



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-1199

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

FROM: Greg Chavarria, City Manager

DATE: December 19, 2023

TITLE: Motion Approving a Triparty Lien Settlement Agreement between
Commercial Blvd Realty LLC, Broward County, and the City of Fort
Lauderdale for 2000 West Commercial Boulevard - (**Commission District
1**)

Recommendation

Staff recommends the City Commission approve the Triparty Lien Settlement Agreement (LSA) in Exhibit 1, for the property located at 2000 West Commercial Boulevard Fort Lauderdale, FL 33309.

Background

There are two active code enforcement cases with liens recorded against the property located at 2000 West Commercial Boulevard. Both code enforcement cases were opened under the current property owner's ownership of the property.

Case number CE23010152 was opened for the exterior building maintenance being in disrepair to include stains and missing and peeling paint. There is a lien recorded in the amount of \$15,100 accruing at the daily rate of \$100. Case number BE21100089 was opened for failure to submit the ten (10) year safety inspection. There is a lien recorded in the amount of \$48,200 accruing at the daily rate of \$100.

The Broward County Property Appraiser's assessed value for the industrial property is \$16,455,250. The buyer, Broward County, is willing to purchase the property and bring the building and code cases into compliance within twelve and one-half (12 ½) months after the closing date of the sale by obtaining a demolition permit and/or removing illegally built structures, components and/or equipment and/or applying and obtaining the required after-the-fact permits for any structural, electrical, plumbing, and mechanical work.

If this agreement is approved, the owner or buyer will pay a settlement amount of \$12,975 for both code cases no later than fourteen (14) days after the full execution of the LSA. If the liens are reinstated due to a failure to comply with the terms of the LSA, the fines and the associated interests will have run continuously from the dates of imposition until the violation is corrected and the property owner is in compliance.

Resource Impact

There is a positive fiscal impact in the amount of \$12,975.00 to the account listed below.

Funds available as of December 7, 2023					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT / ACTIVITY NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
10-001-3020-524-369-933	Community Inspections	Other Miscellaneous Revenues / Lien Reduction Program	\$678,054	\$72,417	\$12,975
TOTAL AMOUNT					\$12,975

Strategic Connections

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 – Tri Party Lien Settlement Agreement

Prepared by: Porshia L. Garcia, Development Services Department

Department Director: Christopher Cooper, AICP, Director, Development Services Department