



MEMORANDUM

AGENDA ITEM #V.B

DATE: MAY 15, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SFRPC BROWNFIELDS PROGRAM RLF FUNDS CLEANUPS IN MIAMI-DADE COUNTY

The South Florida Regional Planning Council (SFRPC) has committed \$1,000,000 from its EPA Brownfields Clean-Up Revolving Loan Fund to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), the Miami-Dade County Department of Environmental Resources Management (DERM), and the Florida Department of Environmental Protection (FDEP).

Additionally, the SFRPC, in partnership with the Homestead CRA and other partners, prepared an application to the U.S. Environmental Protection Agency (EPA) for a new \$500,000 Community Wide Assessment Grant to help assess and remediate sites within the Homestead CRA. The SFRPC is hopeful that this grant will be approved by the EPA and bring much needed assistance to Homestead. The SFRPC identified the City of Homestead in its Strategic Economic Development Plan for South Dade as a primary focus community for assessment and economic development to correct long-standing economic and environmental justice issues which are the legacy of the area's segregated past. Miami-Dade County, in conjunction with the SFRPC, the Economic Development Council of South Miami Dade, and the U.S. Economic Development Administration published a **Strategic Economic Development Plan for South Dade** in 2020. In this Plan, Homestead was identified as one of the communities having the most potential for economic development. The Homestead CRA has revitalization plans to catalyze redevelopment within the city's Southwest Neighborhood. Priority brownfield sites have been selected based on secured site access, community feedback, the need for environmental assessment, and potential redevelopment that will help create affordable housing, access to jobs, and infill development.

The SFRPC administers a Brownfields Cleanup Revolving Loan Fund with funding from the U.S. Environmental Protection Agency (EPA). Loan funds are available to fund Brownfields remediation activities which advance redevelopment projects. The resulting Brownfields redevelopment projects are expected to support job creation and housing development, stimulate the economy, and promote economic diversification throughout Miami-Dade County.

Recommendation: Information Only.



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South Florida Regional Planning Council

Proudly serving South Florida since 1974

Isabel Cosio Carballo, MPA
Executive Director

Senator Steve Geller, Chair
Broward County Commissioner

FOR IMMEDIATE RELEASE

March 14, 2023

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SOUTH FLORIDA REGIONAL PLANNING COUNCIL ANNOUNCES \$1,000,000 COMMITMENT TO HELP REMEDIATE FORMER CONTAMINATED SITE INTO AFFORDABLE WORK FORCE HOUSING FOR THE MIAMI HEALTH DISTRICT

HOLLYWOOD, FL – The South Florida Regional Planning Council (SFRPC) has committed \$1,000,000 from its [EPA Brownfields Clean-Up Revolving Loan Fund](#) to help remediate and redevelop a 2.08-acre property located at 1960 and 1970 NW 27th Avenue in Miami, Florida. This regional project is a collaborative effort between the SFRPC, Goldstein Kite Environmental (GKE), the U.S. Environmental Protection Agency (EPA), Miami-Dade County Department of Environmental Resources Management (DERM) and the Florida Department of Environmental Protection (FDEP).

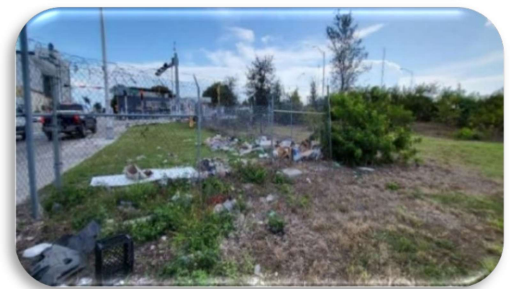
GKE’s intention is to develop the property with affordable housing with amenities such as a business center, wellness center, dog park, river walk, and neighborhood retail services, to benefit the Miami health district. The land parcels are contaminated from previous use as an exterminating company warehouse and subsequent marina storage facility. Providing affordable housing is a key component of the community’s plan for growth, which currently suffers from an acute crisis in such housing. Construction is targeted to conclude first quarter of 2025.



The project will take advantage of its central location at the intersection of the Miami River and NW 27th Avenue, which is a major arterial north-south roadway just several blocks north of an exit off of S.R. 836 with direct access to the Miami Health District. The Miami Health District is one of the largest job engines in Miami-Dade County. Providing affordable housing is a key component of the community’s plan for growth, which currently suffers from an acute crisis in such housing.



The site, which has remained vacant and blighted for decades as a result of the perceived risk from contamination, has major potential as a transit-oriented development and will allow people to live affordably in close proximity to where they work, travel, shop, and seek world-class medical care for their families. While the environmental issues associated with the property are significant given its prior use for pesticide storage and distribution, GKE has a highly experienced and credentialed team of professionals in place and the ability to work with one of the nation’s leading and most innovative regulatory agencies, the Miami-Dade County Department Regulatory and Economic Resources, DERM.



Click pictures to enlarge

“We are incredibly excited to roll our sleeves up and take on the challenge of this important and timely project, which would not have been possible without US EPA brownfields funding and close collaboration with the South Florida Regional Planning Council. Our expectation, and our commitment, is to carefully and methodically make this property safe for reuse and, with the proper oversight and guidance from our agency partners, spark redevelopment, broaden economic revitalization, abate a public health risk, and increase local tax revenue for better services throughout this segment of the

Miami River corridor. We are deeply grateful for the Regional Planning Council's confidence and for the investment that they and US EPA are making in the project."

~ Michael R. Goldstein, Esq., The Goldstein Environmental Law Firm, P.A.

"Our residents deserve clean and vibrant areas to work and thrive. The Brownfields Program has been instrumental in promoting voluntary cleanups and reducing public cost for installing infrastructure. Once complete, this project will encourage community revitalization and workforce development. The program focuses on the need for new economic investments that will lead to jobs for area residents and provide easier access to public transportation, as well as the implementation of green initiatives that will beautify the area."

*~ Miami-Dade County Mayor Daniella Levine Cava
Former SFRPC Councilmember 2015-2020; Past Chair 2020*

Since 1974, the South Florida Regional Planning Council (SFRPC) has served as the regional planning agency for Monroe, Miami-Dade, and Broward counties. The Council's mission is to identify the long-term challenges and opportunities facing Southeast Florida and assist the region's leaders, as well as public, private, and nonprofit stakeholders through regional, collaborative planning in developing and implementing creative strategies that result in more prosperous communities, ultimately shaping a better future for South Florida.

The [EPA's Brownfields Program](#) empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. The Small Business Liability Relief and Brownfields Revitalization Act of 2002, as amended by the Brownfields Utilization, Investment and Local Development Act of 2018, was passed to help states and communities around the country clean up and revitalize brownfield sites.

For more information about the SFRPC and the services offered, please contact Jeff Tart, Senior Loan Officer and Brownfields Program Manager at jtart@sfrpc.com. Stay informed by subscribing to our highlights, visit our website at www.sfrpc.org.

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