

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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July 17, 2019

Via Email & FedEx

Mr. Chris Lagerbloom, City Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, Florida 33301

JUL 19 '19 RCVD

Re: Request for Designation of the Property Located at 1801 SW 1st Avenue, Fort Lauderdale, FL 33315, Identified by Folio Number 504215110020, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes

Dear Mr. Lagerbloom:

On behalf of Poinciana Crossing, Ltd. ("Poinciana"), we are pleased to submit this Request for Designation of the property located at 1801 SW 1st Avenue, Fort Lauderdale, FL 33315, Folio Number 504215110020 (the "Subject Property"), as a Green Reuse Area pursuant to section 376.80(2)(c), Florida Statutes, of Florida's Brownfields Redevelopment Act.

When fully developed as an affordable and workforce housing community, the Subject Property will consist of one building with a total of 113 units. Community amenities will include a community/recreation room, a business center with computers and high-speed internet access, a fitness center, on-site laundry facilities, and lush landscaping (the "Development"). The completed Development will have an estimated cost of approximately \$35.3 million. A legal description and property card depicting the location of the Subject Property are enclosed herein at Exhibit A.

Poinciana is applying for this designation due to the presence of contamination on the Subject Property, likely resulting from its historical use as a railyard, that has significantly complicated Poinciana's redevelopment efforts. Soils on the Subject Property are impacted by arsenic, polycyclic aromatic hydrocarbons, and benzo(a)pyrene contamination while groundwater is impacted by arsenic contamination. As such, Poinciana is likely to incur significant costs related to the implementation of both planned and unanticipated engineering measures while carefully managing the contamination on the Subject Property during redevelopment.

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The presence of actual contamination on the Subject Property creates a material level of regulatory, construction, health, and legal liability risk; has complicated redevelopment efforts; and has required, and will continue to require, significant time and money for environmental, engineering, and legal consultants to properly investigate and address. Accordingly, this designation, if granted, will allow Poinciana to access limited but important state-based economic incentives to help underwrite the otherwise unbudgeted costs associated with managing the environmental risk as well as, generally, to put the Development 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.

In considering a request for this type of designation, a local government must evaluate and apply the criteria set forth in section 376.80(2)(c), Florida Statutes. As reflected in the Statement of Eligibility incorporated herein at Exhibit B, Poinciana meets such statutory criteria. Accordingly, based on the foregoing, we respectfully request that staff recommend approval. Of course, as you evaluate the application and supporting materials, please feel free to contact us with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.



Michael R. Goldstein

/mrg

Enclosures

cc: Ms. Luisa Agathon, Assistant to the City Manager, City of Fort Lauderdale
Mr. Scott Kriebel, Poinciana Crossing, Ltd.