



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

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

**DATE:** May 5, 2015

**TITLE:** Amendment to the Lien Settlement with La Segunda Realty Corporation

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**Recommendation**

It is recommended that the City Commission authorize the execution of amendment to the Lien Settlement Agreement with La Segunda Realty Corp.

**Background**

On January 22, 2014 the City Commission authorized the City Manager to execute a lien settlement agreement (Exhibit 1) with La Segunda Realty Corp., the owner of the shopping center ("Riverland Center") located at 2758 Davie Boulevard. The lien settlement agreement provided terms and conditions for the property owner to comply outstanding code violations upon the sale of a portion of the property to McDonald's USA, LLC.

As a condition to the purchase, the property owner agreed to correct the outstanding code violations by improving the center's parking lot and agreed to pay a total settlement amount of \$125,000.00 over a period of 12 months. Further they agreed to the completion of the project within 120 days following the closing of the McDonalds. The agreement was fully executed on February 5, 2014.

On March 16, 2015, a notice for Breach of Lien Settlement Agreement (Exhibit 2) was sent to Leorah Greenman, Esquire on behalf of La Segunda. The notice outlined the failure of La Segunda to comply with landscaping, lighting, and signage enhancements stipulated in paragraph 2 of the lien settlement agreement within the 120 day timeframe agreed upon in the lien settlement agreement.

As a result of this notice, staff received a request for an extension of time for completion of the project from Leorah Greenman, Esquire on behalf of La Segunda. Counselor Greenman is requesting to amend the lien settlement agreement to indicate an extension of compliance for completion on or before 90 days from the date of the fully executed Amendment to Lien Settlement Agreement as shown in Exhibit 3.

The property owner has complied with all other terms and conditions outlined in the lien settlement agreement.

**Resource Impact**

There is no resource impact for this action.

**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 Vision Plan 2035: We Are Community*.

Attachments:

Exhibit 1 – Lien Settlement Agreement

Exhibit 2 – Amendment to Lien Settlement Agreement

Exhibit 3 – Breach of Lien Settlement Agreement

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