

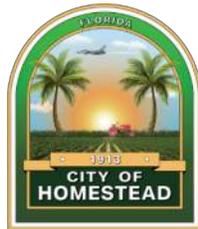
Community Involvement Plan

Triangle & Krome Properties

City of Homestead
FY2024 Cleanup Grant Cooperative Agreement 4B-03D21024

February 2026

Prepared for:



Prepared by:



Prepared for:



This project is made possible through the City of Homestead and the Fiscal Year 2024 United States Environmental Protection Agency (EPA) Brownfields Cleanup Grants.

Stantec Consulting Services Inc. has prepared this document through the Cleanup Grant Cooperative Agreement (4B-03D21024) for the City of Homestead Triangle and Krome Properties located in Homestead, Florida.

Contents:

1. Project Overview

- 1.1 Community Involvement Plan (CIP)
- 1.2 Purpose
- 1.3 Key CIP Objectives
- 1.4 CIP Phases and Timeline

2. Triangle Properties Project Site

- 2.1 Project Site Locations
- 2.2 Project Area Descriptions
- 2.3 Previous Site Uses
- 2.4 U.S. EPA Brownfields and Land Revitalization Process
- 2.5 Site Specific Environmental Concerns

3. Krome Properties Project Site

- 3.1 Project Site Locations
- 3.2 Project Area Descriptions
- 3.3 Previous Site Uses
- 3.4 U.S. EPA Brownfields and Land Revitalization Process
- 3.5 Site Specific Environmental Concerns

4. Community Profile

- 4.1 Homestead, FL Governance
- 4.2 Community Demographics
- 4.3 Community Stakeholders

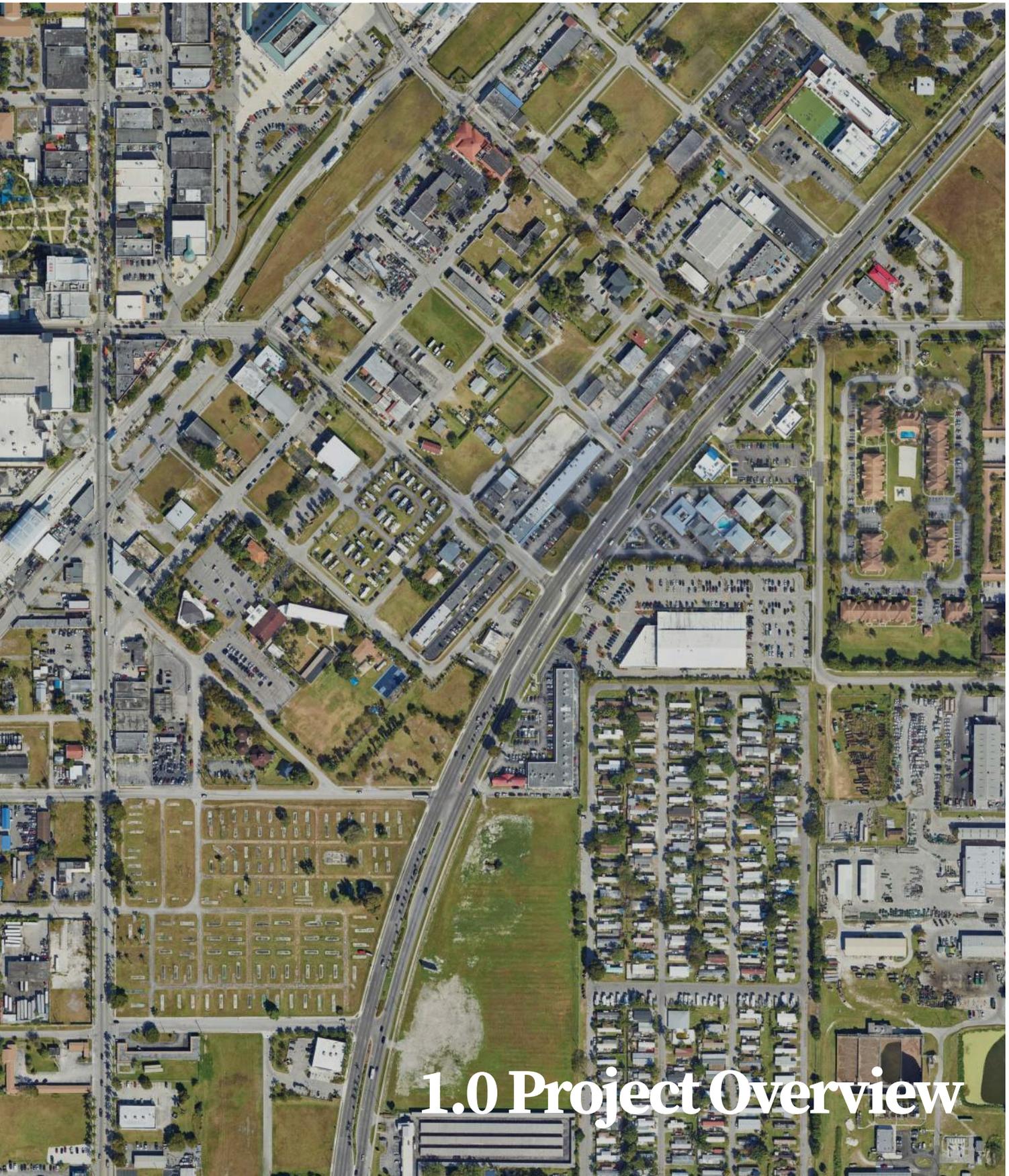
5. Action Plan

- 5.1 Community Involvement Approach
- 5.2 Point of Contact and Administrative Records
- 5.3 Information Distribution
- 5.4 Planned EPA Outreach Methods and Activities
- 5.5 How Community Input Will Be Used

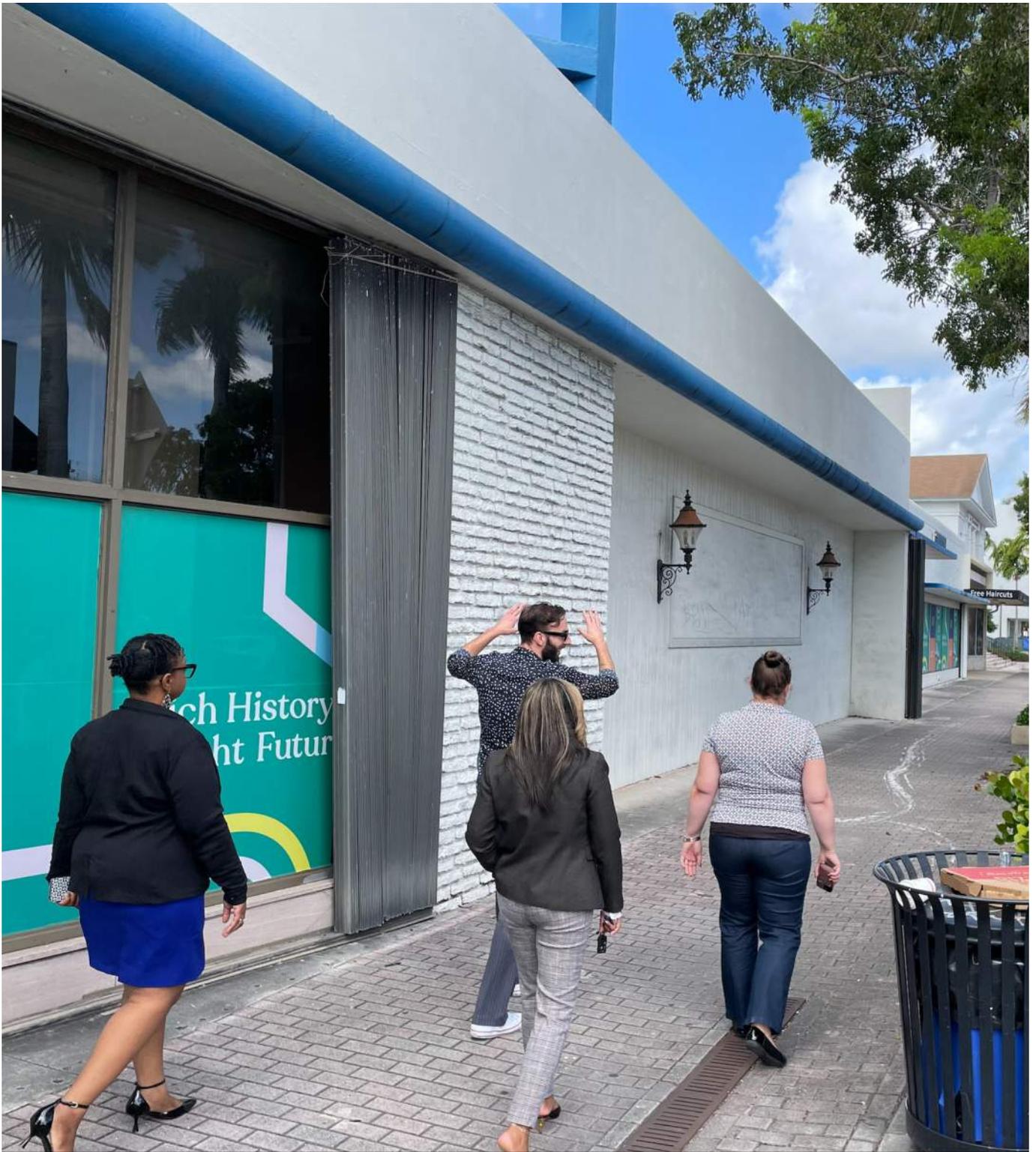
Appendices:

Appendix A: Contact List





1.0 Project Overview



📍 November 14, 2024 Kickoff Meeting with EPA (Krome Properties walkthrough)

Project Overview

1.1 Community Involvement Plan (CIP)

The City of Homestead, Florida (the City) is located in Miami-Dade County, between Biscayne National Park to the east and Everglades National Park to the west. This Community Involvement Plan (CIP) is a living document developed for the City of Homestead that provides a site-specific strategy throughout the cleanup process of the project area focusing on Environmental Protection Agency (EPA) planned community involvement activities.

This CIP was developed by Stantec Consulting Services Inc. for the Triangle and Krome Properties owned by the City of Homestead. Background information on these sites including past uses, environmental concerns, and community involvement are outlined herein. This document may be utilized as a strategic plan to enable community involvement programs throughout the cleanup process and as a reference during any subsequent cleanup related to appropriate activities for community involvement. Guidance on future decision-making considerations related to community input is included.

1.2 Purpose

This planning document main objective is to assist with addressing residents and key stakeholders on environmental concerns within the project's local neighborhood context.

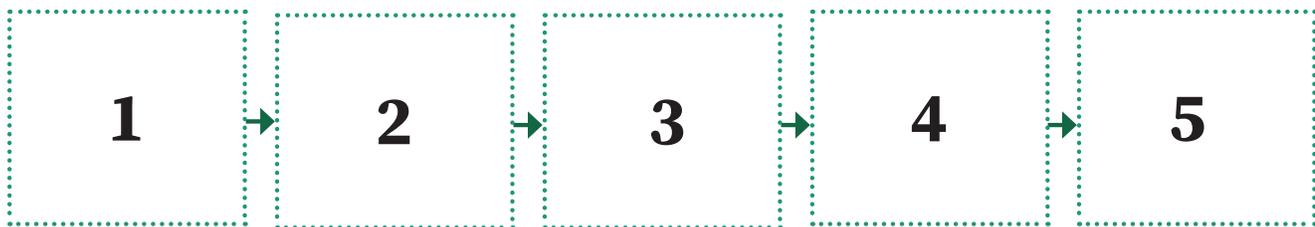
1.3 Key CIP Objectives

The plan identifies how the City will engage with the public and key stakeholders throughout the project duration. Relevant existing site information within the surrounding context is provided to ensure the target area population is included in the process. Components of the project includes outlining of community involvement activities to address community needs, and potential environmental concerns. Additionally, the CIP demonstrates the importance of the community's input in establishing future goals, progress, and potential impact of the Brownfield Projects within Homestead.

- ▶ **Development of a Community Involvement Plan (CIP) to provide an opportunity for community input; issue a final CIP; provide future plans for updating and/or revising the CIP**
- ▶ **Document project area(s) and relevant history, type and extent of contamination, and environmental exposures and concerns**
- ▶ **Provide a Community Profile (demographics, local government structure, relevant community characteristics)**
- ▶ **Identify key community needs, questions, concerns and expectations (e.g. interviews, community profile etc) and indicate any need for necessary programs and mechanisms related to providing access**
- ▶ **Specify planned outreach activities and community involvement including key milestones tied to site activities and general projected timeframe. Include explanation of methodology for how public input will be considered during the cleanup phase and any needed special services.**

1.4 CIP Phases and Timeline

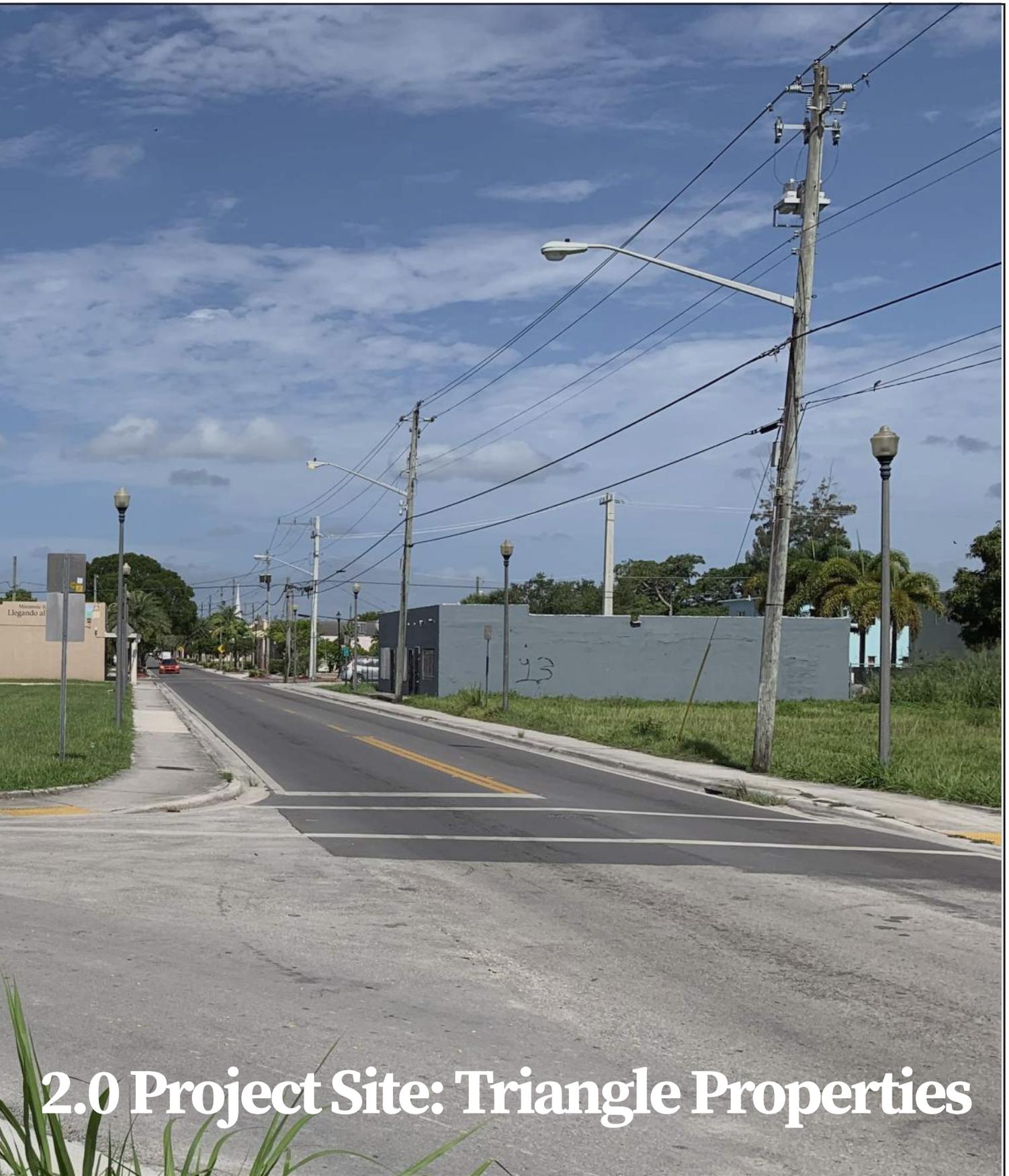
Below is an outline of the major phases of the CIP project from application submission through closeout. Major milestones for the projects highlight the activities within each respective phase as well as anticipated timing of each.



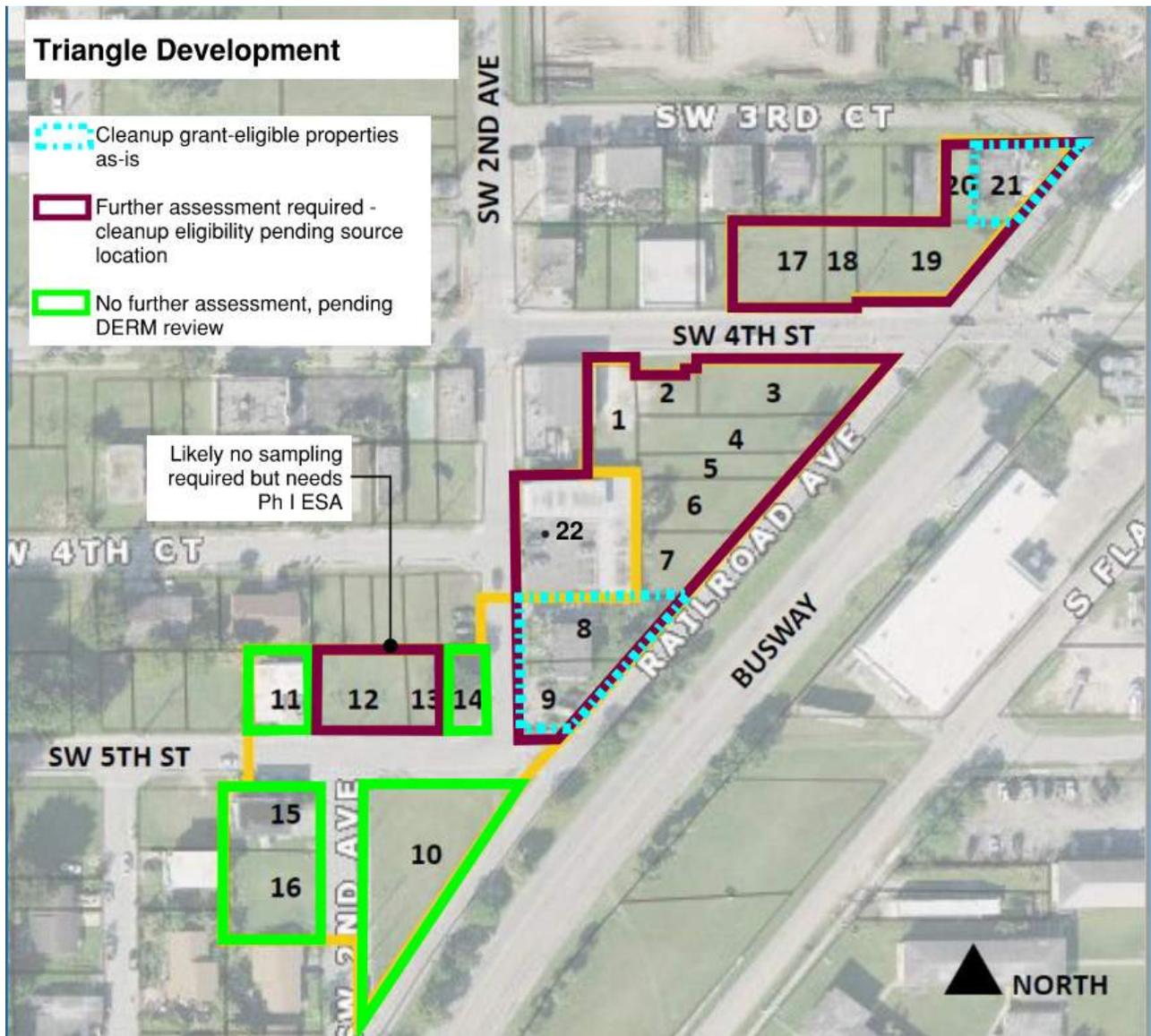
Activities (Anticipated)					
Timeline (Approximate)	November 2023	July 2024	October/ November 2025	November/ December 2025	2026-2028, As-needed



📍 Triangle Properties looking west from busway down SW 4th Street (Source: Stantec)



2.0 Project Site: Triangle Properties



📍 Triangle Properties Map

Triangle Properties

2.1 Project Site Location

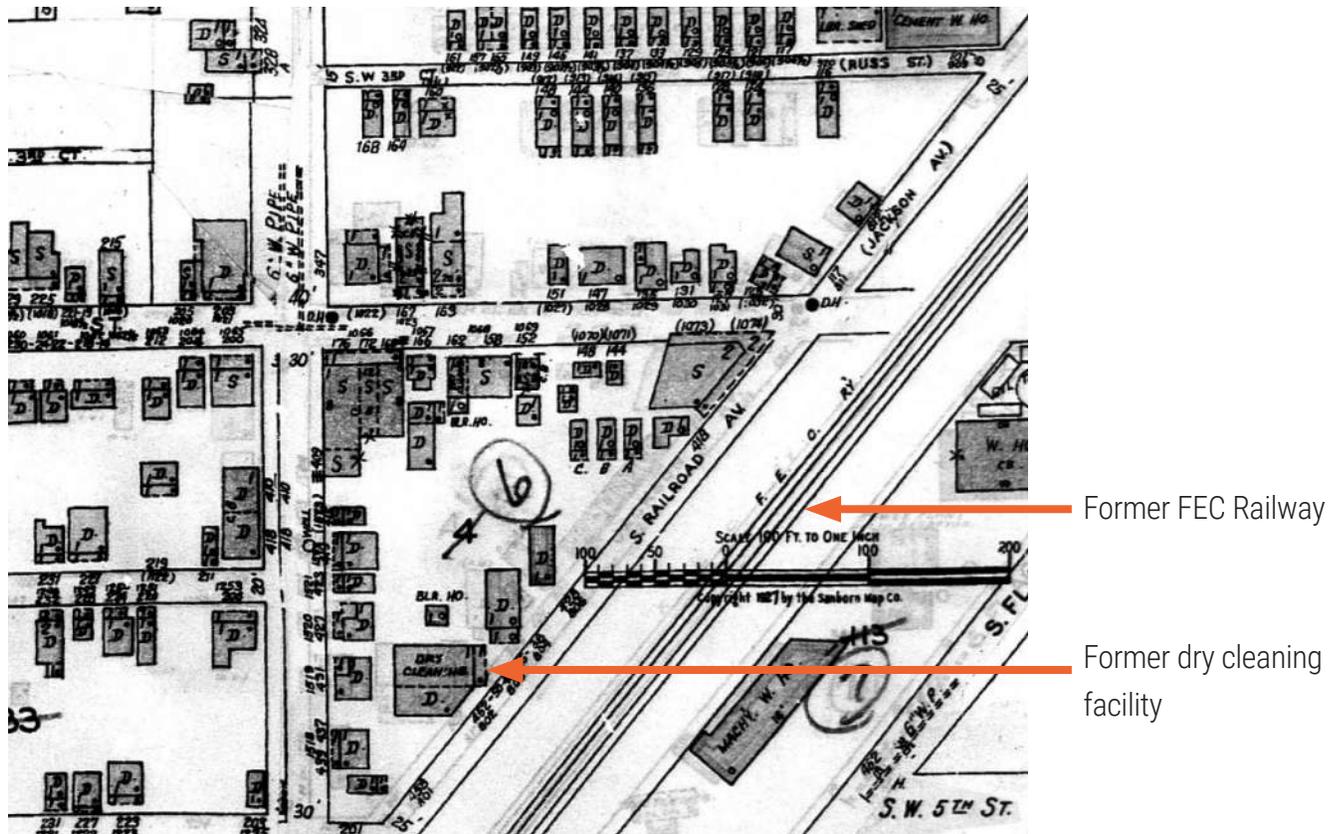
The first Brownfield Site for this project, known as the Triangle Properties, is located within Homestead's Southwest Neighborhood, which developed in the 1930s to serve the African American and Bahamian agricultural workers. Southwest 4th Street, which today is also known as Martin Luther King Boulevard, was the main street of the community. The project area consists of three parcels within the Triangle Assemblage, listed below:

- 110-112 SW 3rd Court
- 441 SW 2nd Avenue
- 437 SW 2nd Avenue

2.2 Project Area Description

The project area is owned by the City of Homestead Community Redevelopment Agency (CRA). The CRA (a political subdivision of and under the direction and control of the City) acquired the parcels between January and September 2023 to facilitate cleanup and reuse.

The three Triangle parcels eligible as-is under the Cleanup Grant are currently vacant and are envisioned to form a portion of a mixed-use development with mixed-use commercial and affordable housing. The reuse strategy of the Triangle Properties was established through substantive input from stakeholders gathered through a comprehensive public engagement effort the CRA coordinated in conjunction with its CRA Plan Update in 2020. The subject properties are part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites within the Southwest Neighborhood along the former Florida East Coast (FEC) Railway.



📍 1949 Sanborn Map of the Project Area

2.3 Previous Site Uses

Historic property records indicate that the subject properties included various commercial uses, residences and a historical dry cleaner. All of the properties were immediately (within 50 feet) adjacent to the former FEC railroad corridor, vacated in segments between 2004 and 2006.

2.4 U.S. EPA Brownfields and Land Revitalization Process

While challenges for Brownfields sites involve addressing environmental concerns, mitigation of potentially hazardous risks to health, legal, and fiscal, the U.S. EPA brownfields and land revitalization grants and technical assistance programs provide resources throughout the project site from the Phase I Assessment through cleanup/remediation. The Triangle site has benefited from the Phase I and Phase II Environmental Site Assessments.

The next phase is for remedial design sampling followed by cleanup/remediation. Community engagement activities are to occur throughout all phases of the project from the beginning stages, continue throughout, and complement the phases as outlined below:



2.5 Site-Specific Environmental Concerns

The major findings and conclusions related to environmental concerns at the project site identified through previous Environmental Assessments for Phase I and Phase II are outlined below:

►Phase I Environmental Site Assessment (ESA)

A Phase I ESA was conducted prior to acquisition of the subject properties and identified recognized environmental contaminants (RECs) in relation to the historical dry cleaner, which offers the potential for solvent and petroleum impacts (historical cleaners often used petroleum-based products) and the historical nearby railway. Agency documentation for nearby property along this railway had already revealed significant arsenic impacts in soils and groundwater.

►Phase II Environmental Site Assessment (ESA)

A Phase II ESA of the Triangle properties evaluated the RECs identified in the December 2022 Phase I ESA conducted prior to acquisition. Site investigation activities were conducted between June 2023 and October 2023 and confirmed soil contamination of Arsenic, RCRA 8 metals, PAHs, VOCs, and TRPH above FDEP regulatory standards based on protection of groundwater and direct contact exposure. Coordination with Miami-Dade County DERM on further remedial design sampling is required prior to proceeding with remediation activities.



📍 Krome Properties looking south toward NW 2nd Street (Source: Stantec)



3.0 Project Site: Krome Properties



 Krome Properties Map

3.1 Project Site Location

The second Brownfield Site for this project, known as the Krome Properties, is located within Homestead's Downtown, consisting of three adjacent commercial structures along Krome Avenue, and a parking lot across NW 2nd Street. The project area consists of five total parcels, listed below:

- 204 North Krome Avenue
- 210 North Krome Avenue
- 230 North Krome Avenue
- 28 NW 2nd Street
- 32 NW 2nd Street

Krome Properties

3.2 Project Area Description

The Krome Properties were acquired by the City of Homestead CRA in August 2023. The existing commercial structures are envisioned as an adaptive reuse to a commercial food hall, with the existing lot to remain as parking for the site.

3.3 Previous Site Uses

Historic property records indicate that the subject properties along Krome Avenue contained a mix of residential and commercial structures as far back as 1920. Historic aerials depict that the NW 2nd Street parcels remained vacant land until at least 1968 and had been developed as a parking lot by 1978.

3.4 U.S. EPA Brownfields and Land Revitalization Process

The Krome site has benefited from a Phase I Environmental Site Assessments and Limited Survey, Sampling and Evaluation of Asbestos Containing Materials under the EPA Brownfields Program. The next step, prior to building renovation is asbestos remediation.

3.5 Site-Specific Environmental Concerns

►Phase I Environmental Site Assessment (ESA)

A Phase I ESA was conducted prior to acquisition of the subject properties and no recognized environmental contaminants (RECs) were identified. However, an asbestos survey was recommended prior to renovation or demolition of the on-site structure.

►Limited Survey, Sampling and Evaluation of Asbestos Containing Materials

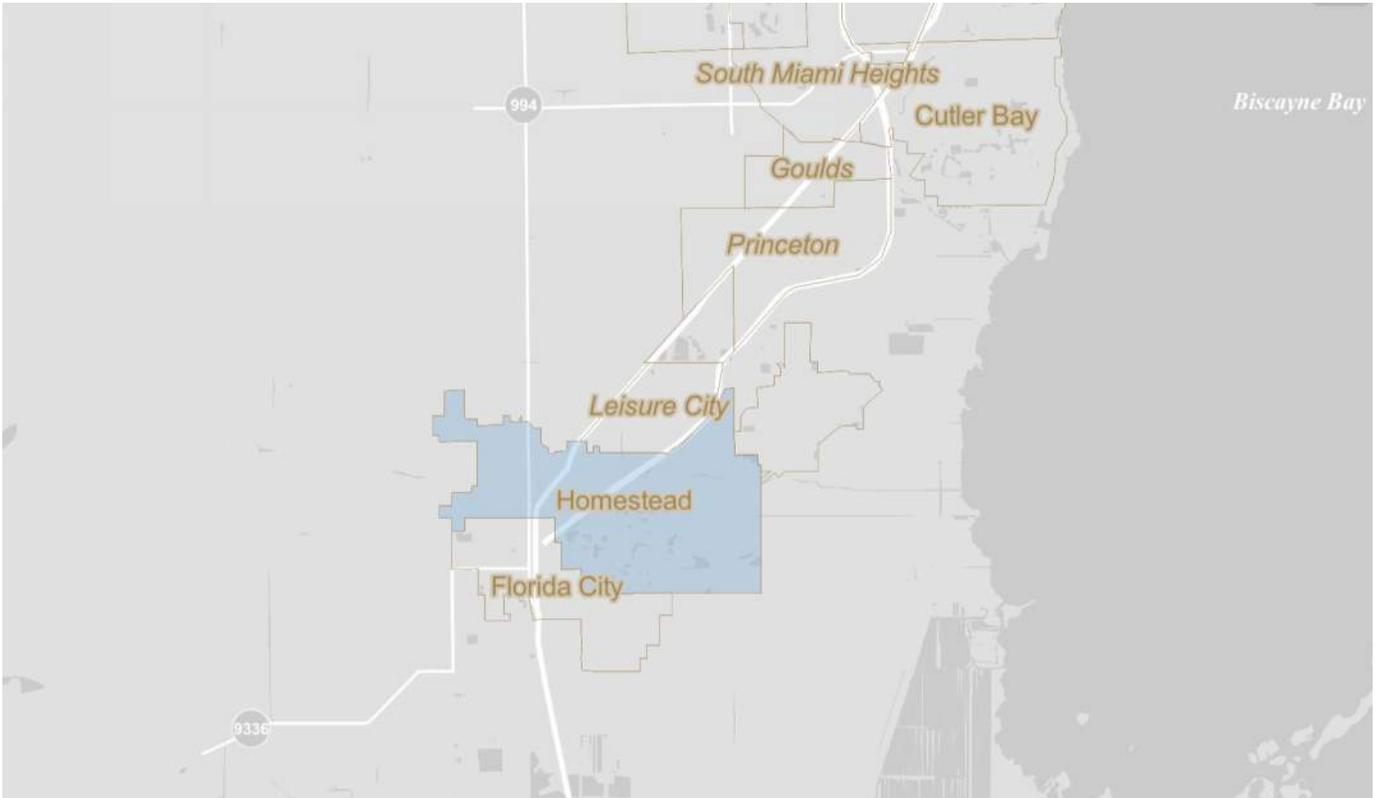
A survey for asbestos containing materials (ACM) was completed in October 2023. The assessment confirmed the presence of the hazard at multiple locations throughout the commercial buildings which will require proper abatement prior to their reuse as commercial food hall venue.



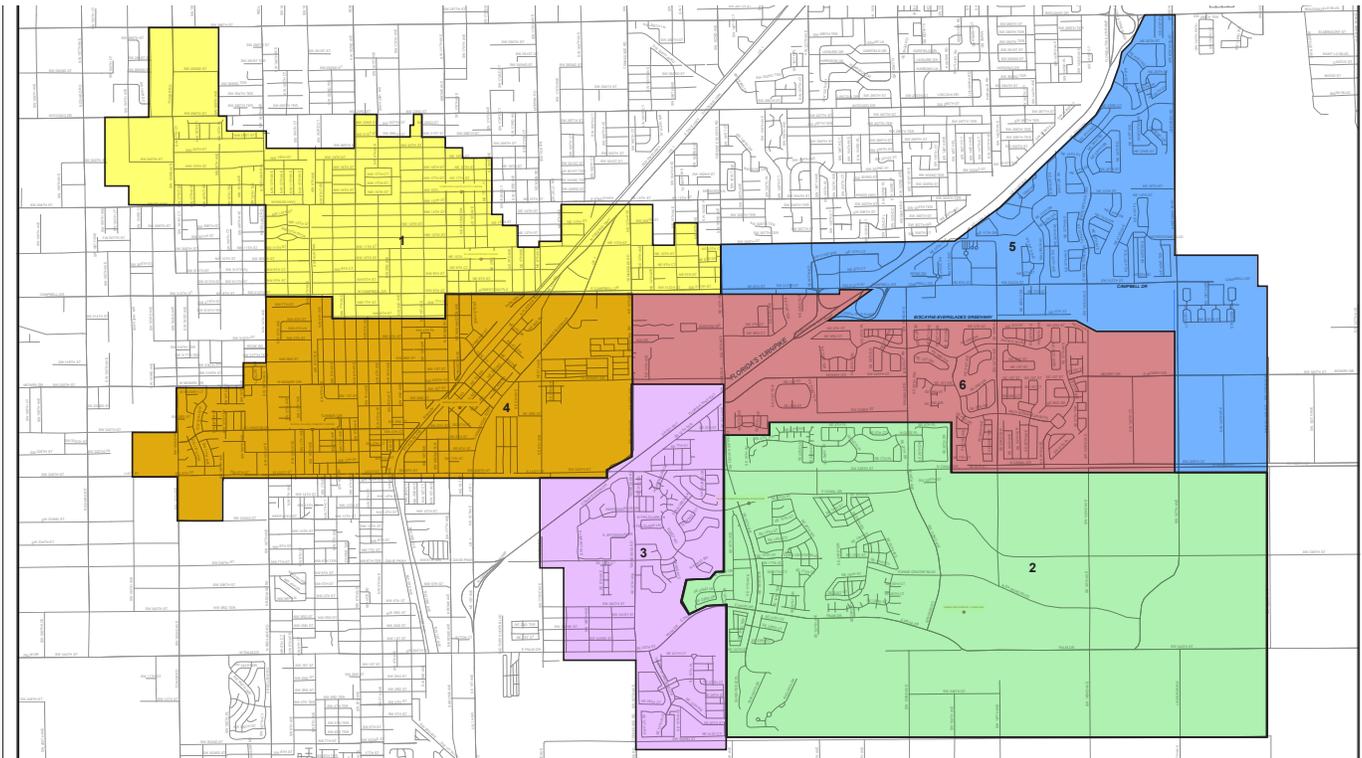
📍 October 2022 Fiesta USA Event in Homestead's Southwest Neighborhood (Source: Homestead CRA)



4.0 Community Profile



Map of South Miami-Dade Highlighting Homesteads (Source: US Census Bureau)



Homestead Council Districts (Source: City of Homestead)

Community Profile

4.1 Homestead, Florida Governance

Homestead, Florida operates under a council-manager form of government, where a seven-member City Council, including the Mayor and Vice Mayor, sets policy and enacts ordinances, while a professionally appointed City Manager oversees daily operations and implements those policies. Both the Triangle and Krome properties are located within Council District 4 within the southwest portion of the City.

4.2 Community Demographics

Blight and environmental contamination has suppressed investment in the Southwest Neighborhood for decades which has led to degraded housing, loss of tax revenues, and limited access to quality jobs. The City's 2020 CRA Plan Update revealed that the target area still met 11 of the 15 FL statutory criteria for blight, 26 years after the CRA was created. Property values in the Target Area are significantly lower than County averages, vacancy rates for commercial property exceed 50% and staff estimate over 40% of buildings require exterior repair. According to the most recent Census data, 82% of residents within the Target Area live below the poverty line, as indicated in the Table below. Unable to attract developers to invest in cleanup and redevelopment of the area, the City has made intentional investments in the Target Area through the improvements to community infrastructure and strategic purchases of derelict properties. The City is limited by an economically disadvantaged population and limited tax base.

Demographics of Sensitive Populations & Disadvantaged Communities

Demographic Indicators	Southwest Neighborhood (Target Area)	FL	US
Poverty rate	82%	33%	31%
People of Color	100%	45%	39%
African American Population	59%	15%	13%
Hispanic Population	41%	27%	19%
Non-English Speakers	54%	7%	5%
Unemployment Rate	17%	5%	3.5%
Children: < 5 yrs	15%	5%	6%
Children: < 18 yrs	23%	19%	21%

Source: (US Census, 2023). **Bold** = Statistic for Target Area is greater or worse than State and National statistic ; EJScreen www.epa.gov/ejscreen

City of Homestead Population (Size, Age, Sex, Race & Ethnicity)

- ▶ Within the roughly 15.1 square miles, the population is estimated to be approximately 81,672 or 5,414.5 people per square mile.
- ▶ The median age is 34.2, which is about 80% of the Miami-Fort Lauderdale-West Palm Beach, FL Metro Area at-large (42.3), as well as 80% of the state of Florida (42.8).
- ▶ More than half of the population (64%) is reported to be between the ages of 18 and 64.
- ▶ 54% of the population being male and 46% female.
- ▶ The population's race and ethnicity data indicates that 78% are hispanic, 10% black, 7% white and 3% either two or more ethnicities or asian.

Income and Housing

- ▶ Within this census tract, the median household income is \$71,901, which is about the same as the amount in Florida: \$73,311
- ▶ An estimated 13.8% of persons are living below the poverty line (about 10% higher than the rate in Florida).
- ▶ The estimated median value of owner-occupied housing units value is \$410,500, which is about 10 percent higher than the amount in Florida: \$381,000
- ▶ 52% of units are estimated to be owner occupied with 97% of housing units being occupied.

Education

- ▶ It was reported that 80% hold a high school degree or higher with 28.6% holding Bachelor's degree or higher.

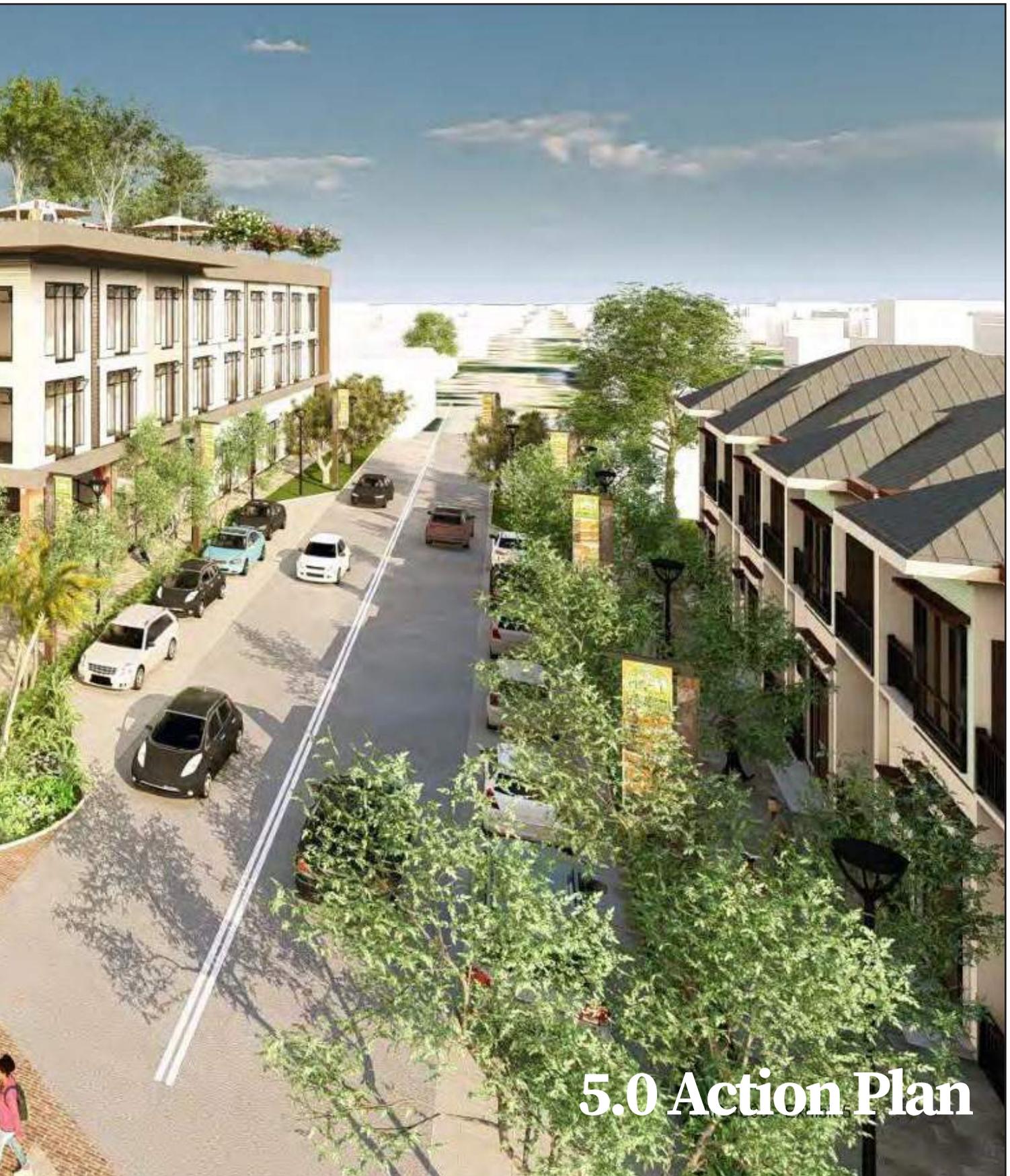
4.3 Community Stakeholders

Key local project partners and their roles are summarized below.

Name of organization	Point of contact	Specific Project Role
Homestead CRA	Jared Beck (305) 224-4480; JBeck@homesteadfl.gov	Will lead target area resident and stakeholder engagement and push for assessment, cleanup, and reuse of priority sites and future identified sites
South Dade Chamber of Commerce	Karin Mas; 305-247-2332; karinmas@gmail.com	Will engage the community for reuse planning; will promote job incubation at sites
The Farmworker Association of Florida	Claudia Gonzalez; 305-247-0072; info@floridafarmworkers.org	Cleanup and reuse planning support for Krome market
Southwest Advisory Committee	Jasmine Day; (305) 224-4454; jday@homesteadfl.gov	Community involvement & outreach to target area residents/stakeholders
Phichol Williams Community Center	Crystal Ollivierre; 305-224-4841; collivierre@homesteadfl.gov	Target area meeting space; advertising meetings
Le Jardin Community Center	Audelia Martinez; 305-245-7299; audim@lejardincinc.org	Target area meeting space; advertising meetings
Haitian Evangelical Baptist Church of Homestead	Pastor Reginald Joseph; 305-246-0357; rjoseph1st@gmail.com	Community involvement & public outreach for target area residents/stakeholders; Future reuse planning



📍 Triangle Development Conceptual Rendering (Source: Stantec)



5.0 Action Plan

Action Plan

This chapter is dedicated to the planned outreach and community involvement activities under this cleanup grant.

5.1 Community Involvement Approach

The objective of the CIP activities is to ensure community involvement throughout the process. In particular at the subject Homestead sites that ensure the community is informed, has opportunities to be engaged, and to obtain feedback to assist with ensuring the health, social and economic factors of future redevelopment are taken into consideration based on the unique needs of the community. The CIP approach to engaging with the community is one of inclusivity that prioritizes education for informed decision-making, engaging stakeholders to ensure all voices are heard, and programmatic support to maintain reporting requirements and compliance.

The CIP approach does not provide technical answers to community considerations or concerns. Instead, it is a planning document for informing and involving the community in the cleanup process itself.

5.2 Point of Contact and Administrative Records

Cairo Cangas, City of Homestead Public Works Department Director, will serve as the Project Point of Contact and Spokesperson and primary point-person for the duration of the project. Mr. Cangas will be responsible for oversight and completion of administrative and financial requirements of the program. General inquiries related to the program can be sent to:

Heather Palmateer
Administrative Specialist, Public Works Department
City of Homestead
551 SE 8th Street, Homestead, FL 33030
305-224-4770 (o) | hpalmateer@homesteadfl.gov

Additionally, the City has this portal available for any Public Records Requests:

<https://www.homesteadfl.gov/622/Request-a-Public-Record>

Community and public awareness is essential to the success of the project and its related outcomes. To promote general information including meeting notices, City of Homestead will maintain a dedicated Brownfields webpage:

<https://www.homesteadfl.gov/809/FY24-Brownfields-Cleanup-Grant---Triangl>

Project-related information will also be available through the project's Administrative Record serving as a repository of documents and materials related to the project's assessment and cleanup history, and any additional required documentation, including all materials distributed to the public.

To facilitate understanding of how project components and activities were determined, this collection will be available for review by the public, the media, municipal officials, agencies, and partners. To access the Repository please contact Heather Palmateer.

5.3 Information Distribution

Information regarding the project, including outreach/public meeting notices, project schedule, and updates/information related to health and safety aspects of the program will be prepared.

Distribution to the public can be via a combination of the following:

- ▶ Posting on the Homestead Public Works Department webpage.
- ▶ Partner websites & social media platforms.
- ▶ Newspaper and broadcast radio community calendar listings, advertisements.
- ▶ Informational brochures distributed via mail, at local businesses/resources.
- ▶ Letters or postcards mailed to area residents/businesses.
- ▶ Door hangers distributed to residents/businesses.

5.4 Planned EPA Outreach Methods and Activities

Community involvement is a vital component to a successful brownfield site project. The City of Homestead will actively seek and encourage community engagement and involvement throughout the project process. Below are the types of activities that will be implemented as a part of the CIP mixed-methods approach.

► Meeting Agendas

These will be developed in consultation with City leadership and community members in accordance with EPA's "Steps for Effective Public Involvement." The City has had success with these strategies in past regional efforts, assuring this plan is most appropriate for the target community. Local officials and community organization leaders will also be kept informed and encouraged to serve as conduits to all stakeholders.

► Public Meeting(s) (virtual and/or in person)

Public meetings and forums are opportunities to exchange information and ideas between all parties and City of Homestead anticipates to have 45% of participants represent the public, 25% nonprofit representation, 25% local government, and 5% federal representation. Meetings can be scheduled during evening and weekend hours to create opportunities for all community members to participate.

5.5 How Community Input Will Be Used

To ensure the CIP is indeed informed by the community, findings from the community input in the community methods listed above will be incorporated into the final version of the document. For example, key findings summaries will be provided within the CIP report. During the public input live activities, the community will have the opportunity to ask questions and the team will be there to facilitate the meeting and to respond to comments from the community.

Appendix A

CONTACT LIST

City of Homestead is partnering with various entities to achieve the goals envisioned by the community and supported by this project.

Community Contacts

Cairo Cangas, P.E.
Director, Public Works Department
City of Homestead
100 Civic Court, Homestead, FL 33030
305-224-4405 (o) | CCangas@homesteadfl.gov

EPA Region 4

EPA Project Officer: Olga Perry
Phone: 404-562-8534
Email: perry.olga@epa.gov

State Environmental Agency Officials

Florida Department of Environmental Protection
Environmental Manager Scott Sweeney
Phone: 850-245-8958
Email: Scott.L.Sweeney@FloridaDEP.gov

Miami-Dade Environmental Resource Management Division (DERM)
Email: dermpcd@miamidade.gov