



## SFRPC'S Brownfields Cleanup Revolving Loan Fund Claude Pepper Park North Miami, FL

The South Florida Regional Planning Council (SFRPC), in collaboration with Redwood CP Dev LLC (Redwood), the U.S. Environmental Protection Agency (EPA), and Stantec, has been working to remediate and enhance the area surrounding and including Claude Pepper Park in North Miami, Florida. Funded in part by the SFRPC's Brownfields Cleanup Revolving Loan Fund (BCRLF), this exciting project will provide much-needed affordable housing and commercial opportunities for residents in the South Florida area.

### BACKGROUND

Claude Pepper Park is located at 1255 NW 145<sup>th</sup> Street in the City of North Miami. The site includes 15 acres of existing park facilities and 13.6 acres of new residential development. Plans include the renovation of the park and fields, upgrades to all courts, the addition of a new water park to the project, a new concession building, and a trail for walking and jogging along with new, and native landscaping. A new outdoor amphitheater for cultural programs and the expansion of the Joe Celestin Community Center are proposed to include additional programs and classrooms for learning and recreation and a banquet hall that will create access of the community center into a communal engagement.



The mixed-use development will be adjacent and fully integrated into the park and will include six residential buildings containing 1,583 living units and 179,784 square feet of commercial space. This comprises a total of 3,841,637 gross square feet. This development will include an Independent Living Facility (ILF) with a bowling alley and entertainment center; workforce housing; large-scale retail on visually desirable corner lots; small shops and dining in the interior corridors; and an outdoor park for events connecting the Joe Celestin Center to the development and surrounding community.



The 212-unit independent living facility will be built in the first phase of the residential development. Redwood's workforce commitment is to provide 25% of the project at 140% area median income (AMI) and 20% at 120% AMI. Additionally, 5% of the project will be available to families earning 80% AMI. The remaining 50% will be at market rate which will be spread across the six new mixed-use buildings.

### **PROPOSED DEVELOPMENT IMPACT**

According to a September 2022 Economic Impact Study prepared by Miami Economic Associates, Inc., the construction of the project is expected to create more than 8,600 full-time and part-time jobs, including 5,000+ on-site construction jobs. The remaining jobs will either be in businesses that support the construction industry such as building supply and trucking companies or in establishments in which the direct and indirect workers spend their earnings. More than \$460 million in salaries will be created during the construction period. After the project is completed, approximately 700 people are expected to be employed full-time on-site earning \$25.8 million in salaries annually. The project is also expected to



generate more than \$21 million in off-site economic benefits for the City of North Miami and surrounding areas.

The City of North Miami is expected to collect approximately \$7.37 million in building permit fees and development impact fees. Once completed, the project will generate \$4.6 million annually in ad valorem taxes for the City of North Miami; new revenue for the City since the land is currently vacant. It should be noted as well, as the mixed-use portion of the commercial project appreciates over time, additional ad valorem revenue will be generated for the City of North Miami.

### **\$3.5 MILLION AWARD FROM THE EPA**

In June 2024, the EPA announced the recipients of more than \$300 million in Brownfield Grants through the Biden Administration's Investing in America Agenda to rehabilitate and revitalize communities. In addition to the \$3,200,000 in EPA funds already awarded, the SFRPC was selected to receive an additional \$3,500,000 through the Bipartisan Infrastructure Law (BIL) because of our high-performing Revolving Loan Fund Programs. These funds will replenish the program's significantly depleted funds and allow new projects to move forward.

To learn more about the SFRPC Brownfields Cleanup Revolving Loan Fund or how to get involved, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or [jtart@sfrpc.com](mailto:jtart@sfrpc.com).