

ROLL CALL

Present 5 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Commissioner Ben Sorensen, Vice Chair Heather Moraitis, and Chair Dean J. Trantalis

MOTIONS

M-1 21-0916 Motion Approving Minutes for September 9, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

APPROVED

Aye: 5 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

M-2 21-0834 Motion Approving Subordination of the CRA Mortgages from Urban North, LLC to a New Mortgage in Favor of First Republic Bank; Amendments to the Façade Program Participation Agreement with Urban North LLC and to the Property and Business Improvement Program Agreement with Patio Bar and Pizza, LLC; Amendments to both CRA Mortgages and Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

APPROVED

Aye: 4 - Commissioner Glassman, Commissioner McKinzie, Commissioner Sorensen and Vice Chair Moraitis

Abstain: 1 - Chair Trantalis

RESOLUTIONS

R-1 21-0852 Resolution Approving Altis Cardinal Living, LLC, with Principals Frank Guerra, Alberto J. Suarez and Anthony Seijas as New Partners, Removing the Lansing Melbourne Group, LLC with Managing Member Peter Flotz, Adding Yalale Holdings, LLLP with Principal Felipe Yalale, Amending the Letter of Intent for the West Village, LLC Project and Ratifying Resolution 20-01 - (Commission District 3)

DEFERRED to October 5, 2021

Aye: 4 - Commissioner Glassman, Commissioner Sorensen, Vice Chair Moraitis and Chair Trantalis

Nay: 1 - Commissioner McKinzie



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING**

#21-0852

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: September 21, 2021

TITLE: Resolution Approving Altis Cardinal Living, LLC, with Principals Frank Guerra, Alberto J. Suarez and Anthony Seijas as New Partners, Removing the Lansing Melbourne Group, LLC with Managing Member Peter Flotz, Adding Yalale Holdings, LLLP with Principal Felipe Yalale, Amending the Letter of Intent for the West Village, LLC Project and Ratifying Resolution 20-01 - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution approving Altis Cardinal Living, LLC, with Principals Frank Guerra, Alberto J. Suarez and Anthony Seijas as new partners, removing the Lansing Melbourne Group, LLC with managing member Peter Flotz, adding Yalale Holdings, LLLP with Principal Felipe Yalale, amending the Letter of Intent for the West Village, LLC Project, and ratifying Resolution 20-01.

Background

On January 21, 2021, the Board of Commissioners approved Lansing Melbourne Group, LLC's, on behalf of 220145 LLC, proposal for the purchase of CRA owned property at 714 Sistrunk Boulevard and 526 NW 7th Terrace for the West Village Project and approved a request for \$12,000,000 in CRA Development Incentive Program (DIP) loans for the West Village Project. A location map of the property and project is attached as Exhibit 1 and a copy of CAM #20-0011 as Exhibit 2.

The West Village Project is proposed to be located at 501 NW 7th Avenue between NW 7th Avenue, NW 5th Street, NW 7th Terrace, and Sistrunk Boulevard and is a mixed-use development with two 6-story residential structures containing a total of 455 multifamily rental units, consisting of a mix of apartments and townhomes and 17,752 square feet of leasable commercial use on the first floor and a 6-story, 498-space parking structure. Total building square footage including structured parking is approximately 605,508 square feet. The housing units range from a total of 454 square feet for a studio to 1,754 square feet for the largest townhouse.

At the time of the CRA approval, the managing members of West Village, LLC were investor Felipe Yalale and developer/consultant Peter Flotz. Mr. Yalale headed up

220145 LLC, Sistrunk 2245, LLC and Urbano 500, LLC who had assembled the property. Peter Flotz headed up Lansing Melbourne Group, LLC. Because of other business commitments, the original business partners have reached an agreement by which Peter Flotz will no longer be part of the West Village project. Felipe Yalale will continue with West Village, LLC as a 51% stake holder under Yalale Holdings, LLLP, together with a new 49% equity partner, Altis Cardinal Living, LLC, with Frank Guerra, Alberto J. Suarez, and Anthony Sijas as principals. An organization chart is attached as Exhibit 3.

Altis Cardinal is a Miami-based real estate established in 2009. The company has a wealth of experience in the development and acquisition of real estate throughout the State of Florida and beyond. Their current focus is on the multi-family asset market. A company description is attached as Exhibit 4.

Altis Cardinal's experience covers every aspect of the real estate field. It includes the capacities of an investment firm, real estate brokerage, a general contractor, legal expert, and property manager, which all contribute to, and have made possible, its experience in real estate acquisition and development. In the early 2000s, when home ownership and property investment were rising fast, the company's principals built luxury condominiums and office parks. When debt crisis struck the nation, Altis Cardinal acquired and repositioned assets, thus contributing to several neighborhoods' positive turnarounds.

Today, Altis Cardinal sees opportunities to develop new multi-family assets and acquire distressed multi-family properties. They monitor metropolitan markets to spot significant opportunities to build new communities and to invest in existing communities with unrealized potential. In this period of economic uncertainty, they aim to provide stability in their investments.

The new partnership will proceed with the West Village project as planned and as described in CAM #21-0011. However, the completion date has been extended by six months (58 to 64 months) and the date for securing financing has been moved to June 2022. The updated letter of intent (LOI) is attached as Exhibit 5.

Consistency with the Northwest Progresso Flagler Heights CRA Community Redevelopment Plan

The Northwest Progresso Flagler Heights (NPF) CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provide employment and job opportunities.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment, and housing opportunities for low, very low and moderate-income households within the Northwest RAC should be encouraged.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2021 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

- The Business Development Focus Area
- Goal 5: Build an attractive and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

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.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – CAM #20-0011, approved on January 21, 2020

Exhibit 3 – New Organization Chart – The Adderley/West Village, LLC

Exhibit 4 – Altis Cardinal Living, LLC – Company Description

Exhibit 5 – Updated Letter of Intent

Exhibit 6 – Resolution 20-01 (CRA)

Exhibit 7 – Resolution

Prepared by: Eleni Ward-Jankovic, CRA Housing and Economic Development Manager

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director

RESOLUTION NO. 20-01 (CRA)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A FORGIVABLE LOAN OF EIGHT MILLION FOUR HUNDRED THOUSAND (\$8,400,000) AND A NON-FORGIVABLE LOAN OF THREE MILLION SIX HUNDRED THOUSAND (\$3,600,000) TO WEST VILLAGE, LLC UNDER THE DEVELOPMENT INCENTIVE PROGRAM; ACCEPTING THE OFFER OF ONE HUNDRED SIXTEEN THOUSAND (\$116,000) FOR THE SALE AND PURCHASE OF REAL PROPERTY LOCATED AT 526 NW 7TH TERRACE AND 714 SISTRUNK BLVD; AUTHORIZING THE LEASE OF COMMERCIAL SPACE IN THE WEST VILLAGE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT, ADDENDUM, LETTER OF INTENT AND OTHER DOCUMENTS RELATED TO THIS TRANSACTION; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO TAKE CERTAIN ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fort Lauderdale Community Redevelopment Agency ("CRA"), an agency authorized under Chapter 163, Part III of the Florida Statutes, was created to eliminate "slum and blight" and to stimulate community redevelopment; and

WHEREAS, the City Commission adopted Resolution No. 95-86 on June 2, 1995, finding the existence of slum and blight conditions in that area of the City of Fort Lauderdale, Florida (the "City") known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as more particularly described in that resolution, (herein referred to as the "Redevelopment Area"); and

WHEREAS, by adoption of Resolution No. 95-170, the redevelopment plan for the Redevelopment Area was approved by the City Commission on November 7, 1995 and was amended in 2001 by Resolution No. 01-86, in 2002 by Resolution No. 02-183, in 2013 by Resolution No. 13-137, in 2016 by Resolution No. 16-52 and in 2018 by Resolution No. 18-226 (the "Redevelopment Plan"); and

WHEREAS, the CRA Development Incentive Program (DIP) is intended to support projects with an investment of \$5,000,000 or more; and

WHEREAS, West Village LLC, a Florida limited liability company ("West Village"), has applied for funding in the amount of \$12,000,000 for a mixed use development project located at 501 NW 7th Avenue with a total development cost of approximately \$103,000,000 (the "Project"); and

WHEREAS, the CRA Advisory Board for the Redevelopment Area approved funding for this Project on December 10, 2019; and

WHEREAS, staff finds that the physical improvements comply with the Redevelopment Plan and will improve the Redevelopment Area; and

WHEREAS, the Board of Commissioners of the CRA finds that development of the Project will enhance the physical appearance of the Redevelopment Area, create new businesses, retail spaces, as well as facilitate a responsive and proactive business climate, all in accordance with and in furtherance of the Redevelopment Plan, as authorized by and in accordance with the Act; and

WHEREAS, the CRA Board finds that West Village has demonstrated that it has the financial capacity, legal ability, development experience and qualifications to develop this Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the Fort Lauderdale Community Redevelopment Agency hereby approves a forgivable loan under the CRA's Development Incentive Program (DIP) in the amount of Eight Million Four Hundred Thousand and No/100 Dollars (\$8,400,000) and a non-forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 Dollars (\$3,600,000) (collectively the "DIP Loans"), payable in equal installments over a ten (10) year term, to West Village, subject to the terms and conditions set forth in the Letter of Intent.

SECTION 3. Pursuant to Section 163.380(3) (a), Florida Statutes, an Invitation for Proposals to develop Fort Lauderdale Community Redevelopment Agency Property(s) located at 714 Sistrunk Blvd. and 526 NW 7th Terrace (collectively, the "Property") in the Northwest-Progresso-Flagler Heights Community Redevelopment Area was published in the Sun-Sentinel and in the Westside Gazette. The notice provided that all proposals were due at the CRA Office on or before 4:00 p.m. on July 16, 2019. The CRA Board of Commissioners hereby ratifies and approves issuance and publication of the Invitation for Proposals to develop the CRA Property. The CRA Board of Commissioners approve the sale of the Property to West Village in the amount of \$116,000, subject to the following conditions:

- A. The CRA shall convey the Property to West Village, LLC by Quit Claim Deed and West Village, LLC shall bear all closing cost(s), except CRA attorney's fees and fees related to recording documents to cure title defects.
- B. Any and all outstanding bonds must be satisfied and discharged at closing from the proceeds of the sale of the CRA Property and the purchase price must be sufficient to pay and discharge such bonds or obligations according to their terms.
- C. The sale of the CRA Property shall be for cash due at closing and no purchase money mortgage will be held by the CRA.
- D. The CRA Property shall be conveyed "As-is".
- E. Such other terms and conditions imposed by the Executive Director in the exercise of his discretion to complete closing on the CRA Property and to further the goals and objectives of the NPF Plan.

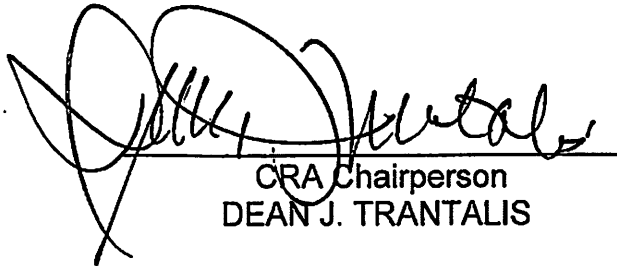
SECTION 4. That the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency hereby approves a lease of commercial space not to exceed four thousand (4,000) square feet within the Project for a term not to exceed five (5) years at commercially reasonable rates plus common area maintenance expenses to support and sustain small business development.

SECTION 5. That the governing body of the Fort Lauderdale Community Redevelopment Agency hereby authorizes execution of the Commercial Contract, Addendum and Letter of Intent, in substantially the form attached hereto, and any and all other documents or instruments, including, without limitation, subordination agreements and estoppel certificates, necessary or incidental to consummation of the transaction without further action or approval of this body. Except for the authority to increase the amount of the DIP Loans or reduce the purchase price of the CRA Property, the Executive Director or his designee is delegated authority to negotiate additional terms and conditions, modify the terms, take further actions, and make such further determinations he deems advisable in furtherance of the goals and objectives of the Redevelopment Plan and to execute all instruments and documents necessary or incidental to consummation of the DIP Loans, sale of the CRA Property and lease of commercial space within the Project, including without limitation, execution of a Commercial Lease, Development Agreement, Subordination Agreement or Estoppel Certificates.

SECTION 6. That the office of the General Counsel shall review and approve as to form all documents prior to their execution by the Executive Director.

SECTION 7. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this the 21st day of January, 2020.



CRA Chairperson
DEAN J. TRANTALIS

ATTEST:



CRA Secretary
JEFFREY A. MODARELLI

Commercial Contract

1. PARTIES AND PROPERTY: WEST VILLAGE, LLC, a Florida Limited Liability Company ("Buyer")

agrees to buy and Fort Lauderdale Community Redevelopment Agency, an agency created under F.S. Part III, Chapter 163. ("Seller")

agrees to sell the property at:

Street Address: 526 NW 7TH Terrace, Fort Lauderdale, Florida and 714 Sistrunk Blvd, Fort Lauderdale, FL 33311

504203011500 and 504203011590

Legal Description: See Exhibit "A" attached

and the following Personal Property: NONE

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 116,000.00

(a) Deposit held in escrow by: \$ 0.00
("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: _____ Phone: _____

(b) Additional deposit to be made to Escrow Agent

☐ within _____ days (3 days, if left blank) after completion of Due Diligence Period or

☐ within _____ days after Effective Date \$ 0.00

(c) Additional deposit to be made to Escrow Agent

☐ within _____ days (3 days, if left blank) after completion of Due Diligence Period or

☐ within _____ days after Effective Date \$ 0.00

(d) Total financing (see Paragraph 5) \$ 0.00

(e) Other \$ 0.00

(f) All deposits will be credited to the purchase price at closing.

Balance to close, subject to adjustments and prorations, to be paid
via wire transfer.

\$ 116,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller
and Buyer and an executed copy delivered to all parties on or before February 7, 2020, this offer
will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be
3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the
last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or
na. Calendar days will be used when computing time periods, except time periods of 5
days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on see addendum (Closing Date), unless
specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

This Instrument Was Prepared By
Alfredo D. Xiques, Esq.
Garcia & Xiques, PA
5901 SW 74th Street, Suite 400
Miami, Florida 33143

For Clerk's use only

Partial Release of Mortgage

Know All Men By These Presents:

WHEREAS, WEST VILLAGE, LLC, a Florida limited liability company (the "Mortgagor") has executed that certain Second Mortgage and Security Agreement dated October 11, 2022 (the "Mortgage") in favor of Fort Lauderdale Community Redevelopment Agency, a public body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163, Florida Statutes (hereinafter collectively called "Mortgagee") recorded October 17, 2022 under instrument Number 118462801 of the Public Records of Broward County, Florida, which Mortgage encumber the mortgaged premises therein particularly described; and

WHEREAS, Mortgagor has requested said Mortgagee to release that certain Parcel (as hereinafter described), being part of the mortgaged premises, from the lien and operation of the Mortgage.

NOW THEREFORE, the Mortgagee in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by said Mortgagor, at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of the Mortgage unto that piece, parcel or tract of land, being a part of the mortgaged premises encumbered by the Mortgage, to-wit (the "Parcel"):

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of the mortgaged property (as defined in the Mortgage) not hereby released therefrom, or in any way affect, alter or diminish any of the rights and/or remedies of the holder thereof, and the Mortgage, except as hereby released, remised and discharged, shall and does remain in full force and effect.

This Partial Release shall also serve to release the Parcel described above from the following collateral document executed in connection with the Mortgage: Developer Restrictive Covenant recorded under instrument number 118462804 in the Public Records of Broward County, Florida.

[signatures contained on the following page]

[signature page Partial Release-West Village/Regions]

Witness our hands and seals this 8th day of May, 2024.

Witnesses:

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

Donnae Jarvis
Witness No. 1 as to all Signatures
Print name: Donnae Jarvis

By: Susan Grant
Name: Susan Grant
Title: Acting City Manager

Address for Witness: 101 NE 3rd Avenue, 200
Ft. Laud., FL 33301

Melissa Mata
Witness No. 2 as to all Signatures
Print name: Melissa Mata

Address for Witness: 101 NE 3rd Avenue, 200
Ft. Laud., FL 33301

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 8th day of May, 2024 by Susan Grant as Acting City Manager of Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency created pursuant to Part III, Chapter 163, Florida Statutes, who ☒ is personally known to me or ☐ produced _____ as identification.

My commission expires: 08/29/2026

Rebecca McClam
Notary Public
Print name: Rebecca McClam

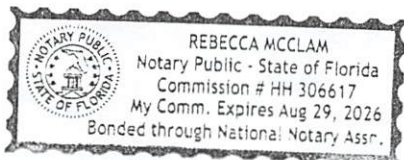
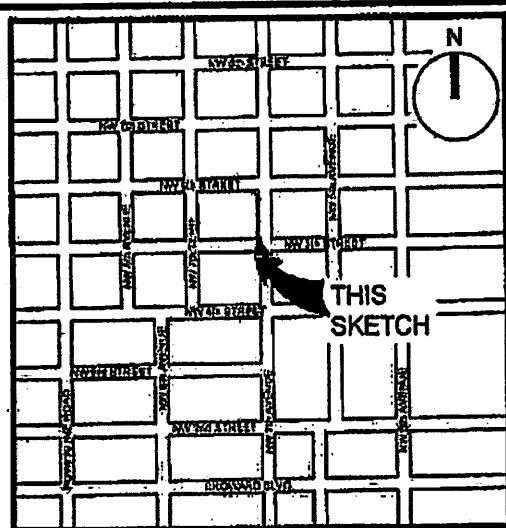


EXHIBIT A



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 28, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH 87°51'28" EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET, 77.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°51'58" EAST, 35.35 FEET TO A POINT ON A LINE LYING 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14; THENCE NORTH 02°07'34" WEST ALONG SAID PARALLEL LINE, 583.71 FEET; THENCE NORTH 47°08'04" WEST, 35.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE NORTH 87°51'28" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 38.00 FEET TO A POINT ON LINE LYING 18 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH 02°07'34" EAST, 83.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, BLOCK 14; THENCE NORTH 87°51'28" EAST ALONG SAID NORTH LINE 15.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH 02°07'34" EAST ALONG SAID EAST LINE LOT 5 AND 8 AND SAID WEST RIGHT OF WAY LINE, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, BLOCK 14; THENCE SOUTH 87°51'28" WEST ALONG SAID SOUTH LINE, 20.00 FEET TO A POINT ON A LINE LYING 20 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH 02°07'34" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 150.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, BLOCK 14; THENCE NORTH 87°51'28" EAST ALONG SAID SOUTH LINE, 5.00 FEET TO A POINT ON LINE LYING 15.00 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH 02°07'34" EAST, 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE SOUTH 87°51'28" WEST ALONG SAID SOUTH LINE OF BLOCK 14 AND SAID NORTH RIGHT OF WAY LINE, 34.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 8,982 SQUARE FEET (0.190 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

**A PORTION OF
LOTS 1 THROUGH 26,
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.**

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



**301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6843
(954) 788-3400 FAX (954) 788-3500
EMAIL: malek@KEITH.com LG NO. 6860**

SHEET 1 OF 4

DRAWING NO. 00551.03-3KAS RW DEDICATION COUNTY DMS

DATE 08/30/23

SCALE N/A

FIELD BK. N/A

OWNG. BY DDB

CHK. BY DA8

DATE	REVISIONS
------	-----------

[illegible]

01/18/24	CHORDS
----------	--------

1	
2	

--	--

--	--

[illegible]

--	--

--	--

B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
BLK.	BLOCK
CHK.	CHECKED
D.C.R.	DADE COUNTY RECORDS
DWNG.	DRAWING
LB	FLORIDA LICENSED BUSINESS NUMBER
N/A	NOT APPLICABLE
NO.	NUMBER
NW	NORTHWEST
P.B.	PLAT BOOK

PG.	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RAW	RIGHT OF WAY
SW	SOUTHWEST
C	CENTERLINE

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #8860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'28" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER .

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 30, 2023 MEETS THE STANDARDS OF PRACTICE RULE 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

**DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. PSM 4877
(FOR THE FIRM)**

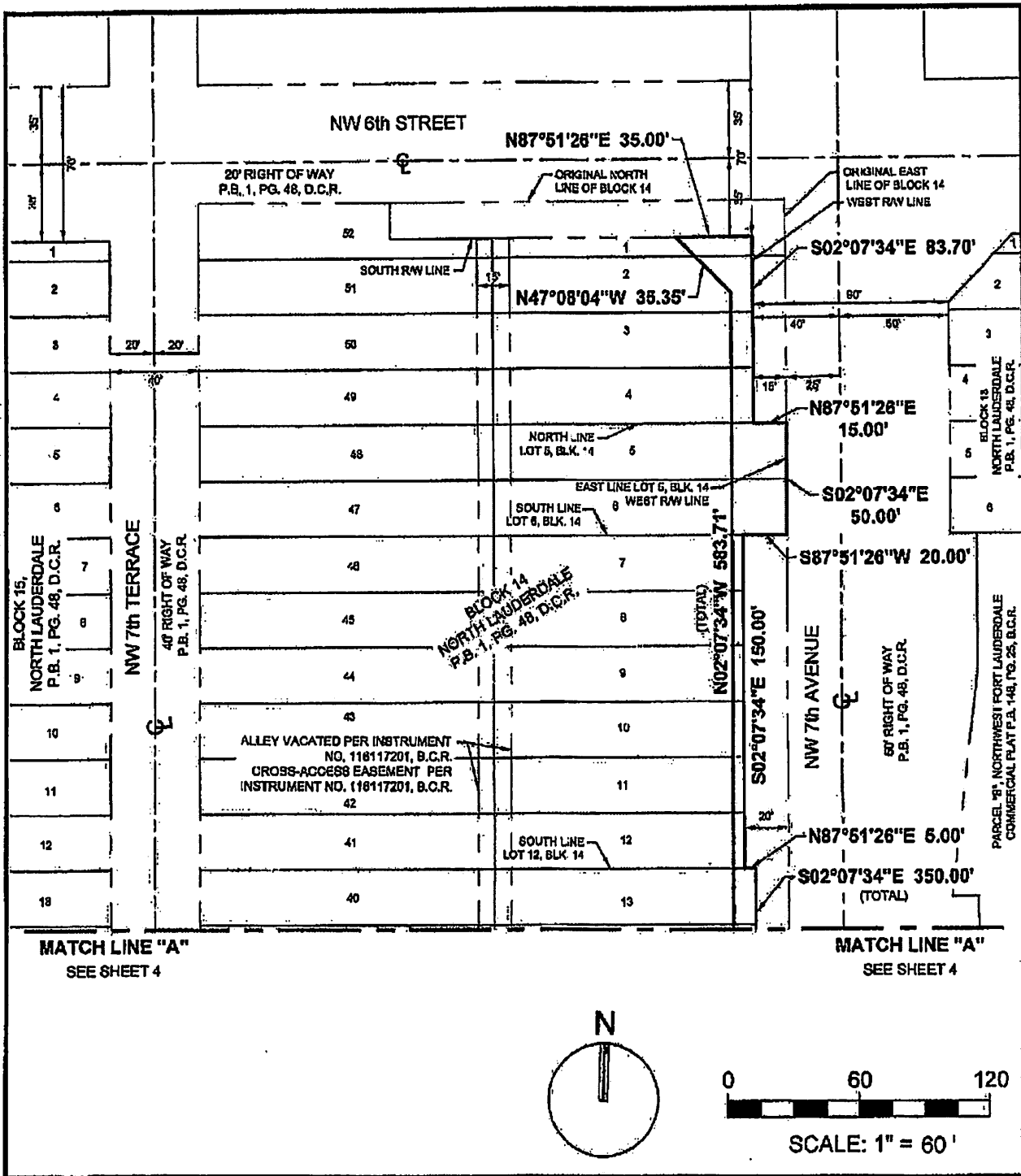
A PORTION OF
LOTS 1 THROUGH 26,
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.



SHEET 2 OF 4

CHK, BY DAS

DATE	REVISIONS
11/21/23	COMMENTS
01/10/24	CHORDS



SKETCH & DESCRIPTION

A PORTION OF
LOTS 1 THROUGH 26,
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-8843
(954) 788-3400 FAX (954) 788-3500
EMAIL: mat@KEITH-team.com LB NO. 8860

SHEET 3 OF 4

DRAWING NO. 00334-03-SK&D RW DEDICATION COUNTY 2/10/00

DATE 09/30/23

SCALE AS SHOWN

FIELD BK. N/A

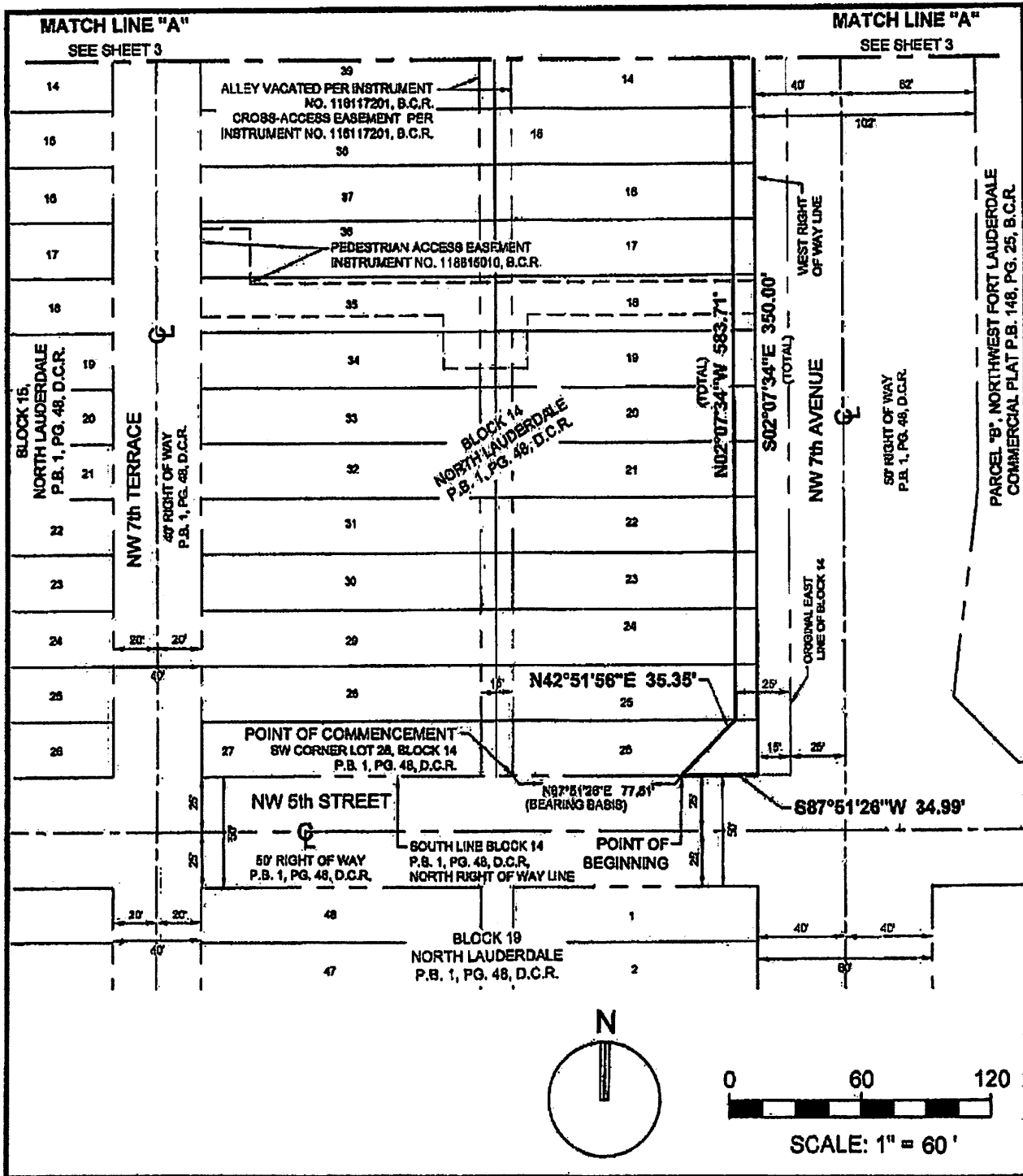
DWNG. BY DDB

CHK. BY DAS

DATE 11/21/23

REVISIONS COMMENTS

01/18/24 CHORDS



SKETCH & DESCRIPTION

A PORTION OF
LOTS 1 THROUGH 28,
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-8849
(954) 788-3400 FAX (954) 788-3500
EMAIL: ma@KEITHteam.com LB NO. 6860

SHEET 4 OF 4

DRAWING NO. 00331, 03-2KAD NW/ DEDICATION COUNTY D/MO

DATE 08/30/23

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE 11/21/23

REVISIONS COMMENTS

01/19/24 CHORDS



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

12

Today's Date: _____

DOCUMENT TITLE: West Village- Partial Release for the ROW

COMM. MTG. DATE: 11-02-2021 CAM #: 21-0959 ITEM #: R-1 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Erica K./ 6088 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.

1) Dept: CAO Router Name/Ext: Erica K./6088 # of originals routed: Date to CAO:

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: Lynn Solomon
Attorney's Name

Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V. / Aimee L. / CMO Date: 5/6/2024

4) City Manager's Office: CMO LOG #: May 20 Document received from:

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

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

PER ACM: S. Grant (Initial/Date) PER ACM: A. Fajardo (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions:

Forward ✓ originals to ☐ Mayor ☒ CCO Date: CCO 5/8/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward originals to CCO for attestation/City seal (as applicable) Date:

6) City Clerk: Scan original and forwards originals to: Erica Keiper/ xt. 6088

Attach certified Reso # ☐ YES ☐ NO

Original Route form to Erica K./6088