



# Sites in Reuse

## Davie Landfill Superfund Site

4001 SW 142nd Avenue, Davie, Broward County, Florida 33067



Images from left to right: Model airplane field sign, multi-use trail and habitat, and picnic pavilion at the site.

**Site Size:** 270 acres

**Site Reuses:** Broward County's Vista View Park is located on site.

### INTRODUCTION

Standing on top of the 65-foot mound at the heart of Vista View Park in Davie, Florida, you can enjoy a lovely view from a beautiful location. Red tile roofs of homes in nearby subdivisions stand out among the trees. Cars stream along Interstate 75 to the west. Looking out from one of the highest spots in southeast Florida, it is hard to imagine that a busy landfill once occupied this park area and that a reused mass of mainly construction debris makes up the park's mound.

This former landfill is now a valuable recreation resource for area residents and visitors. Cooperation among EPA, state and local regulatory agencies, public officials, area residents, and public interest groups facilitated the development of 272-acre Vista View Park. Park resources include wildlife habitat areas, walking trails, bike and rollerblading trails, picnic shelters, catch-and-release fishing ponds, basketball courts, radio-controlled plane flying and boating areas, a paved fitness trail and a park office. The site's cleanup and transformation also spurred the development of adjacent land for residential use, increasing property values and generating tax revenues.

### LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

The site was a county landfill for almost 25 years. During that time, the facility took in garbage, sludge and building debris from area communities. After its operations resulted in soil, sludge and groundwater contamination, EPA listed the site on the Superfund program's National Priorities List (NPL) in 1983. Cleanup included removal of contaminated lagoon sludge, landfill capping and groundwater monitoring. Groundwater met drinking water standards in 2011.

Broward County, the town of Davie and community organizations led the park's master planning process. At the outset, community members expressed concern about turning a former landfill into a park. Outreach and education efforts shared study findings that the landfill would not pose a threat to public health and the environment after cleanup, helping to address local concerns.

The project's Master End Use Plan included detailed site studies, a review of existing park facilities, and consideration of county-wide recreation needs and goals. The localities coordinated closely with EPA and the Florida Department of Environmental Protection to ensure that park uses would be compatible with the



Caitlyn's Corral, one of the park's playgrounds. The universal-access playground is designed for special-needs children, and includes smooth surfaces, ramps, accessible swings and sound-play components.

site's remedy. As development progressed, Vista View Park quickly stood out as a unique community resource. With an elevation of 65 feet, the former landfill provides views from one of the highest spots in southeast Florida. On opening day, one visiting family noted that it was "the first good view of south Florida they had seen that wasn't from a highway overpass."

Vista View Park opened to the public in 2003 and Broward County expanded it in 2009. Activities in the park include horseback riding, biking, a trail with fitness stations, radio-controlled plane flying and boating, and catch-and-release fishing. There are two playgrounds in the park. The larger one, Caitlyn's Corral, can be used by children of all levels of ability and is named for Caitlyn Munson, who died of spinal muscular atrophy in 2002 at the age of 9 months. The playground was awarded certification from Boundless Playgrounds for exceeding the minimum requirements of the Americans with Disabilities Act. Pockets of three natural communities – dry prairie, mesic flatwoods and hammocks – were also incorporated into park plans to attract native wildlife. Community events at the park include concerts, 5K runs and fireworks. The park also serves the Vista View Flyers, a local Academy of Model Aeronautics club, and the ParaGators paragliding team. Non-profit groups can use the park for basic camping.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

In 2010, Broward County received EPA Region 4's Excellence in Site Reuse Award in recognition of its outstanding efforts in redeveloping Davie Landfill into Vista View Park. Discussing the effect of the project on the surrounding area, one local official noted, "It's not much fun going to a landfill ... In this case, a landfill has been changed into a beautiful space that's usable for everyone."

In 2016, 15 people worked at Vista View Park, which generated over \$240,000 in revenue for Broward County. The largest park in the area, Vista View Park helps the locality achieve its goal of providing 10 acres of parks and recreation space for every 1,000 residents. Adjacent agricultural land that was once untaxed now contributes to the local tax base following its development for residential use.

#### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/davie-landfill](http://www.epa.gov/superfund/davie-landfill)