

## SFRPC'S Brownfields Cleanup Revolving Loan Fund Project Update – 1960 NW 27<sup>th</sup> Avenue LLC – Miami-Dade County

### BACKGROUND

The SFRPC has committed \$1,750,000 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 27<sup>th</sup> 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).

The land parcels are contaminated from previous use as an exterminating company warehouse (Orkin) and subsequent marina storage facility. 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. Providing affordable housing is a key component of the community's plan for growth, which is currently suffering from an acute crisis. Construction is targeted to conclude the first quarter of 2025.

### PROPERTY DESCRIPTION

The property is comprised of about 2.08 acres of land, and portions of the property are unpaved and covered with sandy soil backfill. The property is currently a vacant lot with no structures and is surrounded on the north, east, and west by a 6-ft tall, barbed wire-topped chain link fence. The general topography of the property is relatively flat with a land surface elevation of approximately 5.5 to 6 feet. However, the southeast portion of the property has a gradual east-facing slope that levels off at approximately 13 ft. A seawall with a concrete cap is located along the southern property boundary of the property adjacent to the Miami River.



### 2025 PROJECT PROGRESS UPDATE

The site is currently in a Post-Active Remediation Monitoring Program, which was approved by the Miami-Dade Environmental Resource Management (DERM) on January 7, 2025. The latest results of the sampling under this program were submitted to DERM on August 8, 2025. The project's consultant, Geosyntec, believes the data set is very favorable and should only need to perform one more quarterly sampling event to demonstrate to DERM



that the site meets the regulatory criteria to close out the groundwater monitoring program altogether. Relatedly, the results of the surface water sampling activities have also been very favorable. To that end, in a technical submittal to DERM on April 4, 2025, the consultant requested that any further sampling in the Miami River be discontinued. DERM approved the request just six days later, on April 10, 2025. GKE continues to have productive conversations with the Florida Department of Transportation (FDOT) regarding groundwater impacts that may have migrated to an FDOT-owned right-of-way between GKE's eastern property boundary and NW 27<sup>th</sup> Avenue. GKE's environmental lawyers advise that they can enter into an agreement with FDOT whereby FDOT allows groundwater contamination, if any, to remain in the right-of-way without having to conduct remediation. Productive discussions with FDOT regarding this type of agreement are ongoing, and GKE believes that it will be executed within the next 120 days. The next step to achieving No Further Action ("NFA") status will be to address the remaining areas of contaminated soil, which are not thought to be extensive. This will likely be accomplished by placing concrete, asphalt, and/or soil over impacted areas (commonly referred to collectively as "engineering controls"), although it could also involve some additional source removal. This phase will occur no later than when the site is developed. The final step to achieving NFA status consists of recording a Declaration of Restrictive Covenant for the property that ensures human health and the environment are protected in perpetuity by, among other things, prohibiting withdrawal of groundwater for consumption or irrigation and requiring ongoing maintenance of any engineering controls used for soil.

Note: Project progress updates prior to 2025 were made available in prior March 2025 updates and are available upon request.

- To learn more about the SFRPC Brownfields Cleanup Revolving Land Fund, please contact Senior Loan Officer, Jeffrey Tart at 954.924.3653 or [jtart@sfrpc.com](mailto:jtart@sfrpc.com) or Loan Administrator, Steve Foreman at [sforeman@sfrpc.com](mailto:sforeman@sfrpc.com).