



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

**#25-0308**

**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, 1460 SW 24<sup>th</sup> 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 was initially cited in 2009 and has been in a state of disrepair for several years. The property continues to deteriorate and is pending bank foreclosure. As a result of the City’s citations, there are four code enforcement liens recorded against the property. The City’s administrative costs are \$4,683.76, and the four liens total \$2,008,900.00. The breakdown of those citations is below. Due to the case remaining open because of the failure to comply, the property is not eligible for the City’s lien amnesty program. In certain situations, staff may recommend an LSA if the agreement provides for compliance and an outcome that is acceptable to the City Commission.

<b>Case Number</b>	<b>Violation</b>	<b>Complied?</b>	<b>City Administrative Costs</b>	<b>Fine/Lien Amount</b>
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

In this case, there is a potential buyer of the property. The 1460 SW 24th Ct Land Trust LLC, represented by William Dennis, 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 21, 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
<b>TOTAL AMOUNT ►</b>					\$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