



# Jason S. Lichtstein



## Partner

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## Education

J.D., Emory University School of Law, 1999

A.B., University of Michigan, 1995;  
*with distinction*

## Bar Admissions

Florida  
Georgia

With emphasis on site redevelopment and environmental due diligence and regulatory compliance, Jason Lichtstein focuses his statewide practice on the cleanup and reuse of Brownfields and other contaminated properties across Florida, and on addressing and finding solutions for environmental issues arising in transactions. In a broad range of real estate and M & A transactions, he represents parties on sites from major mixed-used redevelopment projects to shopping plazas and gas station and drycleaner sites. A past President of the Florida Brownfields Association, Jason has been closely involved in the drafting, lobbying, and passage of Brownfields legislation in Florida, expanding incentives for cleanup and redevelopment. He also assists clients in renewable energy development and opportunities in new energy markets.

Jason is sought after for his keen knowledge of contamination and redevelopment issues, and has been ranked as a leading environmental lawyer by various industry publications, including *Chambers USA*, which noted that Jason has a "very good statewide reputation."

## Representative Experience

- **The District (Healthy Town), Jacksonville** - Representation of buyer in planned mixed-use redevelopment of former JEA Southside Generating Station site (Brownfield site) near downtown Jacksonville on St. Johns River.
- **Miami Herald Site, Miami** - Representation of buyer and current owner on environmental transactional, due diligence, and redevelopment planning issues in \$236 million purchase of Miami Herald site in downtown Miami.
- **Lauderdale Marine Center, Ft. Lauderdale** - Representation of buyer on environmental, transactional, and due diligence issues in purchase of largest yacht repair facility in the U.S.

- **Babcock Ranch, Southwest Florida** - Lead environmental counsel for purchaser and developer of approximately 90,000-acre Babcock Ranch property in Charlotte and Lee County, Florida, and in sale of approximately 74,000 acres to the State of Florida, one of the largest purchases of conservation lands in Florida's history.
- **Faena District, Miami Beach** - Representation of Faena Group in environmental matters relating to acquisition and development in connection with a three-block mixed-use oceanfront development in the City of Miami Beach.
- **Florida Voluntary Cleanup Tax Credits** - Representation of multiple clients in obtaining Florida Voluntary Cleanup Tax Credit (VCTC) awards on Brownfield and other eligible sites throughout Florida.
- Representation of national multifamily residential housing developer in acquisition, cleanup, and redevelopment of sites in Florida, including former golf course sites.
- Representation of a Fortune 100 telecommunications company on Florida environmental assessment and cleanup projects.
- Representation of Fortune 10 company on broad range of state environmental transactional, compliance, and cleanup issues in development of numerous retail sites in Florida.
- Representation of shopping center owner in addressing drycleaning contamination from former drycleaner and advising on its redevelopment as new grocery store and plaza in Miami-Dade County.
- Extensive experience advising clients on Florida environmental notification, assessment, and cleanup laws and requirements.
- Representation of international client in evaluation of Florida localities for renewable energy initiative in Florida.

### Awards & Recognition

- *Chambers USA* 2009-2017, Ranked in Florida for Environment
- *Super Lawyers Magazine* 2009, 2013-2014 Listed in Florida as a "Rising Star" for Environment
- *Real Estate Florida's* 2009, Recognized as one of the "Top 40 under 40"
- *Florida Trend's* Legal Elite 2007, Listed as an "Up and Comer"

### Published Work & Lectures

- Frequent speaker on Brownfields cleanup and redevelopment issues at state and national conferences.
- Florida State University College of Law, Guest Lecturer, Environmental law topics
- 5th Annual Northwest Florida Brownfields Redevelopment Forum, Speaker on Florida Brownfield legislation in 2017 session, June 6, 2017

- ULI North Florida Chapter Luncheon, Evolution is Everything: How Brownfield Incentive Programs Spark Renewal & Redevelopment in Tallahassee and North Florida, Speaker, "Overview of Key Brownfield Incentives Programs," May 9, 2017
- *Politico Pro*, Quoted, "Business groups file legal challenge to pollution notification rule requested by Scott," November 23, 2016
- 2nd Southeast Brownfields Conference, Presenter on Florida environmental contamination reporting and state Brownfield legislative issues, October 2016
- ULI North Florida Chapter Luncheon, Speaker, "Show Me the Money: How the Florida Brownfields Program Can Create a Win-Win for Your Next Project," November 5, 2015
- 1st Annual Southeast Brownfields Conference, Presenter on state Brownfield programs, features, and incentives, October 2014
- *The Florida Current*, Quoted, Articles addressing Brownfield legislative issues in 2014 and 2013 Florida legislative sessions.
- *Tallahassee Democrat*, Author, "Brownfield Focus Yields Success," October 2012
- *The Housing News Network Journal*, Author, "Developing Affordable Housing on Brownfields - A National Connection," July 2012
- *Florida Specifier*, Author, "Florida's VCTC Incentive Remains Strong as DEP Approves Record Number of Credits," June 2012
- *The Florida Times-Union*, Author, "Environment: Returning Green to Brownfields," November 2010
- *Inside the Minds: The Impact of International Climate Change Policies*, Thomson Reuters/Aspatore Books, Author, "Looking Beyond the Kyoto Protocol: The Future of Climate Change Law and Policy" book chapter, 2009
- *Panama City News Herald*, Co-Author, "The Promise of North Florida's Forests," October 2008
- *Tallahassee Democrat*, Co-Author, "Our Forests Can Help Meet Energy Goals," September 2008
- *Daily Business Review*, Quoted, Article addressing the Babcock Ranch property, "Conservation area, new city will be result of huge land deal," August 9, 2006

### Professional Memberships & Activities

- Florida Brownfields Association, Board of Directors, 2007-2012, 2015-Present
- Florida Brownfields Association, President, 2009-2010
- Florida Brownfields Association, President-Elect, 2008-2009
- Florida Brownfields Association, Treasurer, 2015-Present
- Florida Brownfields Association, Legislative and Policy Committee, Current

#### Co-Chair and Past Co-Chair

- Urban Land Institute, North Florida Chapter, ULI Capital Region Leadership Council, 2017-Present
- Urban Land Institute North Florida Chapter, Urban Plan Co-Chair and Volunteer, 2017-Present
- Florida Department of Transportation, 2060 Florida Transportation Plan, Community Livability, Environmental Stewardship, and Mobility Advisory Group, 2010
- Florida Biofuels Association, Advisory Committee, Former Board Member; Legislative Committee, Co-Chair, 2009-2010
- Florida Governor's Office of Tourism, Trade, and Economic Development, OTTED Think Tank on Growth Management/Housing, Past Member, 2008
- Temple Israel (Tallahassee), Trustee, 2011-2014
- University of Michigan Alumni Association, Tallahassee Alumni Group, Co-Founder, 2008

#### Related Professional Experience

- Staff Attorney, U.S. Court of Appeals, Eleventh Circuit, 1999-2000; U.S. Circuit Judge Rosemary Barkett, Miami, Florida, 2000
- Legal Intern, U.S. Environmental Protection Agency, Region IV, Atlanta, Georgia, 1998-1999