2,700.00 | \$0.00 | 4087 | HUERTAS_R | 00000 |
| SW | 01120 | \$750.00 | \$750.00 | \$0.00 | 2084 | HUERTAS_R | 00000 |
| SW | 01121 | \$850.00 | \$850.00 | \$0.00 | 8313 | HUERTAS_R | 00000 |
| SW | 01127 | \$750.00 | \$750.00 | \$0.00 | 000340 | HUERTAS_R | 00000 |
| SW | 01132 | \$3,000.00 | \$3,000.00 | \$0.00 | 78229 | HUERTAS_R | 00000 |
| 6 | | \$9,050.00 | \$9,050.00 | \$0.00 | | | |

6 \$9,050.00 \$9,050.00 \$0.00

City of South Miami

| MEMO | INVOICE DATE | INVOICE NUMBER | AMOUNT | DISCOUNT | NET AMOUNT |
|--|--------------|----------------|--------|----------|-----------------|
| Solid Waste Facility Annual Operating Permit Renewal = 1993 for City of South Miami Recycling located at 5890 SW 69 St. Permit# sw-01127-92 | | | | | \$750.00 |
| TOTALS | | | | | \$750.00 |

DETACH BEFORE DEPOSITING

CITY OF SOUTH MIAMI is exempt from payment of sales or use tax under Certificate No 23-19-324896-54C



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1310
13 N.W. 1st STREET
MIAMI, FLORIDA 33129-1071
(305) 375-2377

APPLICATION FOR PERMIT TO
POLLUTION CONTROL

RECEIVED
DEC 11 1992

RECEIVED
DEC 07 1992
CITY-MANAGER'S OFFICE

FINANCE DEPARTMENT

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Renewal of Permit No. SW-01127
Located at 5890 SW 69 ST
Permit Fee: \$750.00
Tons/day: 99

Acres: 31,050 Sq. Ft.

Make corrections to the above, if necessary.

Applicant's Name and Title City of South Miami/William Hampton, City Manager

Applicant's Address: 6130 Sunset Drive, So. Miami, Fl. 33143

Telephone: (305) 663-6338

Please attach a check payable to "Metropolitan Dade County". The amount due is estimated for you above. This fee is based on the type and magnitude of the facility in our current records. Please update our information with proper documentation and recompute your fee, if necessary. We have enclosed our fee schedule and instructions should you need to recompute your fee. If you require assistance, please call us.

The undersigned owner or authorized representative of City of South Miami is fully aware that the statements made in this application for an operation permit are true, current, and complete to the best of his knowledge and belief. Further, the undersigned agrees to maintain and operate the pollution source and pollution control facilities in such a manner as to comply with the provisions of Chapter 24, Metropolitan Dade County Code, and all the rules and regulations of the department. He also understands that a permit, if granted by the department, will be nontransferable and he will promptly notify the Department upon sale, change of location, or legal transfer of the permitted facility.

*Please complete and notarize the attached owner authorization statement.

DEPARTMENT _____
P. O. NUMBER _____
REQUISITION NUMBER _____
QUANTITY AND QUALITY RECEIVED AS _____
BILLED. _____
DATE 12-10-92
Department Head

W. F. Hampton
Signature, Owner or Authorized Representative
(Notarization is Mandatory)

William F. Hampton, City Manager
Typed Name and Title

December 09, 1992
Date

Edna De Jesus
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 25, 1994
BONDED THRU GENERAL INS. UND.



SOLID WASTE PROGRAM INSPECTION REPORT



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 NW 1st STREET
 MIAMI, FLORIDA 33128-1971
 (305) 375-3378

FACILITY NAME City of Ss Miami
 ADDRESS 5890 SW 69 St
 PERSON ON SITE Nora
 TYPE OF FACILITY Recycling

PERMIT SW- 1127
 DATE 7/2/92 TIME 10:25AM
 PHONE NUMBER 663-6338
 REASON FOR INSPECTION Routine

REQUIREMENTS

| | Compliance | Non-Compliance | N/A |
|---|------------|----------------|-----|
| 1. ACCESS CONTROL | | | |
| 2. STAGING AREA | | | |
| 3. NON-ACCEPTABLE WASTE MONITORED AND/IN DUMPSTER | | | |
| 4. WASTE DEPOSITED ACCORDING TO PERMIT | | | |
| 5. OPEN BURNING WITH DCFD PERMIT | | | |
| 6. LEACHATE/RUNOFF CONTROL | | | |
| 7. STORMWATER MANAGEMENT | | | |
| 8. MONITORING WELLS INTACT | | | |

9. COMMENTS
No activity
No recyclables on site

Representative informed of non-complying items: YES NO N/A
 Field Notice Issued: _____ Ticket Issued: NO YES #
 Samples Taken: _____ Type: _____ Parameters: _____
 Status: _____ Time Expended: _____

Inspector [Signature]

EC:vx [Signature]



SOLID WASTE PROGRAM INSPECTION REPORT



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT

SUITE 1310

111 N.W. 1st STREET

MIAMI, FLORIDA 33128-1971

(305) 375-3378

FACILITY NAME So. Miami Recycling
 ADDRESS 5890 SW 69 St.
 PERSON ON SITE None
 TYPE OF FACILITY Recycling (Domestic)

PERMIT SW- 1127
 DATE 5/29/92 TIME 4:20 PM.
 PHONE NUMBER 663-6338
 REASON FOR INSPECTION Routine

REQUIREMENTS

| | Compliance | Non-Compliance | N/A |
|---|------------|----------------|-----|
| 1. ACCESS CONTROL | ✓ | | |
| 2. STAGING AREA | | | ✓ |
| 3. NON-ACCEPTABLE WASTE MONITORED AND/IN DUMPSTER | | | ✓ |
| 4. WASTE DEPOSITED ACCORDING TO PERMIT | | | ✓ |
| 5. OPEN BURNING WITH DCFD PERMIT | | | ✓ |
| 6. LEACHATE/RUNOFF CONTROL | | | ✓ |
| 7. STORMWATER MANAGEMENT | | | ✓ |
| 8. MONITORING WELLS INTACT | | | ✓ |

9. COMMENTS The site has be cleaned up and there is no recyclables nor trash on site. I could no gain access due to pad-locked fences. No activity

Representative informed of non-complying items: YES ___ NO ___ N/A ✓
 Field Notice Issued: None Ticket Issued: NO ✓ YES ___ # ___
 Samples Taken: None Type: N/A Parameters: N/A
 Status: Pending Time Expended: 14 hr.

Inspector Enda Collesan

EC:vx



OFFICIAL RECEIPT
METROPOLITAN DADE COUNTY - FLORIDA

511-1127

No. 1266862

RECEIVED FROM HAZARDOUS WASTE

DATE 3 / 25 / 92
MONTH DAY YEAR

ADDRESS _____
STREET ADDRESS

CASH \$ _____

CHECKS \$ 750.00

AMOUNT OF: Seven hundred + Fifty CITY DOLLARS, AND _____ STATE CENTS ZIP

TOTAL \$ 750.00

FOR PAYMENT OF: Sold Waste o/p

THIS RECEIPT NOT VALID UNLESS DATED, COMPLETED AND SIGNED BY AUTHORIZED EMPLOYEE OF DEPARTMENT.

DEPT: DEEM

BY: GD

- 11 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 12 Recyclables shall not be stored outside.
- 13 No landfilling shall occur at this site.
- 14 An authorized representative of the permittee is required to be on site during times of disposal/operation.
- 15 No nuisance conditions shall occur as a result of these operations.
- 16 Groundwater monitoring may be required if the facility is not operated in accordance with permit conditions or if a nuisance condition results from the operation.
- 17 This permit is subject to revocation if violations of these permit conditions or violations of Chapter 24 occur.

GENERAL CONDITIONS:

- 18 The applicant, by acceptance of this document, agrees to operate and maintain the subject operation so as to comply with the requirements and standards of Chapter 24 of the Code of Metropolitan Dade County.
- 19 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
- 20 As provided in Section 24-30 of the Code of Metropolitan Dade County, the prior written approval of the Department of Environmental Resources Management shall be obtained for any alteration to this facility.
- 21 The issuance of this document does not convey any vested rights or any exclusive privileges. Nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations. Nor does it relieve the applicant from liability for harm or injury to human health or welfare or property.
- 22 This document is required to be posted in a conspicuous location at the pollution control facility site during the entire period of operation.
- 23 This document is not transferable. Upon sale or legal transfer of the property or facility covered by this document, the applicant shall notify the department within thirty(30) days. The new owner must apply for a permit within thirty (30) days. The applicant shall be liable for any non-compliance of the source until the transferee applies for and receives a transfer of this document.
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- 25 This document does not indicate a waiver of or approval of any other department permit that may be required for other aspects of this facility.
- 26 This document does not constitute an approval by DERM or certification that the applicant is in compliance with applicable laws, ordinances, rules or regulations. The applicant acknowledges that separate enforcement actions may be initiated by DERM and that this document does not constitute compliance with orders issued in conjunction with enforcement actions for correction of violations.
- 27 Failure to comply with any condition of this document, or the standards as set forth in Chapter 24, Code of Metropolitan Dade County may subject the applicant to the penalty provisions of said Chapter including civil penalties up to \$25,000 per day per offense and/or criminal penalties of \$500 per day and/or sixty (60) days in jail.

Date: 25-MAR-1992

CHECK TRANSMITTAL

Page: 1

PAYMENT DATE: 25-MAR-1992

| PERMIT | TYPE | AMT DUE | AMT PAID | BALANCE | CHECK NUMBER | ENTERED BY | MSP |
|--------|-------|----------|----------|---------|--------------|------------|-------|
| SW | 01127 | \$750.00 | \$750.00 | \$0.00 | 063119 | FISHER_I | 00000 |
| | 1 | \$750.00 | \$750.00 | \$0.00 | | | |
| | 1 | \$750.00 | \$750.00 | \$0.00 | | | |

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1310
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1871
(305) 375-3376
#

March 10, 1992

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Dear Mr. Hampton:

Enclosed, pursuant to Chapter 24 of the Metropolitan Dade County Code is Operating Permit Number SW-01127-92, which represents approval by this Department of your resources recovery facility.

This permit does not constitute an approval by DERM or certification that the permittee is in compliance with the applicable laws, ordinances, rules or regulations. This permit must be displayed and protected in an accessible location at the facility being permitted. Should the equipment and/or process installed and operated be found to be inadequate to perform with the efficiency required to meet the applicable regulations, or should the owner(s)/operator(s) fail to comply with the conditions on this permit the facility will be subject to re-evaluation and potential enforcement action. Accordingly, the owner will be required to provide additional equipment and/or modifications of the operating techniques to operate according to the applicable Federal, State and Local regulations. If it is required to install additional equipment, an approval to construct must be submitted for evaluation and approval prior to installation. Submittal of your signed application and acceptance of this permit constitutes approval on your part for on site inspections at reasonable times by department staff, agents, and independent contractors in accordance with existing regulations.

Sincerely,

L. Cuniff for
Robert E. Johns, Chief
Hazardous Waste Section

REJ:dcs
Enclosure
pc: Compliance Section



ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 N.W. 1st STREET
 MIAMI, FLORIDA 33128-1871
 (305) 375-3378

RECYCLING CENTER
 ANNUAL OPERATING PERMIT

PERMITTEE:

Mr. William Hampton
 CITY OF SOUTH MIAMI
 6130 SUNSET DR
 SOUTH MIAMI, FL 33143

PAGE 1 OF 1

PERMIT No.: SW-01127-92
 SOURCE NAME: CITY OF SOUTH MIAMI RECYCLING
 CENTER
 LOCATION: 5890 SW 69 ST
 SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This permit, issued under the provisions of Chapter 24, Metropolitan Dade County (Dade County Environmental Protection Ordinance), shall be valid from March 1, 1992 through December 31, 1992. The above named permittee, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

A 0-99 tons/day multi-media recycling center.

Subject to conditions one (1) through (27) listed below and in the following pages (if any) of this permit.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Plans for a hazardous waste monitoring program shall be implemented. This plan shall include the following: 1. Continuous monitoring for hazardous wastes by a permittee representative. 2. A designated tipping floor area which would allow DERM personnel to randomly monitor incoming wastes. 3. A temporary holding area for detected materials.
- 05 Maximum storage time for recyclables is 30 days and this must not be exceeded. If a period of inactivity exceeds 60 days, or a nuisance occurs, all material must be removed from the site within 30 days of notification.
- 06 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 07 During the period of operation allowed by the permit, the permittee shall submit a copy of a quarterly report. This shall include the type and quantities of materials received and transferred off site. This report must be submitted by the 15th day following each calendar quarter. The first quarterly report must be received by DERM by April 15th, 1992.
- 08 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 09 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.
- 10 Fire control facilities must be provided at the recycling site.

Metropolitan Dade County Department of
 Environmental Resources Management

J. Cummins for
 John W. Rsnfrow, Director

- 11 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 12 Recyclables shall not be stored outside.
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- 14 An authorized representative of the permittee is required to be on site during times of disposal/operation.
- 15 No nuisance conditions shall occur as a result of these operations.
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GENERAL CONDITIONS:

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- 19 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
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City of South Miami

| MEMO | DATE | INVOICE NO. | AMOUNT | DISCOUNT | NET AMOUNT |
|---|------|--------------|----------|----------|------------|
| Environmental Resources Management Annual Fee for Operating Permit | | 36142 | | | |
| Fee for Resource Recovery and Management Facilities | | | | | |
| Account # 1720-3610 | | | \$750.00 | -0- | \$750.00 |
| | | TOTAL | \$750.00 | -0- | \$750.00 |

0
0
0

DETACH BEFORE DEPOSITING

CITY OF SOUTH MIAMI, is exempt from payment of sales or use tax under Certificate No. 04000310823



METRO-DADE CENTER

ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1210
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1871
(305) 375-3070

D.E.R.M.

INSPECTOR'S CHECK LIST
SOLID WASTE FACILITIES

Benefit Name: City of So. Miami Permit # SN-11

Type Facility: Recycling Facility Time/Date of Inspection 2/28/92 - 3:58 PM

REQUIREMENT N/A Compliance Non-Compliance

1. Access Control: ✓ locked gate

2. Representative on site (Name: NONE):

3. Odor control at property boundary: ✓

4. Non-acceptable waste monitored and segregated: ✓

5. Segregated non-acceptable waste disposed properly: ✓

6. Waste deposited according to permit: ✓ Bottles, Plaste etc. on ground not covered.

7. Open burning with DCFD Permit: ✓

8. Leachate/runoff control: ✓

9. Monitoring wells intact: ✓

10. Other _____:

11. Truck by truck inspection N ✓ Y _____ (see other side)

Comments (housekeeping; explanation for non-compliance items):
Housekeeping is bad.
It looks like this facility is not used very often.
Chain link fence all around - pad locked gate.
Bottles, etc on ground.

Representative informed of non-complying items (YES/NO/N.A.): _____

N.O.V. issued for non-complying items (YES/NO/N.A.): _____

Ticket issued (YES/NO/N.A.) Ticket # _____ (Attach copy of ticket)

INSPECTOR: Enda Callenan SECTION: SN.

**DUMPS AND LANDFILLS
INSPECTION SHEET**

File Number _____

FACILITY NAME: _____

ADDRESS: _____

DATE OF INSPECTION: _____

TIME: _____

CONTACT PERSON: _____

TITLE: _____

REASON FOR INSPECTION: ROUTINE _____ COMPLAINT _____ OTHER _____

SUMMARY OF INSPECTION (RECORD OF TRUCKS EXAMINED)

WASTE HAULER TRUCK CAB # CONTAINER #

| WASTE HAULER | TRUCK CAB # | CONTAINER # |
|--------------|-------------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COMMENTS/VIOLATIONS: _____

INSPECTOR: _____

AREA: _____

Methodology for monitoring incoming waste:

Authorized Representative of Applicant present:

Charles B. Christie

B) Other proposed method (describe): NONE

End use of product: Recycled

Incoming waste shall be dumped apart from immediate working area and inspected for non-acceptable items. Non-acceptable materials shall be removed from site on a routine basis.

Off-site Disposal Location for Non-acceptable materials (list specific location):

Recycled material and incoming waste shall not be stored or disposed of in contact with groundwaters or surface waters.

Amount of other types of any solid waste (garbage, trash, vegetation, asbestos, etc.) inadvertently placed on-site, with or without authorization shall be considered non-acceptable materials, and disposed of as indicated above.

Other conditions may be required in addition to this permit...

I, the undersigned owner***or authorized representative of

City of South Miami - Charles B. Christie P.W. Dir.

of the statements made in this application for an... true, correct, and complete to the best of his... and belief. Further, the undersigned agrees to maintain... the pollution source and pollution control facilities in... manner as to comply with the aforementioned disposal criteria, the provisions of Chapter 24, Metropolitan Dade County Code, and all the rules and regulations of the department. He also understands that a permit, if granted by the department, will be non-transferable and he will promptly notify the department upon sale, change of location, or legal transfer of the permitted facility. He further understands that failure to comply with the above criteria, rules and regulations may result in suspension or revocation of permit and site restoration.

Charles B. Christie Public Works Dir.

Signature, Owner or Authorized Representative
(Notarization is mandatory)

CHARLES B. CHRISTIE, P.W. DIRECTOR

Typed Name and Title

2/26/92
Date

Alvin S. Mansueti, this 26th day of February, 1992

Notary Public State of Florida
My Commission Expires Dec. 1, 1992
Bonded thru Regency Ins. Co.

| | | |
|---------|------------------|----------|
| Post-It | Transmittal memo | of pages |
| To | Patterson | 5321 |
| From | Public Works | 5321 |
| Subject | 5321 | 5321 |

Date: 24-FEB-1992

SW-1127

Page: 1

CHECK TRANSMITTAL

PAYMENT DATE: 24-FEB-1992

| PERMIT | TYPE | AMT DUE | AMT PAID | BALANCE | CHECK NUMBER | ENTERED BY | MSP |
|----------|------|------------|------------|---------|--------------|------------|-------|
| SW 01127 | | \$250.00 | \$250.00 | \$0.00 | 062848 | FISHER_I | 00000 |
| SW 01128 | | \$1,070.00 | \$1,070.00 | \$0.00 | 060835 | FISHER_I | 00000 |
| 2 | | \$1,320.00 | \$1,320.00 | \$0.00 | | | |
| 2 | | \$1,320.00 | \$1,320.00 | \$0.00 | | | |

02/14/92

*** PUBLIC VALUE JURY ***

PTXM0186

FOLIO 09 4025 028 2070 PROP ADDR 5890 SW 69 ST

MCD 0900

| NAME AND LEGAL | YEAR | VALUE HISTORY | | |
|---------------------|-------|---------------|--------|----------|
| CITY OF SOUTH MIAMI | 1987 | 1991 | | 01/01/92 |
| 6130 SUNSET DR | LAND | 481275 | 481275 | |
| SOUTH MIAMI FL | BLDG | 59600 | 59600 | |
| | TOTAL | 540875 | 540875 | |

331435093 HEX

| | | | |
|--------------------------------|-------|----------|----------|
| TOWNSITE OF LARKINS P8 2-105 | WVD | | |
| LOTS 7-8-9 & 30 THRU 35 BLK 16 | TOTEX | 540875 T | 540875 T |
| LOT SIZE 225.000 X 138 | NONEX | | |

CO NE

STATE EXEMPT: MUNICIPAL

SALE AMT

SALE DATE

SALE O/R

SALE TYPE

SALE I/V

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU



ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 N.W. 1st STREET
 MIAMI, FLORIDA 33128-1971
 (305) 375-3376

RESOURCE RECOVERY & MANAGEMENT FACILITY
 PERMIT REVIEW FORM

SITE NAME: City of South Miami Recycling Center
 OWNER: City of South Miami
 LOCATION: 5390 SW 69 St.
 FACILITY TYPE: Recycling Center
 AUTHORIZED REPRESENTATIVE: Charles Chanok
 PHONE: 663-6300

| ACTION | DATE PERFORMED | COMMENTS |
|----------------------------------|--------------------|----------|
| Application Received: | 2/12/92 | |
| Application Fee Received: | 2/12/92 | # 250 |
| Property Owner: | 2/14/92 | |
| Legal Description Confirmed: | 2/14/92 | |
| Wellfield Area Investigated: | 2/21/92 | |
| Building & Zoning Approval | N/A | |
| Wetlands or Area B Investigated: | | |
| Site Inspection: | 2/28/92 | |
| Special Conditions Reviewed: | 2/21/92 | |
| Permit Fee Received: | | |
| DER Permit: | N/A | |
| Within 200' of Surface Water | | |
| Nearby Airport | 2/21/92 | |

Additional Comments:



ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1310
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1071
(305) 375-3376

APPLICATION FOR PERMIT TO OPERATE
A RESOURCE RECOVERY AND MANAGEMENT FACILITY
LIMITED TO PROCESSING (RECYCLING) OF WASTE.*

Applicant Name & Title: City of South Miami/William Hampton, City Manager

Applicant Address: 6130 Sunset Drive, So. Miami, Fl.
Zip Code: 33143 Telephone Number: 663-6300

Proposed Disposal Location: 5890 S.W. 69 Street So. Miami, Fl. 33143
(Attach aerial and site plan depicting location)

Approx. size: 31,050 Sq. Ft. acres 36 54 40
Section Township Range
Folio # 09-4025-028-2070 Legal Description: Townsite of Larkins
PR-2-105 Lots 7-8-9 & 30 through 35 BLK 16 LOT SIZE 225,000 X 138

Specify waste stream and anticipated amount per day: N/A

Owner of property (if different from above): _____

Address: _____ Telephone Number: _____

Approximate land elevation (feet above/below MSL)
Existing: _____ Final (after fill): _____
Land subject to flooding? (Yes or No): _____

Effective Access Control to Prevent Unauthorized Disposal (fence w/gate, perimeter berm w/chain, etc.):

Explain: 7 ft. fence with gate around aluminum

Will facility accept materials from outside sources?
(YES or NO): NO
(If yes, please include a list of sources that bring material to your facility)

Submit facility plan detailing storage of incoming waste (stormwater management if applicable) and recycled product, retention time of material on-site and treatment methods. Additionally, a plan describing testing methodology must be submitted.

*This facility shall only accept non-hazardous material for recycling.

**Submit fee payable to "Metropolitan Dade County" with this application as indicated by the enclosed fee schedule.



ENVIRONMENTAL RESOURCES MANAGEMENT
SUITE 1310
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1971
(305) 375-3378

APPLICATION FOR PERMIT TO OPERATE
A RESOURCE RECOVERY AND MANAGEMENT FACILITY
LIMITED TO PROCESSING (RECYCLING) OF WASTE.

Applicant Name & Title: _____

Applicant Address: _____
Zip Code: _____ Telephone Number: _____

Proposed Disposal Location: _____
(Attach aerial and site plan depicting location)

Approx. size: _____ acres Section Township Range
Folio # _____ Legal Description: _____

Specify waste stream and anticipated amount per day: _____

Owner of property (if different from above): _____

Address: _____ Telephone Number: _____

Approximate land elevation (feet above/below MSL)
Existing: _____ Final (after fill): _____
Land subject to flooding? (Yes or No): _____

Effective Access Control to Prevent Unauthorized Disposal (fence w/gate, perimeter berm w/chain, etc.):

Explain: _____

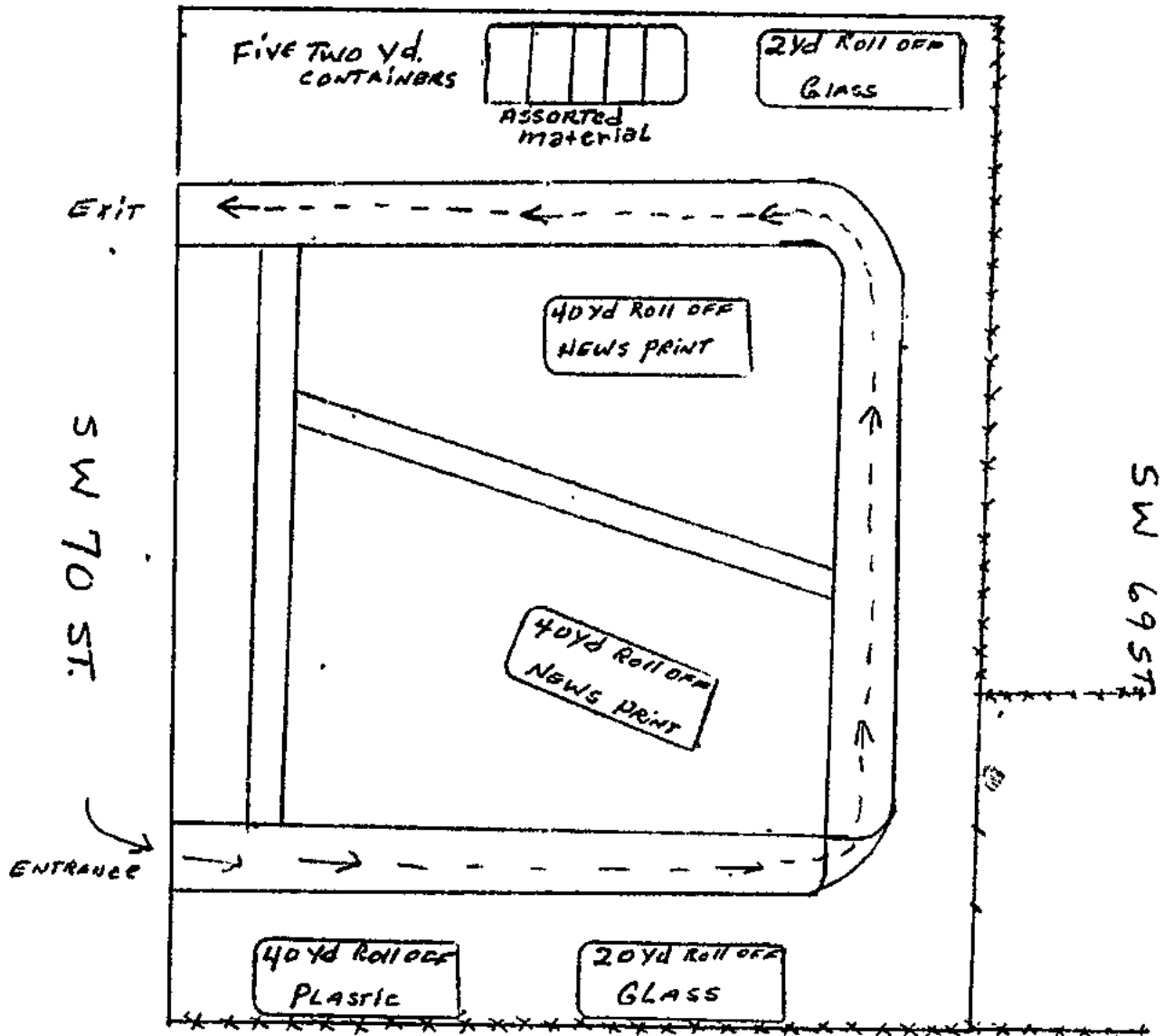
Will facility accept materials from outside sources?
(YES or NO): _____
(If yes, please include a list of sources that bring material to your facility)

Submit facility plan detailing storage of incoming waste (stormwater management if applicable) and recycled product, retention time of material on-site and treatment methods. Additionally, a plan describing testing methodology must be submitted.

*This facility shall only accept non-hazardous material for recycling.

**Submit fee payable to "Metropolitan Dade County" with this application as indicated by the enclosed fee schedule.

FACILITY PLAN - CITY OF SOUTH MIAMI



ALAN DALE MOBLEY
3315 RICE STREET, OFFICE #9
COCONUT GROVE, FL. 33133-5216
305/442.9807

RECEIVED

JAN 10 1992

POLLUTION CONTROL
DIVISION

8 January 1992

Ms. Lorraine Cuniff
Environmental Resources Management
Room #1310
111 N.W. 1st Street
Miami, FL.

Re: City of South Miami Recycling Center, 5907 S.W. 70th Street

Ms. Cuniff:

Since my letter of December 19, 1991, there has been a sporadic improvement of the conditions of operation at the South Miami Recycling Center. I believe there are still daily 'violations' of reasonable standards of sanitary operation procedures, for this class of use.

Please answer the following questions regarding this facility:

1. What agencies are responsible for the permitting of this facility?
2. What agencies are responsible for the inspection of the operations of this facility?
3. What agencies are responsible for the enforcement of the regulations of this facility?
4. What are the guidelines for the proper operation of this facility?
5. Has the City of South Miami obtained the proper authority to operate the facility? If not, why? Are there penalties for this violation?

Your attention to, and reply of this inquiry will be greatly appreciated.

Alan Dale Mobley
Alan Dale Mobley

*Spoke w/ Mr Mobley
on 2-10-92. No need
to respond to this letter,
please follow up w/
inspection - written notice for
permit - clean-up if needed. LC*

ALAN DALE MOBLEY
3315 RICE STREET, OFFICE #9
COCCNUT GROVE, FL. 33133-5216
305/442.9807

19 December 1991

Ms. Lorr ie Cuniff
Environmental Resources Management
Room # 1310
111 N.W. 1st Street
Miami, Fl.

Re: City of South Miami Recycling Center , 5907 S.W. 70th Street.

Ms. Cuniff:

Thank you for your information and attention to my phone call, regarding the permitting and use of the South Miami Recycling Center. I have enclosed recent photos showing the typical standard of the operation.

This center has been a constant nuisance for the past year. My tenant's have experienced vermin infestations and during the warmer months; the odors from the unwashed beer, wine, and whiskey bottles, is sickening. I have made numerous complaints to the City, without results.

Intervention by your department to eliminate this continuous nuisance will be greatly appreciated.

Thank you,

Alan Dale Mobley
Alan Dale Mobley

To: EA



#987
Dec 24, 91
ORA

ENVIRONMENTAL RESOURCES — REQUEST FOR INSPECTION

Requested by Lori Cunniff

Inspector _____ Supervisor Donna Gordon Area _____

Name of Business City of South Miami Recycling Center

Address ~5890 SW 70 St. (between Post office + 5891 SW 70 St) Date of Request 12-18-91

Contact _____ Phone _____

- A. Take Inventory
 - No Record in Office
 - Applications in, No Card
- B. Hazardous/Toxic Materials; See Explanation
- C. Engineering Field Inspection; See Explanation
- D. Coastal/Tree Inspection; See Explanation
- E. Water Plant Inspection
 - Routine
 - Specific; See Explanation
- F. Sewage Plant Inspection
 - Routine
 - Specific; See Explanation
- G. Water Sampling
 - Canal
 - Plant Effluent
 - Outfall
 - See Explanation
- H. Trash and Garbage Disposal Area (Dumps)
 - Routine
 - Specific; See Explanation
- I. Dewatering
- J. Other; See Explanation

EXPLANATION: *Complaints that this site leaves bottles on open ground for days which causes odor problems. Vermin in area may be caused by this. They also need a permit + proper storage. Please inspect + let me know issue.*

INSPECTOR'S REMARKS: *paperwork for permit (appl. attached)*



INCIDENT REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
 SUITE 1310
 111 N.W. 18TH STREET
 MIAMI, FLORIDA 33129-1877
 (305) 375-3376

Facility: City of So Miami Recycling Ctr
 Address: 5890 SW 70 ST
 City: So Miami Zip: _____

Date: 1/2/92 Reporter: Ede Aragon Title: _____

RE: On 1/2/92 Mrs. Susan Benymon and I inspected
the So. Miami Recycling Center at 5890 SW 70ST
We observed (took pictures) of areas around
several bins with glass bottles, aluminium
cans and plastic containers on the ground.
The center is divided in two by a fence with
a closed gate. There are 8 bins in the area
without access control. Also observed 6 bags
of yard waste stockpiled over a mound of
grass clipping on the ground.

Center was unattended at the time of our visit
1:15 p.m.

2³⁰ pm - 4795 SW 75 Ave - Mr. Charles Christie
Public Works Director City of South Miami.

Mr Clarence Patterson Asst Public Works Director
According to them they do not have a DERM permit
for the Recycling operation and were not sure of the
need for one. I advised that if they had questions
they should call Lou Conniff at 375-3376

[Faint, mostly illegible handwritten text, possibly bleed-through from the reverse side of the page.]

Mr. Chubb said that he would have the application submitted within 2 weeks. I heard the Director of the permit application. Also gave them a number morning about keeping the area clean and without track to the open ground. Mr. Chubb agreed to have the recycling water kept in clean + orderly fashion.

SW 1127



RECEIVED

FEB 26 1997

DERM
WASTE MANAGEMENT
DIVISION

City of South Miami

6130 Sunset Drive, South Miami, Florida 33143

February 24, 1997

Paul Lasa
33 SW 2nd Avenue
Suite 800
Miami, FL 33130

Re: Closure of Recycling Station at 5890 SW 69 Street, South Miami, Florida 33143
Permit No. SW 1127

Dear Mr. Lasa:

This letter will confirm our conversation regarding the closure of the recycling station at the above mentioned address.

The recycling station which was located at the above address is no longer in operation and the City has no intentions of reopening this facility. The City of South Miami has contracted this service out to Metro Dade County.

Attached for your reference is a copy of the Annual Operating Permit.

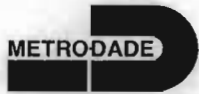
Should you need any additional information, please feel free to contact me at 663-6350.

Sincerely,

Alina Menocal
Administrative Secretary

Attachment

METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
WASTE MANAGEMENT DIVISION
SUITE 800

December 11, 1996 33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Re: Solid Waste Facility Annual Operating Permit Renewal - 1997 for
CITY OF SOUTH MIAMI located at 5890 SW 69 ST

Operating Permit Number SW-01127-96

Dear Mr. Hampton:

This is a reminder that your current Solid Waste Facility Annual Operating Permit for the above referenced facility expires on December 31, 1996.

Please sign and complete the information in the enclosed application form and submit it with a check made payable to METROPOLITAN DADE COUNTY for the amount of \$ 750.00. In order for this Department to issue your operating permit, your completed renewal application and appropriate fee must be received by January 15, 1997. Submittal of the operating permit application and appropriate fee after the due date could subject your facility to the imposition of administrative penalties. Therefore, you should expedite mailing the completed application and check for the appropriate fee to this Department. Please include your operating permit number SW-01127-96 on your check.

To more effectively deal with questions pertaining to your Operating Permit Renewal, the Department of Environmental Resources Management staff is available to answer any questions at (305) 372-6804 between 9:00 A.M. and 12:00 noon, Monday through Friday.

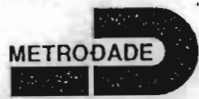
Sincerely,

Robert E. Johns, P.E.
Chief, Hazardous Waste Section

PL:vax
Enclosure

Permit not to be renewed per GS

11/13/97



SOLID WASTE PROGRAM
PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

FACILITY NAME: CITY OF SOUTH MIAMI SW- 1127 DATE: 9/16/96
ADDRESS: 5907 SW 70 ST. PHONE: 663-6350 TIME: 12:10 P.M.
TYPE: HOUSEHOLD RECYCLABLES
PERSON(S) ON SITE: NO ONE ON SITE PHOTOS/SAMPLES

| REQUIREMENTS: | YES | NO | N/A | OTHER |
|------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. ACCESS CONTROL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> SEE COMMENT SEC. |
| 2. GENERAL HOUSEKEEPING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. INCOMING WASTE MONITORED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. STAGING AREA | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. WASTE STORAGE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. WASTE DISPOSAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. EQUIPMENT/PERSONNEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. STORMWATER MANAGEMENT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. LEACHATE RUNOFF CONTROL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. MONITORING WELLS INTACT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. DUST/LITTER/ODOR CONTROL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS: BOTH GATES WERE LOCKED AT THE EAST & WEST
SIDE OF PROPERTY. NO RECYCLABLE MATERIAL WAS OBSERVED
ON SITE. NO EVIDENCE OF RECENT ACTIVITY ON SITE.
NEED TO CALL TO DETERMINE STATUS OF SITE.

STATUS: COMPLIANCE PENDING NON-COMPLIANCE

INSPECTOR(S): WILLIAM STEVENS

Levinson Pomeroy T2
Fees & Costs

PJ
8/12/9

SW-1177

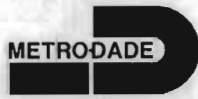
DEAM
— letter of 2/12/96 — Health & Safety Plan review \$770 due (\$500 for H&S and \$270 for Past Residue Handling Plan and Addendum).

— Cost of inspections for fluff removal / closure : 30 day period — 4 weeks

ONE — 8 hr inspec.
TWO, 2 HR inspec → 32 hrs
WEEK

40 HRS TOTAL @ \$20 / HR → \$800

For Solid Waste \$1,600
PROGRAM $\frac{1}{2}$



SOLID WASTE PROGRAM

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

PERMIT INSPECTION REPORT

FACILITY NAME: City of South Miami SW-1127 DATE: 6/25/96
ADDRESS: 5807 SW 70 St PHONE: 663-6338 TIME: _____
TYPE: municipal recycler
PERSON(S) ON SITE: no one PHOTOS/SAMPLES

REQUIREMENTS:

YES NO N/A OTHER

| | YES | NO | N/A | OTHER |
|------------------------------|-----|----|-----|-------|
| 1. ACCESS CONTROL | | | | |
| 2. GENERAL HOUSEKEEPING | | | | |
| 3. INCOMING WASTE MONITORED | | | | |
| 4. STAGING AREA | | | | |
| 5. WASTE STORAGE | | | | |
| 6. WASTE DISPOSAL | | | | |
| 7. EQUIPMENT/PERSONNEL | | | | |
| 8. STORMWATER MANAGEMENT | | | | |
| 9. LEACHATE RUNOFF CONTROL | | | | |
| 10. MONITORING WELLS INTACT | | | | |
| 11. DUST/LITTER/ODOR CONTROL | | | | |

COMMENTS: Closed. No evidence of any activity.
No containers. No waste.

STATUS: COMPLIANCE PENDING NON-COMPLIANCE _____

INSPECTOR(S): _____



LOOKING NORTH - BUILDING (N2)
AND YARD CLEARED AND CLEANED
OF ALL WASTE, MACHINERY & EQUIPMENT

DERM
METROPOLITAN DADE COUNTY, FLORIDA

Environmental Resources
Management
33 SW 2nd Avenue
MIAMI, FLORIDA 33130-1540
(305) 372-6789

Inspector: C. E. Scott Section: EW/SWP Date: 6/25/76
Site Name: City of South Miami 5807 SW 70 St



APPLICATION FOR PERMIT TO OPERATE
POLLUTION CONTROL FACILITIES

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Renewal of Permit No. SW-01127
Located at 5890 SW 69 ST
Permit Fee:\$ 750.00
Tons/day: 0-99
cu.yds./day

Acres: 31,050 Sq.Ft.

Make corrections to the above, if necessary.

Applicant's Name and Title PUBLIC WORKS DIRECTOR

Applicant's Address: 4795 SW 75 AVE., MIAMI, FL 33155

Telephone: (305) 663-6350

Please attach a check payable to "Metropolitan Dade County". The amount due is estimated for you above. This fee is based on the type and rated capacity of the facility in our current records. Please update our information with proper documentation. If you require assistance, please call us.

The undersigned owner or authorized representative of CITY OF SOUTH MIAMI is fully aware that the statements made in this application for an operation permit are true, current, and complete to the best of his knowledge and belief. Further, the undersigned agrees to maintain and operate the pollution source and pollution control facilities in such a manner as to comply with the provisions of Chapter 24, Metropolitan Dade County Code, and all the rules and regulations of the department. He also understands that a permit, if granted by the department, will be nontransferable and he will promptly notify the Department upon sale, change of location, or legal transfer of the permitted facility.

*Please complete and notarize the attached owner authorization statement.

Signature, Owner or Authorized Representative
(Notarization is Mandatory)

HAKHEEM K. OSHIKOYA, CPA/ FINANCE DIRECTOR

Typed Name and Title

1/2/96

Date

24

METROPOLITAN DADE COUNTY, FLORIDA



SOLID WASTE - RECYCLING
ANNUAL OPERATING PERMIT

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

PERMITTEE:
Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

PAGE 1 OF 1
PERMIT No.: SW-01127-96 00
SOURCE NAME: CITY OF SOUTH MIAMI
LOCATION: 5890 SW 69 ST
SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This document, issued under the provisions of Chapter 24, Metropolitan Dade County Environmental Protection Ordinance shall be valid from January 1, 1996 through December 31, 1996. The above named permittee, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

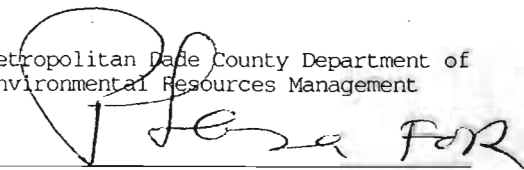
A 0-99 tons/day multi-material recycling center.

Subject to conditions one (1) through (25) listed below and on the following pages (if any) of this document.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application package dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Maximum storage time is 30 days for recyclables and this time must not be exceeded. If a period of inactivity exceeds 90 days, or a nuisance occurs, all material must be removed from the site within 30 days of notification.
- 05 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 06 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 07 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.
- 08 Fire control facilities must be provided at the recycling site.
- 09 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 10 Recyclables shall not be stored outside.
- 11 No landfilling shall occur at this site.
- 12 An authorized representative of the permittee is required to be on site during times of disposal/operation.

File Number: 000011676

Metropolitan Dade County Department of
Environmental Resources Management

John W. Renfrow, P.E., Director

- 13 No nuisance conditions shall occur as a result of these operations.
- 14 Groundwater monitoring may be required if the facility is not operated in accordance with permit conditions or if a nuisance condition results from the operation.
- 15 This document is subject to revocation if violations of these permit conditions or violations of Chapter 24 occur.

GENERAL CONDITIONS:

- 16 The applicant, by acceptance of this document, agrees to operate and maintain the subject operation so as to comply with the requirements and standards of Chapter 24 of the Code of Metropolitan Dade County.
- 17 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
- 18 As provided in Section 24-30 of the Code of Metropolitan Dade County, the prior written approval of the Department of Environmental Resources Management shall be obtained for any alteration to this facility.
- 19 The issuance of this document does not convey any vested rights or any exclusive privileges. Nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations. Nor does it relieve the applicant from liability for harm or injury to human health or welfare or property.
- 20 This document is required to be posted in a conspicuous location at the pollution control facility site during the entire period of operation.
- 21 This document is not transferable. Upon sale or legal transfer of the property or facility covered by this document, the applicant shall notify the department within thirty(30) days. The new owner must apply for a permit within thirty (30) days. The applicant shall be liable for any non-compliance of the source until the transferee applies for and receives a transfer of this document.
- 22 The applicant, by acceptance of this document, specifically agrees to allow access to the named source at reasonable times by department personnel presenting credentials for the purposes of inspection and testing to determine compliance with this document and department rules.
- 23 This document does not indicate a waiver of or approval of any other department permit that may be required for other aspects of this facility.
- 24 This document does not constitute an approval by DERM or certification that the applicant is in compliance with applicable laws, ordinances, rules or regulations. The applicant acknowledges that separate enforcement actions may be initiated by DERM and that this document does not constitute compliance with orders issued in conjunction with enforcement actions for correction of violations.
- 25 Failure to comply with any condition of this document, or the standards as set forth in Chapter 24, Code of Metropolitan Dade County may subject the applicant to the penalty provisions of said Chapter including civil penalties up to \$25,000 per day per offense and/or criminal penalties of \$500 per day and/or sixty (60) days in jail.

METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800

December 6, 1995

33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Re: Solid Waste Facility Annual Operating Permit Renewal - 1996 for
CITY OF SOUTH MIAMI located at 5890 SW 69 ST

Operating Permit Number SW-01127-95

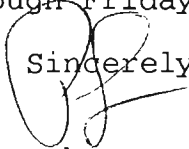
Dear Mr. Hampton:

This is a reminder that your current Solid Waste Facility Annual Operating Permit for the above referenced facility expires on December 31, 1995.

Please sign and complete the information in the enclosed application form and submit it with a check made payable to METROPOLITAN DADE COUNTY for the amount of \$ 750.00. In order for this Department to issue your operating permit prior to the expiration date, your completed renewal application and appropriate fee must be received by January 15, 1996. Submittal of the operating permit application and appropriate fee after the due date could subject your facility to the imposition of administrative penalties. Therefore, you should expedite mailing the completed application and check for the appropriate fee to this Department. Please include your operating permit number SW-01127-95 on your check.

To more effectively deal with questions pertaining to your Operating Permit Renewal, the Department of Environmental Resources Management staff is available to answer any questions at (305) 372-6804 between 9:00 A.M. and 12:00 noon, Monday through Friday.

Sincerely,


Robert E. Johns, P.E.
Chief, Hazardous Waste Section

PL:vax
Enclosure



SOLID WASTE PROGRAM
PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

FACILITY NAME: City of South Miami SW- 1127 DATE: 11/1/95
ADDRESS: 5840 NW 68 St PHONE: 663-3000 TIME: 10:15AM
TYPE: Household recycling
PERSON(S) ON SITE: Robert Butler PHOTOS/SAMPLES

| REQUIREMENTS: | YES | NO | N/A | OTHER |
|------------------------------|-------------------------------------|----|-------------------------------------|-------------------------------------|
| 1. ACCESS CONTROL | <input checked="" type="checkbox"/> | | | |
| 2. GENERAL HOUSEKEEPING | <input checked="" type="checkbox"/> | | | |
| 3. INCOMING WASTE MONITORED | <input checked="" type="checkbox"/> | | | |
| 4. STAGING AREA | <input checked="" type="checkbox"/> | | | |
| 5. WASTE STORAGE | <input checked="" type="checkbox"/> | | | |
| 6. WASTE DISPOSAL | <input checked="" type="checkbox"/> | | | |
| 7. EQUIPMENT/PERSONNEL | <input checked="" type="checkbox"/> | | | |
| 8. STORMWATER MANAGEMENT | | | <input checked="" type="checkbox"/> | |
| 9. LEACHATE RUNOFF CONTROL | | | <input checked="" type="checkbox"/> | |
| 10. MONITORING WELLS INTACT | | | | <input checked="" type="checkbox"/> |
| 11. DUST/LITTER/ODOR CONTROL | <input checked="" type="checkbox"/> | | | |

COMMENTS: 5 roll-offs on site. Paper, aluminum and separated glass to Waste Management. 3 workers sort the material as they pick it up. Yard clean.

3/19/96 No recycling. Going to turn it over to County/BFI. Mr. Paterson out, Mr. Wase in. 2 garbage, 4 trash dumpsters. Recyclables going to Waste Management.

STATUS: COMPLIANCE PENDING NON-COMPLIANCE

INSPECTOR(S): R. Scott



SOLID WASTE PROGRAM

PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
 POLLUTION PREVENTION DIVISION
 SUITE 800
 33 S.W. 2nd AVENUE
 MIAMI, FLORIDA 33130-1540
 (305) 372-6817

FACILITY NAME: City of South Miami SW- 1127 DATE: 8/28/95
 ADDRESS: 5907 SW 70 St. PHONE: 663-6338 TIME: 9:00 AM
 TYPE: Household recycling
 PERSON(S) ON SITE: _____ PHOTOS/SAMPLES _____

REQUIREMENTS:

| | YES | NO | N/A | OTHER |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. ACCESS CONTROL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. GENERAL HOUSEKEEPING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. INCOMING WASTE MONITORED | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. STAGING AREA | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. WASTE STORAGE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. WASTE DISPOSAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. LIQUID STORAGE/DISPOSAL | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. EQUIPMENT/PERSONNEL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. STORMWATER MANAGEMENT | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. LEACHATE RUNOFF CONTROL | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. MONITORING WELLS INTACT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. FIRE CONTROL/PERMITS | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. DUST/LITTER/ODOR CONTROL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS: Yard locked and no one on site. Looks very good - great improvement since 7/13/95 Field NOI. No waste on the ground or even visible. Roll offs and containers (Waste Management) in yard.

STATUS: In compliance

INSPECTOR(S): J. E. Scott

AL



SOLID WASTE PROGRAM
PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

FACILITY NAME: City of South Miami SW- 1127 DATE: 7/13/95
 ADDRESS: 5890 SW 69th St. PHONE: 663-6358 TIME: 9:02 AM
 TYPE: Household recyclables
 PERSON(S) ON SITE: none PHOTOS/SAMPLES

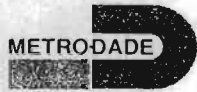
REQUIREMENTS:

| | YES | NO | N/A | OTHER | |
|------------------------------|-----|----|-----|-------|----------------------------|
| 1. ACCESS CONTROL | | | | ✓ | gate open - no one on site |
| 2. GENERAL HOUSEKEEPING | | | | ✓ | fair |
| 3. INCOMING WASTE MONITORED | ✓ | | | | |
| 4. STAGING AREA | ✓ | | | | |
| 5. WASTE STORAGE | | ✓ | | | plastics |
| 6. WASTE DISPOSAL | | | | ✓ | |
| 7. LIQUID STORAGE/DISPOSAL | | | ✓ | | |
| 8. EQUIPMENT/PERSONNEL | | | | ✓ | |
| 9. STORMWATER MANAGEMENT | | | ✓ | | |
| 10. LEACHATE RUNOFF CONTROL | | | ✓ | | |
| 11. MONITORING WELLS INTACT | | | | ✓ | |
| 12. FIRE CONTROL/PERMITS | | | ✓ | | |
| 13. DUST/LITTER/ODOR CONTROL | | ✓ | | | |

COMMENTS: Area needs to be picked up. Gate open and no one on site. Plastic pile (bottles) on ground and in water. Container doors open. One pile of trash on ground: vegetative waste, boxes, tires, metals.

STATUS: Non-compliance - Field NOU

INSPECTOR(S): J.E. Scott



Handwritten signature

NOTICE OF VIOLATION
AND
ORDER TO CEASE AND DESIST

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

CERTIFIED MAIL NO. Z 192 132 149
RETURN RECEIPT REQUESTED

DATE: JULY 13, 1995

TO: CLARENCE PATTERSON - PUBLIC WORKS - CITY OF SOUTH MIAMI

ADDRESS: 6130 Sunset Dr., South Miami, FL 33143

SOURCE/LOCATION: 5890 SW 70 ST

YOU ARE HEREBY NOTIFIED that on JULY 13, 1995 at 9:00 AM PM, the following violations of Chapter 24, Metropolitan Dade County Environmental Protection Ordinance, and/or Chapter 62-701 of the Florida Administrative Code were observed at the above referenced location by an official of this Department:

- Operating without Resource Recovery and Management Facility Permit (Chapter 62-701.03 and/or Section 24-35.1)
- Violations of General and/or Specific Permit conditions (issued under Section 24-35.1)
- Improper disposal of solid waste (Chapter 62-701.04)
- Other

- 1. GATE UNLOCKED, NO ATTENDANT. IMPROPER ACCESS CONTROL.
- 2. PLASTIC PILE ON GROUND, IN WATER. CONTAINERIZE, COVER.
- 3. PILE OF VEG. WASTE, BOXES, TIRE, METALS ON GROUND. REMOVE.
- 4. IMPROVE HOUSEKEEPING.

In view of the above, and pursuant to the authority granted to me by Sections 24-54 and 24-5(15)a, Metropolitan Dade County Environmental Protection Ordinance, I hereby order you to:

1. Upon receipt of this NOTICE, immediately CEASE AND DESIST from the above-referenced violation(s).
2. Within fifteen (15) days from receipt of this NOTICE, submit to this office for review formal plans for corrective actions to be undertaken at the subject site, which shall correct the aforementioned violation(s). Said plan must be accompanied by a timetable for implementation of approved corrective measures.
3. Upon DERM approval, implement corrective measures within the time periods stipulated in the approval.
4. Within fifteen (15) days of receipt of this NOTICE, you must provide receipts to this Department proving proper disposal of illegal or non-compliance solid waste materials.

Failure to comply with the above or continued operation in violation of Chapter 24 and/or Chapter 62 shall subject you to the enforcement and penalty provisions of Sections 24-55 and 24-56, Metropolitan Dade County Code.

For further information regarding the above, please contact the Solid Waste Program of this office at 372-6804.

Received by:

John W. Renfrow, P.E., Director
ENVIRONMENTAL RESOURCES MANAGEMENT

By: Judith E. Scott Section: HW/SWP

Phone Number: 372-6833

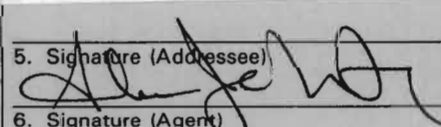
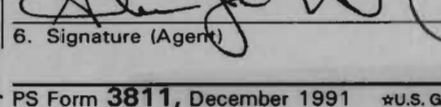
METROPOLITAN BARR COUNTY

POSTAGE WILL BE PAID BY ADDRESSEE
FIRST CLASS PERMIT NO. 1000 MIAMI FL
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

DATE 7/17/95

ADDRESS
1250 SW 132 ST
SOUTH MIAMI FL 33143

YOU WILL RECEIVE A RETURN RECEIPT FROM THE POST OFFICE IF YOU CHECK THESE BOXES

| | | | |
|---|---|---|---|
| Is your RETURN ADDRESS on the reverse side? | SENDER: <u>Public Works City of South Miami</u> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. | | I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee. |
| | 3. Article Addressed to: MR. CLARANCE PATTERSON 6130 SUNSET DRIVE SOUTH MIAMI, FLORIDA 33143 <p style="text-align: center; font-weight: bold;">SW1127</p> | 4a. Article Number <p style="text-align: center; font-size: 1.2em;">2192 132 149</p> | 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise |
| 5. Signature (Addressee)  | 7. Date of Delivery <p style="text-align: center; font-size: 1.2em;">7/17/95</p> | Thank you for using Return Receipt Service. | |
| 6. Signature (Agent)  | 8. Addressee's Address (Only if requested and fee is paid) <p style="text-align: center; font-size: 1.2em;">GG-SG HWS</p> | | |

PS Form 3811, December 1991 ☆U.S. GPO: 1993-352-714 **DOMESTIC RETURN RECEIPT**



NOTICE OF VIOLATION AND ORDER TO CEASE AND DESIST

ENVIRONMENTAL RESOURCES MANAGEMENT 33 S.W. 2nd AVENUE MIAMI, FLORIDA 33130-1540 (305) 372-6789

DATE: July 13, 1995

TO: CHARLENCE PATTERSON - PUBLIC WORKS - CITY OF SOUTH MIAMI

ADDRESS: 6130 Sunset Dr., South Miami, FL 33143

SOURCE/LOCATION: SR90 SW 70 St

YOU ARE HEREBY NOTIFIED that on July 13, 1995 at 9:00 AM/PM, the following violations of Chapter 24, Metropolitan Dade County Environmental Protection Ordinance, and/or Chapter 62-701 of the Florida Administrative Code were observed at the above referenced location by an official of this Department:

- Operating without Resource Recovery and Management Facility Permit (Chapter 62-701.03 and/or Section 24-35.1)
Violations of General and/or Specific Permit conditions (issued under Section 24-35.1)
Improper disposal of solid waste (Chapter 62-701.04)
Other

- GATE ATTENDANT 2 PLASTIC PILE ON GROUND IN WATER. CONTAINERIZE, COVER. 3. PILE OF LEG. WASTE, BOXES, TINS, METALS ON GROUND. REMOVE

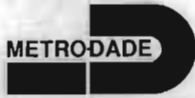
In view of the above, and pursuant to the authority granted to me by Sections 24-54 and 24-5(15)a, Metropolitan Dade County Environmental Protection Ordinance, I hereby order you to:

- 1. Upon receipt of this NOTICE, immediately CEASE AND DESIST from the above-referenced violation(s).
2. Within fifteen (15) days from receipt of this NOTICE, submit to this office for review formal plans for corrective actions to be undertaken at the subject site, which shall correct the aforementioned violation(s). Said plan must be accompanied by a timetable for implementation of approved corrective measures.
3. Upon DERM approval, implement corrective measures within the time periods stipulated in the approval.
4. Within fifteen (15) days of receipt of this NOTICE, you must provide receipts to this Department proving proper disposal of illegal or non-compliance solid waste materials.

Failure to comply with the above or continued operation in violation of Chapter 24 and/or Chapter 62 shall subject you to the enforcement and penalty provisions of Sections 24-55 and 24-56, Metropolitan Dade County Code.

For further information regarding the above, please contact the Solid Waste Program of this office at 372-6804.

Received by: John W. Renfrow, P.E., Director ENVIRONMENTAL RESOURCES MANAGEMENT
By: [Signature] Section: HW/SWP
Phone Number: 372-6833



SOLID WASTE PROGRAM

PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
 POLLUTION PREVENTION DIVISION
 SUITE 800
 33 S.W. 2nd AVENUE
 MIAMI, FLORIDA 33130-1540
 (305) 372-6817

FACILITY NAME: City of South Miami SW- 1127 DATE: 3/23/95
 ADDRESS: 5890 SW 169 St PHONE: 663-6338 TIME: 9:00am
 TYPE: Household Recycling Center
 PERSON(S) ON SITE: Rolando Piloto PHOTOS/SAMPLES

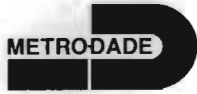
REQUIREMENTS:

| | YES | NO | N/A | OTHER |
|------------------------------|-------------------------------------|----|-------------------------------------|-------|
| 1. ACCESS CONTROL | <input checked="" type="checkbox"/> | | | |
| 2. GENERAL HOUSEKEEPING | <input checked="" type="checkbox"/> | | | |
| 3. INCOMING WASTE MONITORED | <input checked="" type="checkbox"/> | | | |
| 4. STAGING AREA | <input checked="" type="checkbox"/> | | | |
| 5. WASTE STORAGE | <input checked="" type="checkbox"/> | | | |
| 6. WASTE DISPOSAL | | | <input checked="" type="checkbox"/> | |
| 7. LIQUID STORAGE/DISPOSAL | | | <input checked="" type="checkbox"/> | |
| 8. EQUIPMENT/PERSONNEL | <input checked="" type="checkbox"/> | | | |
| 9. STORMWATER MANAGEMENT | | | <input checked="" type="checkbox"/> | |
| 10. LEACHATE RUNOFF CONTROL | | | <input checked="" type="checkbox"/> | |
| 11. MONITORING WELLS INTACT | | | <input checked="" type="checkbox"/> | |
| 12. FIRE CONTROL/PERMITS | | | <input checked="" type="checkbox"/> | |
| 13. DUST/LITTER/ODOR CONTROL | <input checked="" type="checkbox"/> | | | |

COMMENTS: Plastics stored on open ground - According to Rolando Piloto they were just delivered that morning and another worker was getting a key for the front-end loader which is used to transfer the recyclables from the ground to the containers. They had problems in the past with string recyclable materials on the ground because their loader had maintenance problems - they have since purchased a new loader. Vehicles are washed on-site, but no mechanical repairs are done on site. Roll-offs are picked up by Waste Management when they are full (about once or twice a week).

4/4/95 - no change
 STATUS: Compliance

INSPECTOR(S): Lisa L. Smith



SOLID WASTE - RECYCLING
ANNUAL OPERATING PERMIT

ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

PERMITTEE:

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

PAGE 1 OF 1

PERMIT No.: SW-01127-95 00
SOURCE NAME: CITY OF SOUTH MIAMI
LOCATION: 5890 SW 69 ST
SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This document, issued under the provisions of Chapter 24, Metropolitan Dade County (Dade County Environmental Protection Ordinance), shall be valid from January 1, 1995 through December 31, 1995. The above named, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

A 0-99 tons/day multi-material recycling center.

Subject to conditions one (1) through (25) listed below and on the following pages (if any) of this document.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application package dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Maximum storage time is 30 days for recyclables and this time must not be exceeded. If a period of inactivity exceeds 90 days, or a nuisance occurs, all material must be removed from the site within 30 days of notification.
- 05 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 06 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 07 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.
- 08 Fire control facilities must be provided at the recycling site.
- 09 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 10 Recyclables shall not be stored outside.
- 11 No landfilling shall occur at this site.
- 12 An authorized representative of the permittee is required to be on site during times of disposal/operation.

File Number: 000011676

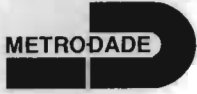
Metropolitan Dade County Department of
Environmental Resources Management

- 13 No nuisance conditions shall occur as a result of these operations.
- 14 Groundwater monitoring may be required if the facility is not operated in accordance with permit conditions or if a nuisance condition results from the operation.
- 15 This document is subject to revocation if violations of these permit conditions or violations of Chapter 24 occur.

GENERAL CONDITIONS:

- 16 The applicant, by acceptance of this document, agrees to operate and maintain the subject operation so as to comply with the requirements and standards of Chapter 24 of the Code of Metropolitan Dade County.
- 17 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
- 18 As provided in Section 24-30 of the Code of Metropolitan Dade County, the prior written approval of the Department of Environmental Resources Management shall be obtained for any alteration to this facility.
- 19 The issuance of this document does not convey any vested rights or any exclusive privileges. Nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations. Nor does it relieve the applicant from liability for harm or injury to human health or welfare or property.
- 20 This document is required to be posted in a conspicuous location at the pollution control facility site during the entire period of operation.
- 21 This document is not transferable. Upon sale or legal transfer of the property or facility covered by this document, the applicant shall notify the department within thirty(30) days. The new owner must apply for a permit within thirty (30) days. The applicant shall be liable for any non-compliance of the source until the transferee applies for and receives a transfer of this document.
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- 23 This document does not indicate a waiver of or approval of any other department permit that may be required for other aspects of this facility.
- 24 This document does not constitute an approval by DERM or certification that the applicant is in compliance with applicable laws, ordinances, rules or regulations. The applicant acknowledges that separate enforcement actions may be initiated by DERM and that this document does not constitute compliance with orders issued in conjunction with enforcement actions for correction of violations.
- 25 Failure to comply with any condition of this document, or the standards as set forth in Chapter 24, Code of Metropolitan Dade County may subject the applicant to the penalty provisions of said Chapter including civil penalties up to \$25,000 per day per offense and/or criminal penalties of \$500 per day and/or sixty (60) days in jail.

METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
POLLUTION PREVENTION DIVISION
SUITE 800
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6817

February 6, 1995

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Dear Mr. Hampton:

Enclosed, pursuant to Chapter 24 of the Metropolitan Dade County Code, is Operating Permit Number SW-01127-94, which represents approval by this Department of your resources recovery facility.

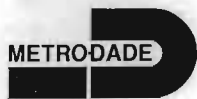
This permit does not constitute an approval by DERM or certification that the permittee is in compliance with the applicable laws, ordinances, rules or regulations. This permit must be displayed and protected in an accessible location at the facility being permitted. Should the equipment and/or process installed and operated be found to be inadequate to perform with the efficiency required to meet the applicable regulations, or should the owner(s)/operator(s) fail to comply with the conditions on this permit, the facility will be subject to re-evaluation and potential enforcement action. Accordingly, the owner will be required to provide additional equipment and/or modifications of the operating techniques to operate according to the applicable Federal, State and Local regulations. If it is required to install additional equipment, an application to construct must be submitted for evaluation and approval prior to installation. Submittal of your signed application and acceptance of this permit constitutes approval on your part for on site inspections at reasonable times by department staff, agents, and independent contractors in accordance with existing regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "R. E. Johns".

Robert E. Johns, P.E.
Chief, Hazardous Waste Section

PL:vax
Enclosure
pc: Compliance Section



SOLID WASTE PROGRAM

PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
 POLLUTION PREVENTION DIVISION
 SUITE 800
 33 S.W. 2nd AVENUE
 MIAMI, FLORIDA 33130-1540
 (305) 372-6817

FACILITY NAME: EMC SW- 1127 DATE: 2/6/95
 ADDRESS: 8470 NW 68 St PHONE: 477-7497 TIME: 11:30am
 TYPE: Waste oil filter recycling
 PERSON(S) ON SITE: Maria Perez PHOTOS/SAMPLES

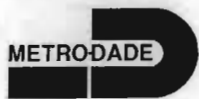
REQUIREMENTS:

| | YES | NO | N/A | OTHER |
|------------------------------|-----|----|-----|--|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. GENERAL HOUSEKEEPING | ✓ | | | |
| 3. INCOMING WASTE MONITORED | ✓ | | | |
| 4. STAGING AREA | ✓ | | | |
| 5. WASTE STORAGE | ✓ | | | |
| 6. WASTE DISPOSAL | ✓ | | | |
| 7. LIQUID STORAGE/DISPOSAL | ✓ | | | |
| 8. EQUIPMENT/PERSONNEL | ✓ | | | |
| 9. STORMWATER MANAGEMENT | ✓ | | | Crush filters in shop, cover all waste |
| 10. LEACHATE RUNOFF CONTROL | | | ✓ | |
| 11. MONITORING WELLS INTACT | | | ✓ | |
| 12. FIRE CONTROL/PERMITS | | | ✓ | |
| 13. DUST/LITTER/ODOR CONTROL | ✓ | | | |

COMMENTS: Oil filter table clean. Filters go to US foundries- stored outside in a covered roll-off or drums. Waste oil stored in used oil tanks in shop. Parts washer and vehicle maintenance areas clean (Hazardous facilities performs detailed inspections). Have CIO, SW AOP and IW AOP, Still need SQG application (Ana Diaz).

STATUS: Compliance (pending IW issues)

INSPECTOR(S): Lisa L. Smith



SOLID WASTE PROGRAM

PERMIT INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
 POLLUTION PREVENTION DIVISION
 SUITE 800
 33 S.W. 2nd AVENUE
 MIAMI, FLORIDA 33130-1540
 (305) 372-6817

FACILITY NAME: City of South Miami SW- 1127 DATE: 1/26/95
 ADDRESS: 5890 SW 69 St PHONE: 663-6338 TIME: 12:45 pm
 TYPE: Household recyclables
 PERSON(S) ON SITE: no one PHOTOS/SAMPLES

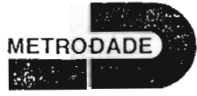
REQUIREMENTS:

| | YES | NO | N/A | OTHER |
|------------------------------|-----|----|-----|-------|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. GENERAL HOUSEKEEPING | ✓ | | | |
| 3. INCOMING WASTE MONITORED | ✓ | | | |
| 4. STAGING AREA | ✓ | | | |
| 5. WASTE STORAGE | ✓ | | | |
| 6. WASTE DISPOSAL | ✓ | | | |
| 7. LIQUID STORAGE/DISPOSAL | | | ✓ | |
| 8. EQUIPMENT/PERSONNEL | | | ✓ | |
| 9. STORMWATER MANAGEMENT | | | ✓ | |
| 10. LEACHATE RUNOFF CONTROL | | | ✓ | |
| 11. MONITORING WELLS INTACT | | | ✓ | |
| 12. FIRE CONTROL/PERMITS | | | ✓ | |
| 13. DUST/LITTER/ODOR CONTROL | ✓ | | | |

COMMENTS: All recyclables in containers, clean.
2/3/95: no change/no problems

STATUS: Compliance
 INSPECTOR(S): Kunal Smith

METROPOLITAN DADE COUNTY, FLORIDA



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of South Miami SW- 1127 DATE: 11/28/94
ADDRESS: 5890 SW 69 ST PHONE: 663-6338 TIME: 3:15 PM
TYPE: Household Recyclables REASON FOR INSPECTION: Routine
PERSON(S) ON SITE: NO ONE PHOTOS/SAMPLES

REQUIREMENTS:

| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | ✓ | | | |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | | ✓ | | |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | | ✓ | | |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | | ✓ | | |

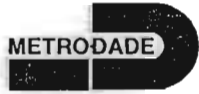
COMMENTS: Outside yard: 5 wmi roll-offs, 10 small containers, 1 front-end loader, 1 small pile trash (paper, vegetative debris and metal).
Inside yard: Small piles of glass, cans, plastic, cardboard and wood pallets on ground.

12/7/94: Spoke with Mr. Patterson (from the city of South of South Miami) regarding trash and recyclables on ground. He said that their front end loader has been broken but the materials will be removed by next week.

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE
EXPLANATION:

INSPECTOR(S): Lisa L Smith - TOTAL TIME: 1.5 hrs

METROPOLITAN DADE COUNTY, FLORIDA



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of South Miami SW- 1127 DATE: 8/19/94
ADDRESS: 5907 SW 70 ST PHONE: 663-6338 TIME: 3:30 pm
TYPE: Household Recyclables REASON FOR INSPECTION: Routine
PERSON(S) ON SITE: no one PHOTOS/SAMPLES

REQUIREMENTS:

| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | ✓ | | | |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | | | | ✓ |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | | | | ✓ |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | ✓ | | | |

COMMENTS: Outside yard - clean, 4 WMI roll-offs, 6 other small metal containers, no trash or recyclables on ground. Inside yard - clean, 4 small metal containers.

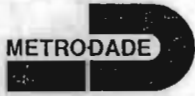
10/27/94: Inside yard - no change, except some wood pallets in SE corner. Outside yard - no change, 5 WMI rolloffs and ~ 8 other containers

12/19/94: All ~~trash~~ recyclables from inside yard have been picked up off the ground, small pile of trash in outside yard was being cleaned at the time of the visit

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE
EXPLANATION:

INSPECTOR(S): Lisa L Smith TOTAL TIME: 2 hrs

METROPOLITAN DADE COUNTY, FLORIDA



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of South Miami SW- 1127 DATE: 7/22/94
ADDRESS: SW 70th St/59th Place PHONE: 663-6338 TIME: 4:00pm
TYPE: Recycling facility REASON FOR INSPECTION: Routine
PERSON(S) ON SITE: NO one PHOTOS/SAMPLES

REQUIREMENTS:

| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | ✓ | | | |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | ✓ | | | |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | | | | ✓ |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | ✓ | | | |

COMMENTS: Gate to the facility was locked. Metal piles observed during previous inspection have been removed, except for a small pile of aluminum. There were 5 Waste Management roll-offs, and several small containers on site.

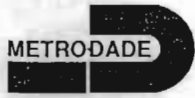
9/28/94: No change, except small pile plastic on ground near inner fence

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE

EXPLANATION:

INSPECTOR(S): Lisa L. Smith - TOTAL TIME: 1 hr

JS



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of South Miami SW- 1127 DATE: 6/14/94
ADDRESS: 5890 SW 69 St PHONE: 663-6338 TIME: 2:15 pm
TYPE: Household recyclables REASON FOR INSPECTION: Routine
PERSON(S) ON SITE: Sam PHOTOS/SAMPLES

REQUIREMENTS:

| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | | | | ✓ |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | ✓ | | | ✓ |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | ✓ | | | |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | ✓ | | | |

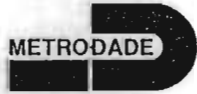
COMMENTS: Inside yard: Small amount metal in SE corner on pavement, 4 small City of So. Miami containers - empty, 1 Waste Management roll-off.
Outside yard: 5 Waste Management roll-offs, several small containers, small pile scrap metal.
Sam was loading scrap metal into container at time of inspection - sell it to metal recycler.

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE
EXPLANATION:

INSPECTOR(S): Lisa L. Smith ✓ TOTAL TIME: 1 hr

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METROPOLITAN DADE COUNTY, FLORIDA



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of South Miami SW- 1127 DATE: 4/12/94
ADDRESS: 5407 SW 70 ST PHONE: 663-6350 TIME: 1:30pm
TYPE: Recycling Facility REASON FOR INSPECTION: Verbal warning follow up
PERSON(S) ON SITE: none PHOTOS/SAMPLES

REQUIREMENTS:

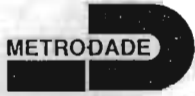
| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | ✓ | | | |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | ✓ | | | |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | ✓ | | | |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | ✓ | | | |

COMMENTS: Piles of ~~unrecyclable~~ recyclables (cans, plastic and glass) that were on the ground have been picked up and trash along fence line has been cleaned.

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE

EXPLANATION:

INSPECTOR(S): Lisa L. Smith ✓ TOTAL TIME: 1 hr



SOLID WASTE PROGRAM
INSPECTION REPORT

ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

FACILITY NAME: City of Miami Recycling SW- 1127 DATE: 4/1/94
ADDRESS: 5907 SW 70 St PHONE: 663-6350 TIME: 1:30 pm
TYPE: Recycling facility REASON FOR INSPECTION: Routine
PERSON(S) ON SITE: Tom Smith PHOTOS SAMPLES

REQUIREMENTS:

| | COMPLIANCE | NON/COMPL | UNKNOWN | N/A |
|--|------------|-----------|---------|-----|
| 1. ACCESS CONTROL | ✓ | | | |
| 2. STAGING AREA | | ✓ | | |
| 3. WASTE DEPOSITED ACCORDING TO PERMIT | | ✓ | | |
| 4. NON-ACCEPTABLES MONITORED/DUMPSTER | | | | ✓ |
| 5. LEACHATE RUNOFF CONTROL | | | | ✓ |
| 6. STORMWATER MANAGEMENT | | | | ✓ |
| 7. MONITORING WELLS INTACT | | | | ✓ |
| 8. BURN PERMIT/FIRE CONTROL | | | | ✓ |
| 9. DUST/LITTER/ODOR CONTROL | | ✓ | | |

COMMENTS: Facility was closed at the time of the inspection, but Tom Smith, a
trainer for Waste Management, open the gate. Poor housekeeping inner fence-line-
trash and vegetative debris present. Within the fence there were piles of
glass and plastic cans on paved surface and plastic on an unpaved
surface (small amounts of each). At time of inspection, two uncovered roll-offs
of glass were being removed - taken to Recycle America. On-site there
were 2 covered roll-offs, 4 uncovered roll-offs and 4 small containers.
Tom Smith believes a Mr. Patterson is in charge of the facility.
Verbal warning over phone to Mr. Patterson to 1) clean-up piles of recyclables
and 2) clean trash from fence line. Mr. Patterson said trash is removed
at least 3 times/week from fence line and piles of recyclables were on
ground because their front-end loader was broken (normally
recyclables are emptied directly into front-end loader). Normal
working hours are 7³⁰ am to 3 pm.

STATUS: (CIRCLE ONE) COMPLIANCE PENDING NON-COMPLIANCE

EXPLANATION: verbal warning

INSPECTOR(S): Lisa L. Smith & Guladys Scott ✓ TOTAL TIME: 2 hrs.



- Piles of recyclables (green glass, clear glass, Al cans) on pavement



- Scattered trash along inside fence line



- Pile of plastic on bare ground

Environmental Resources Management
33 S.W. 2nd Avenue
MIAMI, FLORIDA 33130-1540
(305) 372-6789
METROPOLITAN DADE COUNTY, FLORIDA

Inspector: Lisa L. Smith

Section: Haz. Waste / Solid Waste

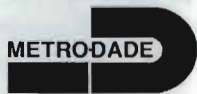
Site Name: City of South Miami
Recycling

Address: 5890 SW 69 St

PHOTO CARD

File #: SW-1127

METROPOLITAN DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT
OFFICE OF COMPUTER SERVICES
33 S.W. 2nd AVENUE
PENTHOUSE ONE

January 14, 1994 MIAMI, FLORIDA 33130-1570
(305) 372-6789

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

Dear Mr. Hampton:

Enclosed, pursuant to Chapter 24 of the Metropolitan Dade County Code, is Operating Permit Number SW-01127-94, which represents approval by this Department of your resources recovery facility.

This permit does not constitute an approval by DERM or certification that the permittee is in compliance with the applicable laws, ordinances, rules or regulations. This permit must be displayed and protected in an accessible location at the facility being permitted. Should the equipment and/or process installed and operated be found to be inadequate to perform with the efficiency required to meet the applicable regulations, or should the owner(s)/operator(s) fail to comply with the conditions on this permit, the facility will be subject to re-evaluation and potential enforcement action. Accordingly, the owner will be required to provide additional equipment and/or modifications of the operating techniques to operate according to the applicable Federal, State and Local regulations. If it is required to install additional equipment, an application to construct must be submitted for evaluation and approval prior to installation. Submittal of your signed application and acceptance of this permit constitutes approval on your part for on site inspections at reasonable times by department staff, agents, and independent contractors in accordance with existing regulations.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Johns".

Robert E. Johns, P.E.
Chief, Hazardous Waste Section

REJ:dcs
Enclosure
pc: Compliance Section



ENVIRONMENTAL RESOURCES MANAGEMENT
33 S.W. 2nd AVENUE
MIAMI, FLORIDA 33130-1540
(305) 372-6789

**RECYCLING CENTER
ANNUAL OPERATING PERMIT**

PERMITTEE:

Mr. William Hampton
CITY OF SOUTH MIAMI
6130 SUNSET DR
SOUTH MIAMI, FL 33143

PAGE 1 OF 1

PERMIT No.: SW-01127-94 00
SOURCE NAME: CITY OF SOUTH MIAMI RECYCLING
CENTER
LOCATION: 5890 SW 69 ST
SOUTH MIAMI, FL 33143

DESCRIPTION OF FACILITY/EQUIPMENT:

This document, issued under the provisions of Chapter 24, Metropolitan Dade County (Dade County Environmental Protection Ordinance), shall be valid from January 1, 1994 through December 31, 1994. The above named, is hereby authorized to operate the pollution control facility at the above location which consists of the following:

A 0-99 tons/day multi-material recycling center.

Subject to conditions one (1) through (27) listed below and on the following pages (if any) of this document.

SPECIFIC CONDITIONS:

- 01 Recycling center shall be operated in strict accordance with information submitted in permit application dated February 12, 1992.
- 02 Recyclable material accepted shall be limited to empty glass containers, pane glass, PET and HDPE plastics, and aluminum and bimetal beverage cans. No other waste shall be accepted.
- 03 Incoming wastes shall be inspected for non-acceptable items. Non-acceptable items shall be immediately removed from the site and disposed of in an appropriate site.
- 04 Plans for a hazardous waste monitoring program shall be implemented. This plan shall include the following:
 - 1. Continuous monitoring for hazardous wastes by a permittee representative.
 - 2. A designated tipping floor area which would allow DERM personnel to randomly monitor incoming wastes.
 - 3. A temporary holding area for detected hazardous materials .
- 05 Maximum storage time is recyclables days and this must not be exceeded. If a period of inactivity exceeds 30 days, or a nuisance occurs, all material must be removed from the site within 30 days of notification.
- 06 Materials shall be stored within a roofed building and/or contained and covered in such a manner as to prevent stormwater percolation and run-off onto or into the ground.
- 07 During the period of operation allowed by the permit, the permittee shall submit a copy of a quarterly report. This shall include the type and quantities of materials received and transferred off site. This report must be submitted by the 15th day following each calender quarter. The first quarterly report must be received by DERM by April 15th, 1992.
- 08 No un-authorized garbage, asbestos, hazardous materials or sludge will be accepted at this site.
- 09 24 hour access control shall be maintained by a guard and/or fence surrounding the perimeter of the site.

Metropolitan Dade County Department of
Environmental Resources Management

John W. Renfrow, P.E., Director

- 10 Fire control facilities must be provided at the Fire control facilities site.
- 11 No violations of the Dade County groundwater standards as provided in Chapter 24-11 shall occur as a result of these recycling operations.
- 12 Recyclables shall not be stored outside.
- 13 No landfilling shall occur at this site.
- 14 An authorized representative of the permittee is required to be on site during times of disposal/operation.
- 15 No nuisance conditions shall occur as a result of these operations.
- 16 Groundwater monitoring may be required if the facility is not operated in accordance with permit conditions or if a nuisance condition results from the operation.
- 17 This document is subject to revocation if violations of these permit conditions or violations of Chapter 24 occur.

GENERAL CONDITIONS:

- 18 The applicant, by acceptance of this document, agrees to operate and maintain the subject operation so as to comply with the requirements and standards of Chapter 24 of the Code of Metropolitan Dade County.
- 19 If for any reason, the applicant does not comply with or will be unable to comply with any condition or limitation specified on this document the applicant shall immediately notify and provide the department with the following information: (a) a description of and cause of non-compliance; and (b) the period of non-compliance including exact dates and times; or, if not corrected, the anticipated time the non-compliance is expected to continue, and steps taken to reduce, eliminate, and prevent recurrence of the non-compliance. The applicant shall be responsible for any and all damages which may result and may be subject to enforcement action by the department for penalties or revocation of this document.
- 20 As provided in Section 24-30 of the Code of Metropolitan Dade County, the prior written approval of the Department of Environmental Resources Management shall be obtained for any alteration to this facility.
- 21 The issuance of this document does not convey any vested rights or any exclusive privileges. Nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations. Nor does it relieve the applicant from liability for harm or injury to human health or welfare or property.
- 22 This document is required to be posted in a conspicuous location at the pollution control facility site during the entire period of operation.
- 23 This document is not transferable. Upon sale or legal transfer of the property or facility covered by this document, the applicant shall notify the department within thirty(30) days. The new owner must apply for a permit within thirty (30) days. The applicant shall be liable for any non-compliance of the source until the transferee applies for and receives a transfer of this document.
- 24 The applicant, by acceptance of this document, specifically agrees to allow access to the named source at reasonable times by department personnel presenting credentials for the purposes of inspection and testing to determine compliance with this document and department rules.
- 25 This document does not indicate a waiver of or approval of any other department permit that may be required for other aspects of this facility.
- 26 This document does not constitute an approval by DERM or certification that the applicant is in compliance with applicable laws, ordinances, rules or regulations. The applicant acknowledges that separate enforcement actions may be initiated by DERM and that this document does not constitute compliance with orders issued in conjunction with enforcement actions for correction of violations.
- 27 Failure to comply with any condition of this document, or the standards as set forth in Chapter 24, Code of Metropolitan Dade County may subject the applicant to the penalty provisions of said Chapter including civil penalties up to \$25,000 per day per offense and/or criminal penalties of \$500 per day and/or sixty (60) days in jail.

The Information dated prior to January 1, 1994 has been removed and microfilmed. For further assistance, please see the file clerks.
Thank you.



① uncontrolled access



Inspector: Ede Acapori

Section: Compliance Date: 1-2-92

Site Name: So. Miami Recycling

Address: 5890 SW 70 ST





Refer to letter dated 12/19/01



FILE REVIEW SHEET

DATE : 4/2/02

TIME : 8:00 Am

Attach business card
(If applicable)

REVIEWER : Paula Church

COMPANY : EVANS

FILE : 9821/04 653/04-IWS 6742/IWS 102/04-IWS 6601/IWS 7612/04-IWS 6607/IWS 11676/SW

REASON FOR REVIEW : ESA

IMPORTANT

Prior to file review ,please fill out this form and read completely. Then sign bellow to indicate that you agree to abide by the following rules:

- 1- Address any question to the file clerks.
- 2- Do not remove any papers from the file folders for any reason.
- 3- Do not remove any portion of this file from this office.
- 4- If copies are requested ,mark it with Post-it .If total of pages to be copied are 20 or fewer , copies will be made by the file clerk following the file review .If total of pages to be copied is more than 20 , file(s) will be sent out for copying through DERM.
- 5- When file review is completed , please return the file(s) to the clerk.

SIGNATURE : Paula Church

END OF DOCUMENT