



Sites in Reuse

Munisport Landfill Superfund Site

152nd Street NE and Biscayne Boulevard, North Miami, Florida 33161



Charter school under construction across from the Munisport Landfill Superfund Site (left); advertisement for the Biscayne Landing development. (center); and site area graded in preparation for development (right)

Site Size: Approximately 291 acres

Site Reuses: Mixed-use, commercial office and retail, residential, hotel, and recreational master-planned community



INTRODUCTION

In North Miami, Florida, the reuse of the 291-acre Munisport Landfill Superfund site is allowing for the creation of new community resources. The City of North Miami and Miami-Dade County, working with private development company Swerdlow Boca Development Group (SBDG), have developed an effective partnership that will transform 193 acres of this former landfill into a much-needed, mixed-use development. The development will generate local tax revenues and jobs and provide local residents and visitors with new services.

Known as Biscayne Landing, the master-planned development will feature approximately 100,000 square feet of commercial office and retail space, 2,800 to 5,000 residential units, a park and recreation facilities, and a hotel. As part of the development agreement for the site, the project's developer has also committed to renovating the city's library and building a charter school, Olympic training facility, and affordable housing on several brownfield sites located in North Miami. The construction of the charter school is underway, with full build-out of all project components projected by 2021.

Located in the center of North Miami, a city with approximately 41,000 residents situated between Miami and Fort Lauderdale in southeastern Florida, the Munisport Landfill Superfund site is bordered to the west by a post office and retail businesses, to the north by 151st Street, to the east by wetlands and a designated mangrove preserve, and to the south by residential areas. The site, which is owned by the City of North Miami, is located in close proximity to local infrastructure and utilities. The site served as a municipal landfill between 1974 and 1981.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Innovative local government leadership, a long-term public-private sector partnership, a good working relationship between area governments and EPA, and high area demand for undeveloped land have spurred the reuse of the Munisport Landfill Superfund site.

The City of North Miami and Miami-Dade County facilitated the reuse of the Munisport Landfill site as part of a larger, community-wide revitalization initiative. In 2001, Miami-Dade County adopted new land use regulations that permitted higher-density development at environmentally impaired properties, including the Munisport Landfill site. The City of North Miami created a Community Redevelopment Agency (CRA) to oversee the reuse of the city's brownfield areas and the Munisport Landfill site. In turn, the CRA adopted a Tax Increment Financing (TIF) program to spur local reuse opportunities, ensuring that all future property tax revenue increases within the CRA will be reinvested in the district.

At the same time, the project's developer, Swerdlow Boca Development Group (SBDG), was attracted to the site due to its prime location, access, and infrastructure, as well as the local governments' community-wide revitalization initiative, resulting in a long-term public-private sector partnership. As part of the partnership agreement, SBDG assumed responsibility for the site's remediation and agreed to a series of on- and off-site improvements, including the construction of a charter school, Olympic training facility, and affordable housing. In return, the City of North Miami agreed in 2002 to a long-term lease with SBDG which permits the developer to sell leasehold condominiums on the site.

The site's reuse was also facilitated by close coordination between area governments and EPA, resulting in a phased remedy for the site, enabling portions of the site to be rapidly returned to use. EPA also transferred regulatory authority for the site to Miami-Dade County and deleted the site from the NPL in 1999. The site's remedy includes ground water remediation, landfill closure and capping, and wetland restoration.

EPA has been extremely supportive of the integration of reuse and remedial planning at the site. According to Florida Atlantic University Professor Frank Schnidman, who has written extensively on the Biscayne Landing project, EPA study conclusions supporting the site's reuse and the Agency's role defining best practices for the site's phased remediation have been critical to the redevelopment outcome at the site.

Site History and Reuse Timeline

- 1974-1981:** City of North Miami operates a solid waste landfill at the site
- September 1983:** EPA lists the site on the Agency's National Priorities List (NPL)
- 1988-1989:** EPA's remedial investigation determines that site contaminants pose unacceptable risk to wetlands and aquatic wildlife
- July 1990:** EPA's Record of Decision for the site selects barrier wall as remedy to protect wetlands and aquatic life from site contaminants
- 1992:** City of North Miami signs a consent decree with EPA to remediate the site; site remediation ongoing, overseen by SBDG
- September 1999:** Site delisted from EPA's Superfund National Priorities List
- November 2002:** North Miami electorate approves Biscayne Landing Project referendum
- 2004-2021:** Biscayne Landing project development

Reuse of the Munisport Landfill Superfund site was also bolstered by a strong vote of support from the local community, which overwhelmingly approved a November 2002 referendum allowing significant height and density increases necessary for the project. According to Professor Schnidman, the reuse of the Munisport Landfill Superfund site represents the "poster child for smart growth in southeast Florida," serving as a national example "of what can happen when you have effective intergovernmental cooperation."

FOR MORE INFORMATION, PLEASE CONTACT:

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