Green Reuse Area Designation Briefing Package

The Pantry Lofts Green Reuse Area
610 NW 3rd Avenue and 221 NW 6th Street, Fort Lauderdale, FL 33311
Parcel Numbers 494234076610 and 494234076600

The Pantry Lofts, Ltd. ("Pantry Lofts") will redevelop and rehabilitate two parcels of land located at 610 NW 3rd Avenue and 221 NW 6th Street, Fort Lauderdale, FL 33311, Parcel Numbers 494234076610 and 494234076600 (the "Subject Property") with a mixed-use residential and commercial development (the "Subject Property"). Once complete, the Subject Property will contain 90 residential units for ages 55 and older, as well as a retail grocery store and the headquarters of the Pantry of Broward (the "Project").[1] The parcel with Parcel Number 494234076600 is currently owned by the City of Fort Lauderdale (the "City") but is under contract for purchase by Pantry Lofts while the parcel with Parcel Number 494234076610 is currently owned by 610 LLC. As demonstrated herein, the redevelopment of the Subject Property has been significantly complicated by the presence of environmental contamination likely resulting from the Subject Property's historical use as a fueling station. As such, Pantry Lofts respectfully requests that the City of Fort Lauderdale (the "City") exercise its statutory authority under § 376.80(2)(b), Fla. Stat., of Florida's Brownfields Redevelopment Act and designate the Subject Property as a Green Reuse Area. Doing so is appropriate due to the Subject Property's location within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("CRA"). In addition, the Subject Property meets the definition of a "brownfield site" pursuant to § 376.79(4), Fla. Stat.

I. The Green Reuse Area Designation Process

Green Reuse Area designation in Florida is governed by the provisions of § 376.80, Fla. Stat. (the "Act"). The Act creates a two-tiered process, recognizing a distinction between designations that are brought forward by the jurisdictional local government itself and those brought forward by any other non-governmental party.[2] The Act vests local governments with the authority to self-designate any property within its jurisdiction as a Green Reuse Area, regardless of the status of the property owner as a public or private entity.[3] Within the self-designation process established for jurisdictional local governments, the Act creates yet another distinction – sites that lie within specified "redevelopment areas" versus those outside such areas. The Subject Property falls under § 376.80(2)(b), Fla. Stat., due to its location within a CRA.[4] Accordingly, to proceed with designation of the Subject Property as a Green Reuse Area pursuant to § 376.80(2)(b), Fla. Stat., the City must take the following steps:

(i) comply with enumerated notice and public hearings requirements pursuant to § 376.80(1)(c)(4), Fla. Stat., including those required of municipalities at § 166.041(3)(c)(2), Fla. Stat.;

(ii) adopt a Resolution pursuant to § 376.80(1)(c)2, Fla. Stat; and

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[1] See Attachment A for Pantry Lofts's Master Site Plan.

[2] Compare § 376.80(1)(b)1, Fla. Stat., and § 376.80(1)(b)2, Fla. Stat.

[3] See § 376.80(2)(a), Fla. Stat. Importantly, the self-designation authority granted to a local government is not limited to property owned by the local government. Sec. 376.80(1)(c)(3), Fla. Stat. grants property owners within the area proposed for designation by the local government the right to opt-out of a local government designation.

[4] See Attachment B for Broward County Community Redevelopment Area GeoHub Map.

(iii) if a property owner within the proposed area requests in writing to have his or her property removed, the City must grant the request. Pursuant to § 376.80(1)(c)3.

Each of these steps and factors as applied to the Subject Property are discussed in detail in the sections below.

II. Application of the Green Reuse Area Designation Requirements

A. Compliance with Enumerated Notice and Public Hearing Requirements. Sec. 376.80(2)(b), Fla. Stat., provides that, "[p]aragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a [CRA], enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c)."[5] Sec. 376.80(1)(c), Fla. Stat., in turn, provides specific steps the City must follow including post-designation notification to the Florida Department of Environmental Protection ("FDEP") under § 376.80(1)(c)1., Fla. Stat.; adoption of a resolution under § 376.80(1)(c)2., Fla. Stat.; a property owner's right to be removed from the designated area under § 376.80(1)(c)3., Fla. Stat.; and notice and public hearing requirements for a designation located outside of a CRA under § 376.80(1)(c)4., Fla. Stat. Accordingly, only § 376.80(1)(c)1.-3., Fla. Stat. apply in this case.

B. Adoption of a Resolution. Sec. 376.80(1)(c)2, Fla. Stat., provides that the designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the area or alternatively a less-detailed map accompanied by a detailed legal description of the area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. 166.041, except that the procedures for the public hearings on the proposed resolution must be in the form established in s. 166.041(3)(c)2.

With respect to the Subject Property, § 376.80(1)(c)2 of the Act directs municipalities to follow to process set forth at § 166.041(3)(c)2., Fla. Stat. This section of the Florida Statutes requires two advertised public hearings with one of the two public hearings held after 5 p.m. on a weekday unless the City Commission, by a majority plus one vote, elects to conduct that hearing at another time of day. The first public hearing shall be held at least 7 days after the day the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing. Pantry Lofts will prepare all required public hearing notices for publication in the SunSentinel Newspaper at least 12 days prior to the first public hearing consistent with City Charter requirements. Under §§ 376.80(2)(b) and 376.80(1)(c)4., Fla. Stat., there are no additional notice requirements.

C. Right to be Removed from Proposed Brownfield Area. Sec. 376.80(1)(c)3, Fla. Stat., provides that if an owner of property located within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

With respect to the Subject Property, § 376.80(1)(c)3 of the Act directs municipalities to follow the process set forth therein. This section of the Florida Statutes requires local governments to exclude property at a property owner's request from a proposed designation. One Subject Property Parcel is currently owned by the City, while the second is owned by a private party, 610 LLC (the "Broward Pantry Parcel"). While 610 LLC has the right to request their property be excluded from the designated area, Pantry Lofts is working closely with 610 LLC on the Project and has their consent to proceed with the designation of the Broward Pantry Parcel.[6] *Therefore, we do not expect any requests for removal from the designated area.*

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[5] This subsection refers to Paragraph (a) of § 376.80(2)(a), Fla. Stat., which would apply to a local government-proposed designation of property located outside of a CRA (i.e., a "(2)(a) designation"). The (2)(a) designation criteria would not apply in this case.

[6] See Attachment C for a Letter of Consent from the owner of the Broward Pantry Parcel.

III. Subject Property Meets the Definition of Brownfield Site

As the term Brownfield Site is defined at § 376.79(4), Fla. Stat., the Subject Property is, "real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination" in that there is actual soil and groundwater contamination likely resulting from its historical fueling station use. Specifically, site assessment activities conducted at the Subject Property identified the presence of benzo(a)pyrene in soil above Residential Direct Exposure Soil Cleanup Target Levels ("CTLs") as well as several petroleum-related compounds in groundwater above Groundwater CTLs.[7] Fueling station are frequently a source for soil and groundwater contamination due to the use and storage of petroleum-based chemicals and materials. Releases of such materials during normal operations, or as a result of improper storage and handling of the materials in the past, can give rise to environmental contamination that must be addressed during the redevelopment process. Specifically at the Subject Property, abandoned underground storage tanks("USTs") filled with a mixture of sand and an oily substance were discovered. Although the USTs were recently removed by Pantry Lofts along with a significant volume of contaminated soil, additional contaminated soil and groundwater remains that must still be addressed. Therefore, the redevelopment complication caused by actual contamination will persist throughout the redevelopment process.

As a result of the historical uses of the Subject Property, there is actual contamination that Pantry Lofts must carefully manage during redevelopment at great legal and financial risk. More specifically, actual contamination at the Subject Property has complicated redevelopment efforts for Pantry Lofts by imposing design[8] and construction[9] changes on the Project that would not be required but for the presence of contamination. The presence of actual contamination also increases Pantry Lofts' exposure to environmental and regulatory liability with respect to the Project and makes it materially more expensive and time consuming to move forward. Accordingly, this designation, if granted, will allow for Pantry Lofts to access limited but important state-based economic incentives to help underwrite the costs associated with managing the environmental risk as well as, generally, to put the Project to a more certain financial ground. In this sense, the designation will not only play a critical role in the successful redevelopment of the Subject Property, but also in the larger revitalization efforts for this area of Fort Lauderdale.

Finally, the investigation and remediation of the contamination itself adds another major level of complexity as it has and will continue to require close and constant oversight by FDEP. The regulatory process associated with remediation can be lengthy, complicated, uncertain, and without guaranteed end points. Accordingly, Pantry Lofts has no assurance that as it moves forward with the Project the total cost of cleanup will not in fact ultimately exceed what is currently projected. Such uncertainty constitutes an *acute* form of redevelopment complexity that goes to the heart of the Florida Brownfields Program and underscores why incentives are so important for sites and projects exactly like this one. Assessment, remediation, and closure will be an expensive

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[7] See Attachment D, Site Assessment Report prepared for the Subject Property; see also Attachment E Tank Closure Assessment Report.

[8] One such design change required after the discovery of soil and groundwater contamination is that Pantry Lofts must rethink how stormwater is managed at the property and how stormwater structures, such as dry detention ponds, swales, and exfiltration trenches are built and operated. DERM, for example, will not allow stormwater to drain through contaminated soil or into groundwater in a way that spreads an existing groundwater plume.

[9] A material construction change that has been required involves the way in which contaminated soils are being handled during construction. See, for example, Attachment F for a copy Pantry Lofts's Test Pit Memorandum. Onsite soil contamination will also require special handling and very specific regulatory approvals. Soil management during construction activities will be subject to a level of environmental review and scrutiny that would not otherwise apply to a clean site, in addition to considerable extra costs and scheduling delays. These risks and expenses greatly complicate redevelopment of the Subject Property.

and lengthy process that will require Pantry Lofts to carefully manage the contamination during redevelopment, imposing great legal and financial risk to incorporate design and construction changes on the Project that would not be required but for the presence of actual contamination.

Based on all the foregoing, the Subject Property is clearly real property where redevelopment is complicated by actual or perceived environmental contamination as set forth in § 376.79(4), Fla. Stat.

IV. Conclusion

Pantry Lofts has demonstrated that the Subject Property is real property, the expansion, redevelopment, or reuse of which is complicated by actual or perceived environmental contamination and that its designation as a Green Reuse Area will greatly benefit the City, the City's businesses, taxpayers, residents, and the project developer by lowering the cost and limiting the considerable legal and regulatory risk associated with cleanup and reuse. Accordingly, as shown by the Subject Property's location within a CRA designation of the Subject Property as a Green Reuse Area pursuant to § 376.80(2)(b), Fla. Stat., is appropriate.

Attachment A

MASTER PLAN NARRATIVE
NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE EAST (NWRAC-MUe)
LOFTS ON 6TH
UDP-A24043
Initial Submittal: August 23rd, 2024

REQUEST

On behalf of the applicant, WGI is requesting approval of the following:

1) **Live Local Act - Site Plan Approval** for a Mixed-Use development including a retail grocery store and affordable housing that will be age restricted for seniors ages 62 and older. The application follows provisions in 166.04151(7), Florida Statutes, adopted as part of the "Live Local Act" in 2023.

SITE INFORMATION

The subject site is located near the northeast corner of NW 3rd Avenue and NW 6th Street/Sistrunk Boulevard. The subject site is 0.735 acres (32,015 square feet) in size and is comprised of two parcels. **Table 1** below includes the property information and **Figure 1** below shows an aerial view of the site.

Currently, the subject site is part of a parcel that has an existing commercial use. The southern portion of the parcel is zoned Northwest Regional Activity Center – Mixed-Use East (NWRAC-MUe), while the northern portion is zoned Exclusive Parking Lot (X-P). The Future Land Use of the entire site is Northwest Regional Activity Center. The applicant is requesting approval of the site under Live Local Act standards, which allow for the redevelopment of commercial zoned lands to affordable housing through administrative processes.

Table 1 – Parcel Information

Address	Folio Number	Owner
610 NW 3 Avenue, Fort Lauderdale, FL 33311	494234076650	610 LLC
221 NW 6th Street, Fort Lauderdale, FL 33311	494234076600	CITY OF FORT LAUDERDALE

Figure 1 - Aerial Map

SITE HISTORY

The current use on the site is a non-profit food pantry, The Pantry of Broward, that serves the community. The subject site parcel has split zoning, with the northern portion designated as Exclusive Parking Lot (X-P) and southern portion designated as Northwest Regional Activity Center-Mixed-Use East (NWRAC-MUe). As noted above, the proposed redevelopment will also include the parcel to its south which fronts Sistrunk Boulevard. While that parcel is now vacant, historically a vehicle fueling station was located there. Over time, the character of the area has changed immensely, and the applicant is requesting site plan approval for a mixed-use development including a retail grocery store and affordable housing age restricted for seniors ages 62 and older. See below for the surrounding uses:

Table 2 – Surrounding Zoning and Uses

Surrounding Property	Zoning District	Current Use	Proposed Use
Site	X-P / NWRAC-MUe	Food Pantry	Mixed Use
North	RMM-25	Vacant	No Change
East	NWRAC-MUe	Automotive	No Change
South	NWRAC-MUe	Vacant	Mixed Use
West	NWRAC-MUe	Multifamily Residential	No Change

NORTHWEST REGIONAL ACTIVITY CENTER MASTER PLAN NARRATIVE

Sec. 47-13.2.1. - Intent and purpose of each district.

The Northwest Regional Activity Center (NWRAC) Master Plan was adopted in 2015 and includes several subdistricts including the NWRAC Mixed-Use (NWRAC-MU) zoning district. The overall framework of the NWRAC Master Plan highlights residential and mixed-use development, architecture at a human scale, enhances landscaping and streetscaping for pedestrian circulation, contains thoughtfully designed parking, and overall street and parking design to promote safety and Crime Prevention Through Environmental Design (CPTED) standards. Per Sec. 47-13.2.1.C, the purpose of the NWRAC district is "*to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations".*

The proposed development will follow the standards and expectation of the NWRAC Master Plan, specifically the NWRAC-MUe subdistrict, as it is consistent with the proposed mixed use, the zoning and character of the immediate area, and the RAC future land use designation. The Live Local Act regulations allow for residential development on lands zoned commercial. The current zoning of the site is Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe) and Exclusive Parking Lot (X-P).

The proposed development furthers the intent of the NWRAC-MUe district as it includes mixed-use development with retail, grocery store, and affordable multifamily residential units with an age restriction to seniors. This area starts just south of NW 8th Avenue on the west side of the FEC Railway and NE Flagler Drive. It spans westward along the NW 6th Street/Sistrunk Boulevard Corridor and runs south along NW 7th Avenue before ending at W. Broward Boulevard. The ground floor houses 9,010 square feet of office/retail uses. The retail uses will activate the ground floor on both street frontages of the corner property. Ninety affordable residential units restricted to seniors will be provided on the upper floors with a terrace on the fourth floor.

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Figure 2- NWRAC-MUe District

Sec. 47-13.10. - List of permitted and conditional uses

The proposed development includes both 90 multifamily residential units and 9,010 square feet of office/retail uses on the ground floor. All proposed uses are permitted within the NWRAC-MUe district. Multi-family dwelling, grocery/food store, and retail sales are permitted per Sec. 47-13.10 of the Unified Land Development Code (ULDC).

Table 3 - NWRAC-MUe Dimensional Standards *(Sec. 47-13.31.)*

	Required	Provided
Max. Height	65 feet*	87 feet
Min. Lot Size	None	0.74 Acres (32,015 square feet)
Min. Lot Width		135 feet
Max. Floor Area Ratio		0.49 FAR
Density	None	122.5 DU/AC
Yard Requirements		
Primary Street (Sistrunk)	0 feet	8 feet 10 inches
Secondary Street (NW 3rd Avenue)	5 feet	7 feet 6 inches
When Abutting Residential	15 feet	15 feet
Min. Shoulder Height	25 feet (2 stories) min.	33 feet 8 inches
Max. Shoulder Height	65 feet (5 stories) max	
When Abutting Residential	45 feet max.	
Min. Tower Stepback		
Primary Street (Sistrunk)	12 feet	12 feet
Secondary Street (NW 3rd Avenue)	15 feet	15 feet
Tower Floorplate	Residential Floorplate Max (12,000 square feet)	11,999 square feet

Notes:
* Height increase permitted pursuant to the Live Local Act.

Sec. 47-13.52. - NWRAC-MU regulations

A. Applicability. In addition to the provided for in Section 47-13.50 General Regulations, the following additional regulations shall apply to all development permitted within the NWRAC-MU zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10. As used herein, the NWRAC-MU Design Standards shall refer to the NWRAC-MU: Illustrations of Design Standards on file with the department and incorporated herein as if fully set out in those sections of the ULDC that refer to the NWRAC-MU Design Standards.

Response: The proposed development is designed to comply with the NWRAC-MU regulations as outlined in this narrative. A key element of the NWRAC-MU is street classification standards, which categorize every street as either primary or secondary. Sixth Avenue/Sistrunk Boulevard is identified as a primary street and NW 3rd Avenue is identified as a secondary street. Street design guidelines are published in the NWRAC Illustrations of Design Standards document, and require elements regarding sidewalk, landscaping, on street parking, curb types, and ROW width. The proposed development is designed to meet these design guidelines as closely as possible. In addition to street classification standards, the proposed development is designed per the NWRAC-MU dimensional standards established in Sec. 47-13.31. Refer to table 3 on the previous page.

An arcade along both street frontages is proposed. Per Page 4.19 of the NWRAC-MU Illustrations of Design Standards states the following:

Pedestrian shading devices, of various types, are provided along the façade of buildings. Pedestrian comfort and visual interest can be achieved through consistent use of a variety of shading devices in conjunction with street trees. These elements may project beyond building setback lines, as permissible. Some options include:

- ***Awnings***
- ***Arcades***
- ***"Eyebrow" overhangs***
- ***Miscellaneous shade structures***

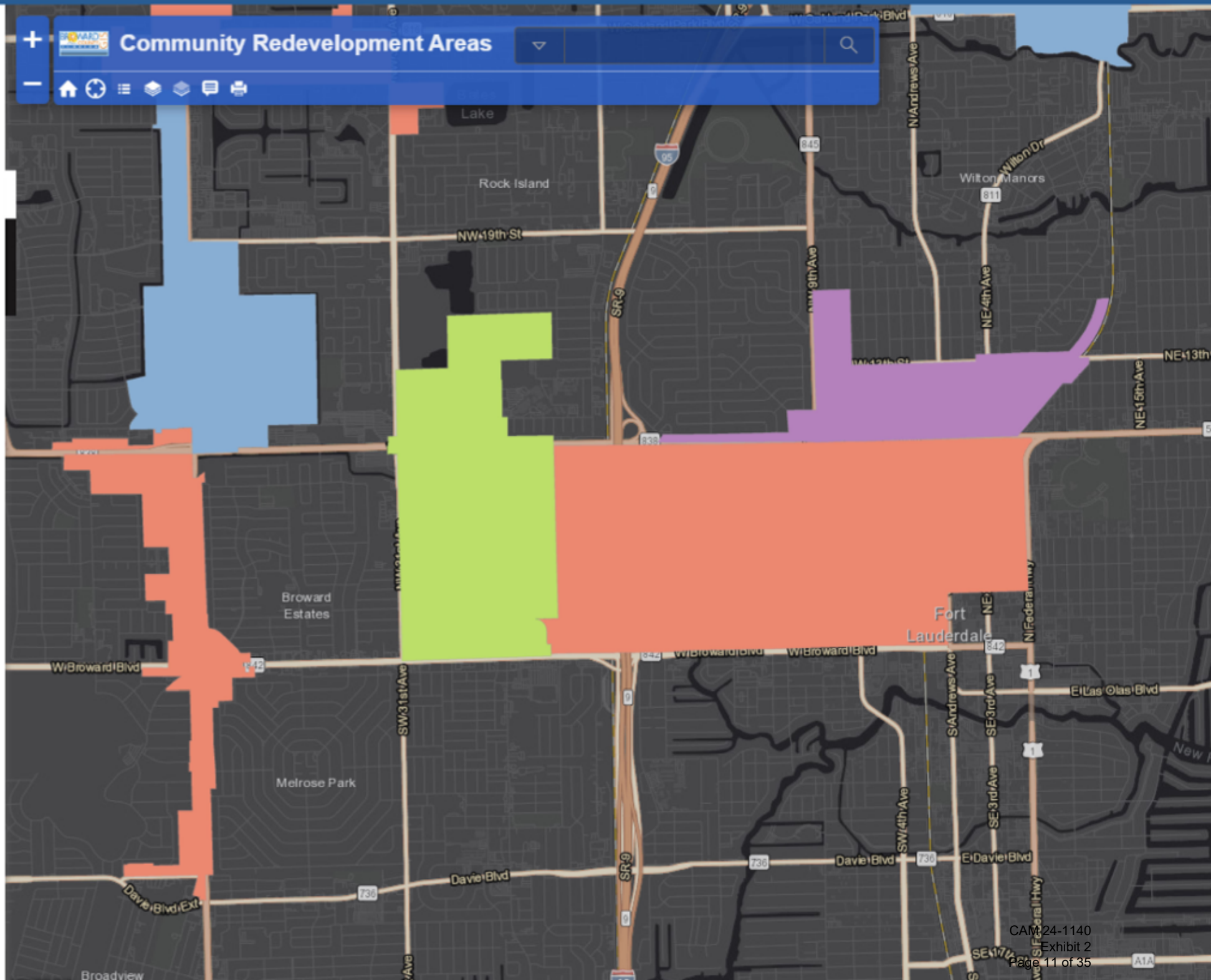
The proposed arcade acts as a shade structure while activating the ground floor retail uses. In addition, the design furthers the goals of the NWRAC, creating a pedestrian oriented space that is functional and visually appealing.

Overall, the proposed mixed-use development is consistent with the NWRAC-MU district.

CONCLUSION

In conclusion, the applicant respectfully requests approval of a mixed-use development including a retail grocery store, and affordable housing restricted to seniors. The development is proposed as part of the Live Local Act, and will provide much needed affordable housing and food resources to the senior community of Fort Lauderdale.

Attachment B


Community Redevelopment Areas
Lake
Rock Island
Wilton Manors
NW 19th St
Broward Estates
Fort Lauderdale
W Broward Blvd
E Las Olas Blvd
Melrose Park
Davie Blvd
Davie Blvd Ext
SW 31st Ave
SR 9
N Andrews Ave
NE 4th Ave
NE 13th
NE 15th Ave
SW 4th Ave
SE 3rd Ave
Broadview

Attachment C

610, LLC • 610, NW 3RD AVE FORT LAUDERDALE FL, 33311

November 7, 2024

Via Email

Ms. Susan Grant, Acting City Manager
City of Fort Lauderdale
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

Re: Consent to Request for Designation of Property Located at 610 NW 3rd Avenue, Fort Lauderdale, Florida 33311, Identified by Parcel ID Number 494234076610, as a "Green Reuse Area" Pursuant to Florida's Brownfield Redevelopment Act

Dear Ms. Grant:

Please be advised that 610 LLC ("610") is the owner of the above-referenced parcel (the "Subject Property"). As the Subject Property owner, 610 understands that The Pantry Lofts, Ltd. has engaged the City of Fort Lauderdale in discussions related to the potential designation of the Subject Property as a "Green Reuse Area" pursuant to Florida's Brownfield Redevelopment Act and confirms that it consents to the designation.

Should you have any questions, please contact me at 954-358-1481x11 or maureen@thepantryofbroward.org. Thank you.

Sincerely,

610 LLC

By: Maureen E. Luna

Name: Maureen E. Luna

Title: Manager

cc: The Pantry Lofts, Ltd.
Brett C. Brumund, Esq.,

Attachment D

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

OFFICES
Atlanta, GA
Chantilly, VA
Daytona, FL
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Palm Coast, FL
Panama City, FL
Pensacola, FL
Rockledge, FL
Sarasota, FL
St. Petersburg, FL
Tampa, FL
Tifton, GA
West Palm Beach, FL

November 8, 2022

Mr. Andres Defelice
Green Mills Group
3323 W. Commercial Blvd, Suite E220
Fort Lauderdale, Florida 33309

Reference: **LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT**
Pantry of Broward
221 Sistrunk Blvd and 610 NW 3rd Avenue
Fort Lauderdale, Broward County, Florida 33311
UES Project No. 0640.2200100.0000

Dear Mr. Defelice:

On behalf of Green Mills Group (the "client"), Universal Engineering Sciences (UES) has completed this Limited Phase II Environmental Site Assessment (ESA) for the above-referenced property (the "subject property"). The purpose of this Limited Phase II ESA was to evaluate potential impacts in the subsurface associated with former onsite gasoline station operations and sheet metal contractor as well as the eastern adjoining property which formerly operated as a gasoline service station and currently operates as Delbroucks Automotive maintenance and repair shop. The field sampling activities were performed in general accordance with Florida Department of Environmental Protection's (FDEP) Standard Operating Procedures per Chapter 62-160 F.A.C.

BACKGROUND

UES was retained by Green Mills Group (the "client") to conduct a Limited Phase II Environmental Site Assessment (ESA) at The Pantry of Broward (the "subject property"), located at 221 Sistrunk Blvd and 610 NW 3rd Avenue in Fort Lauderdale, Broward County, Florida 33311. Please refer to the Site Location Map, presented as **Figure 1**.

The purpose of this Limited Phase II ESA was to assess on-site Recognized Environmental Conditions (RECs) identified in the Phase I ESA Report, dated November 30, 2021, conducted by UES. Based on the findings of the Phase I ESA, the following environmental concerns were identified in connection with the subject property:

- **Anchor Oil. (Subject Property):**
  According to limited available regulatory records, the subject property formerly operated as a gasoline service station (Anchor Oil) from the early 1950's through the late 1960s. No other records were available for review, as facility operations predate regulatory agency oversight and record keeping. The EPA implemented hazardous waste regulations in 1991. Based on historic onsite gas station fueling operations with no regulatory oversight, this former facility represents and onsite REC.

- **Subject Property:**
  According to limited available records, the subject property formerly operated as a sheet metal

contractor from the early 1960s through the early 2000s. Broward County EPGMD conducted a Hazardous Material Management Facility Inspection on September 25, 2002, and the facility was listed with a closed status by September 20, 2002. Documentation was not available for review. Based on onsite historic metal working operations with no regulatory oversight and lack of records pertaining to the Hazardous Material License, this former facility represents an onsite REC.

- **Eubanks Enterprise Inc. (Eastern adjoining Property):**
  According to limited available regulatory records, this facility formerly operated as a gasoline service station from 1979 through 1982. No other records were available for review, as facility operations predate regulatory agency oversight and record keeping. The EPA implemented hazardous waste regulations in 1991. Based on historic gas station fueling operations with no regulatory oversight and proximity to the subject property, this former facility represents an offsite REC in connection with the subject property.

- **Delbroucks Automotive, LLC – (Eastern adjoining Property):**
  According to available regulatory records, this facility operates as an automotive maintenance and repair shop. Waste streams include petroleum products, solvents, batteries, and fluorescent light bulbs. Based on maintenance and repair activities conducted on the site, the documented improper handling of hazardous materials without a Hazmat License and the proximity to the subject property, this facility constitutes an offsite REC in connection with the subject property.

LIMITATIONS

The findings of this report represent our professional judgment; UES offers or extends no warranty, expressed or implied. These findings are current with the dates of our site work and the information cited herein. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site activities. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. UES can accept no responsibility for interpretations of these data made by other parties.

No ESA can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical analysis may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process and uncertainty is inevitable. Additional assessment may be able to reduce uncertainty.

Even when a Phase II ESA is performed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. Such conditions may include, but are not limited to, complex geological settings, the fate and transport characteristics of certain hazardous substances and petroleum products, the distribution of existing contamination, physical limitation imposed by the location of utilities and other man-made objects, and the limitation of assessment technologies. Phase II ESAs do not generally require an exhaustive assessment of environmental conditions on a property. If hazardous substances or petroleum

products are confirmed on a parcel of property, the extent of further assessment is related to the degree of uncertainty that is acceptable to the user with respect to the real estate transaction.

In expressing the opinions stated in this report, UES has exercised the degree of skill and care ordinarily exercised by a reputable and competent environmental professional in the same area and time frame given the same facts and circumstances. Documentation and data provided by the Client or other interested parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that UES assumes no responsibility or liability for their accuracy. The information contained in this report, including its conclusions, is based on the information that was made available to UES during the assessment and upon the services described that were performed. Because the report is based on available information, some of its conclusions could be different if the information upon which it is based is determined to be false, inaccurate, or contradicted by additional information.

SOIL SAMPLING AND ANALYSIS

On October 5, 2022, six (6) soil borings (SB-1 through SB-6) were advanced throughout the subject property using a Geoprobe® drill-rig via direct-push technology. The boring locations are depicted on **Figure 2: Sample Location Map** and Soil Boring Logs are included as **Appendix C.**

Soil samples were collected from each boring in 2-foot intervals until groundwater was encountered, and field screened using an organic vapor analyzer (OVA), specifically the 2020 Toxic Vapor Analyzer. Soil samples were collected for laboratory analysis from SB-1 through SB-6 at the interval exhibiting the highest concentration of organic vapors. OVA readings are documented on Soil Boring Logs located in **Appendix C**. SB-1 through SB-6 did not exhibit organic vapors; therefore, soil samples were collected from the 2-foot interval above the observed water table.

The soil samples were placed into laboratory-supplied containers, stored on ice, and submitted to Pace Analytical, a National Environmental Laboratory Accreditation Program (NELAP) certified laboratory, for analysis of Volatile Organic Compounds (VOCs) by EPA Method 8260, Semi Volatile Organic Compounds (SVOC) and Polycyclic Aromatic Hydrocarbons (PAHs) by EPA Method 8270, Total Recoverable Petroleum Hydrocarbons (TRPH) by the State of Florida Petroleum Range Organics (FL-PRO) method, and 8 RCRA Metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag) by EPA Method 6020/7471.

Lithological sequences were evaluated as part of this investigation. The classifications and descriptions were based upon visual and manual characterizations of the collected soil samples, documented on a Soil Boring Log, and appended to the report as **Appendix C.**

GROUNDWATER SAMPLING AND ANALYSIS

Following the collection of soil samples, shallow temporary monitoring wells (TMW-1 through TMW-6) were installed at the six boring locations. The shallow temporary monitoring wells were advanced to a depth of approximately 11.0-12.0 feet below land surface (bls) and installed with 10 feet of 1-inch PVC machine slotted 0.010 screen with the appropriate length of 1-inch PVC riser. Following the installation, the wells were developed by purging until they were free and clear of any residual sediment. The locations of the temporary monitoring wells are depicted on **Figure 2: Sample Location Map**.

Prior to sample collection, the six (6) temporary monitoring wells were allowed to stabilize for 24 hours after well development. Following stabilization, the temporary monitoring wells were purged until pH, conductivity, temperature, dissolved oxygen, and turbidity measurements achieved stabilization criteria for range of variation of the last three consecutive readings. Purging activities ceased when the field parameters stabilized, according to SOP 001/01 FS-2213. Groundwater Sampling Logs are included in **Appendix D**. Groundwater samples were collected on October 6, 2022, from the six (6) temporary monitoring wells, placed into laboratory-supplied containers and stored on ice. The groundwater samples were submitted to Pace Analytical, a NELAP-accredited laboratory, for analysis of VOCs by EPA Method 8260, SVOCs + PAHs by EPA Method 8270, TRPH by FL-PRO, and 8 RCRA Metals by EPA Method 6020/7471.

FDEP groundwater sampling logs are included in **Appendix D.**

GPR SURVEY and ANALYSIS

UES mobilized to the subject property October 25, 2022, to conduct a ground penetrating radar survey (GPR) at the southern vacant grassy area of the subject property to determine if the potential for a former UST system to remain on the property. Six (6) large anomalies were identified that are indicative of the potential for an underground storage tank (UST) vault. Refer to **Figure 2: Sample Location Map** for approximate locations of presumed USTs. This is further addressed in the conclusions to this report.

SOIL ASSESSMENT ANALYTICAL RESULTS

A summary of the soil laboratory analytical results is presented on **Table 1** and discussed below:

October 5, 2022, soil analytical results indicated elevated arsenic concentrations in SB-1 (1.5-3.5') at 5.5 mg/kg, which is above the FDEP residential Soil Cleanup Target Levels (SCTLs) of 2.1 mg/kg and below the commercial SCTL of 12 mg/kg. Benzo(a)pyrene concentrations were slightly elevated in SB-4 (2-4') at 0.12 mg/kg, which is above the FDEP residential SCTL of 0.1 mg/kg and below the commercial SCTL of 0.7 mg/kg. Remaining constituents analyzed were either undetected or below the residential Soil Cleanup Target Levels (SCTLs) as established in Table 2 of Chapter 62-777, Florida Administrative Code (FAC).

Site concentrations for carcinogenic polycyclic aromatic hydrocarbons must be converted to Benzo(a)pyrene equivalents before comparison with the appropriate direct exposure SCTL for Benzo(a)pyrene using the approach described in the February 2005 "Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777, F.A.C." SB-4 (2-4') had an exceedance of benzo(a)pyrene, once converted, of 0.2 mg/kg, slightly above the residential SCTL of 0.1 mg/kg.

Benzo(a)pyrene Equivalents Conversion Tables (BECTs) are included in **Appendix B**. Laboratory Analytical Reports & Chain of Custody Documentation are included as **Appendix A.**

GROUNDWATER ANALYTICAL RESULTS

A summary of the groundwater laboratory analytical results is presented on **Table 2,** and below:

October 6, 2022, groundwater analytical results indicated concentrations of arsenic were slightly above the applicable FDEP Groundwater Cleanup Target Levels (GCTLs) of 10 micrograms per liter (µg/L) in TMW-6 at 10.6 µg/L. Groundwater analytical results for the remaining constituents analyzed were either undetected or below the applicable FDEP GCTLs as per Chapter 62-777 FAC.

Laboratory Analytical Reports & Chain of Custody Documentation are included as **Appendix A.**

CONCLUSIONS

Based on the results of the analytical data obtained from the Limited Phase II ESA, concentrations of the tested parameters in soil reported no exceedances of the FDEP SCTL, with the exception of arsenic in SB-1 (1.5-3.5') and benzo(a)pyrene in SB-4 (2-4').

Concentrations of the tested parameters for groundwater had a slight exceedance of arsenic above the FDEP GCTLs in TMW-6. Groundwater analytical results for the remaining constituents analyzed were either undetected or below the applicable FDEP GCTLs as per Chapter 62-777 FAC. TMW-6 should be resampled for arsenic.

Based on the results described above and the proposed development of the subject property as UES recommends that additional soil samples be collected at five (5) foot step outs at the location of SB-1 and SB-4 and analyzed for arsenic and benzo (a) pyrene equivalents. Furthermore, purging and resampling MW-6 for arsenic would be beneficial as the result may fall below the GCTL.

Based on the results of the GPR survey, subsurface anomalies that could potentially be USTs from the prior operation of a service station on the subject property were located at the southern portion of the subject property. The presence/absence of these suspected tanks should be further assessed and if present properly removed and closed according to Broward County and FDEP criteria.

To further address the conditions identified above, UES has summarized a plan in the table below **(See Appendix E)** that includes anticipated costs and estimated time needed to complete further assessment and/or remediation if required. The scope includes the following items:

1. Assessment and Remediation of Limited Arsenic Impacts to Soil;
2. Assessment and Remediation of Limited Benzo (a) Pyrene Impacts to Soil;

3. Limited Groundwater Assessment (Arsenic); and
4. Verification of Subsurface Anomalies (Presence/Absence of USTs).

Phase II Findings and Conclusions Remediation Estimate and Timeline

Scope Element	Additional Assessment	Remediation: Source Removal and Restoration	Estimated Timeline	Estimated Cost	Comments
1.0 Arsenic Impacts (Soil)	Recommended 4 Soil Samples	16 Tons Excavated and Managed at Permited Landfill includes backfill and restoration.	60 Days	$5,000	Assumes clean soil at 10 foot step out not to exceed 5-feet BLS
2.0 Benzo(a) Pyrene Impacts (Soil)	Recommended 4-8 Soil Samples	20 Tons Excavated and Managed at Permited Landfill includes backfill and restoration.	60 Days	$7,500	Assumes clean soil at 10 foot step out not to exceed 5-feet BLS
3.0 Groundwater Analysis (Arsenic)	Resample and Filter	NA	10 Days	$1,500	Assumes impact does not excced GCTL
4.0 Verification of Suspected USTs					
4.1 Scenario 1: No Tanks Discovered	Excavate Suspect Area	Evaluate fill material and sample to verify clean.	10 Days	$10,000	Assumes material clean. If impacted Source Removal and Remediation is required, estimated at $175 per Cubic Yard
4.2 Scenario 2: Tanks Present Closed in Place	Excavate Suspect Area	Submit Tank Notification, Removal and Dispose Tanks, Sample Below Tanks	60 Days	$50,000	Assumes no additional soil and groundwater impact. Should ground water impact be observed above GCTLs and NADVs. Groundwater Remediation may be required. See Table Below. Soil Removal $175 CY
4.3 Scenario 3: Tanks Present	Excavate Suspect Area	Submit Tank Notification, Test for Residual Fuel/Sludge, Removal, Decomission and Dispose Tanks, Sample Below Tanks	75 Days	$75,000	Assumes no additional soil and groundwater impact. Should ground water impact be observed above GCTLs and NADVs. Groundwater Remediation may be required. See Table Below. Soil Removal $175 CY

Remedial Action Type	Preliminary Design Considerations	Estimated Timeframe (Years)	Estimated Cost Range
Groundwater Extraction / Pump and Treat	Treatment compound in parking area to west of AST system. Infiltration gallery to north of AST system. Likely treatment by air stripping. Soil excavation and disposal necessary to address soil impacts.	4 to 8	$750,000 to $1.3M
Multi-Phase Extraction	Treatment compound in parking area to west of AST system. Infiltration gallery to north of AST system. Excavated soil during construction will require disposal. Likely vapor treatment by activated carbon. Carbon availability, replacement and disposal increases cost.	3 to 6	$650,000 to $1.0M
Air Sparging with Soil Vapor Extraction	Treatment compound in parking area to west of AST system. Infiltration gallery to north of AST system. Excavated soil during construction will require disposal. Likely vapor treatment by activated carbon. Carbon availability, replacement and disposal increases cost.	2 to 4	$550,000 to $850,000
Chemical Oxidation	Multi-depth injection points to address both soil and groundwater impacts. Injection materials consisting of Klozur CR, PetroFix, or equivalent.	1 to 3	$450,000 to $700,000

UES appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. If you have any comments or questions regarding the information contained within this report or if we can be of further service, please contact the undersigned.

Respectfully submitted,
Universal Engineering Sciences, Inc.

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Appendices:
Figure 1: Site Location Map
Figure 2: Sample Location Map
Table 1: Summary of Soil Analytical Results
Table 2: Summary of Groundwater Analytical Results
Appendix A: Laboratory Analytical Reports & Chain of Custody Documentation
Appendix B: Benzo(a)pyrene Equivalents Conversion Tables
Appendix C: Soil Boring Logs
Appendix D: Groundwater Sampling Logs
Appendix E: Phase II Findings and Conclusions Remediation Estimate and Timeline

Attachment E

Fort Lauderdale City Property Tank Closure Assessment Report
Table 1: Soil Analytical Summart Results - Volatiles by 8260D, Semi-Volatiles by 8270E, and GC Semi-Volatiles by FL-Pro

Facility Name: Fort Lauderdale City Property
Address: 221 NW 6th Street, Fort Lauderdale, FL
FDEP Facility ID: 9819893

Analyte	Reporting Units	62-777 Table2 Soil - Residential SCTL	62-777 Table2 Soil Commercial/ Industrial SCTL	62-777 Table2 Soil Leach Base GW Criteria	Sample ID	SB-01	SB-02	SB-03	SB-04	SB-05R	SB-06R	SB-07R	SB-08R	SB-09R	SB-10R
					Sample Depth	4 - 6 ft bls	4 - 6 ft bls	8 - 10 ft bls	1 - 2 ft bls	5 - 7 ft bls	3 - 5 ft bls	2-3 ft bls	3 - 5 ft bls	1 - 2 ft bls	4 - 6 ft bls
					Date Sampled	10/2/2024	10/2/2024	10/3/2024	10/3/2024	10/3/2024	10/15/2024	10/15/2024	10/15/2024	10/15/2024	10/15/2024
Volatiles by 8260D															
Benzene	mg/kg	1.2	1.7	0.007		0.0008 U	0.00095 U	0.069 U	0.0011 U	0.026 U	0.0007 U	0.00083 U	0.00075 U	0.001 U	0.00062 U
Ethylbenzene	mg/kg	1500	9200	0.6		0.00066 U	0.00078 U	0.057 U	0.00086 U	0.021 U	0.00057 U	0.00068 U	0.00061 U	0.00085 U	0.0005 U
Methyl tert-butyl ether	mg/kg	4400	24000	0.09		0.00066 U	0.00078 U	0.057 U	0.00086 U	0.021 U	0.00057 U	0.00068 U	0.00061 U	0.00085 U	0.0005 U
Toluene	mg/kg	7500	60000	0.5		0.0066 U	0.0078 U	0.57 U	0.0086 U	0.21 U	0.0057 U	0.0068 U	0.0061 U	0.0085 U	0.005 U
Xylenes, Total	mg/kg	130	700	0.2		0.0014 U	0.0016 U	0.12 U	0.0018 U	0.045 U	0.0012 U	0.0014 U	0.0013 U	0.0018 U	0.0011 U
Semi-Volatiles by 8270E															
1-Methylnaphthalene	mg/kg	200	1800	3.1		0.059 U	0.066 U	0.034 U	0.065 U	SD	0.032 U	0.033 U	0.032 U	0.032 U	0.035 U
2-Methylnaphthalene	mg/kg	210	2100	8.5		0.059 U	0.066 U	0.034 U	0.065 U	SD	0.032 U	0.033 U	0.032 U	0.032 U	0.035 U
Acenaphthene	mg/kg	2400	20000	2.1		0.059 U	0.066 U	0.034 U [a]	0.065 U	SD	0.032 U	0.033 U	0.032 U	0.032 U	0.035 U
Acenaphthylene	mg/kg	1800	20000	27		0.059 U [a]	0.066 U [a]	0.034 U [a]	0.065 U b	SD	0.0863	0.033 U	0.032 U	0.032 U	0.0719 I
Anthracene	mg/kg	21000	300000	2500		0.037 U	0.041 U	0.021 U	0.041 U	SD	0.0342 I	0.021 U	0.02 U	0.02 U	0.028 I
Benzo(a)anthracene	mg/kg	#	#	0.8		0.0274 I	0.133	0.042 U	0.0081 U	SD	0.156	0.18	0.163	0.0624	0.0917
Benzo(a)pyrene	mg/kg	0.1	0.7	8		0.0429	**0.214**	0.042 U	0.0081 U	SD	**0.286**	**0.239**	**0.239**	0.0923	**0.18**
Benzo(a)pyrene Equivalents	mg/kg	0.1	0.7	8		0.066 [c]	**0.32** [c]	-	-	SD	**0.61** [c]	**0.49** [c]	**0.46** [c]	**0.19** [c]	**0.34** [c]
Benzo(b)fluoranthene	mg/kg	#	#	2.4		0.0661	0.321	0.0042 U [a]	0.0081 U	SD	0.312	0.296	0.305	0.129	0.215
Benzo(g,h,i)perylene	mg/kg	2500	52000	32000		0.0373	0.157	0.0042 U [a]	0.0081 U	SD	0.584	0.402	0.345	0.161	0.269
Benzo(k)fluoranthene	mg/kg	#	#	24		0.0221 I	0.0983	0.0042 U [a]	0.0081 U	SD	0.102	0.107	0.116	0.0476	0.0811
Chrysene	mg/kg	#	#	77		0.0442	0.204	0.0042 U	0.0081 U	SD	0.251	0.259	0.238	0.101	0.155
Dibenzo(a,h)anthracene	mg/kg	#	#	0.7		0.0097 I	0.038	0.0042 U [a]	0.0081 U	SD	0.215	0.155	0.135	0.063	0.0983
Fluoranthene	mg/kg	3200	59000	1200		0.0664 I	0.362	0.021 U [a]	0.041 U	SD	0.382	0.447	0.405	0.152	0.199
Fluorene	mg/kg	2600	33000	160		0.059 U	0.066 U	0.034 U [a]	0.065 U	SD	0.032 U	0.033 U	0.032 U	0.032 U	0.035 U
Indeno(1,2,3-cd)pyrene	mg/kg	#	#	6.6		0.0387	0.183	0.0042 U	0.0081 U	SD	0.587	0.455	0.41	0.195	0.289
Naphthalene	mg/kg	55	300	1.2		0.059 U	0.066 U	0.034 U	0.065 U	SD	0.032 U	0.033 U	0.032 U	0.032 U	0.035 U
Phenanthrene	mg/kg	2200	36000	250		0.037 U	0.149 I	0.021 U [a]	0.041 U	SD	0.14	0.134	0.132	0.0413 I	0.0561 I
Pyrene	mg/kg	2400	45000	880		0.0579 I	0.319	0.021 U [a]	0.041 U	SD	0.316	0.368	0.326	0.123	0.192
GC Semivolatiles by FL-PRO															
Total Petroleum Hydrocarbons (C8-C40)	mg/kg	460	2700	340		15.5	26	18.5	37.9	SD	30.4	29.2	34.1	13.9	35.9

Notes:
mg/kg - milligrams per kilogram
SCTL - Soil Cleanup Target Level
I - The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U - Indicates that the compound was analyzed for but not detected.
= Site concentrations for carcinogenic polycyclic aromatic hydrocarbons must be converted to Benzo(a)pyrene equivalents before comparison with the appropriate direct exposure SCTL for Benzo(a)pyrene using the approach described in the February 2005 'Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777, F.A.C.'
[a] Outside control limits.
[b] Associated BS outside control limits high, sample was ND.
[c] Total Benzo(a)pyrene Equivalents calculated as per FDEP Conversion Table [Revised 11-26-07].
"-" Benzo(a)pyrene equivalents not calculated due to non-detectable carcinogenic PAHs.
SD Sample destroyed in transit to the lab.
The lab detection limit was not below the Leachability GW Criteria.
Exceeds FDEP's Direct Exposure Residential SCTL.
Exceeds FDEP's Direct Exposure Commercial SCTL.
Exceeds FDEP's Leachability SCTL.

Fort Lauderdale City Property DRAFT

Table 2: Groundwater Analytical Summary - Volatile Organic Compounds by 8260D and Lead by 6010D

Facility Name: Fort Lauderdale City Property
Address: 221 NW 6th Street, Fort Lauderdale, FL
FDEP Facility ID: 9819893

Analyte	Reporting Units	62-777 Table 1 GW - GCTL	Sample ID	TMW-07	TMW-08	TMW-10
			Screen Interval	2 - 12 ft bls		
			Date Sampled	10/14/2024		
Volatiles by 8260D						
Benzene	µg/L	1		0.31 U	0.31 U	0.31 U
Ethylbenzene	µg/L	30		0.36 U	0.36 U	0.36 U
Methyl Tert Butyl Ether	µg/L	20		0.23 U	0.23 U	0.23 U
Toluene	µg/L	40		0.30 U	0.30 U	0.30 U
Xylene (total)	µg/L	20		0.72 U	0.72 U	0.72 U
Metals by 6010D						
Lead	µg/L	15		1.1 U	1.1 U	1.1 U

Notes:
ft bls - feet below land surface
GCTL - Groundwater Cleanup Target Level
µg/L - microgram per Liter
I - The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U - Indicates that the compound was analyzed for but not detected.
Exceeds FDEP's GCTL.

Fort Lauderdale City Site
Table 3: Groundwater Analytical Summary - Volatile Organic Compounds by 624.1

Facility Name: Fort Lauderdale City Property
Address: 221 NW 6th Street, Fort Lauderdale, FL
FDEP Facility ID: 9819893

Analyte	Reporting Units	62-777 Table 1 GW - GCTL	Sample ID	TMW-07	TMW-08	TMW-10
			Screen Interval	2 - 12 ft bls		
			Date Sampled	10/14/2024		
Volatiles by EPA 624.1						
1,1,1,2-Tetrachloroethane	µg/L	1.3		0.28 U	0.28 U	0.28 U
1,1,1-Trichloroethane	µg/L	200		0.25 U	0.25 U	0.25 U
1,1,2,2-Tetrachloroethane	µg/L	0.2		0.30 U	0.30 U	0.30 U
1,1,2-Trichloroethane	µg/L	5		0.47 U	0.47 U	0.47 U
1,1-Dichloroethane	µg/L	70		0.34 U	0.34 U	0.34 U
1,1-Dichloroethylene	µg/L	7		0.32 U	0.32 U	0.32 U
1,1-Dichloropropene	µg/L	-		0.34 U	0.34 U	0.34 U
1,2,3-Trichlorobenzene	µg/L	70		0.61 U	0.61 U	0.61 U
1,2,3-Trichloropropane	µg/L	0.02		0.63 U	0.63 U	0.63 U
1,2,4-Trichlorobenzene	µg/L	70		0.50 U	0.50 U	0.50 U
1,2,4-Trimethylbenzene	µg/L	10		0.32 U	0.32 U	0.32 U
1,2-Dibromo-3-chloropropane	µg/L	0.2		1.0 U	1.0 U	1.0 U
1,2-Dibromoethane	µg/L	0.02		0.28 U	0.28 U	0.28 U
1,2-Dichlorobenzene	µg/L	600		0.32 U	0.32 U	0.32 U
1,2-Dichloroethane	µg/L	3		0.31 U	0.31 U	0.31 U
1,2-Dichloropropane	µg/L	5		0.43 U	0.43 U	0.43 U
1,3,5-Trimethylbenzene	µg/L	10		0.27 U	0.27 U	0.27 U
1,3-Dichlorobenzene	µg/L	210		0.22 U	0.22 U	0.22 U
1,3-Dichloropropane	µg/L	-		0.31 U	0.31 U	0.31 U
1,4-Dichlorobenzene	µg/L	75		0.26 U	0.26 U	0.26 U
2,2-Dichloropropane	µg/L	-		0.24 U	0.24 U	0.24 U
2-Butanone (MEK)	µg/L	4200		2.0 U	2.0 U	2.0 U
2-Chloroethyl Vinyl Ether	µg/L	-		2.1 U	2.1 U	2.1 U
2-Hexanone	µg/L	280		2.0 U	2.0 U	2.0 U
4-Methyl-2-pentanone (MIBK)	µg/L	560		1.0 U	1.0 U	1.0 U
Acetone	µg/L	6300		10 U	10 U	10 U
Acrolein	µg/L	3.5		6.1 U	6.1 U	6.1 U
Acrylonitrile	µg/L	0.06		2.1 U	2.1 U	2.1 U
Benzene	µg/L	1		0.31 U	0.31 U	0.31 U
Bromobenzene	µg/L	-		0.37 U	0.37 U	0.37 U
Bromochloromethane	µg/L	91		0.45 U	0.45 U	0.45 U
Bromodichloromethane	µg/L	0.6		0.24 U	0.24 U	0.24 U
Bromoform	µg/L	4.4		0.41 U [a]	0.41 U [a]	0.41 U [a]
Carbon Disulfide	µg/L	700		0.53 U	0.53 U	0.53 U
Carbon Tetrachloride	µg/L	3		0.36 U [a]	0.36 U [a]	0.36 U [a]
Chlorobenzene	µg/L	100		0.20 U	0.20 U	0.20 U
Chloroethane	µg/L	12		0.67 U	0.67 U	0.67 U
Chloroform	µg/L	70		0.30 U	0.30 U	0.30 U
cis-1,2-Dichloroethylene	µg/L	70		0.28 U	0.28 U	0.28 U
cis-1,3-Dichloropropene	µg/L	-		0.29 U	0.29 U	0.29 U
Dibromochloromethane	µg/L	0.4		0.28 U	0.28 U	0.28 U
Dichlorodifluoromethane	µg/L	1400		0.50 U	0.50 U	0.50 U
Ethylbenzene	µg/L	30		0.36 U	0.36 U	0.36 U
Hexachlorobutadiene	µg/L	0.4		0.30 U	0.30 U	0.30 U
Isopropylbenzene	µg/L	0.8		0.22 U	0.22 U	0.22 U
m,p-Xylene	µg/L	20		0.47 U	0.47 U	0.47 U
Methyl Bromide	µg/L	9.8		2.0 U	2.0 U	2.0 U
Methyl Chloride	µg/L	2.7		0.50 U	0.50 U	0.50 U
Methyl Tert Butyl Ether	µg/L	20		0.23 U	0.23 U	0.23 U
Methylene Bromide	µg/L	70		0.37 U	0.37 U	0.37 U
Methylene Chloride	µg/L	5		2.0 U	2.0 U	2.0 U
n-Butylbenzene	µg/L	280		0.23 U	0.23 U	0.23 U
n-Propylbenzene	µg/L	280		0.29 U	0.29 U	0.29 U
Naphthalene	µg/L	14		1.0 U	1.0 U	1.0 U
o-Chlorotoluene	µg/L	140		0.22 U	0.22 U	0.22 U
o-Xylene	µg/L	20		0.26 U	0.26 U	0.26 U
p-Chlorotoluene	µg/L	140		0.31 U	0.31 U	0.31 U
p-Isopropyltoluene	µg/L	700		0.21 U	0.21 U	0.21 U
sec-Butylbenzene	µg/L	280		0.24 U	0.24 U	0.24 U
Styrene	µg/L	100		0.22 U	0.22 U	0.22 U
tert-Butylbenzene	µg/L	280		0.31 U	0.31 U	0.31 U
Tetrachloroethylene	µg/L	3		0.22 U	0.22 U	0.22 U
Toluene	µg/L	40		0.30 U	0.30 U	0.30 U
trans-1,2-Dichloroethylene	µg/L	100		0.22 U	0.22 U	0.22 U
trans-1,3-Dichloropropene	µg/L	-		0.21 U	0.21 U	0.21 U
Trichloroethylene	µg/L	3		0.35 U	0.35 U	0.35 U
Trichlorofluoromethane	µg/L	2100		0.50 U	0.50 U	0.50 U
Vinyl Acetate	µg/L	88		2.0 U	2.0 U	2.0 U
Vinyl Chloride	µg/L	1		0.41 U	0.41 U	0.41 U

Notes:
ft bls - feet below land surface
GCTL - Groundwater Cleanup Target Level
µg/L - microgram per Liter
I - The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U - Indicates that the compound was analyzed for but not detected.
"-" Means no GCTL has been established for the compounds.
The lab detection limit was not below the Leachability GW Criteria.
Exceeds FDEP's GCTL.

Attachment F

22 December 2023

VIA Electronic Mail

Mr. Andres Defelice and Mr. Oscar Sol
Green Mills Group, LLC
3323 W. Commercial Blvd., Suite E220
Fort Lauderdale, Florida 33309

Re: Pantry of Broward Test Pit Memo –610 NW 3rd Avenue, Fort Lauderdale, FL 33311

Dear Mr. Defelice and Mr. Sol:

On 19 December 2023, Lion Point Engineering, LLC ("Lion Point" or the "Consultant") performed an environmental test pit exploration/excavation at 221 Sistrunk Boulevard, Fort Lauderdale, FL 33311 (Broward County Tax Parcel ID 494234076600; referred to as the "Site") on behalf of Green Mills Group, LLC (the "Client" or "Green Mills Group").

This work was aimed at evaluating if underground storage tanks (USTs) are present in the southern portion of the Site as theorized in Universal Engineering Sciences's (UES's) Phase I Environmental Site Assessment (ESA) dated 30 November 2021, its Phase II ESA dated 8 November 2022, and its Non-Destructive Investigation dated 25 October 2022.

Findings

Prior to initiating excavation activities, Sunshine 811 was contacted to identify buried utilities at the Site. The excavated area was outlined with utility markings (the "white lined area") and its global positioning system (GPS[1]) coordinates were recorded as:

- Northwestern boundary (26.129933° N, -80.146640°W);
- Northeastern boundary (26.129928° N, -80.146605°W);
- Southeastern boundary (26.129779° N, -80.146771°W); and
- Southwestern boundary (26.129859° N, -80.146686°W).

The dimensions of the white lined area were approximately 36.5 feet (from NW to NE), 22.5 feet (from NE to SE), 37 feet (from SE to SW), and 23 feet (from SW to NW), with an area of approximately 850 square feet.

Lion Point mobilized to the Site on 19 December 2023 with its subcontractor, Chuck's Backhoe Service, Inc. of Pompano Beach, FL to install test pits within the white lined area, which is depicted on **Figure 1**.

[1] The Solocator mobile app was used to determine GPS coordinates.

The first test pit involved the excavation of soils in the southwestern portion of the white lined area. Soils were excavated to approximately four feet below land surface (ft bls) and groundwater was encountered at the base of the excavation. Intermittent field screenings of excavated soil were conducted by placing soil in a mason jar until it was about half-full. Aluminum foil was placed tightly over each mason jar to allow potential organic vapors to collect in the top of the jar. The jar was allowed to sit for five to 15 minutes, after which time a Mini Rae 3000 organic vapor analyzer (OVA) equipped with a photoionization detector (PID) was used to measure the readings in each sample jar.

Field screenings of soil were performed at depths of 2, 3.5, and 4 feet bls and the highest reading was 0.4 parts per million (ppm), which was recorded at a depth of 2 ft bls. Visual evidence of a release (e.g., an oil sheen or stained soil) was **not** observed. At the conclusion of the excavation, the first test pit was approximately 200 square feet by 4 feet deep. During the excavation, soil from the test pit was stockpiled in the undisturbed portion of the white lined area. A soil sample from the stockpile was field screened and determined to be less than 1 ppm, and the soil was then backfilled (using a last out/first in method) into the test pit with no tanks having been identified.

The second test pit was initiated in the center of the white lined area and a tank was encountered at about 3 ft bls. Upon discovery of the tank the excavation pivoted to determining its length. The measured length of the tank was at least 13 feet, and two subsurface pipes were also found. Lion Point did not excavate the full length of the tank because this investigation was designed to be exploratory, with a formal closure process to follow. Similarly, to the test pit above, visual evidence of a release (e.g., an oil sheen or stained soil) was **not** observed. Four soil samples were field screened using the OVA and the highest reading was 0.7 ppm. At the conclusion of the excavation, the area of the test pit was approximately 400 square feet, and it was excavated to the depth of the center of the tank at approximately 3-4 ft bls. During the excavation, soil from the test pit was stockpiled in the undisturbed portions of the white lined area and due to the absence of detectable contamination, soil was backfilled using a last out/first in method.

Conclusion

There is UST at the Site and an excavation around the tank did not identify liquid or free product near the tank. The subsurface consisted mostly of fine to coarse sand and the depth to the water table is approximately 4 ft bls. It does not appear that a release has occurred; however, prior to redevelopment of the Site, the tank should registered and closed in accordance with Florida Administrative Code (F.A.C.) Underground Storage Tank Systems Chapter 62-761 and Broward County's Section 27-317.

Recommendations

Green Mills is required to submit an Environmental Review to Broward County to verify that environmental licenses and enforcement issues related to the County's Natural Resource Protection Code have been resolved. A review fee is based upon the size and nature of the project. Lion Point recommends initiating the Environmental Review process with the Urban Planning Division through Broward County's ePermits System at https://www.broward.org/ePermits.

Additionally, a New Storage Tank Facility License or Tank Modification Application will need to be filed with Broward County. A Storage Tank Facility Registration Form also needs to be submitted to the Florida Department of Environmental Protection (FDEP). Specific information related to the capacity and former contents can be assumed as we have not been able to locate verifiable information to populate the documents. The applications may be signed by either the owner or operator. Lion Point understands that the Site is presently owned by the City of Fort Lauderdale; however, the Client may opt to sign the documents as an operator of the Site. After the UST permits have been approved, notice should be given to Broward County at least 48 hours prior to field efforts to formally close the UST (i.e., perform field sampling and/or excavation of the tank/closing it in place). The sampling procedures to be followed are outlined in Florida Department of Environmental Protection's (FDEP's) Instructions for Conducting Sampling During Underground Storage Tank Closure. A Tank Closure Assessment Report must be submitted to Broward County within 60 days of completion of formal tank closure assessments.

Sincerely,

Patrick Ceres 12/22/2023

Patrick Ceres, P.E. (FL)
Managing Principal

FIGURE

Key

- Approximate Site Boundary
- Approximate White Lined Area
- Approximate UST Location

0 0 0 0.01 Miles

Figure 1: Test Pit Investigation Map

610 NW 3rd Avenue, Fort Lauderdale, FL 33311 | Dec 2023

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PHOTOLOG

Lion Point Engineering, LLC
Photolog

Client: Green Mills Group, LLC	**Date:** 19 December 2023
	Site Address: 610 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 1

Orientation: Northwest

Comments: A view of the central test pit.

Photograph 2

Orientation: West

Comments: A view of the top of the UST (shown with white marking along the top).

Lion Point Engineering, LLC
Photolog

Client: Green Mills Group, LLC	**Date:** 19 December 2023
	Site Address: 610 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 3

Orientation: NA

Comments: A view from the top of the UST to ground surface.

Lion Point Engineering, LLC
Photolog

Client: Green Mills Group, LLC

Date: 19 December 2023

Site Address: 610 NW 3rd Avenue, Fort Lauderdale, FL

Photograph 4

Orientation: East

Comments: A view of the UST and associates piping.

Photograph 5

Orientation: Northwest

Comments: A view of the Site after soil has been backfilled into excavated areas.