



SFRPC

South Florida Regional Planning Council
Proudly serving South Florida since 1974

June 2026

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

In January 2025, Redwood CP Dev LLC entered into a \$3,500,000 loan agreement with the South Florida Regional Planning Council (SFRPC) under SFRPC's Environmental Protection Agency (EPA) Brownfields Cleanup Revolving Loan Fund (RLF). This loan amount is being used to remediate the vacant land adjacent to Claude Pepper Park, which was contaminated by historical mining operations, solid waste disposal, and subsequent lakefill. This site is being leased by the City of North Miami to Redwood and will be transformed into a mixed-use, mixed-income development with six buildings containing 1,583 living units and 179,784 square feet of commercial space.



Project site facing west (Claude Pepper Park Joe Celestin Center can be seen in the bottom right foreground)

As of June 2026, the RLF has supported remedial design consulting services, as well as the clearing of site debris. The following additional activities have been completed or are underway:

- The Site-Specific Quality Assurance Project Plan (SSQAPP), which is required by EPA before RLF funds can be used toward remedial design sampling, was completed and approved by EPA in January 2026.
- The Community Involvement Plan (CIP) and Analysis of Brownfield Cleanup Alternatives (ABCA), both required by EPA before RLF funding can be used for remediation activities, are underway with expected completion in Summer 2026.
- A public meeting informing the community of proposed remediation activities to take place is expected to occur in Summer 2026.



Project site border fence, depicting conceptual renderings of future development

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.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrpc.org