



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#25-0157**

**TO:** Honorable Mayor & Members of the Fort Lauderdale City Commission

**FROM:** Susan Grant, Acting City Manager

**DATE:** February 4, 2025

**TITLE:** Motion Approving a Triparty Lien Settlement Agreement Between Barbara Cohen, Aval Assets, LLC, and the City of Fort Lauderdale - **(Commission District 1)**

**Recommendation**

Staff recommends the City Commission approve a Triparty Lien Settlement Agreement (LSA) for the property located at 3316 NE 38 Street, Fort Lauderdale, FL 33308.

**Background**

On December 28, 1995, 3316 NE 38<sup>th</sup> Street was acquired by Lawrence and Barbara Cohen. The Cohen’s have a homestead exemption on the property. In November 2023, Lawrence Cohen passed away leaving Barbara Cohen as the sole owner of the property.

The property has been in a state of disrepair for several years and continues to deteriorate. Currently, the property is pending bank foreclosure. There are seven code enforcement liens recorded against the property. The breakdown of those cases is below. The non-compliant status of these cases prevents the property from being eligible for the City’s lien amnesty program. The City’s hard costs are \$16,140.82, and the seven liens total \$2,564,718.15.

<b>Case Number</b>	<b>Violation</b>	<b>Complied?</b>	<b>Fine/Lien Amount</b>	<b>City Hard Costs</b>
CE13080978	Condemnation Lien	Yes	\$543.15	N/A
CE07120555	Roof in disrepair	No	\$145,475.00	\$8,043.06
CE09111379	Electrical in disrepair and exterior building maintenance	No	\$370,050.00	\$2,554.05
CE12011967	Expired mechanical permit	No	\$114,450.00	\$927.65
CE16020532	Expired reroofing permit	No	\$305,900.00	\$1,034.96
CE16020551	Swimming pool not being maintained	No	\$1,580,000.00	\$2,132.14
CE23050836	Driveway in disrepair and tarps on the roof	No	\$48,300.00	\$1,448.96

There is a potential buyer, Aval Assets, LLC, represented by Angel Meza. The buyer is aware of the violations and agrees to comply with them if the lien settlement is approved. Aval Assets, LLC has an "as-is" purchase contract for \$1.4 million, which includes a payoff to the bank and an escrow of \$50,000 for the settlement of the fines and liens. Angel Meza plans to replace the roof, repair the driveway, paint the property, void expired permits, and drain and cover the pool within 180 days of closing.

**Resource Impact**

Revenue related to this agreement will be included in the FY 2025 operating budget in the accounts listed below.

<i>Funds available as of January 24, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-3020-000-369-933	Community Inspections	Lien Reduction Program	\$600,000	\$160,950	\$50,000
<b>TOTAL AMOUNT ►</b>					\$50,000

**Strategic Connections**

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development initiative.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 2: Be a community of strong, beautiful and healthy neighborhoods.

**Attachment**

Exhibit 1 – Triparty Lien Settlement Agreement

Prepared by: Katrina Johnson, Code Compliance Manager, Development Services Department

Department Director: Alfred G. Battle, Jr, Acting Director, Development Services Department