



COMMISSION AGENDA ITEM

DOCUMENT ROUTING FORM

Today's Date: 4-22-22**RUSH**
ILDOCUMENT TITLE: Special Warranty Deed- WWA Development (Scattered Site Infill Housing Development)COMM. MTG. DATE 06/15/2021 CAM #: 21-0531 ITEM #: PH-1 CAM attached: ☒ YES ☐ NORouting Origin: CAO Router Name/Ext: Erica K./ 6088 Action Summary attached: ☒ YES ☐ NOCIP 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: 1Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NODate to CCO: 4-22-22Lynn Solomon
Attorney's NameLS
Initials3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 4/22/20224) City Manager's Office: CMO LOG #: Apr. 32 Document received from: _____Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐
CHRIS LAGERBLOOM as CRA Executive Director ☐☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith _____ (Initial/Date) PER ACM: G. Chavarria _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward 1 originals to ☐ Mayor ☒ CCO Date: 4-22-22

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

6) City Clerk: Forward _____ originals to CAO for FINAL APPROVAL Date: _____

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards 1 original to: Erica Keiper/ xt. 6088Attach _____ certified Reso# _____ ☐ YES ☐ NOOriginal Route form to: Erica K./6088

PREPARED BY :

Lynn Solomon, Assistant General Counsel
Fort Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

RETURN TO:

TAX ID NOs. 5042-04-20-0250
5042-04-20-0351
5042-04-20-0291
5042-04-20-0290

Space Reserved for Recording Information

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of April, 2022, by
and between:

**THE FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY A/K/A FORT
LAUDERDALE COMMUNITY REDEVELOPMENT
AGENCY**, a Community Redevelopment Agency created
pursuant to Chapter 163, Part III, Florida Statutes, whose mailing
address is 914 N.W. 6th Street, Suite 200, Fort Lauderdale, Florida
33311, hereinafter "GRANTOR",

and

WWA DEVELOPMENT, L.L.C., a Florida Limited Liability
Company, whose mailing address is 1816 NW 19th Street, Fort
Lauderdale, Florida 33311, hereinafter "GRANTEE".

BY THIS SPECIAL WARRANTY DEED, GRANTOR, for and in consideration
of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt of which is hereby
acknowledged, has granted, bargained and sold to GRANTEE, its successors and assigns,
the following described land situate, lying and being in Broward County, Florida:

SEE EXHIBIT "A"
attached hereto

TO HAVE AND TO HOLD the same in fee simple, subject to those matters reflected on

EXHIBIT “B”
attached hereto.

And GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple, subject to the matters appearing on Exhibit “B” hereto; that GRANTOR has good right and lawful authority to sell and convey the Property; that GRANTOR warrants the title to the Property for any acts of GRANTOR and will defend it against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.


SUBJECT TO the condition that Grantee shall use the above described tracts of land to develop and provide workforce housing for Eligible Homebuyers in accordance with the terms and conditions of that Development Agreement Scattered Site Infill Housing dated September 23, 2021 by and between Grantor and Grantee which is incorporated herein by reference and, if Grantee shall fail to construct and build such workforce housing and convey same to Eligible Homebuyers at the approved Purchase Price, *all right, title and interest herein conveyed shall automatically revert to the Grantor absolutely.*

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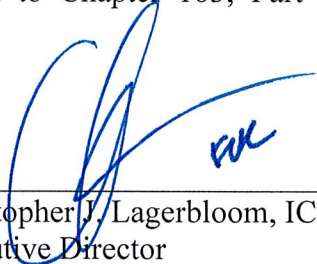
IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

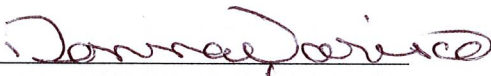
**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a
Community Redevelopment Agency created
pursuant to Chapter 163, Part III, Florida
Statutes



Arnee Lloro
[Witness-print or type name]

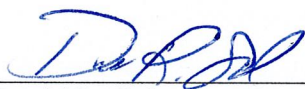
By: 

Christopher J. Lagerbloom, ICMA-CM
Executive Director



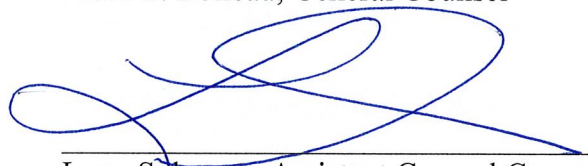
Donna Varisco
[Witness-print or type name]

ATTEST:



David R. Soloman, CRA Secretary

Approved as to form:
Alain E. Boileau, General Counsel



Lynn Solomon, Assistant General Counsel

STATE OF FLORIDA:
COUNTY OF BROWARD:

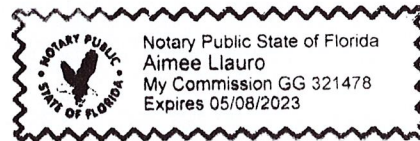
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 22, 2022, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM as Executive Director of the Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes.

Asst. City Manager

Greg Chavering

Aimee Llauro
Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Grouping "B"

CRA Parcel #2

Address: NW 2 Street

Legal Description: Lot 13, Block 2, of SEMINOLE FOREST, according to the plat thereof as recorded in Plat Book 14, Page 16, of the Public Records of Broward County, Florida.

Valuation: \$48,000.00

CRA Parcel #1

Address: 1219 NW 2 Street

Legal Description: Lot 5, Block 3, of SEMINOLE FOREST, according to the plat thereof as recorded in Plat Book 14, Page 16, of the Public Records of Broward County, Florida.

Valuation: \$48,000.00

CRA Parcel #24

Address: 1214 NW 2 Street

Legal Description: Lot 19, Block 2, of SEMINOLE FOREST, according to the plat thereof as recorded in Plat Book 14, Page 16, of the Public Records of Broward County, Florida.

Valuation: \$48,000.00

CRA Parcel #57

Address: 1216 NW 2 Street

Legal Description: Lot 18, Block 2, of SEMINOLE FOREST, according to the plat thereof as recorded in Plat Book 14, page 16, of the Public Records of Broward County, Florida.

Valuation: \$48,000.00

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - a. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title
 - b. that would be disclosed by an accurate and complete land survey of the Land.
 - c. Rights or claims of parties in possession not shown by the public records.
 - d. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished,
 - e. imposed by law and not shown by the public records.
 - f. D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Seminole Forest, recorded in Plat Book 14, Page 16, of the Public Records of Broward County, Florida.
7. Landscaping Affidavit recorded in Official Records Instrument Number 117909220. (as to Parcel 1)
8. Landscaping Affidavit recorded in Official Records Instrument Number 117909221. (as to Parcel 2)
9. Landscaping Affidavit recorded in Official Records Instrument Number 117909222. (as to Parcel 3)
10. Landscaping Affidavit recorded in Official Records Instrument Number 117909219. (as to Parcel 4)
11. Reservations in favor of City of Fort Lauderdale, a Florida municipal corporation, of an undivided $\frac{3}{4}$ interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Quit Claim Deed, recorded in Official Records Book 114773728; Official Records Instrument Number 114773694; Official Records Instrument Number 114773695; Official Records Instrument Number 114773715, and Special Warranty Deed recorded in Official Records Book 34831, Page 897.
12. Reservations in favor of Fort Lauderdale Community Redevelopment Agency, a Community Redevelopment Agency, of an undivided $\frac{3}{4}$ interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Official Records Instrument Number _____, pursuant to Section 270.11, Florida Statutes.
13. Restrictions as set forth in that deed vesting title to the Insured.
14. Second 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, in the original principal loan amount of \$212,800.00, recorded in Official Records Book __, Page __, of the Public Records of Broward County, Florida.

THE RECITAL OF THE FOREGOING SHALL NOT SERVE TO REIMPOSE SAME