

**CITY OF FORT LAUDERDALE
EMERGENCY HOUSING REPAIR PROGRAM
PARTICIPATION AGREEMENT**

THIS AGREEMENT, is entered into this 30th day of May, 2023
by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, hereinafter referred to as “City”

and

NEYDA VELAZQUEZ, as Personal Representative of the Estate of Nelvis Velazquez (Deceased), a single person, hereinafter referred to as “Property Owner(s)” and/or “Participant(s)”

WHEREAS, the City Commission of City, at its meeting of August 16, 2022, approved CAM 22-0624, which includes substantial amendments to the 2022-2023 Annual Action Plan policies and guidelines and the allocation of State Housing Initiatives Partnership (SHIP) funds for the City of Fort Lauderdale Emergency Housing Repair Program; and

WHEREAS, Neyda Velazquez was appointed Personal Representative of the Estate of Nelvis Velazquez (Deceased) pursuant to Letters of Administration ordered on April 19, 2018, by the Broward Circuit Court, Probate Division, identified as instrument number 115027153 and recorded on April 20, 2018, in Official Records of Broward County, Florida; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

1. PURPOSE. The purpose of this Agreement is to establish the requirements for the City to provide funding to perform emergency repairs at a residential dwelling owned by Property Owners and legally described in Section 2 of this Agreement. This Agreement is subject to compliance with the existing City of Fort Lauderdale Housing Program Policy and Guidelines (“Program”).

2. SCOPE. The funding proceeds obtained in conjunction with this Agreement shall be used solely in connection with the rehabilitation, construction, and related soft costs for the house on Participant’s property (“Project”) having the following address:

3900 Galt Ocean Dr, #810
Fort Lauderdale, Florida 33308

Legally described as:

Apartment No. 810 in the PLAYA DEL MAR CONDOMINIUM, according to the DECLARATION OF CONDOMINIUM files for record in Official Records book 6163, page 807 of the Public Records of Broward County, Florida. (“Property”).

3. FORM OF ASSISTANCE. The grant shall not exceed a total principal amount of **Fifteen Thousand Dollars and Zero Cents (\$15,000.00)**. Upon execution of this Participation Agreement, the Program Maximum amount of the grant shall be earmarked and set aside for the Property Owner(s) to be used solely for the Property Owners' Emergency Housing Repair Project. The monies provided shall be withdrawn and used on behalf of the Property Owner(s) by City solely to pay for the Project costs. Participant(s) shall have no personal claim to the Project funds. Payments shall be made in accordance with the procedures provided in the form Contractor Agreement and Construction Contract Addendum used by the City and on file with the City's administrator for the Program ("Construction Contract"). Each Participant and heirs to the qualified property will be limited to a single lifetime assistance under this emergency housing repair program.

(a) Interest Rate. The interest rate on the principal amount of the funding shall be zero percent (0%) per annum.

(b) Term of Repayment and Participation in Future Programs

The \$15,000.00 principal amount is a one-time emergency housing repair grant to Participants with no repayment obligation. Participants in this grant program shall not be eligible to participate in any other City funded home rehabilitation program for a period of Twenty-four (24) months. The 24 months shall be calculated from the final inspection date for the work completed under this program.

4. ADMINISTRATION. As an administrative function, the City shall retain any and all unused portion of the award grant amount within ten (10) working days from the date of completion and acceptance of the work, which shall be the date of the Certificate of Completion for the Project.

Disbursements for hard costs to the General Contractor shall be made payable to the General Contractor, requiring the Property Owner(s)' signature in countersigning and releasing the check for payment(s) to the General Contractor. The Property Owner(s) shall not unreasonably withhold approval of any partial or final payments to General Contractor, subject to the requirements set forth or referred to in the City's Program Guidelines.

5. COMMUNICATIONS. Any and all communications arising under this Agreement shall be transmitted as follows:

(a) All notices, demands, requests, instructions, approvals, proposals, and claims shall be in writing.

(b) Notice by either party under this Agreement should be deemed sufficient if given in writing and hand delivered and return receipt requested or sent by registered or certified mail, postage prepaid and return receipt requested, to the appropriate parties indicated below:

AS TO THE CITY:
City Manager

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

With a Copy to:
City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33302

AS TO THE PROPERTY OWNER(S)/PARTICIPANT(S):
Neyda Velazquez, as Personal Representative
of the Estate of Nelvis Velazquez
3900 Galt Ocean Dr #810
Fort Lauderdale, Florida 33308

(c) Any such notices shall be deemed to have been given as of the time of actual delivery or, in the case of mailing, when the same has been deposited in the mail.

6. SEVERABILITY. If any section, subsection, clause, sentence, or provision of this Agreement shall be held invalid for any reason, the remainder of the Agreement shall not be affected thereby.

7. INTEGRATION. This Agreement and all exhibits attached hereto, specifically referenced within, shall constitute the entire agreement between City and Participants; no prior written or contemporaneous oral promises or representations shall be binding. This Agreement shall not be amended except by written instrument signed by both parties.

8. GOVERNING LAWS/VENUE. This Agreement shall be governed by the laws of the State of Florida with venue lying in Broward County for the purpose of any litigation that may arise out of this Agreement.

9. ENTIRE AGREEMENT. This Agreement shall constitute the entire Agreement between City and Participant for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and the Participants with respect to this Agreement. No prior written, prior or contemporaneous oral promises, or representations shall be binding. This Agreement shall not be amended except by written instrument signed by both parties.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

THE CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida

Donna Varisco
Signature

By: [Signature]
Greg Chavarria, City Manager

Donna Varisco
Print Name

Date: May 30, 2023

R. Wayne M. Spence
Signature

APPROVED AS TO FORM:
D'Wayne M. Spence, Interim City Attorney

Rebecca M. Joseph
Print Name

By: [Signature]
Patricia Saint-Vil-Joseph, Assistant City Attorney
05-24-2023

ATTEST:

[Signature]
David R. Soloman, City Clerk

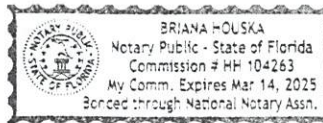


STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of May, 2023, by **Greg Chavarria**, as City Manager of the City of Fort Lauderdale, a municipal corporation of the State of Florida

Signature of Notary Public, State of Florida

Briana Houska
Name of Notary Typed, Printed or Stamp



Personally Known X OR Produced Identification _____

Type of Identification Produced _____

PROPERTY OWNER(S)/PARTICIPANT(S):

WITNESSES:

Rhaina Silva
Signature

Rhaina Silva
Print Name

Russell Casteel
Signature

Russell Casteel
Print Name

OWNER(S)/PARTICIPANT(S):

By: Neyda Velazquez
Neyda Velazquez, as Personal Representative
of the Estate of Nelvis Velazquez

Address: 3900 Galt Ocean, Dr. #810
Fort Lauderdale, Florida 33308

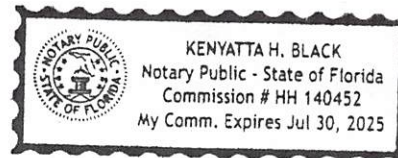
Date: 05/22/23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 22nd day of May, 2023, by **Neyda Velazquez**, as Personal
Representative of the Estate of Nelvis Velazquez.

Kenyatta H. Black
Signature of Notary Public, State of Florida

Kenyatta H. Black
Name of Notary Typed, Printed or Stamped



Personally Known _____ OR Produced Identification DL

Type of Identification Produced on file

Memo

DATE: May 24, 2023

TO: Sonia Sierra, Paralegal

FROM: [Deneice Graham](#)

SUBJECT: Repair Program - SHIP – [Neyda Velazquez](#)
[3900 Galt Ocean Dr. #810 Fort Lauderdale, FL 33308](#)

Attached please find the following:

1. Emergency Housing Participation Agreement
2. BCPA
3. Deed
4. CAM
5. Scope of Work

Please route to the appropriate departments

Thank you.

M-2 22-0766 Motion Approving an Event Agreement and Extended Road Closure Beyond 10:00am on the Barrier Island for Exotics on the Beach - (Commission District 2)

MOTION DIED FOR LACK OF A SECOND

M-3 22-0624 Motion Approving the Acceptance of the 2022-2023 State Housing Initiatives Partnership (SHIP) Funds and Allocating the 2021-2022 SHIP Funds Program Income - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Moraitis, Commissioner Glassman, Vice Mayor Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner McKinzie

M-4 22-0699 Motion Approving City of Fort Lauderdale Voting Delegate and Alternate(s) for National League of Cities 2022 City Summit and Annual Business Meeting - November 17-19, 2022 - (Commission Districts 1, 2, 3 and 4)

APPROVED - Mayor Dean J. Trantalis as Voting Delegate

Yea: 4 - Commissioner Moraitis, Commissioner Glassman, Vice Mayor Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner McKinzie

M-5 22-0810 Motion Appointing Honored Pioneer for Broward County Historic Preservation Board's 2022 Pioneer Day - (Commission Districts 1, 2, 3 and 4)

APPROVED - Roosevelt Walters

Yea: 4 - Commissioner Moraitis, Commissioner Glassman, Vice Mayor Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner McKinzie

RESOLUTIONS

R-1 22-0709 Appointment of Board and Committee Members - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 4 - Commissioner Moraitis, Commissioner Glassman, Vice Mayor Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner McKinzie



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

#22-0624

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

FROM: Greg Chavarria, City Manager

DATE: August 16, 2022

TITLE: Motion Approving the Acceptance of the 2022-2023 State Housing
Initiatives Partnership (SHIP) Funds and Allocating the 2021-2022 SHIP
Funds Program Income - (Commission Districts 1, 2, 3 and 4)

Recommendation

Staff recommends the City Commission approve a motion accepting the SHIP funds in the amount of \$ 1,782,257 and permit staff to use 10% of these funds for administrative costs along with 5% of any program income earned. The estimated program income (PI) is \$50,000. Staff further recommends that the City Commission authorize the City Manager to execute all documents associated with the acceptance of the SHIP 2022-2023 award, estimated PI and allocation of any program income earned for 2021-2022.

Background

On June 6, 2022, Florida Housing Finance Corporation (FHFC) notified the City of its expected 2022-2023 allocation. Funds are to be utilized based on the Affordable Housing Strategies as defined in the 2022-2025 approved Local Housing Assistance Plan (LHAP). In addition to the award of \$1,782,257, the estimated program income for FY2022-2023 will be \$50,000 resulting in a total of \$1,832,257 available for affordable housing.

Florida Administrative Code 67-37.005 requires that SHIP funds be advertised at least 30 days before the beginning of the application period unless a waiting list of applicants exists that will exhaust all allocated funding (Exhibit 2).

The Affordable Housing Committee (AHAC) and staff propose the following housing allocation for the SHIP funding for FY 2022-2023 in the amount of \$1,782,257 (Exhibit 3).

Administration-\$178,255.70
Owner Occupied Housing Rehabilitation-\$300,000
New Construction-Home Ownership-\$604,001.30
Emergency Housing Repair-\$300,000.00
Rental Assistance for the Elderly-\$150,000.00
Rental Development-\$250,000.00

08/16/2022
CAM # 22-0624

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An additional 2021-2022 Program income (PI) amount of \$519,101.56 is being appropriated.

Additionally, Housing and Community Development staff recommend that any program income be expended on strategies included in the approved 2019- 2022 SHIP LHAP.

This plan supports the City Commission 2022 top priority of addressing Homelessness and Housing opportunities.

Resource Impact

Funding for this item is contingent upon the approval of the Consolidated Budget Amendment CAM # 22-0262

Source:

<i>Funds available as of August 1, 2022</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
130-SH23REV-D351	SHIP Program Revenue FY 22-23	Intergovernmental Revenue/SHIP FY2022-2023	\$0.00	\$0.00	\$1,782,257
130-SH23PI-N770	SHIP Program Income FY 22-23	Miscellaneous Revenue/ Deferred Loans Paid	\$0.00	\$0.00	\$50,000
TOTAL AMOUNT ►					\$ 1,832,257.00

Use:

ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
130-SH23SFR-8001	SHIP Program FY 22-23 Single Family Rehab	Grant Services/ Program Funds	\$0.00	\$0.00	\$300,000.00
130-SH23NC-8001	SHIP Program FY 23 New Construction- Homeownership	Grant Services/ Program Funds	\$0.00	\$0.00	\$604,001.30
130-SH23ER-8001	SHIP Program FY - 23-Emergency Housing Repair	Grant Services/ Program Funds	\$0.00	\$0.00	\$300,000.00
130-SH23ADM-8001	SHIP FY 22-23 Administration	Grant Services/ Program Funds	\$00.00	\$00.00	\$178,255.70
130-SH23RAE-8001	SHIP FY 22-23 Rental Assistance for Elderly	Grant Services/ Program Funds	\$0.00	\$0.00	\$150,000.00

130-SH23RD-8001	SHIP FY 22-23 -Rental Development	Grant Services/ Program Funds	\$0.00	\$0.00	\$250,000.00
130-SH23PI-8045	SHIP FY 22- 23 Program Income	Grant Services/ Program Funds	\$0.00	\$0.00	\$50,000.00
				TOTAL AMOUNT ►	\$ 1,832,257.00

Source:

<i>Funds available as of August 1, 2022</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT REQUESTED
130-SH22PI-N770	SHIP Program Income FY 21-22	Miscellaneous Revenue/ Deferred Loans Paid	\$462,280.96	\$519,101.56	\$519,101.56
TOTAL AMOUNT ►					\$519,101.56

Use:

ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT REQUESTED
130-SH22REV-8001	SHIP Program Revenue FY 21-22	Grant Services/ Program Funds	.00	00	\$519,101.56
TOTAL AMOUNT ►					\$519,101.56

Strategic Connections

This item is a 2022 Top Commission Priority, advancing the Homelessness and Housing Opportunities Initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan; We are Community.

Attachments

Exhibit 1 - State Funding Allocation FY 2022-2023

Exhibit 2 - Notice of Funding Availability (NOFA) SHIP Funds 2022-2023

Exhibit 3 - AHAC June 13, 2022, Meeting Minutes

Exhibit 4 - 2021-2022 Additional SHIP Funding

Prepared by: Rachel Williams, Housing and Community Development Manager

Charter Officer: Greg Chavarria, City Manager

Projected SHIP 2022-2023

\$ 209,475,000

Local Government	County Total	County Share/ City Share
ALACHUA	2,726,840	1,348,695
Gainesville		1,378,145
BAKER	350,000	350,000
BAY	1,709,854	1,377,116
Panama City		332,738
BRADFORD	350,000	350,000
BREVARD	5,922,144	3,258,956
Cocoa		188,916
Melbourne		823,770
Palm Bay		1,179,099
Titusville		471,403
BROWARD	18,721,189	3,308,034
Coconut Creek		554,147
Coral Springs		1,288,018
Davie		1,016,561
Deerfield Beach		833,093
Fort Lauderdale		1,782,257
Hollywood		1,473,358
Lauderhill		713,277
Margate		561,636
Miramar		1,302,995
Pembroke Pines		1,636,232
Plantation		887,384
Pompano Beach		1,083,957
Sunrise		932,315
Tamarac		694,556
Weston		653,369
CALHOUN	350,000	350,000
CHARLOTTE	1,824,182	1,636,291
Punta Gorda		187,891
CITRUS	1,499,257	1,499,257
CLAY	2,131,049	2,131,049
COLLIER	3,677,575	3,493,328
Naples		184,247
COLUMBIA	668,830	668,830
DE SOTO	355,981	355,981
DEXIE	350,000	350,000
DUVAL	9,743,259	9,743,259
ESCAMBIA	3,105,938	2,584,451
Pensacola		521,487
FLAGLER	1,156,274	258,890
Palm Coast		897,384

SHIP allocation based on current budget offers including estimated Catalyst proviso

Local Government	County Total	County Share/ City Share
FRANKLIN	350,000	350,000
GADSDEN	422,117	422,117
GILCHRIST	350,000	350,000
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	398,078	398,078
HERNANDO	1,896,413	1,896,413
HIGHLANDS	987,773	987,773
HILLSBOROUGH	14,280,359	10,526,053
Tampa		3,754,306
HOLMES	350,000	350,000
INDIAN RIVER	1,553,430	1,553,430
JACKSON	464,214	464,214
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,846,076	3,846,076
LEE	7,498,690	4,689,680
Cape Coral		1,931,663
Fort Myers		877,347
LEON	2,841,167	936,449
Tallahassee		1,904,718
LEVY	422,117	422,117
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	3,942,346	3,401,062
Bradenton		541,284
MARION	3,659,518	3,042,889
Ocala		616,629
MARTIN	1,535,372	1,535,372
MIAMI-DADE	16,694,457	11,008,324
Hialeah		1,377,293
Miami		2,747,908
Miami Beach		505,842
Miami Gardens		687,812
North Miami		367,278
MONROE	807,196	807,196
NASSAU	897,485	897,485
OKALOOSA	2,046,856	1,845,650
Fort Walton Beach		201,206
OKEECHOBEE	380,020	380,020

Local Government	County Total	County Share/ City Share
ORANGE	13,955,434	10,945,247
Orlando		3,010,187
OSCEOLA	3,900,249	2,537,112
Kissimmee		777,320
St. Cloud		585,817
PALM BEACH	14,394,686	10,302,276
Boca Raton		939,973
Boynton Beach		775,874
Delray Beach		642,003
Wellington		591,622
West Palm Beach		1,142,938
PASCO	5,524,988	5,524,988
PINELLAS	9,237,757	4,816,567
Clearwater		1,127,930
Largo		795,371
St. Petersburg		2,497,889
POLK	7,173,765	5,567,559
Lakeland		1,116,238
Winter Haven		489,968
PUTNAM	717,022	717,022
ST. JOHNS	2,732,821	2,732,821
ST. LUCIE	3,256,381	742,129
Fort Pierce		460,127
Port St. Lucie		2,054,125
SANTA ROSA	1,854,316	1,854,316
SARASOTA	4,237,251	3,705,900
Sarasota		531,351
SEMINOLE	4,580,233	4,580,233
SUMTER	1,294,641	1,294,641
SUWANNEE	422,117	422,117
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	5,398,584	3,778,469
Daytona Beach		710,454
Deltona		909,661
WAKULLA	355,981	355,981
WALTON	759,118	759,118
WASHINGTON	350,000	350,000
TOTAL	203,911,400	203,911,400
DR Holdback		5,000,000
Catalyst		563,600
Total appropriation		209,475,000

CAM# 22-0624

Exhibit 1

8/8/2022

Page 1 of 4

**ATTORNEYS' TITLE FUND SERVICES, LLC
UPDATE**

Provided For: City of Ft. Lauderdale Attorney
Fund File Number: 1336578-2
File Reference No.: HINDS
Date Prepared: November 7, 2022
Processing Branch: Broward
Processing Branch Contact: (800)929-5791

Pursuant to your request, we have searched the public records of Broward County, Florida, from October 28, 2022 through November 1, 2022 to reflect all recorded documents affecting the above referenced Fund File. If the transaction has closed, the through date indicated may be subsequent to the recording of the closing documents.

This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced documents. Any documents referenced below must be examined to determine if they apply to the subject transaction.

Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.

Ad Valorem tax information is not provided.

This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.

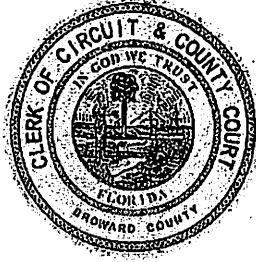
This search may contain repetitive instruments as certain types of instruments are posted to both property and name searches in ATIDS.

1. Nothing Found

RECEIVED

JAN 26 2023

**CITY OF
FORT LAUDERDALE**



Electronically Certified Court Record

(cover page)

This cover page is for informational purposes only and is not a requirement when presenting the **Electronic Certified Document**. Directly below the cover page, at the bottom of page 1, you will find the digital signature bearing the identity and authority of the Clerk. On the left side of each page is a unique code identifying the electronic certification for this document.

DOCUMENT INFORMATION

Agency Name:	Broward County Clerk of Courts
Clerk of the Circuit Court:	Honorable Brenda D. Forman
Date Issued:	12/21/2021 3:06:37 PM
Unique Reference Number:	CAA-CABJADAHBFADEI-BCABB-DBGEACCB-DAGEFH-G
Case Docket:	Letters of Administration
Requesting Party Code:	20190307150348
Requesting Party Reference:	chunt@browardclerk.org

HOW TO VERIFY THIS DOCUMENT

This electronically certified Court Record contains a unique electronic reference number for identification printed on each page. This document is delivered in PDF format and contains a digital signature identifying the certifier and a tamper proof seal indicating whether this document has been tampered with. The second page of this document contains a digital signature indicating the certifier as the Broward County Clerk of Courts. Open this document using Adobe Reader software to verify the digital signature of the author. Visit <https://www.browardclerk.org/ecertify> to learn more about validating this certified copy.



Instr# 115027153 , Page 1 of 1, Recorded 04/20/2018 at 04:12 PM
Broward County Commission

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 4/19/2018 11:07:09 AM.****

IN THE CIRCUIT COURT FOR BROWARD COUNTY,
FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

NELVIS VELAZQUEZ

File No.: PRC180001456

Deceased.

Division:

Filed in Open Court,
BRENDA D. FORMAN,
CLERK

ON 4-19-18
BY FLC

LETTERS OF ADMINISTRATION
(single personal representative)

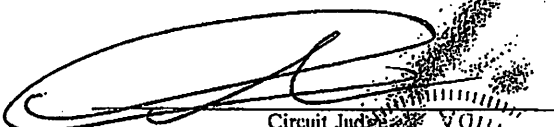
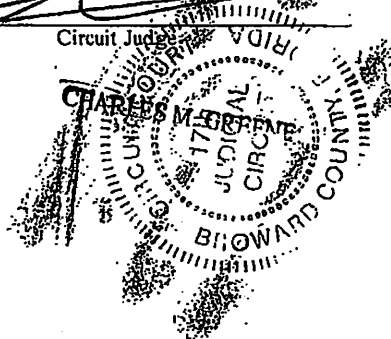
TO ALL WHOM IT MAY CONCERN

WHEREAS, Nelvis Velazquez, a resident of Broward County, Florida, died on March 12, 2018, owning assets in the State of Florida, and

WHEREAS, Neyda Velazquez has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate.

NOW, THEREFORE, I, the undersigned circuit judge, declare Neyda Velazquez duly qualified under the laws of the State of Florida to act as personal representative of the estate of Nelvis Velazquez, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on APR 19 2018


Circuit Judge




THIS INSTRUMENT

PREPARED BY: M. Elvira Ferro

RETURN TO Nelvis Velazquez 3900 Galt Ocean Drive #810, Fort Lauderdale, FL 33308

FOLIO #: 9319BMO122

GRANTEE SS #: [REDACTED]

QUIT CLAIM DEED

THIS QUIT- CLAIM DEED, Executed this 20th day of March, 2004 by M. ELVIRA FERRO, a single person, first party, to NELVIS VELAZQUEZ, a single person, whose post office address is 3900 Galt Ocean Drive, #810, Fort Lauderdale, FL 33308, second party:

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of TEN DOLLARS \$10.00 and other good and valuable consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, Sate of Florida, to-wit:

Apartment No. 810 in the PLAYA DEL MAR CONDOMINIUM, according to the DECLARATION OF CONDOMINIUM filed for record in Official Records Book 6163, Page 807 of the Public Records of Broward County, Florida.

Together with the undivided interest in the COMMON PROPERTY declared in said DECLARATION OF CONDOMINIUM to be an appurtenance to the above described Apartment.

Subject to covenants, conditions, restrictions, limitations, easements, terms and provisions of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the first said party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Handwritten Signature]

Witness Signature

Adela Torres

Print Name of Above Witness

[Handwritten Signature]

Witness Signature

NORVIN ROSALES

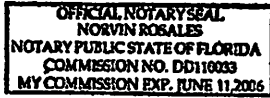
Print Name of Above Witness

M. Elvira Ferro

M. ELVIRA FERRO
3900 Galt Ocean Drive #810
Fort Lauderdale, FL 33308

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20th day of March, 2004 by M. Elvira Ferro, who has produced FLORIDA DRIVER LICENSE as identification and who did/did not take an oath,



NOTARY PUBLIC
Sign *[Handwritten Signature]*

Print NORVIN ROSALES
State of Florida at Large

My Commission Expires:



MARTY KIAR

BR WARD

COUNTY

PROPERTY APPRAISER

Property Search

Search Results

Parcel Result



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2023 ▾

[Next Parcel >](#)

Property Summary

Property ID: 494319BM1220

Property Owner(s): VELAZQUEZ, NEYDA

3900 GALT OCEAN DR #810 FORT LAUDERDALE, FL 33308

Mailing

Address: [click here to update mailing address](#)

Physical Address:

3900 GALT OCEAN DRIVE # 810 FORT LAUDERDALE, 33308

Neighborhood:

Property Use: 04 - Condominium

Millage Code: 0312

Adj. Bldg. S.F.: 1821 Card/Permits

Bldg Under Air S.F.:

Effective Year: 1976

Year Built: 1975

Units/Beds/Baths: 1 / 2 / 2



[Previous](#) [Next](#)

**Deputy
Appraiser:** Condo Department

**Appraiser's
Number:** 954-357-6832

Email: condoinfo@bcpa.net

Abbr. Legal Des.: PLAYA DEL MAR CONDO UNIT 810 PER CDO BK/PG: 6163/807

Owner Alert: This property is currently registered for BCPA's Owner Alert Notification. The owner(s) will be notified if a document is received by BCPA changing the ownership of this property.

If you see a factual error on this page, please click here to notify us.

 **Important:**

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2023	\$79,880	\$718,950	\$798,830	\$568,560	
2022	\$68,550	\$616,970	\$685,520	\$552,000	\$9,315.45
2021	\$55,250	\$497,250	\$552,500	\$535,930	\$9,037.37

Exemptions And Taxing Authority Information

County School Board Municipal Independent

Just Value	\$798,830	\$798,830	\$798,830	\$798,830
Portability	0	0	0	0
Assessed / SOH 20	\$568,560	\$568,560	\$568,560	\$568,560
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	\$50,000	0	\$50,000	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$463,560	\$538,560	\$463,560	\$513,560

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/03/2020	Order Determining Homestead	Non-Sale Title Change		116712292
03/20/2004	Quit Claim Deed		\$100	37238 / 1264
03/23/1999	Quit Claim Deed		\$51,000	30633 / 1519
08/01/1984	Warranty Deed		\$163,000	11971 / 3
06/01/1978	Warranty Deed		\$108,200	

Recent Sales In This Subdivision

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
494319BM2290	04/10/2023	Warranty Deed	Qualified Sale	\$700,000	118790040	3900 GALT OCEAN DR #1605 FORT LAUDERDALE, FL 33308
494319BM2070	03/31/2023	Warranty Deed	Qualified Sale	\$735,000	118774457	3900 GALT OCEAN DR #1416 FORT LAUDERDALE, FL 33308

**Florida House Rep.
District**

100

**Florida House Rep.
Name**

Chip LaMarca

**Florida Senator
District**

37

**Florida Senator
Name**

Jason W. B. Pizzo

**School Board
Member**

Sarah Leonardi

Broward County Property
Appraiser

115 South Andrews Avenue
Room 111
Fort Lauderdale, Florida
33301

954-357-6830

martykiar@bcpa.net

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Estimator

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**Exemptions &
Classifications**

All Exemptions

Agricultural
Classification

Appeals &
Petitions

Report Exemption
Fraud

 **Privacy Policy**

Having trouble viewing our website? Please contact our accessibility hotline for assistance at accessibility@bcpa.net or 954-357-6830.

Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. **Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



DOCUMENT ROUTING FORM

Rev: 3 | Revision Date: 9/1/2022

TODAY'S DATE: 5/24/2023

DOCUMENT TITLE: REHABILITATION – SHIP – Neyda Velazquez 3900 Galt Ocean dr., #810, Fort Lauderdale, Florida 33308

COMM. MTG. DATE: 8/16/22 CAM #: 22-0624 ITEM #: M-3 CAM attached: YES NO

Routing Origin: CAO _____ Router Name/Ext: Soniasx5598 Action Summary attached: YES NO

CIP FUNDED: YES NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include land, real estate, realty, or real.

2) City Attorney's Office: Documents to be signed/routed? YES NO # of originals attached: 1

Is attached Granicus document Final? YES NO Approved as to Form: YES NO

Date to CCO: 5/24/23 Attorney's Name: Patricia SaintVil-Joseph Initials: PSJ

3) City Clerk's Office: # of originals: 1 Routed to: _____ Ext: _____ Date: 05/26/23

4) City Manager's Office: CMO LOG #: May 10 Document received from: _____

Assigned to: GREG CHAVARRIA ANTHONY FAJARDO SUSAN GRANT
GREG CHAVARRIA as CRA Executive Director

APPROVED FOR G. CHAVARRIA'S SIGNATURE N/A G. CHAVARRIA TO SIGN

PER ACM: A. FAJARDO (Initial) S. GRANT (Initial)

PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to Mayor CCO Date: _____

~~5) Mayor/CRA Chairman: Please sign as indicated.~~

~~Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____~~

INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains _____ original and forwards 1 originals to: Deniece Graham /HCD

*****Please send scan to ssierra@fortlauderdale.gov of executed document

Attach _____ certified Reso # _____ YES NO Original Route form to CAO