



February 9, 2018

Keven Klopp
 Director of Development Services
 City of Hallandale Beach
 400 South Federal Highway
 Hallandale Beach, FL 33009

Sent via E-mail to:
KKlopp@hallandalebeachfl.gov

RE: Bluesten Developers, LLC, development of property with the following legal description: Lots 23-36, Block 3 of Hallandale Park No. 3, Plat Book 6, Page 7, Broward County, Florida

Mr. Klopp:

As you know, this firm represents Bluesten Developers, LLC in regard to the relocation of mobile homes situated on the above-referenced property. This letter shall serve to inform the City of Hallandale Beach of the relevant facts regarding relocation of mobile homes currently situated on the subject property, and to assist the City in establishing compliance with Florida Statute §723.083.

As of the date of our letter to you dated January 17, 2018, there were five mobile homes situated upon the subject property which were not owned by Bluesten Developers, LLC. As of the date of this correspondence there remain only two mobile homes currently situated on the subject property which must be relocated. However, our clients are in discussions with the owners of those two mobile homes, and believe that agreements will be reached through which Bluesten Developers will acquire title to those mobile homes, and the owners will leave the subject property. Upon execution of agreements between our clients and the mobile home owners wherein Bluesten Developers, LLC purchases the mobile homes, the City will not have to meet the requirements of §723.083 F.S., because action by the City will not result in the removal or relocation of mobile home owners residing in the subject mobile home park.

In the event that agreements cannot be reached and one or both mobile homes must be relocated, we provide the information below.

Mobile home parks within approximately a 50-mile radius were contacted to determine whether vacancies exist at the present time, or whether any are expected between now and the expiration of the notice provided to mobile home owners by Bluesten Developers, LLC in compliance with Florida Statutes §723.061(d)2. Pursuant to the requirements of that statute, and based on the date of service of the notices, the tenancies of the two remaining mobile home owners will end on July 20, 2018, unless voluntarily terminated earlier pursuant to an agreement. A radius of fifty miles was used as that is the limit imposed by §723.0612(1)(a) for relocation expenses to be paid by the Florida Mobile Home Relocation Corporation. A radius of fifty miles from the subject property encompasses everything to the east of the subject property up to the Atlantic Ocean, west to the Everglades, south to Homestead, and north to West Palm Beach. A map showing a fifty-mile radius centered on the subject property is attached here for your reference.

In researching available sites for mobile homes within the above parameters, mobile home parks Miami-Dade County, Broward County, and Palm Beach County were contacted. Individual vacancies were found at several of the parks contacted. However, one park, located in Fort Lauderdale less than fifteen (15) miles

from the subject property, has eleven vacant sites suitable for mobile homes of the size and type of those needed to be moved from the subject property. That park is called Everglades Lakes Mobile Home Community, and is located at 2900 SW 52nd Ave, Fort Lauderdale, FL 33314. A copy of the list of parks contacted is attached here.

Based upon all of the foregoing information, it appears that the City is able to meet the requirement established by §723.083 F.S. to determine that adequate mobile home parks or other suitable facilities exist for the relocation of the two mobile home owners requiring relocation.

In the event that our client enters into agreements with either or both of the remaining mobile home owners currently residing on the subject property, we will provide you with that updated information. Please contact us if we can be of further assistance.

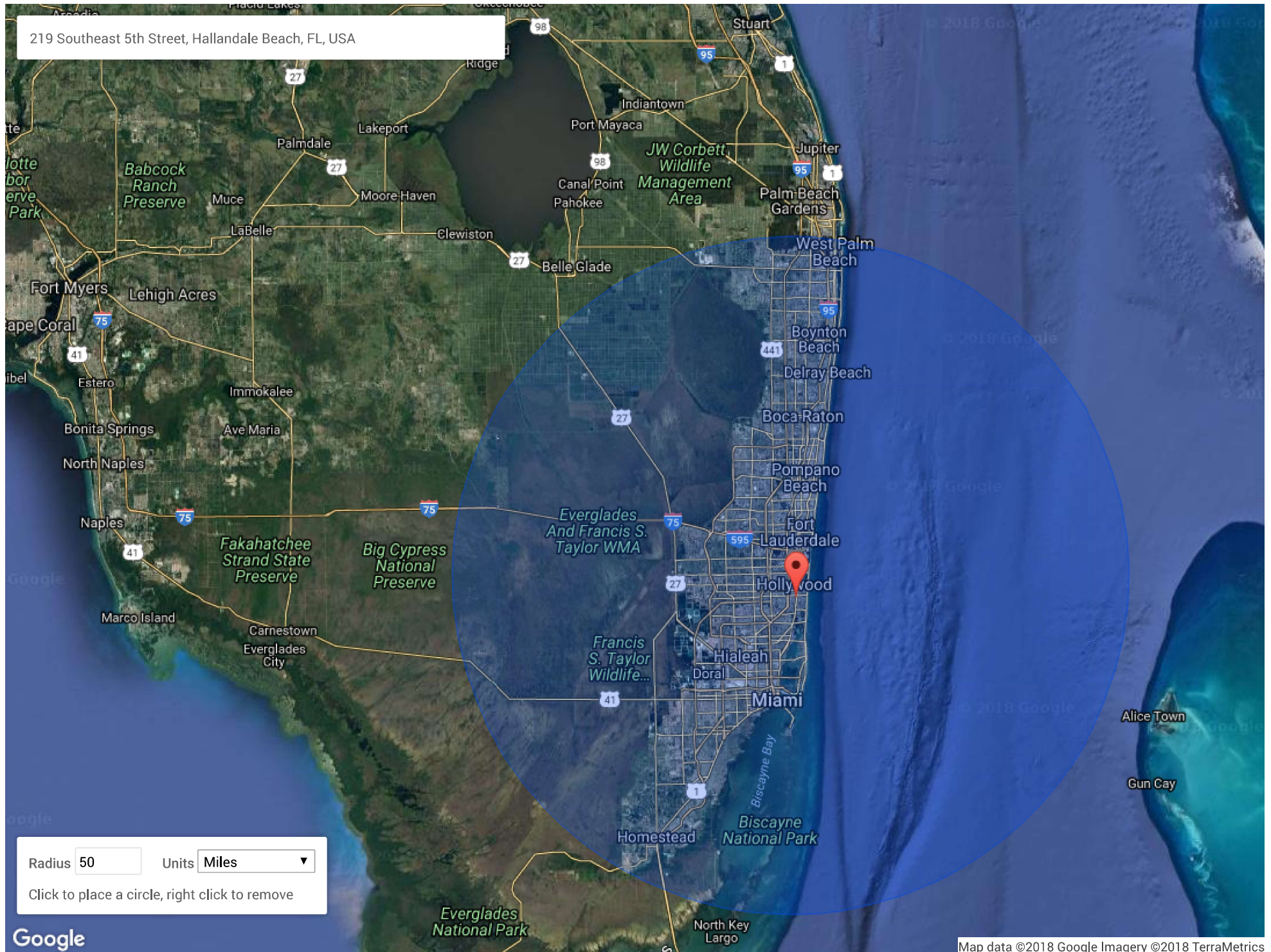
Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Adelson".

Anthony S. Adelson
Attorney at Law

cc: Client

219 Southeast 5th Street, Hallandale Beach, FL, USA



Everglades Lakes Mobile Home Community
Address: 2900 SW 52nd Ave, Fort
Lauderdale, FL 33314
Phone: (954) 584-6215, Summer Christlieb
55+, but has 20% exception available.
Have 11 lots available. \$660-\$700

Moonlight Ranch Mobile Home Park
4651 Griffin Road,
Davie, FL, 33314
954-581-1824
Lot available for March \$625/mo

Country Lakes Community Mobile
Address: 6800 NW 39th Ave, Coconut Creek,
FL 33073
Phone: (954) 421-4324
954-427-8433 Wendy
Currently 1 vacancy (approx 24' x 52')

Eastwood Mobile Home Park
418 SE 8th Street
Hallandale Beach
954-424-9226
Have sites available for up to 29'

Home Mobile Home Park
480 SW 8th Ave
Hallandale Beach,
954-454-0822
Left Message

Evening Star Mobile Home Park
Address: 6101 Cleveland St # A, Hollywood,
FL 33024
Phone: (954) 989-3702
9-12:30 M,T,Th
L/M

Sunnydale Mobile Home Park
Address: 129 Bedford Ave, Hallandale Beach,
FL 33009
Phone: (954) 454-2856, L/M
Office (Maintenance?) 954-639-4934

Rexmere Village,
651 SW 117 Way
Davie FL 33325
954-376-4135
All Ages Community
No sites available
Heather 954-472-9253

Seville Mobile Home Park
426 NE 5th Street
Hallandale Beach, FL 33009
954-458-5282
No sites available

Holiday Mobile Estates
3140 West Hallandale Beach Boulevard
Hallandale FL 33009
954-744-3454
No sites available

Embassy RV Park
Address: 3188 Lake Shore Dr, Hallandale
Beach, FL 33009
Phone: (954) 961-8892
Full for winter

Frisbee Trailer Park
601 N 63rd Ave, Hollywood, FL 33024
Phone: (954) 983-0375
No vacancies

Honey Hill Mobile Home Park
Address: 4955 NW 199th St, Miami Gardens,
FL 33055
305-625-9255
No sites available

Highland Village
Address: 4900 NE 2nd Ave, Pompano Beach,
FL 33064
Phone: (954) 421-3900 9-6 M-F, closed
Thursday.
L/M

Pembroke Park Lakes Mobile Home Park
3196 West Hallandale Beach Boulevard
Hallandale FL 33009
Phone: (954) 983-3100
Age-Restricted (55+) Community

Green Acres MHV Pembroke
3100 West Hallandale Beach Boulevard
Hallandale FL 33009
954-983-6079 – disconnected
954-966-3314 - LM
Age-Restricted (55+) Community

Orange Brook Mobile Homes Est
Address: 1447 S Park Rd, Hollywood, FL
33021
Phone: (954) 989-4772
55+ Community
No sites available

Ocean Waterway Mobile Home Pk
Address: 1500 Old Griffin Rd, Dania Beach,
FL 33004
Phone: (954) 922-0984
55+ Community
Seasonal rental only (max 6 months)

Park City West
10550 W. State Road 84
Ft. Lauderdale, FL
888-724-5216
55+ Community
No vacancies

Cheron Village
An All Age Community
13222 SW 9th Court, Davie, FL 33325
(888) 724-5217
No sites available

Coral Cay Plantation
2801 NW 62nd Avenue, Margate, FL 33063
(888) 724-5257, Michael (LM)
55+ Community

Country Knolls
Address: 215 NW 50th St, Pompano Beach,
FL 33064
Phone: (954) 427-9333
55+
Luke- No vacancies there, but sending out
emails to other parks for vacancies.

Sunshine Village
13453 Southwest 5th Street
Davie FL 33325
All Ages Community
Donna Coffin 954-472-7353

Bamboo Mobile Home Park
Address: 2430 Charles Rd, Hallandale Beach,
FL 33009
Phone: (954) 894-7765
LM- No vacancies

Meadowbrook Mobile Home Park
1531 Drexel Rd, West Palm Beach, FL 33417
[\(561\) 686-0015](tel:5616860015)
Peggy 954-327-1568
No vacant sites

Long Lake Mobile Home Park
4750 Carefree Trail
West Palm Beach, FL 33415
Rosemarie 561-433-2363
No Vacancies

Li'l Abner Mobile Home Park
Address: 11239 NW 4th Terrace, Miami, FL
33172
Phone: (305) 221-7174
No vacancies

Aquarius Mobile Home Park
451 S.E. 8th Street (Lucy Street)
HOMESTEAD, FL 33030
TEL: 305-248-9383
No vacancies