



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

1L

Today's Date: 3/24/25

DOCUMENT TITLE: Triparty Lien Settlement Agreement between
Quariecee Pierre Paul, The 1460 SW 24th Ct Land Trust and COFL

COMM. MTG. DATE: 3/18/25 CAM #: 25-0308 ITEM #: CM-10 CAM attached: ☒ YES ☐ NO

Routing Origin: _____ Router Name/Ext: Glynis B/x5091 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: _____ Router Name/Ext: _____ # 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: 3/24/25 Rhonda Montoya Hasan
Attorney's Name Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Amber C./CMO Date: 03/24/25

4) City Manager's Office: CMO LOG #: Marley Document received from: CCO

Assigned to: SUSAN GRANT ☐ (Acting City Manager) ANTHONY FAJARDO ☐ (Assistant City Manager)
LAURA REECE ☐ (Acting Assistant City Manager) BEN ROGERS ☐ (Acting Assistant City Manager)
CHRIS COOPER ☐ (Acting Assistant City Manager)

SUSAN GRANT as Acting CRA Executive Director ☐

☐ APPROVED FOR S. GRANT'S SIGNATURE

☐ N/A FOR S. GRANT TO SIGN

PER ACM: Anthony Fajardo _____ (Initial/Date)

PER AACM: Laura Reece _____ (Initial/Date)

Ben Rogers _____ (Initial/Date)

Chris Cooper _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☒ CCO Date: 3/25/25

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 1 originals to: Katrina Johnson/DSD

Attach _____ certified Reso # ☐ YES ☐ NO

TM# 25-0112



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0308

M#25-0112

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

FROM: Susan Grant, Acting City Manager

DATE: March 18, 2025

TITLE: Motion Approving a Triparty Lien Settlement Agreement Between
Quaniecee Pierre Paul, The 1460 SW 24th Ct Land Trust LLC, and the City
of Fort Lauderdale - **(Commission District 4)**

Recommendation

Staff recommends the City Commission approve a Triparty Lien Settlement Agreement (LSA) for the property located at 1460 SW 24 Court.

Background

On August 30, 2005, the multifamily property located at 1460 SW 24 Court was acquired by Smith Pierre-Paul. In June 2023, Smith Pierre-Paul passed away leaving Quaniecee Pierre Paul, as the sole owner of the property.

The property has been in a state of disrepair for several years, continues to deteriorate, and is currently pending bank foreclosure. There are four code enforcement liens recorded against the property. The breakdown of those cases is below. The non-compliant status of these cases prevents the property from being eligible for the City's lien amnesty program. The City's hard costs are \$4,683.76, and the four liens total \$2,008,900.00.

Case Number	Violation	Complied?	City Hard Costs	Fine/Lien Amount
CE09120655	Fire extinguisher/smoke detectors	No	\$857.28	\$1,586,500
CE14051939	Property in disrepair	No	\$1,329.92	\$339,100
CE23110570	Dumpster in improper location	No	\$1,455.28	\$56,000
BE23090105	Building safety inspection	No	\$1,041.28	\$27,300

There is a potential buyer, The 1460 SW 24th Ct Land Trust LLC, represented by William Dennis. The buyer is aware of the violations and agrees to comply with them upon approval of the LSA. The 1460 SW 24th Ct Land Trust LLC has an "as-is" purchase contract for \$750,000, set to close on or about March 10, 2025 which includes a bank payoff and the agreed settlement amount of \$25,000 for the fines and liens. In addition to complying the cited violations, the buyer plans to make additional improvements to the properties such as replacing the roof, repairing the driveway, completing exterior work on the property, and completing interior renovations within 120 days of closing.

Resource Impact

Revenue related to this agreement will be included in the FY 2025 operating budget in the accounts listed below.

<i>Funds available as of March 5, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-3020-524-369-933	Community Inspections	Lien Reduction Program	\$600,000	\$240,806	\$25,000
TOTAL AMOUNT ►					\$25,000

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development initiative.

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.

Attachments

Exhibit 1 – Triparty Lien Settlement Agreement

Exhibit 2 – Property Sales Contract

Prepared by: Katrina Johnson, Code Compliance Manager, Development Services Department

Department Director: Alfred G. Battle, Jr, Acting Director, Development Services Department

TRIPARTY LIEN SETTLEMENT AGREEMENT

This Triparty Lien Settlement Agreement (hereinafter referred to as the “Agreement”) made and entered into as of this 3rd day of March, 2025, by and between the following, sometimes referred to hereafter collectively as the “Parties” and individually as a “Party:”

QUANIECEE PIERRE PAUL (hereinafter referred to as “OWNER”);

THE 1460 SW 24TH CT LAND TRUST U/A/D 11/01/2024 with 23 INVESTMENTS LLC, a Wyoming Limited Liability Company, as Trustee for which **William Denis** will serve as the signatory for the Agreement (hereinafter referred to as “BUYER”), and

CITY OF FORT LAUDERDALE, a municipal corporation in the State of Florida (hereinafter referred to as “CITY”);

WHEREAS, OWNER is the legal property owner of record of the below described real property (hereinafter referred to as the “Subject Property”), such real property being described as follows:

The East 39 feet of Lot 16, and the West 36 feet of Lot 17, Block 5, of HIBISCUS GARDENS, according to the Plat thereof, recorded in Plat Book 10, Page 1, of the Public Records of Broward County, Florida; now being a portion of Block B, of the Amended Plat of HIBISCUS GARDENS, according to the Plat thereof, as recorded in Plat Book 16, Page 36, of the Public Records of Broward County, Florida.

Property address: **1460 SW 24th COURT #1-4, FORT LAUDERDALE, FLORIDA**

33315 Property ID#: **5042 21 07 0030**

WHEREAS, on or about March 21, 2025, the BUYER will take ownership of the Subject Property;

WHEREAS, OWNER and BUYER have requested that the CITY mitigate the fine amounts owed, pursuant to the Code Violations on the Subject Property in order to complete the purchase and sale of the Subject Property;

WHEREAS, each Party has will have an opportunity to have counsel to review this Agreement

and explain that each Party's rights and obligations under and the legal effect of this Agreement;

WHEREAS, the Parties have signed this Agreement of their own free will and volition, with the full recognition and understanding of their rights and obligations under and the legal effect of this Agreement;

WITNESSETH

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is agreed to and acknowledged by the Parties, the following are the terms and conditions of the Agreement:

1. **Recitals**: The foregoing recitals are true and correct.
2. **Nothing in this Agreement to Act as Admission**: Neither this Agreement nor anything in it shall act as or constitute an admission by any Party that any Party, or any of their respective past or present officers, directors, shareholders, agents, officials, employees, subsidiaries, independent contractors, agents, accountants or attorneys, committed any wrongful act, or violated or breached the terms of any agreement or duty owed, whether statutory or otherwise.
3. **Execution of this Agreement**: OWNER and BUYER shall execute this Agreement prior to the City Commission date of March 18, 2025, and the CITY will sign the Agreement withing two (2) days after City Commission approval. In the event OWNER and BUYER fail to timely execute this Agreement, the Agreement shall automatically become null and void and of no further force and effect.
4. **Terms**: The CITY shall receive, in the form of a cashier's check or money order, made payable to the City of Fort Lauderdale, the total sum of twenty-five thousand dollars (\$25,000.00) referred to hereafter as the "**Settlement Sum**," for the settlement of the following encumbrances recorded against the Subject Property:
 - a. Code Case No. CE09120655 Instrument No. 109411468
 - b. Code Case No. CE14051939 Instrument No. 112904035
 - c. Code Case No. CE23110570 Instrument No. 119745713
 - d. Code Case No. BE23090105 Instrument No. 119866161

5. **Settlement of City Encumbrances:** In settlement of the encumbrances referenced in Paragraph 4 above, BUYER shall remit to the CITY upon the closing date of March 21, 2025, in the form of a cashier's check or money order, made payable to the City of Fort Lauderdale, the total sum of twenty-five thousand dollars (\$25,000.00).

6. **Conditions:** OWNER and BUYER agree and accept the following terms and conditions of this

Agreement:

6.1 In the event that payment of the Settlement Sum is not received pursuant to Paragraph 5.1, the entire fine amounts will become due.

6.2 Within one hundred-twenty (120) days after the date of closing, namely March 21, 2025, BUYER agrees to ensure that the Subject Property is in full compliance, and that any and all outstanding violations will be cured, including those listed in the following cases.

- a. Case CE09120655
- b. Case CE14051939
- c. Case CE23110570
- d. Case BE23090105
- e. Case CE25020619
- f. Case CE25020650

6.3 BUYER shall notify CITY upon completion of the rehabilitation of the Subject Property and CITY shall schedule a Code Inspection within **fifteen (15)** days of receiving said notification. Upon receipt of the Settlement Sum as described in Paragraph 5.1., along with the Code Inspector's confirmation that the Subject Property is in compliance, and that there are no new or existing violations, CITY shall provide BUYER with a release of lien for the encumbrances as described in Paragraph 4, to be recorded by BUYER, within fourteen (14) days.

6.4 If BUYER cannot meet any of the milestones within this Agreement due to acts of God or delays caused by the CITY to issue the required permits, and has been diligently performing the foregoing, BUYER may request a reasonable extension of time of no more than thirty (30) days to

complete the milestone to the City Manager. The City Manager shall have the sole discretion to grant said request, which shall not be unreasonably withheld. BUYER's request must be made in writing prior to the expiration of the applicable milestone and contain an explanation for the extension request.

6.5 Should BUYER fail to adhere to the conditions of this Agreement, the CITY shall reinstate the fines on the Subject Property, which fines shall remain against the Subject Property until the total amount of the lien is paid in full. There shall be no reduction of liens. Any and all payments made by OWNER AND BUYER shall be applied as a credit towards the total lien amount due.

6.6 OWNER and BUYER agree to maintain the Subject Property and ensure that no additional code violations or liens are placed on the Subject Property during the term of settlement. Should this condition not be met, the settlement offer will be revoked and the full fine amounts will become due.

7. **General Release from OWNER and BUYER:** OWNER and BUYER hereby remise, release, acquit, satisfy and forever discharges the CITY, its officials, agents, administrators, managers, officers, employees and representatives, both in their representative, individual or official capacities, of and from any and all manner of action and actions, cause and causes of action, suits, class- action suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, costs, interest, attorneys fees', claims and demands whatsoever, in law or in equity, which OWNER and BUYER had, now has, or which any personal representative, successor, heir or assign of OWNER and BUYER hereafter can, shall or may have, against the CITY, its officials, agents, administrators, managers, officers, employees and representatives, both in their representative, individual or official capacities, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the day of these presents, whether known or unknown, direct or indirect, latent or patent, vested or Contingent.

8. **Release from CITY:** CITY hereby remises, releases, acquits, satisfies and forever discharges

OWNER and BUYER, its agents, administrators, managers, officers, employees and representatives, of and from any and all manner of action and actions, cause and causes of action, suits, class-action suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, costs, interest, attorneys fees', claims and demands whatsoever, in law or in equity, which CITY ever had, now has, or hereafter can, shall or may have, against OWNER and BUYER, its agents, administrators, managers, officers, employees and representatives, relating to or arising solely from the liens and encumbrances described in Paragraph 4.

9. **Attorney's Fees**: Each Party is responsible for paying its own attorneys' fees, costs and expenses arising out of or connected to the preparation and execution to this Agreement.

10. **Paragraph Headings**: The headings of the paragraphs of this Agreement are inserted only for the purpose of convenience of reference and shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this Agreement or any part or portion thereof, nor shall they otherwise be given any legal effect.

11. **Parties**: This Agreement, as well as the obligations created, and the benefits conferred hereunder, shall be binding on and inure to the benefit of the Parties as well as their personal representatives, heirs, past and present representative officers, officials, directors, agents, attorneys, accountants, insurers, employees, and any subsidiary, affiliate and parent corporations, collateral corporations, or other business entities controlled directly or indirectly by the Parties.

12. **Authority**: Each person signing this Agreement on behalf of a Party represents and warrants that he or she has full power and authority to enter into this Agreement. The Parties further represent that no other person or entity has a possessory or ownership interest in either of their claims against the other as of the Effective Date of this Agreement.

13. **Governing Law, Venue and Personal Jurisdiction**: The Agreement shall be interpreted and

construed in accordance with, and governed by, the laws of the state of Florida. The Parties agree that the exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claims arising from, related to, or in connection with this Agreement must be litigated in federal court, the Parties agree that the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY AND ALL RIGHTS EITHER PARTY MIGHT HAVE TO A TRIAL BY JURY OF ANY ISSUES RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

14. **Enforcement Action:** In the event any Party brings an action to enforce any of the provisions of this Agreement, the Party(ies) prevailing in any such action shall be entitled to recover, and the losing Party(ies) shall be obligated to pay, the reasonable attorneys' fees and costs incurred in such proceeding, including attorneys' fees and costs incurred in any appellate proceedings.

15. **Joint Work Product:** This Agreement shall be deemed the joint work product of all Parties and their respective counsel, and all Parties shall be considered the drafters of this Agreement. Any rule of construction to the effect that any ambiguities are to be construed against the drafting party shall not be applicable in any interpretation of this Agreement.

16. **Severability**: If any provision of this Agreement is contrary to, prohibited by, or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder of this Agreement shall not be invalidated thereby and shall be given full force and effect so far as possible. If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable.

17. **Entire Agreement**: This Agreement contains full and complete agreement between and among the Parties, and there are no oral or implied agreements or understandings not specifically set forth herein. No other Party, or agent or attorney of any other Party, or any person, firm, corporation or any other entity has made any promise, representation, or warranty, whatsoever, express, implied, or statutory, not contained herein, concerning the subject matter hereof, to induce the execution of this Agreement. No signatory has executed this Agreement in reliance on any promise, representation, or warranty not contained herein. No modifications of this Agreement may be made except by means of a written agreement signed by each of the Parties. Finally, the waiver of any breach of this Agreement by any Party shall not be a waiver of any other subsequent or prior breach. From time to time at the request of any of the Parties to this Agreement, without further consideration and within a reasonable period of time after request hereunder is made, the Parties shall execute and deliver any and all further documents and instruments and to do all acts that any of the Parties to this Agreement may reasonably request which may be necessary or appropriate to fully implement the provisions or intent of this Agreement.

[THIS SPACE WAS INTENTIONALLY LEFT BLANK]

I HAVE READ AND FULLY UNDERSTAND THE ABOVE TRIPARTY LIEN SETTLEMENT AGREEMENT.

OWNER

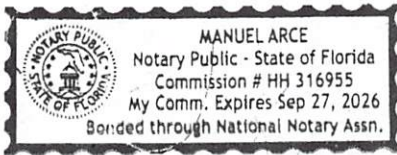
Katellynn Marie Garcia
as POA for Quaniecee L Pierre Paul

By: _____
Quaniecee Pierre Paul

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of March, 2025 by Quaniecee Pierre Paul.



[Signature]

(Signature of Notary Public – State of Florida)

Manuel Arce

Print, Type or Stamp Commissioned Name of
Notary Public)

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced Drivers license

I HAVE READ AND FULLY UNDERSTAND THE ABOVE TRIPARTY LIEN SETTLEMENT AGREEMENT.

BUYER

1460 Land Trust LLC, a Wyoming Limited Liability Company

By: 
William Denis, as Owner of 23 Investment
LLC Trustee for 1460 Land Trust LLC, a
Wyoming Limited Liability Company

STATE OF FLORIDA:
COUNTY OF Palm Beach:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of March, 2025 by William Denis for 1460 Land Trust LLC, a Wyoming Limited Liability Company.




(Signature of Notary Public – State of Florida)

Hansell Martinez
Print, Type or Stamp Commissioned Name of
Notary Public)

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

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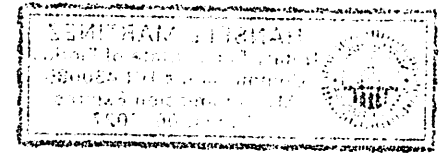
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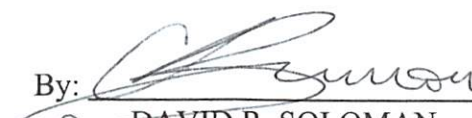
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CITY OF FORT LAUDERDALE, a Florida municipal
corporation

By: 
SUSAN GRANT
Acting City Manager

Dated: 3/25/25

ATTEST:

By: 
for DAVID R. SOLOMAN
City Clerk



Approved as to Legal Form and Correctness:
D'Wayne M. Spence, Interim City Attorney

By: 
RHONDA MONTOYA HASAN
Senior Assistant City Attorney