



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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** May 16, 2017

**TITLE:** Motion to Approve Tri-Party Code Enforcement Lien Settlement  
Agreement with Alpar Enterprises, Inc. and Cohanim LLC

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**Recommendation**

It is recommended that the City Commission approve the proposed tri-party code enforcement lien settlement agreement for the property located at 3020 S. Federal Highway (also referred to as 3020 SE 6th Avenue) in substantially the form attached.

**Background**

The City of Fort Lauderdale recorded a code enforcement lien in case numbers CE08092015, CE11080656, and CE12091361 against the owners, Alpar Enterprises, Inc. (hereinafter together referred to as “owner”). Case Number CE08092015 is for an illegal land use and tandem parking violation, Case Number CE11080656 is for a failure of the 40 year safety inspection, and Case Number CE11080656 is for a violation of the general design requirements.

As a part of the tri-party lien settlement agreement (Exhibit 1), Cohanim, LLC (hereinafter referred to as “buyer”) agrees to close on the purchase of the property within 45 days of the City Commission’s authorization to execute the agreement. The buyer will pay \$150,000 upon the closing and purchase of the sale. Within 30 calendar days of the effective date of the agreement, the buyer will apply for the demolition permits for both structures, and have all other required permits (e.g. FPL, asbestos, utilities, etc.). The property will be demolished within 60 days following the City’s issuance of the demolition permit. The buyer agrees to ensure that the property remains clean and free of debris at all times during the permitting process.

## **Resource Impact**

There is a positive fiscal impact to the City in the amount of \$150,000.00.

<i>Funds available as of May 2, 2017:</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
001-DSD040101-M103	Community Inspections	Fines & Forfeits/Code Enforcement Board	\$906,000	\$182,285	\$150,000
				<b>TOTAL AMOUNT ►</b>	\$150,000

## **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018 initiative* included within the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics and environmental quality of neighborhoods.
- Initiative 4: Implement findings from the Code Enforcement Process Improvement Initiative.

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

## **Attachment**

Exhibit 1 – Proposed Lien Settlement Agreement

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Prepared by: Porshia L. Goldwire, Department of Sustainable Development

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