



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

**#21-0608**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** June 15, 2021

**TITLE:** Motion Approving a Triparty Lien Settlement Agreement between Pedro Florencio and Leonor Alegria, SKOTG, L.L.C., and the City of Fort Lauderdale - **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission approve a Triparty Lien Settlement Agreement (LSA), in substantially the form attached in Exhibit 1, for the property located at 1270 SW 29 Terrace, Fort Lauderdale, FL 33312, and authorize execution of the agreement by the City Manager.

**Background**

There are two existing code and open code enforcement liens recorded against the property located at 1270 SW 29 Terrace, Fort Lauderdale, FL 33312. Both code enforcement cases were opened under the current property owner's ownership of the property.

Case number CE10121996 was opened for failure to connect to the City's sanitary sewer system and remains out of compliance. There is a lien recorded in the amount of \$355,700 that continues to accrue at a daily rate of \$100. Case number CE10122046 was opened for illegally converting a single-family residence into a multi-unit dwelling and using a porch enclosure as a rental apartment without the required permits and remains out of compliance. There is a lien recorded in the amount of \$104,010, which continues to accrue at a daily rate of \$10 per violation. The total hard costs incurred on both liens is \$1,436.

The Broward County Property Appraiser's assessed value for the property is \$199,580, and there is no homestead exemption claimed by the current owners. The sales contract reflects a purchase price of \$160,000, and a closing date of June 18, 2021, or when the Short Sale Approval is granted. The buyer, SKOTG, L.L.C., is a cash investor willing to purchase the property and bring the code cases into compliance within 120 days of approval of the Lien Settlement Agreement. SKOTG, L.L.C. has also agreed to improve the landscaping to include installation of living ground cover in bare areas, as well as repair and reseal the driveway to ensure there are no potholes within 45 days of the

approval of the lien settlement. If this agreement is approved, the buyer will pay a total settlement amount of \$15,000 for the two code cases. The settlement amount includes the hard costs.



### **Resource Impact**

There will be a positive fiscal impact in the amount of \$15,000 to the account listed below.

<b><i>Funds available as of June 7, 2021:</i></b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/ SUB- OBJECT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AMOUNT RECEIVED (Character)</b>	<b>AMOUNT</b>
001-DSD040101-N996	Community Enhancement & Compliance	Lien Reduction Program	\$389,729	\$513,495	\$15,000
<b>TOTAL AMOUNT ►</b>					<b>\$15,000</b>

### **Strategic Connections**

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.
- The Internal Support Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

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

### **Attachment**

Exhibit 1 – Triparty Lien Settlement Agreement

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Prepared by: Porshia L. Williams, Assistant Director

Department Director: Anthony Greg Fajardo, Department of Sustainable Development