



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: February 28, 2012

TO: Robert Baldwin, City Manager

VIA: Robert Daniels, Director *Robert Daniels*

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *CL*

REQUEST: **Phase 1 Environmental Assessment for the FDOT owned property located at 1895 Griffin Road.**

A Phase 1 Environmental Assessment was conducted by Metric Engineering, at the request of the Community Development Department for the property owned by FDOT located at the south east corner of Griffin Road and Interstate 95.

The assessment identifies a petroleum leak that was reported by the County in 1985. By 2006 ground water tests came back with normal results and no further monitoring was required. The assessment also identifies the site as low and prone to flooding. The final conclusion of the assessment states that the site has no "Recognized Environmental Conditions".

Our preliminary review confirms that the site is suitable for the use the City Commission has discussed (monument sign – entry feature for the City). The report does not confirm whether there are any underground tanks or other infrastructure that would be related to it's former use as a gas station. Any development requiring excavation such as a building or a retention or detention pond would require a more in-depth sub-surface analysis.

STAFF RECOMMENDATION

For informational purposes only.



METRIC ENGINEERING

**PHASE 1 ENVIRONMENTAL
ASSESSMENT
1895 GRIFFIN ROAD
DANIA BEACH , BROWARD COUNTY,
FLORIDA**

FOR

**THE CITY OF DANIA BEACH
100 West Dania Beach Blvd
Dania Beach, FL 33004**

Date: February 13, 2012

BY

**METRIC ENGINEERING INC.
13940 S.W. 136 Street
Miami, Florida 33186**

The environmental professionals responsible for the Phase I Environmental Site Assessment included the following:

Daniel W, Cassalia, P.G.
Project Geologist
METRIC ENGINEERING INC.

Michael McCoy
Director of Environmental Services
METRIC ENGINEERING INC.

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ESA was performed in accordance with a contract between the City of Dania Beach and Metric Engineering Inc. (Metric). The inspection of these properties took place on February 2, 2012.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

In accordance with ASTM Standard E1527-05, this Phase I ESA did not find evidence of a Recognized Environmental Condition (REC) on the subject property.

Metric Engineering does recognize that because this property was formerly a gas station that there may still exist in the subsurface of this property such structures associated with fuel service stations such as underground storage tanks, waste oil tanks, sumps, wells and product pipelines, that were not visible from a visual site inspection.

The existence of subsurface structures alone, absent evidence of contamination, does not constitute a REC. Prior to excavation/lot development, Metric recommends a subsurface survey of the property. Subsurface features associated with the preexisting service station may be constructed of metal or composite material. For this reason the recommended survey method would be a ground penetrating radar (GPR) survey. The GPR survey should be of sufficient resolution to identify the smaller, shallow features if present. Any targets detected should be marked in the field and mapped for field investigation. If any items are identified plans should be made for their excavation, removal and proper disposal.