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PREPARED BY AND RETURN TO:  
Lynn Solomon, Asst. General Counsel  
FORT LAUDERDALE CRA  
914 Sistrunk Blvd, Suite 200  
Fort Lauderdale, FL 33311

### **PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that the FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (hereinafter "Mortgagee"), the holder of the following instruments, given by WWA Development LLC, a Florida limited liability company (hereinafter "Mortgagor"): (1) That certain Mortgage dated April 27, 2022, and recorded at Instrument No. 118108607, of the Public Records of Broward County, Florida, given to secure the sum of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00), as evidenced by that certain Promissory Note dated April 27, 2022, (2) That certain Development Agreement dated September 22, 2021, and (3) that certain Declaration of Developer Restrictive Covenants dated April 27, 2022, and recorded under Instrument No. 118108604 of the public records of Broward County, Florida upon the following described property, situate, lying and being in Broward County, Florida, to wit:

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

Street Address: 1214 NW 2<sup>nd</sup> Street, Fort Lauderdale, FL 33311  
Broward County Property ID: 5042 04 20 0291  
(the "Property")

has received partial satisfaction of all obligations under said Mortgage and does hereby acknowledge satisfaction and discharge of said Mortgage only as to the Property described above. This instrument shall not be deemed a Release of all other property described in the Mortgage or as satisfaction of the obligations set forth in the Mortgage. This Partial Release shall be deemed to release the deed restrictions and right of reverter (only as to the Property referenced above) set forth in the Special Warranty Deed dated April 22, 2022, and recorded at Instrument No. 118108603 of the Public Records of Broward County, Florida as to the Property described herein but shall not release the other property described in the Deed.

Pursuant to Resolution No. 21-05 (CRA) adopted by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners, Greg Chavarria, as Executive Director, is authorized to execute this Partial Release of Mortgage on behalf of the Fort Lauderdale Community Redevelopment Agency.

IN WITNESS WHEREOF, the Fort Lauderdale Community Redevelopment Agency has caused this instrument to be fully executed on this 19th day of May, 2023.

WITNESSES:

Carmen Alfonso  
CARMEN ALFONSO

Witness name – printed or typed

Christeneda  
Theris Christeneda

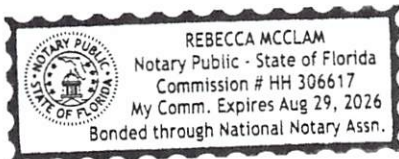
Witness name – printed or typed

Greg Chavarria  
Greg Chavarria,  
Executive Director

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 19th day of May, 2023, by Greg Chavarria, as Executive Director of the Fort Lauderdale Community Redevelopment Agency by means of ☐ physical presence or ☐ online notarization. He is personally known to me and did not take an oath.

(SEAL)



Rebecca McClam  
Notary Public, State of Florida Signature of  
Notary taking Acknowledgment)

Rebecca McClam  
Name of Notary Typed,  
Printed or Stamped

My Commission Expires:

HH 306617 8/29/26  
Commission Number

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

Lynn Solomon  
Assistant General Counsel

**RESOLUTION NO. 21-05 (CRA)**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE DONATION OF VACANT LOTS TO WWA DEVELOPMENT, L.L.C., FORT LAUDERDALE COMMUNITY DEVELOPMENT CORPORATION, GESMAC DEVELOPMENT INC., LEMON CITY DEVELOPMENT LLC, AND OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION, INC.; DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO EXECUTE THE DEVELOPMENT AGREEMENTS, COMMERCIAL CONTRACTS, ADDENDA, CONVEYANCE INSTRUMENTS AND OTHER DOCUMENTS; 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 of the City of Fort Lauderdale, Florida, 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, and as may be subsequently amended (the "Redevelopment Plan"); and

WHEREAS, on August 27, 2020, the Fort Lauderdale Community Redevelopment Agency, published a Notice of Intent, Solicitation No. 12385-105, (the "RFP") to accept proposals for disposal and development of forty-three (43) vacant lots located throughout the Redevelopment Area for the construction of single-family homes or townhomes, the legal descriptions of which are attached hereto as Exhibit "1"; and

WHEREAS, on November 16, 2020, the City of Fort Lauderdale, on behalf of the CRA, received approximately seventeen (17) proposals for the development of single-family homes or townhomes; and

WHEREAS, on March 18, 2021, the RFP Evaluation Committee reviewed, scored and ranked the proposals; and

WHEREAS, on April 13, 2021, the CRA Advisory Board unanimously accepted the rankings of the RFP Evaluation Committee and recommended an award of five (5) of the nine (9) groupings to the five (5) top ranked proposers: WWA Development, L.L.C., Fort Lauderdale Community Development Corporation, GesMac Development Inc., Lemon City Development LLC, and Oasis of Hope Community Development Corporation, Inc.; and

WHEREAS, the CRA Board of Commissioners finds that the awardees have demonstrated that they have the financial capacity, legal ability, development experience and qualifications to develop this Project; and

WHEREAS, the construction of new housing stock will expand the supply of and provide quality housing within the Redevelopment Area;

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. The governing body of the Fort Lauderdale Community Redevelopment Agency hereby approves an award and donation of five (5) of the nine (9) lot groupings, as legally described in Exhibit "1" attached hereto, to WWA Development, L.L.C., Fort Lauderdale Community Development Corporation, GesMac Development Inc., Lemon City Development LLC, and Oasis of Hope Community Development Corporation, Inc. and authorizes execution of the Development Agreement(s), Commercial Contracts and Addenda, in substantially the form attached hereto as Exhibit "2", and any and all other documents or instruments necessary or incidental to consummation of the transaction without further action or approval of this body. If any one or more of the awardees fails to execute the Development Agreement and other documents within a reasonable period of time as determined by the Executive Director, in his sole discretion, the Executive Director is delegated authority to award the assigned grouping of lots to the next highest rank proposer, in order of ranking, and enter into negotiations with said proposer without further action or approval of this body.

SECTION 3. That the governing body of the CRA delegates authority to the Executive Director and/or his designee to execute the Development Agreement(s), Commercial Contracts, Addenda, Conveyance Instruments and all other documents or instruments necessary or incidental to consummation of the transaction(s), including without limitation, partial releases, estoppel certificates and subordination agreements, without further action or approval of his body. The

21-05 (CRA)

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. Notwithstanding, the Executive Director shall not have the authority to waive the requirement to build single family homes or townhomes or to change the target population.

**SECTION 4.** Pursuant to Section 163.380(3)(a), Florida Statutes, an Invitation for Proposals to develop Fort Lauderdale Community Redevelopment Agency vacant lots (collectively, the "Property") in the Northwest-Progresso-Flagler Heights Community Redevelopment Area was published in the Sun-Sentinel and in the West Side Gazette. The CRA Board of Commissioners hereby ratifies and approves issuance and publication of the Invitation for Proposals to develop the Property.


**SECTION 5.** That execution of the Development Agreement(s), Commercial Contracts, Addenda and other instruments shall be subject to the approval and consent of the CRA's General Counsel.

**SECTION 6.** That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this 15th day of June, 2021.

  
Chair  
DEAN J. TRANTALIS

ATTEST:

  
CRA Secretary  
JEFFREY A. MODARELLI

**EXHIBIT 1**

**EXHIBIT 1**  
**Fort Lauderdale Community Redevelopment Agency Scattered Infill Lots**

**Parcel Grouping "B" Assigned to Geotrac Development Inc.**

**CRA Parcel #53 (Nonconforming Lot)**

**Address:** NW 16 Terrace

**Legal Description:** Lot 23, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-16-0350

**Zoning:** RD-16

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation: \$20,000.00**

**Address:** NW 16 Terrace

**Legal Description:** Lot 24, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-16-0360

**Zoning:** RD-16

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation: \$20,000.00**

**CRA Parcel #52 (Nonconforming Lot)**

**Address:** NW 16 Terrace

**Legal Description:** Lots 17 and 18, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-16-0320

**Zoning:** RD-16

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation: \$40,000.00**

**CRA Parcel #49 (Nonconforming Lot)**

**Address:** 816 NW 16 Place

**Legal Description:** Lots 5 and 6, Block 3, of AMENDED PLAT LINCOLN PARK, SIXTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-17-0440

**Zoning:** RD-16

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation: \$49,000.00**

**CRA Parcel #6**

**Address:** NW 8 Street

**Legal Description:** Lots 45 - 48, Block 2, of AMENDED PLAT LINCOLN PARK, SIXTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-17-0410

**Zoning:** RD-15

**Dimensions:** 100 x 100

**Square Footage:** 10,000

**Valuation: \$90,000.00**

**CRA Parcel #5 (Nonconforming Lot)**

**Address:** NW 7 Court

**Legal Description:** Lots 1 and 2, Block 18, of FIRST ADDITION, LINCOLN PARK, according to the plat thereof as recorded in Plat Book 5, page 1, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-12-0680

**Zoning:** RS-8

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation: \$32,500.00**



**Parcel Grouping "C" Assigned to Lemon City Development LLC**

**CRA Parcel #23**

**Address: 828 NW 15 Avenue**

**Legal Description: Lots 15, 16 and 17, Block 23, of LINCOLN PARK, THIRD ADDITION\*\*, according to the plat thereof as recorded in Plat Book 7, page 4, of the Public Records of Broward County, Florida**

**Property ID: Part of 5042-04-14-0280**

**Zoning: RC-15**

**Dimensions: 50 x 100**

**Square Footage: 5,000**

**Valuation: \$60,000.00**

**Address: 832 NW 15 Avenue**

**Legal Description: Lot 18, Block 23, of LINCOLN PARK, THIRD ADDITION, according to the plat thereof as recorded in Plat Book 7, page 4, of the Public Records of Broward County, Florida**

**Property ID: 5042-04-14-0300 & Part of 5042-04-14-0280**

**Zoning: RC-15**

**Dimensions: 50 x 100**

**Square Footage: 5,000**

**Valuation: \$20,000.00**

**CRA Parcel #46**

**Address: NW 15 Avenue**

**Legal Description: Lot 17, Block 3, of CARVER PARK, according to the plat thereof as recorded in Plat Book 19, page 21, of the Public Records of Broward County, Florida**

**Property ID: 5042-04-28-0480**

**Zoning: RC-15**

**Dimensions: 50 x 112.50**

**Square Footage: 5,625**

**Valuation: \$45,000.00**

**CRA Parcel #43**

**Address: 848 NW 15 Terrace**

**Legal Description: Lots 1 and 2, Block 3, of DORSEY PARK, according to the plat thereof as recorded in Plat Book 19, page 5, of the Public Records of Broward County, Florida**

**Property ID: 5042-04-23-0270**

**Zoning: RC-15**

**Dimensions: 90 x 112.50**

**Square Footage: 10,125**

**Valuation: \$81,000.00**

**CRA Parcel #51**

**Address: 904 NW 13 Terrace**

**Legal Description: Lots 17 and 18, Block 6, of AMENDED PLAT LINCOLN PARK, FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 35, of the Public Records of Broward County, Florida**

**Property ID: 5042-04-15-0301**

**Zoning: RMM-25**

**Dimensions: 50 x 100**

**Square Footage: 5,000**

**Valuation: \$32,500.00**

**Source of Valuation, Broward County Property Appraiser**

**Parcel Grouping "D" Assigned to Oasis of Hope Community Development Corporation, Inc.**

**CRA Parcel #37 (Nonconforming Lot)**

**Address:** 606 NW 15 Terrace

**Legal Description:** Lot 11, Block 3, of DORSEY PARK, according to the plat thereof as recorded in Plat Book 19, page 6, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-23-0350

**Zoning:** RC-15

**Dimensions:** 40 x 112.5

**Square Footage:** 4,500

**Valuation:** \$36,000.00

**CRA Parcel #38**

**Address:** 624 NW 15 Avenue

**Legal Description:** Lot 17, Block 4, of LINCOLN PARK CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 5, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-11-0910

**Zoning:** RC-15

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation:** \$20,000.00

**Address:** NW 15 Avenue

**Legal Description:** Lot 18, Block 4, of LINCOLN PARK CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 5, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-11-0920

**Zoning:** RC-15

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation:** \$20,000.00

**CRA Parcel #40**

**Address:** NW 14 Way

**Legal Description:** Lots 24 and 25, Block 3, of LINCOLN PARK CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 5, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-11-0860

**Zoning:** RC-15

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation:** \$40,000.00

**CRA Parcel #41**

**Address:** NW 14 Avenue

**Legal Description:** Lots 34 and 35, Block 2, of LINCOLN PARK CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 5, page 2, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-11-0430

**Zoning:** RC-15

**Dimensions:** 50 x 100

**Square Footage:** 5,000

**Valuation:** \$40,000.00

**GRA Parcel #39**

**Address: 833 NW 14 Avenue**

**Legal Description: Lots 38 and 39, Block 2, of LINCOLN PARK CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 5, page 2, of the Public Records of Broward County, Florida**

**Property ID: 8042-04-11-0480**

**Zoning: RC-15**

**Dimensions: 50 x 100**

**Square Footage: 5,000**

**Valuation: \$40,000.00**

**Source of Valuation, Broward County Property Appraiser**

**Parcel Grouping "E" Assigned to Fort Lauderdale Community Development Corporation**

**CRA Parcel #35 (Nonconforming Lot)**

**Address:** 525 NW 17 Avenue

**Legal Description:** Lot 8, Block 9, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, page 10, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-25-0430

**Zoning:** RS-8

**Dimensions:** 50 x 113

**Square Footage:** 5,649.98

**Valuation:** \$45,200.00

**CRA Parcel #32 (Nonconforming Lot)**

**Address:** 510 NW 17 Avenue

**Legal Description:** Lot 22, Block 8, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, page 10, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-25-0310

**Zoning:** RS-8

**Dimensions:** 50 x 108

**Square Footage:** 5,399.98

**Valuation:** \$43,200.00

**CRA Parcel #26 (Nonconforming Lot)**

**Address:** NW 17 Avenue

**Legal Description:** Lot 22, Block 11, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, page 10, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-25-0810

**Zoning:** RS-8

**Dimensions:** 50 x 108

**Square Footage:** 5,399.98

**Valuation:** \$43,200.00

**CRA Parcel #7 (Nonconforming Lot)**

**Address:** NW 4 Street

**Legal Description:** Lot 17, Block 11, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, page 10, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-25-0761

**Zoning:** RS-8

**Dimensions:** 40 x 112.5

**Square Footage:** 4,500

**Valuation:** \$36,000.00

**CRA Parcel #34 (Nonconforming Lot)**

**Address:** NW 15 Way

**Legal Description:** Lot 9, Block 5, of DORSEY PARK FIRST ADDITION, according to the plat thereof as recorded in Plat Book 21, page 30, of the Public Records of Broward County, Florida

**Property ID:** 5042-04-24-1080

**Zoning:** RS-8

**Dimensions:** 50 x 113

**Square Footage:** 5,650

**Valuation:** \$45,200.00

Source of Valuation, Broward County Property Appraiser

**Parcel Grouping "H" Assigned to WWA Development, L.L.C.**

**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

**Property ID:** 5042-04-20-0260

**Zoning:** RMM-25

**Dimensions:** 50 x 120

**Square Footage:** 6,000

**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.

**Property ID:** 5042-04-20-0351

**Zoning:** RMM-25

**Dimensions:** 50 x 120

**Square Footage:** 6,000

**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

**Property ID:** 5042-04-20-0291

**Zoning:** RMM-25

**Dimensions:** 50 x 120

**Square Footage:** 6,000

**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

**Property ID:** 5042-04-20-0290

**Zoning:** RMM-25

**Dimensions:** 50 x 120

**Square Footage:** 6,000

**Valuation:** \$48,000.00

## ROLL CALL

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

## MOTIONS

**M-1**     21-0557     Motion Approving Minutes for May 18, 2021 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

### APPROVED

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

## PUBLIC HEARINGS

**PH-1**     21-0531     Public Hearing Approving Donation of Land and the Award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc and Authorizing the Executive Director to Execute the Development Agreements and All Related Documents or Instruments and to Take Certain Actions - (Commission Districts 2 and 3)

### ADOPTED

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

## ADJOURNMENT



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

**#21-0531**

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

**FROM:** Chris Lagerbloom, ICMA-CM, Executive Director

**DATE:** June 15, 2021

**TITLE:** Public Hearing Approving Donation of Land and the Award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc and Authorizing the Executive Director to Execute the Development Agreements and All Related Documents or Instruments to Take Certain Actions and Providing for an Effective Date - **(Commission Districts 2 and 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners hold a public hearing and pass a Resolution to approve a donation of land and the award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc., and authorize the Executive Director to execute the Development Agreements and all related documents or instruments, to take certain actions and provide for an effective date.

**Background**

On August 27, 2020, the CRA published a Notice of Intent to accept proposals for development and disposal of 43 CRA-owned properties, previously purchased from the City of Fort Lauderdale (City), located throughout the CRA boundaries for the construction of single-family homes (Invitation for Proposals RFP 12385-105 - Scattered Site Infill Housing). On November 16, 2020, the City of Fort Lauderdale, on behalf of the Fort Lauderdale Community Redevelopment Agency, received proposals for the RFP. A copy of RFP 12385-105 is attached as Exhibit 1. The purpose of the RFP was to seek proposals from qualified and experienced proposers or real estate developers interested in designing, constructing, marketing, financing, and selling single family residences on parcels donated by the CRA to persons who will occupy the residences as their primary residence, pursuant to the Community Redevelopment Plan in accordance with the terms, conditions, and specification contained in the RFP.

The RFP stated that because the land would be available at no cost, this savings is to be passed on to the homebuyer by the Developer by adjusting the sales price of the residences to reflect zero land cost. The RFP also stated that up to five (5) developers would be selected for this project and would receive an initial award of up to five housing sites each with an opportunity to be awarded additional sites based on their performance in constructing and selling homes on the initial awarded properties. These infill housing procedures were approved by the CRA Board in 2019 and provided to the CRA Advisory Board as an informational item on June 9, 2020.

The RFP requested certain standard design features. These included:

- At least two bedrooms and two baths with a minimum 1,500 square feet under air. The CRA preference, however, is for homes having three to four bedrooms and more than two baths.
- Covered patio and porch
- One car garage or better
- High efficient central A/C system
- Wood cabinets
- Double stainless-steel sink
- Ceramic tile or better in entryway, kitchen, and baths
- Full appliance package, including energy efficient stainless-steel side by side refrigerator, range with hood, dishwasher, microwave, garbage disposal, washer and dryer
- Carpet in bedrooms
- Walk in closet in master bedroom
- Wiring for alarm system, cable, internet, phone, and smoke detectors
- Mini blinds or better
- Energy efficient plumbing fixtures
- R-30 insulation or better
- Interior knockdown finish with satin paint
- Automated in-ground sprinkler system
- High energy efficient impact windows and doors
- Better than minimum landscaping using native and drought tolerant plants.
- Solid concrete driveway or better
- Extended roof warranty
- Builder's warranty

Submittal requirements were detailed in the RFP including an executive summary, company information and experience, financial information, detailed development cost, project plans, homebuyer information, minority/female participation, and other submittal requirements.

Scoring of the proposals was based on the Evaluation Criteria below, as stated in the RFP, and an RFP Evaluation Committee met on March 18, 2021 to review and score



the proposals. The members of the evaluation committee are listed on Exhibit 12. A mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP. Some proposals were not complete and were missing information and this was also taken into consideration by the evaluation committee members in their scoring.

### **Weighed Criteria**

Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.	20%
Design, Construction and Features.	25%
Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal	35%
Home Sales Price/Affordability	20%
<b>TOTAL PERCENT AVAILABLE:</b>	<b>100%</b>

Each evaluation committee member ranked each proposal by each criterion, giving their first ranked proposal a number 1, the second ranked proposal a number 2, and so on for each criteria. The City Procurement Services Department then tabulated the scores to determine the total combined points, the average points awarded each proposer, and the final ranking. A total of 17 proposals were received. The Evaluation Committee decided to shortlist the top ten proposals. Copies of the top ten proposals are attached as Exhibits 2 through 11. The lowest point score determines the ranking with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This initial ranking was provided to this Advisory Board along with staff recommendation for their review. A complete breakdown of the scoring by the Evaluation Committee is attached as Exhibit 13.

Based on the Evaluation Committee's initial scoring, the ranking of proposers was as follows:

<b>RFP EVALUATION COMMITTEE REVIEW</b>		
<b>RANKING</b>	<b>PROPOSER</b>	<b>TOTAL POINTS</b>
1	D'Angelo Development, Inc. (WWA Development LLC)	5.70
2	Adams Consulting Group, Inc. (Fort Lauderdale CDC)	7.80
3	Gestido Construction, LLC/ Ges Mac Development, Inc.	10.85
4	Lemon City Development, LLC.	11.85
5	Oasis of Hope Community Development Corporation, Inc.	15.10
6	Broward County Minority Builders Coalition, Inc.	21.50
7	United States Association of CDC, Inc.	24.50

8	Neighborhood Housing Services of South Florida. Inc.	24.70
9	East to West Development Corporation	24.90
10	T. Knowles & Associates, LLC.	26.25
11	RJS Construction, LLC	27.05
12	Assured Builders, Inc.	35.80
13	Poinciana Development Group, Inc.	38.00
14	Howard Pro, LLC	43.00
15	Palmetto Homes Of Miami, Inc.	44.00
16	KB Financial Group, LLC	49.00
17	Elite Equity Development, Inc.	49.00

The CRA Advisory Board at their meeting of April 13, 2021 unanimously accepted the ranking of the RFP Evaluation Committee and staff recommendation to negotiate development agreements with the following five top ranked proposers: WWA Development LLC, Fort Lauderdale Community Development Corporation, Gestido Construction LLC/Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc. The minutes of the April 13, 2021 CRA Advisory Board Meeting are attached as Exhibit 14.

Development summaries including Developer's proposed sales price are as follows:

- WWA Development LLC – Detached single family homes, 5 model options with 3 or 4 bedrooms - 2 or 2 ½ baths and 1 or 2 car garage – 1,543 SF to 1,949 SF under air.  
Pricing: \$259,864 - \$296,355
- Fort Lauderdale Community Development Corporation – Detached and attached single family homes, 5 model options with 3 or 4 bedrooms – 2 or 2 ½ baths and 1 or 2 car garage – Approx. 1,500 SF to 2,200 SF under air. Pricing: \$260,650 to \$315,000
- Gestido Construction, LLC/Ges Mac Development, Inc. – Detached single family homes, 4 model options with 3 or 4 bedrooms – 2 baths and 1 or 2 car garage – 1,533 SF to 1,919 SF under air.  
Pricing: \$304,990 to \$369,990
- Lemon City Development, LLC – Detached single family homes, 3 model options with 3 or 4 bedrooms - 2 or 3 baths and 1 car garage – Approx. 1,520 SF to \$1,630 SF under air.  
Pricing: \$260,000 to \$290,000
- Oasis of Hope Community Development Corporation, Inc. – Detached single family homes, 4 model options with 3 bedrooms - 2 or 2 ½ baths and 1 or 2 car garage – 1,500 SF to 2,100 SF under air.  
Pricing: \$259,000 to \$295,000

Increases in the original proposed Purchase Price can be administratively approved by the CRA Executive Director of up to 10% based on documented increases in labor or material cost of construction. The CRA will not transfer CRA property until a close on the project financing. The project must be completed within 2 years of approval by the CRA Board. Developers cannot request additional CRA properties for development until initial properties conveyed to the Developer receive a Certificate of Occupancy and are conveyed to homebuyers. The conveyance of any additional property to the Developer is not an entitlement and requires approval of the CRA Board under a separate agreement. There are an additional sixteen properties that would be eligible for conveyance, and the maximum number of properties that can be awarded to any developer with an additional property conveyance is a total of ten.

Homebuyers are not income restricted and there is no CRA purchase assistance available to homebuyers, however qualified lower income home buyers may seek purchase assistance through the City's purchase assistance program administered by the Housing and Community Development Division and other resources that may be available. All homebuyers are required to reside on the property for a minimum of seven years from the date of occupancy. No leases, license or sale of the property is permitted during the term. If the homebuyer does not reside on the property for the minimum term, then the City, or its successors, shall have the right to recapture the full value of the land as determined by an MAI appraisal at the time of default. The cost of the appraisal is paid for by the homeowner and the homeowner will be required to sign a note and mortgage to memorialize this understanding.

#### Consistency with the NPF CRA Community Redevelopment Plan

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. The supply of affordable housing within the NPF CRA will continue to be increased through targeted infill development projects. The infill housing programs have already fostered the redevelopment in the Dorsey area through the construction of single-family homes, and this infill program will continue throughout the entire NPF CRA.

#### Resource Impact

There is no fiscal impact associated with this action.

#### Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth 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

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

**Attachments**

- Exhibit 1 – RFP #12385-105 – Scattered Site Infill Housing
- Exhibit 2 – Proposal – WWA Development, LLC
- Exhibit 3 – Proposal – Fort Lauderdale Community Development Corporation
- Exhibit 4 – Proposal – Gestido Construction, LLC/Ges Mac Development Inc
- Exhibit 5 – Proposal – Lemon City Development, LLC.
- Exhibit 6 – Proposal – Oasis of Hope Community Development Corporation, Inc.
- Exhibit 7 – Proposal – Broward County Minority Builders Coalition, Inc.
- Exhibit 8 – Proposal – United States Association of CDC, Inc.
- Exhibit 9 – Proposal – Neighborhood Housing Services of South Florida. Inc.
- Exhibit 10 – Proposal – East to West Development Corporation
- Exhibit 11 – Proposal – T. Knowles & Associates, LLC.
- Exhibit 12 – RFP #12385-105 Evaluation Committee
- Exhibit 13 – RFP #12385-105 Evaluation Committee Scoring
- Exhibit 14 – April 13, 2021 CRA Advisory Board Approved Minutes
- Exhibit 15 – Development Agreement – WWA Development, LLC
- Exhibit 16 – Development Agreement – Fort Lauderdale Community Development Corporation
- Exhibit 17 – Development Agreement – Ges Mac Development, Inc
- Exhibit 18 – Development Agreement – Lemon City Development, LLC
- Exhibit 19 – Development Agreement – Oasis of Hope Community Development Corporation, Inc
- Exhibit 20 – Resolution

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Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager  
Clarence Woods, CRA Manager

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

PREPARED BY & RETURN TO:  
Lynn Solomon, Esq.  
Asst. General Counsel  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

DECLARATION OF DEVELOPER'S RESTRICTIVE COVENANTS

THIS DECLARATION OF DEVELOPER'S RESTRICTIVE COVENANTS (the "Declaration") is made and entered into this 27<sup>th</sup> day of April, 2022, by WWA Development, L.L.C., a Florida Limited Liability Company (the "Declarant").

WHEREAS, the Fort Lauderdale Community Redevelopment Agency is a special district created pursuant to Chapter 163, Part III, Florida Statutes("Agency"), and

WHEREAS, pursuant to City Commission Resolution No. 95-86, adopted June 20, 1995, and Resolution No. 01-121, adopted on July 10, 2001, the City of Fort Lauderdale (the "City") established an area in need of redevelopment ("CRA Area") for which a Community Redevelopment Plan pursuant to Section 163.360, Florida Statutes, was approved by City Commission Resolution No. 95-170 on November 7, 1995, as amended on May 15, 2001 by Resolution No. 01-86 and as further amended on November 5, 2002 by Resolution No.02-183 and in 2013, by Resolution 13-137 and on March 15, 2016 by Resolution 16-52 and as subsequently amended(the "Plan"); and

WHEREAS, in furtherance of the Plan at a duly convened public meeting on June 15, 2021 Agency approved a Development Agreement Scatter Site Infill Housing (the "Agreement") for the design, construction, financing, marketing and sale of single family homes to eligible homebuyers, which agreement was executed on September 22, 2021 between the Agency and the Declarant, such Agreement being on file with the City Clerk of the City of Fort Lauderdale, Florida, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301; and

WHEREAS, the Agency has conveyed real property to the Declarant, and it is intended that the property be redeveloped pursuant to the Agreement and is situated in the City of Fort Lauderdale, Broward County, Florida, and legally described as:

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.

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.

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.

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.

(the "Property"); and

WHEREAS, the Property is located within the CRA Area which has conditions of slum and blight as those conditions are defined in the Constitution of the State of Florida, Section 163.01, Florida Statutes, Chapter 163, Florida Statutes, and other applicable provisions of law and ordinances and resolutions of the City of Fort Lauderdale and Agency implementing the Community Redevelopment Act; and

WHEREAS, pursuant to the terms of the Agreement, Agency and Declarant agree that the Property shall be owned, developed and conveyed subject to multiple Declaration of Restrictive Covenants for each single family home constructed on the Property, the primary purpose of such Declaration of Restrictive Covenants being to ensure development and occupancy of the Property in accordance with the Agreement and the Community Redevelopment Plan which affects the Property; and

WHEREAS, in order to effectuate the terms and conditions contained in the Agreement and the goals and objectives of the Plan, it is necessary and proper to create this Declaration of Restrictive Covenants;

NOW, THEREFORE, Declarant hereby declares that all the Property shall be held, conveyed, encumbered, used, occupied and improved subject to the following limitations, restrictions, conditions and covenants, all of which shall run with the land and are declared to be in furtherance of the Agreement and the Plan, and that such limitations, restrictions, conditions and covenants are also established for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property and every part thereof and to establish a stable community under the Plan, and, in accordance therewith, Declarant does hereby create and establish the following Declaration of Restrictive Covenants:

1. Recitals. The foregoing recitals are true and correct and are incorporated by this reference as if fully set out herein.

2. Use and Development. The Property shall be used, occupied, designed, constructed and developed for Single-Family Homes and sold to Eligible Homebuyers (as defined in the Agreement) for the Approved Purchase Price, as shown on the Project Development Plan, attached to the Agreement, and accessory uses customarily incidental thereto within two (2) years from the Effective Date of the Agreement, subject to force majeure. This Declaration of Restrictive Covenants shall be released in accordance with the release provisions set forth in the Agreement. Further, the Agreement is incorporated herein as if fully set forth herein.

3. Covenant Running with the Land. This Declaration shall constitute a covenant running with the land and shall be recorded in the public records of Broward County, Florida, and shall remain in full force and effect and be binding upon the Declarant and its successors and assigns until such time as the same is modified or released and replaced with a subsequent Declaration of Restrictive Covenants executed by the Eligible Homebuyer. These

restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

4. Modification, Amendment, Release. This Declaration may be modified, amended, added to, derogated, or released as to the Property, or any portion thereof, by a written instrument executed by the Agency and the Declarant, with a joinder and consent from any and all mortgagees.

5. Future Requests. Nothing contained herein should be construed to bind the City of Fort Lauderdale, or any of its boards, departments or agencies to favorable recommendation or approval of any application, permit, zoning, approval or other exercise of its police or legislative power and the City of Fort Lauderdale retains its full power and authority to approve or deny such application, in whole or in part; in accordance with law. Acceptance by the Agency of this Declaration, or by the City of an application for approvals does not confer any rights to obtain such approvals upon the Declarant or his successors or assigns.

6. Enforcement. Enforcement of the Declaration shall be by action against any party or person violating, or attempting to violate, any provision of this Declaration. The Agency shall be deemed a beneficiary of this Declaration with the power to enforce the terms and conditions hereof, including, without limitation, the power of specific enforcement. These enforcement remedies shall be in addition to any other remedies provided in the Agreement and available at law or in equity, or both.

7. Authorization for City to Withhold Permits and Inspections. In the event the terms of the Declaration are violated by Declarant or its successors, in addition to any other remedies available, the City of Fort Lauderdale is hereby authorized, following written notice to Declarant and an opportunity to cure within a reasonable period of time, to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as Declarant, or its successors, comply with the Declaration.

8. Severability. Invalidation of any one of these



covenants by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

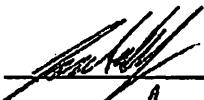
9. Recording. This Declaration shall be filed of record in the public records of Broward County, Florida at the expense of the Declarant.

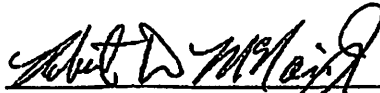
10. Authority. Declarant represents that it has the authority to enter into this Declaration and it is binding on the Declarant. The individual signing on its behalf has the power and authority to execute this Declaration on behalf of the Declarant.

Executed this 27<sup>th</sup> day of April, 2022.

WITNESSES:

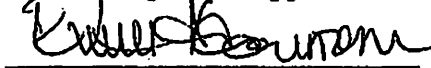
WWA Development, L.L.C., a Florida  
Limited Liability Company


  
\_\_\_\_\_  
Jacob Bellocq, Jr.



Print Name: Robert D. McNair, Jr.  
Print Title: Manager

[Witness print/type name]



  
\_\_\_\_\_  
[Witness print/type name]

Type of Identification Produced HDL

**PREPARED BY :**

Lynn Solomon, Assistant General Counsel  
Fort Lauderdale Community Redevelopment Agency  
914 N.W. 6<sup>th</sup> 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. 6<sup>th</sup> 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 19<sup>th</sup> 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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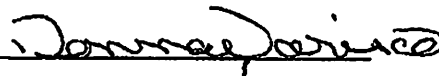
IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:


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

  
\_\_\_\_\_  
Arnee Lago  
[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

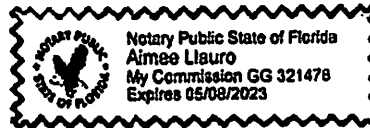
  
\_\_\_\_\_  
Lynn Solomon, Assistant General Counsel

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 Greg Chaturvedi ~~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.

[Signature]  
Notary Public, State of Florida

Aimee Liawo  
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  $\frac{1}{4}$  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

PREPARED BY & RETURN TO:  
Lynn Solomon, Esq.  
Asst. General Counsel  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

DECLARATION OF DEVELOPER'S RESTRICTIVE COVENANTS

THIS DECLARATION OF DEVELOPER'S RESTRICTIVE COVENANTS (the "Declaration") is made and entered into this 57th day of April, 2022, by WWA Development, L.L.C., a Florida Limited Liability Company (the "Declarant").

WHEREAS, the Fort Lauderdale Community Redevelopment Agency is a special district created pursuant to Chapter 163, Part III, Florida Statutes("Agency"), and

WHEREAS, pursuant to City Commission Resolution No. 95-86, adopted June 20, 1995, and Resolution No. 01-121, adopted on July 10, 2001, the City of Fort Lauderdale (the "City") established an area in need of redevelopment ("CRA Area") for which a Community Redevelopment Plan pursuant to Section 163.360, Florida Statutes, was approved by City Commission Resolution No. 95-170 on November 7, 1995, as amended on May 15, 2001 by Resolution No. 01-86 and as further amended on November 5, 2002 by Resolution No.02-183 and in 2013, by Resolution 13-137 and on March 15, 2016 by Resolution 16-52 and as subsequently amended(the "Plan"); and

WHEREAS, in furtherance of the Plan at a duly convened public meeting on June 15, 2021 Agency approved a Development Agreement Scatter Site Infill Housing (the "Agreement") for the design, construction, financing, marketing and sale of single family homes to eligible homebuyers, which agreement was executed on September 22, 2021 between the Agency and the Declarant, such Agreement being on file with the City Clerk of the City of Fort Lauderdale, Florida, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301; and

WHEREAS, the Agency has conveyed real property to the Declarant, and it is intended that the property be redeveloped pursuant to the Agreement and is situated in the City of Fort Lauderdale, Broward County, Florida, and legally described as:

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.

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.

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.

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.

(the "Property"); and

WHEREAS, the Property is located within the CRA Area which has conditions of slum and blight as those conditions are defined in the Constitution of the State of Florida, Section 163.01, Florida Statutes, Chapter 163, Florida Statutes, and other applicable provisions of law and ordinances and resolutions of the City of Fort Lauderdale and Agency implementing the Community Redevelopment Act; and

WHEREAS, pursuant to the terms of the Agreement, Agency and Declarant agree that the Property shall be owned, developed and conveyed subject to multiple Declaration of Restrictive Covenants for each single family home constructed on the Property, the primary purpose of such Declaration of Restrictive Covenants being to ensure development and occupancy of the Property in accordance with the Agreement and the Community Redevelopment Plan which affects the Property; and

WHEREAS, in order to effectuate the terms and conditions contained in the Agreement and the goals and objectives of the Plan, it is necessary and proper to create this Declaration of Restrictive Covenants;

NOW, THEREFORE, Declarant hereby declares that all the Property shall be held, conveyed, encumbered, used, occupied and improved subject to the following limitations, restrictions, conditions and covenants, all of which shall run with the land and are declared to be in furtherance of the Agreement and the Plan, and that such limitations, restrictions, conditions and covenants are also established for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property and every part thereof and to establish a stable community under the Plan, and, in accordance therewith, Declarant does hereby create and establish the following Declaration of Restrictive Covenants:

1. Recitals. The foregoing recitals are true and correct and are incorporated by this reference as if fully set out herein.

2. Use and Development. The Property shall be used, occupied, designed, constructed and developed for Single-Family Homes and sold to Eligible Homebuyers (as defined in the Agreement) for the Approved Purchase Price, as shown on the Project Development Plan, attached to the Agreement, and accessory uses customarily incidental thereto within two (2) years from the Effective Date of the Agreement, subject to force majeure. This Declaration of Restrictive Covenants shall be released in accordance with the release provisions set forth in the Agreement. Further, the Agreement is incorporated herein as if fully set forth herein.

3. Covenant Running with the Land. This Declaration shall constitute a covenant running with the land and shall be recorded in the public records of Broward County, Florida, and shall remain in full force and effect and be binding upon the Declarant and its successors and assigns until such time as the same is modified or released and replaced with a subsequent Declaration of Restrictive Covenants executed by the Eligible Homebuyer. These

restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

4. Modification, Amendment, Release. This Declaration may be modified, amended, added to, derogated, or released as to the Property, or any portion thereof, by a written instrument executed by the Agency and the Declarant, with a joinder and consent from any and all mortgagees.

5. Future Requests. Nothing contained herein should be construed to bind the City of Fort Lauderdale, or any of its boards, departments or agencies to favorable recommendation or approval of any application, permit, zoning, approval or other exercise of its police or legislative power and the City of Fort Lauderdale retains its full power and authority to approve or deny such application, in whole or in part; in accordance with law. Acceptance by the Agency of this Declaration, or by the City of an application for approvals does not confer any rights to obtain such approvals upon the Declarant or his successors or assigns.

6. Enforcement. Enforcement of the Declaration shall be by action against any party or person violating, or attempting to violate, any provision of this Declaration. The Agency shall be deemed a beneficiary of this Declaration with the power to enforce the terms and conditions hereof, including, without limitation, the power of specific enforcement. These enforcement remedies shall be in addition to any other remedies provided in the Agreement and available at law or in equity, or both.

7. Authorization for City to Withhold Permits and Inspections. In the event the terms of the Declaration are violated by Declarant or its successors, in addition to any other remedies available, the City of Fort Lauderdale is hereby authorized, following written notice to Declarant and an opportunity to cure within a reasonable period of time, to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as Declarant, or its successors, comply with the Declaration.

8. Severability. Invalidity of any one of these

covenants by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.


9. Recording. This Declaration shall be filed of record in the public records of Broward County, Florida at the expense of the Declarant.

10. Authority. Declarant represents that it has the authority to enter into this Declaration and it is binding on the Declarant. The individual signing on its behalf has the power and authority to execute this Declaration on behalf of the Declarant.

Executed this 24<sup>th</sup> day of April, 2022.

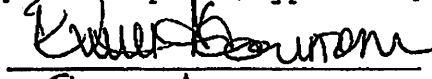
WITNESSES:

WWA Development, L.L.C., a Florida  
Limited Liability Company

  
\_\_\_\_\_  
Joe Bellocchio, Jr.

  
\_\_\_\_\_  
Print Name: Robert D. McNair, Jr.  
Print Title: Manager

[Witness print/type name]

  
\_\_\_\_\_  
Evelyn Aguirre  
[Witness print/type name]

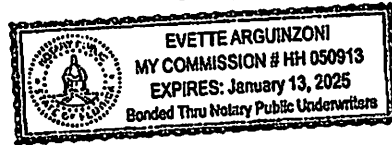
**STATE OF FLORIDA            )**  
**COUNTY OF BROWARD         )**

**) SS:**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of April, 2022, by Robert D. McNair, Jr. as Manager of WWA Development, L.L.C., a Florida Limited Liability Company on behalf of the company.

Notary Public signature

Enrique Arquinzen  
Name Typed, Printed or Stamped



Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced FBI



# CITY MANAGER'S OFFICE

## DOCUMENT ROUTING FORM

Rev: 3 | Revision Date: 9/1/2022

TODAY'S DATE: 5-17-23

DOCUMENT TITLE: Partial Release- WWA Development- Scattered Site Infill Project (CRA)

COMM. MTG. DATE: 6-15-2021 CAM #: 21-0531 ITEM #: PH-1 CAM attached: ☒ YES ☐ NO

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

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 3

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NO

Date to CCO: 5-17-23 Attorney's Name: Lynn Solomon Initials: LS

3) City Clerk's Office: # of originals: 3 Routed to: \_\_\_\_\_ Ext: \_\_\_\_\_ Date: 05/17/23

4) City Manager's Office: CMO LOG #: MAY 18 Document received from: CCO 5/18/23

Assigned to: GREG CHAVARRIA ☐ ANTHONY FAJARDO ☐ SUSAN GRANT ☐

GREG CHAVARRIA as CRA Executive Director ☐

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

PER ACM: A. FAJARDO \_\_\_\_\_ (Initial) S. GRANT \_\_\_\_\_ (Initial)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward 3 originals to ☐ Mayor ☒ CCO Date: 5/19/23

5) Mayor/CRA Chairman: Please sign as indicated.

Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

### INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains \_\_\_\_\_ original and forwards \_\_\_\_\_ originals to: Erica K. xt. 6088 (CAO) (Name/Dept/Ext)

Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_ ☐ YES ☐ NO Original Route form to CAO