



CITY MANAGER'S OFFICE
CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 13 | Revision Date: 09/29/2025

SECTION 1 | SUMMARY INFORMATION

Date: 11.25.25

Commission Agenda Item Letter to the Commission (LTC) Letter to External Stakeholder(s) Other Document

Document Title/Purpose: CRA - (Arlidge & Laramore)

ON/OFF STREET PARKING AGREEMENT

Commission Meeting Date: Nov. 4, 2025 CAM #: 25-09163 Item #: R-1

CAM attached: Yes No Action Summary Attached: Yes No CIP FUNDED: Yes No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 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. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: CAO Router Name: ERICA H. Ext: 6088

Department: _____ Router Name: _____ Ext: _____

Department Approval (Director/Chief): Name _____ Init _____ Date: _____

*Return Document To: ERICA KEIPER Department: CAO Ext: 6088

*REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.

Scan Date: _____ Attach Certified Resolution #: _____ Original form route to CAO: Yes No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required Yes No

Is the attached Granicus document final? Yes No Number of Originals Attached: 1

Attorney's Name: LYNN SELMON Approved as to Form: Yes No Initials: LS

Route to: Finance (if applicable) Date: _____ Route to: CCO Date: 11.25.25

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: _____ Number of Originals: _____

Route to CMO Date: _____ Route to Mayor Date: _____

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: _____ Date Received: _____ Received From: _____

To CM/ACM: R. Williams C. Cooper Y. Matthews B. Rogers

Approved Init.: _____ for continuous routing to Rickelle Williams, City Manager/Executive Director

Disapproved: _____ Comments: _____

CMO Executive Assistant Route to: CCO | HR | OMB | Other: _____ Date: _____ Initial: _____



SIGN
HERE

SIGN
& DATE

NOTARIZE

On/Off Street Parking Agreement

This instrument prepared by:

(To be RECORDED in the Public Records of Broward County)

Office of the City Attorney
City of Fort Lauderdale
1 E Broward Boulevard, Suite 1605
Fort Lauderdale, FL 33301

THIS AGREEMENT was entered into this 11th day of December, 2025, by and between:

CITY OF FORT LAUDERDALE, a municipal corporation, Hereinafter referred to as *City*

And

Sistrunk Apartments, LLC, a Florida limited liability company, whose principal address is 2035 N. Miami Avenue, Unit 101, Miami, FL 33127, hereinafter referred to as "Lessee"

And

Fort Lauderdale Community Redevelopment Agency, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, hereinafter referred to as "Owner"

Pursuant to that certain Ground Lease dated December 1, 2025, Lessee is the ground lessee to the following described land having a street address of 1202 NW 6th Street, Fort Lauderdale, Florida 33311, being more particularly described as follows:

Lot 2, Block 5, Less Road, of FIRST ADDITION TO TUSKEGEE PARK, a subdivision of Section Four (4), Township Fifty (50) South, Range Forty-Two (42) East, a subdivision according to the plat thereof, as recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida.

Together with:

Lots 3 and 4, Block 5, Less Road, FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof, as recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida.

Together with:

Lots 5 and 6, Block 5, FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, Page(s) 65, Public Records of Broward County, Florida.

Less and except therefrom:

That portion of Lots 5 and 6, Block 5 of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, Page 65, Broward County records, described as follows:

Begin at the Northwest corner of said Lot 5: thence go South 89° 45' 50" East along the North line of Lots 5 and 6, 77.52 feet to the Northeast corner of Lot 6: thence

South 00° 04' 10" West along the East line of Lot 6, 33.18 feet: thence North 89° 55' 50" west, 5 feet to an intersection with a circular arc concave to the Southwest, the tangent of said arc bearing North 00° 04' 10" East: thence Northwesterly along said arc having a radius of 20 feet and a central angle of 89° 46', an arc distance of 31.33 feet to a point of tangency on a line 35 feet South of and parallel to the North boundary of the SE 1/4 of section 4, Township 50 south, Range 42 east: thence North 89° 41' 50" West along said parallel line, 52.62 feet to the west line of Lot 5: thence North 00° 08' 10" East along said west line, 13.19 feet to the Point of Beginning.

(hereinafter referred to as *Parcel 1*)

If parking is to be located on property other than Parcel 1 being served by the parking provided in this Agreement, the Owner is vested with fee simple title to the following described property having a street address of 540 NW 12th Avenue, Fort Lauderdale, FL 33311, which is within 700 feet of Parcel 1, being more particularly described as follows:

Lots 9 and 10, less right-of-way, TUSKEGEE PARK, according to the Plat thereof, as recorded in Plat Book 3, Page 9 of the Public Records of Broward County, Florida. (hereinafter referred to as "Parcel 2")

A. Parcel 1 is in the NWRAC-MUw zoning district. Lessee intends to use Parcel 1 for an affordable housing multifamily residential use.

B. Parcel 2 is in the NWRAC-MUw zoning district.

C. The use of Parcel 1 is part of a development permit, Case No. UDP-S24031 that has been approved by DRC. If the development permit approval expires, then this Parking Agreement shall terminate and no longer be of any force or effect.

D. Under the City of Fort Lauderdale Unified Land Development Regulations (ULDR), the use of Parcel 1 as a mixed-use multifamily affordable housing development requires 36 parking spaces.

E. Lessee is providing 34 on-site regular parking spaces in accordance with Section 47-20.16 of the ULDR.

F. In order to meet the parking requirement for the use of Parcel 1 as a mixed-use multifamily affordable housing use, *Owner* wishes to provide 2 off-site non-valet parking spaces in accordance with ULDR Section 47-20.16 (2000).

In consideration of the mutual covenants exchanged herein and other good and valuable considerations exchanged between the parties, the receipt and sufficiency of which is hereby stipulated to between the parties, the parties agree as follows:

The foregoing recitals are true and correct and are incorporated herein.

1. *Permission is granted to Lessee and Owner* to provide 2 off site regular parking spaces on Parcel 2 for the benefit of Parcel 1 in accordance with the terms of ULDR § 47-20.16 which permission is contingent upon the Owner, and its successors and assigns, maintaining the required parking spaces and facilities in accordance with section 47-20 of the ULDR now existing or subsequently enacted. Failure to comply with the restrictions and duties imposed by the laws

and regulations as aforesaid shall automatically revoke this permission without further action by the City.

2. Parcel 2 shall be encumbered and burdened with the obligation to provide offsite parking for Parcel 1 so long as such parking facilities are required; unless:

a. A different parcel complying with the provisions of the ULDR and subject to a recorded off-site parking agreement may be substituted for the parcel of land (Parcel 2) subject to the off-site parking agreement; or

b. If Parcel 1 no longer requires parking as evidenced by a written statement executed by the parties executing the off-site parking agreement and as approved by the department and termination of the off-site parking agreement is executed by the department and recorded in the public records of Broward County at owner's expense.

c. In the case of a new or substitute agreement for the use of other land or lands to meet the parking requirements of the ULDR of the City, this Agreement shall be voided by the execution and recording of a subsequent agreement.

3. This off-site non-valet Parking Agreement shall be deemed a covenant running with the land (Parcel 1 and Parcel 2) and shall be binding upon the successors and assigns of *Lessee* and *Owner* in the use of *Parcel 1 and Parcel 2*).

4. *Lessee and Owner* acknowledge that unless the terms and conditions of ULDR Section, 47-20 and this Agreement are met, the use of Parcel 1 for a mixed-use multifamily affordable housing use would be in violation of the ULDR.

5. Pursuant to the terms of ULDR Section, 47-20, this Agreement may be executed by the Zoning Administrator or his designee of the Urban Design and Planning Division of the Development Services Department on behalf of the City of Fort Lauderdale in accordance with ULDR Section, 47-20.18.c.

7. This Agreement shall not be valid until it is executed by both parties, recorded in the Public Records of Broward County, Florida at Lessee's expense and a copy of the recorded Agreement filed with the *City Urban Design and Planning Division of the Development Services Department*.

8. This Agreement may not be amended, modified, revoked or terminated except in writing signed by the Lessee, Owner and the City of Fort Lauderdale Zoning Administrator or someone equivalent in this position, and recorded in the Public Records of Broward County, Florida.

9. The Ground Tenant of Parcel 1 shall have all legal and equitable rights to enforce the parking rights on Parcel 2.

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

[signatures begin on the following page]

CITY:

WITNESSES:

City of Fort Lauderdale, a municipal corporation of the State of Florida

Ashley K. Dixon
(Witness 1 Signature)
Print Name: Ashley K. Dixon
Address: 101 NE 3rd Ave., Ste 2100
Fort Lauderdale, FL 33301

By: Rickelle Williams
Printed name: Rickelle Williams
Title: City Manager

Vou C. Howard
(Witness 2 Signature)
Print Name: Vou C. Howard
Address: 101 NE 3rd Ave., Ste 2100
Fort Lauderdale, FL 33301

Approved as to form and correctness:
D'Wayne M. Spence, Interim City Attorney

By: [Signature]
Lynn Solomon, Assistant City Attorney

ATTEST:

By: [Signature]
David R. Soloman, City Clerk

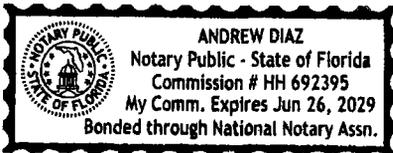


STATE OF FLORIDA)
)
COUNTY OF BROWARD)

ss.:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2025 by Rickelle Williams, as Executive Director of Fort Lauderdale Community Redevelopment Agency, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, on behalf of the agency, who is personally known to me or has produced a valid driver's license as identification.

[Notary Seal]



Andrew Diaz
Notary Public
Print Name: Andrew Diaz
My Commission Expires: _____
My Commission No.: _____

AS TO LESSEE:

WITNESSES:



(Witness 1 Signature)

Print Name: Joseph Boguiristain

Address: 1450 Brickell Ave, 23rd floor
Miami, FL 33131



(Witness 2 Signature)

Print Name: Katherine Pinado

Address: 1450 Brickell Ave, 23rd floor
Miami, FL 33131

LESSEE:

Sistrunk Apartments, LLC, a Florida limited liability company

By: Sistrunk Apartments Manager, LLC, a Florida limited liability company, its Manager

By: Magellan Housing, LLC, a Florida limited liability company its Manager

By: 

Printed name: Nikul A. Inamdar

Title: Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of November, 2025 by Nikul A. Inamdar, as Member of Magellan Housing, LLC, a Florida limited liability company, the Manager of Sistrunk Apartments Manager, LLC, a Florida limited liability, the Manager of Sistrunk Apartments, LLC, a Florida limited liability company, on behalf of the limited liability companies, *who is personally known to me.*



KATHERINE PINEDO
Commission # HH 621819
Expires December 16, 2028



AS TO OWNER:

OWNER:

WITNESSES:

Fort Lauderdale Community Redevelopment Agency, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes

[Signature]
(Witness 1 Signature)
Print Name: Miriame Civil

By: Rickelle Williams
Printed name: Rickelle Williams
Title: Executive Director

Address: 101 NE 3rd Ave Ste 2100
Fort Lauderdale, FL 33301

Approved as to form and correctness:
D'Wayne M. Spence, Interim General Counsel

[Signature]
(Witness 2 Signature)

Print Name: Keyandre Haynes

Address: 101 NE 3rd Ave, Ste 2100
Fort Lauderdale, FL 33301

[Signature]
By: _____
Lynn Solomon, Assistant General Counsel

ATTEST:

[Signature]
David R. Soloman, CRA Secretary



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2025 by Rickelle Williams, as the Executive Director of the Fort Lauderdale Community Redevelopment Agency, on behalf of the agency, who is personally known to me.

(Notary Seal)

Print Name: Andrew Diaz
NOTARY PUBLIC [Signature]
Commission No: _____
Commission Expires: _____

