

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

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October 24, 2019

Via Email & FedEx

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

Re: Request for Designation of the Property Located at 640 N. Andrews Avenue, Fort Lauderdale, FL 33311, identified by Folio Numbers 494234150021 and 494234076180, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes

Dear Mr. Lagerbloom:

On behalf of HTG Village View, LLC ("Village View"), we are pleased to submit this Request for Designation of the property located at 640 N. Andrews Avenue, Fort Lauderdale, FL 33311, identified by Folio Numbers 494234150021 and 494234076180 (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 residential community for seniors, the Subject Property will consist of one building with a total of 100 units. Community amenities will include building security with on-site management and maintenance, a community and business center for residents, a fitness center, an open-air terrace, and a resort-style swimming pool with patio (the "Development"). The completed Development will have an estimated cost of approximately \$35 million. A legal description and property card depicting the location of the Subject Property are enclosed herein at Exhibit A.

Village View is applying for this designation due to a perception of contamination on the Subject Property that stems from the history of commercial and light-industrial use of both the Subject Property and surrounding area. Specially, portions of the Subject Property and those surrounding it were used for activities commonly associated with the use and storage of hazardous materials including gas stations, drycleaning and laundry facilities, automotive repair shops, and manufacturing

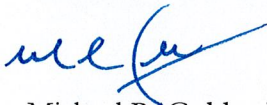
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facilities. This perception of contamination from the historical uses of the Subject Property as far back as the 1930s by businesses that typically result in contamination has significantly complicated redevelopment for Village View by making it more than likely that undiscovered contamination will be identified once construction begins. As such, Village View faces a material level of regulatory, construction, health, and legal liability risk that normally would end in cancellation of the project. This designation, if granted, allows Village View to access limited but important state-based economic incentives to help underwrite the otherwise unbudgeted costs associated with managing the imminent environmental risk as well as, generally, to put the Development on firmer 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, Village View 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. Jake Zunamon, HTG Village View, LLC