



Memorandum

Memorandum No: 21-091

Date: September 15, 2021
To: Honorable Mayor and Commissioners
From: Chris Lagerbloom, ICMA-CM, City Manager
Re: Parks Bond Land Acquisition – September Update

On March 12, 2019, City of Fort Lauderdale voters approved a \$200 million bond to improve City parks and recreation facilities. A portion of the parks bond, approximately \$30 million, is earmarked for land acquisition. Since the bond approval, City staff along with Collier's International ("Colliers") has worked diligently with all interested parties to expand the City's green space in each Commission District. This effort required City staff and Colliers to gather input from neighbors, community stakeholders, along with data published by the Trust for Public Land to classify "areas in need" of a park. To date, the City Commission has approved and closed on four properties, one in each Commission District. These acquisitions have increased City park space by approximately four and half acres.

As City staff and Colliers continues the search for properties suitable for park space, there is one major anticipated challenge ahead. The real estate market is experiencing a "sellers' market" condition throughout the State of Florida with homes and land selling at a premium value above their long-term pricing trend. In Fort Lauderdale, desirable land is scarce, and as a result, properties are going under contract as soon as they are listed. Staff continues to work on identifying properties before listing, to allow time for a thorough due diligence period. Although it is a "sellers' market", City staff and Colliers are committed to identifying new park space, with a strategic focus on suitable spaces for specialty uses, such as a kayak launch, skate park, and a pickleball facility.

For a complete list of all properties being evaluated please see attachment.

Attachment: Possible Property Acquisition Listing – Update 09 15 21

C: Tarlesha W. Smith, Esq., Assistant City Manager
Greg Chavarria, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers

Possible Parks Bond Property Acquisitions

	Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
Closed	4201 N Ocean Blvd, Fort Lauderdale, FL 33308	494319030430	13,356	RMH-25	Yes	Sivel Investments LLC	Closed 4/28/2020 \$1,090,000	1
	1016 Waverly Rd, Fort Lauderdale, FL 33312	504209090080	81,412	RS-8	Yes	Grosman, Michelle	Closed 11/6/2020 \$2,540,000	2
	NW 6 St, Fort Lauderdale, FL 33311	504204120080	6,786	NWRAC-MU	No	Barbara and John Cooper	Closed 3/23/2021 \$125,000	3
	SW 5th Ct and SW 12th Ave, Fort Lauderdale, FL 33312	504209460100, 504209460090, 504209460110, 504209460080, 504209460070, 504209460060, 504209460050, 504209460040, 504209460030, 504209460020, 504209460010	94,302	RS-8	No	HGS Holding Corp	Closed 11/17/2020 \$4,050,000	4

Approved	520 SW 31 Ave, Fort Lauderdale, FL 33312	504208171630	7,470	RS-8	No	City of Fort Lauderdale	Pending "City Park" designation	3
	3110 SW 8 Ave, Fort Lauderdale, FL 33315	504222530010	317,584	P	No	City of Fort Lauderdale	Lease terminated at the 4/21/20 City Commission	4

Pursuing	1223 SW 5th Ct, Fort Lauderdale, FL 33312	504209020721	52,120	RS-8	No	David Alexander Marshall	Pursuing	4
	800 NW 22 Rd, Fort Lauderdale FL 33311	504205080080	8,292	RMM-23	No	Judy Investment	Pursuing	3

	Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
Off the List	1320 NW 65 Pl, Fort Lauderdale, FL 33309	494209210264	75,881	I	Yes	1320 NW 65 Place, LLC	Under review as pickleball venue	1
	SW 12 Ave, Fort Lauderdale, FL 33312	504209020020, 504209020030	11,054	RS-8	No	Daniel Navarro	Couldn't reach agreement	4
	15 SW 19 Ave, Fort Lauderdale, FL 33312	504209190082, 504209190040, 504209190050	40,105	RM-15	No	Softscapes, Inc	Owner is not interested in selling	4
	2637 Whale Harbor Ln, Fort Lauderdale, FL 33312	504219150070	104,088	P	Yes	Yacht Club International Inc	Couldn't reach agreement	4
	1488 SW 32 St, Fort Lauderdale, FL 33315	504221180030	7,327	RS-8	No	Loren Fraute	Owner not interested in selling	4
	1484 SW 32 St, Fort Lauderdale, FL 33315	504221180040	7,322	RS-8	No	1484 SW 32 Street, LLC	Owner not interested in selling	4
	1040 NW 53 St, Fort Lauderdale, FL 33309	494216030290	21,000	B-3	Yes	Bobbi's World	Location close to Lockhart	1
	3550 N Federal Hwy, Fort Lauderdale, FL 33309	494224073630	19,574	B-1	Yes	Queens Boulevard Corp	Not for sale	1
	5110 NW 12 Ave, Fort Lauderdale FL	494216030070, 494216030080, 494216030090	51,044	B-3	Yes	PRF Holdings	Close proximity to Lockhart	1
	1741 NE 58 St, Fort Lauderdale, FL 33334	494211061180	10,000	RS-8	No	James & Shanon Winch	On the market for higher price than the appraised value	1

Possible Parks Bond Property Acquisitions

Off the List

Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
1408 NW 6 St, Fort Lauderdale, FL 33311	504204060400	3,977	NWRAC-Muw	No	Alphonso Bradley	Owner not interested in selling	3
1325 N Dixie Hwy, Fort Lauderdale, FL 33304	494235000360	21,834	RM-15	No	Alabaster Real Estate Holdings, LLC	Contaminated Site and owner will sell for double the appraised value	2
828 SE 4 St, Fort Lauderdale, FL 33301	504211010440	16,976	RMM-25	No	Gilbert R Armenta	Owner not interested in selling	2
SE 12 Street, Fort Lauderdale, FL 33316	504214570012	27,542	RML-25	No	DOMUS CONTEMPORARY LIVING LLC	Site under contract with another buyer for higher price	4
1700 N Andrews Ave Fort Lauderdale, FL 33305	494234200140	52,249	CF	Yes	GJ Management LLC %Agents and Corporations, Inc	Contaminated site - Approximately \$200k remediation	2
5742 NE 15 Avenue	494211062340	9,394	RS-8	Yes	Griffin, Clyde C.	Under Contract with someone else for Cash	1
1600 SW 15 Avenue	504216330020	198,718	RS-8	No	1600 SW LLC	Close proximity to Keith Preserve and Hортt Park	4
1143 Wyoming Avenue	504207052370	8,531	RS 6.7	Yes	Best, Hyacinth D Est	Neighborhood opposition	3
2949 N Federal Hwy Fort Lauderdale, FL	494225050030	87,102	B-1	No	Retail Plaza Properties, LLC	Limited water access	1
Riparian Rights Oakland Park Blvd and US-1	494225050360	40,000	B-1	No	Steven P Naimoli	Under Review	1
1800 NE Middle River Terrace, Fort Lauderdale	494236010140	20,021	RC-15	Yes	Lebis Development, LLC	Under Review	1
1849 Middle River Drive Fort Lauderdale	494236010090	28,948	RM-15	Yes	1849 Middle River Drive, LLC	Under Review	1
1800 W Commercial Blvd Fort Lauderdale	494216150014	46,598	AIP	Yes	Nineteen Hundred Building Assoc LTD	Under Review	1
3001 N Federal Hwy Fort Lauderdale, FL 33306	494225050030	121,241	B-1	No	3001 Hotel LLC	Potential Kayak launch if they can give city access agreement	1
Riparian Rights Oakland Park Blvd and US-1	494225050360	40,000	B-1	No	Steven P Naimoli	Under Review	1
2350 SW 26 Avenue	504217010630	311,097	RS 3.52	No	Slater, Charles	Close proximity to Riverland Park	4
701 Cypress Creek Road	494211240020	36,285	CB	Yes	Acg 701 LLC	No waterway connection	1
1721 N Andrews Ave, Fort Lauderdale	494234000051	31,435	CB	No	Betty Reid & Eric R Schwartz	Going to pursue 1700 N Andrews to serve more people	2
1790 N Andrews Ave, Fort Lauderdale	494234000056	6,551	CB	No	LIA Food Store	Going to pursue 1700 N Andrews to serve more people	2
1743 N Andrews Square Fort Lauderdale FL	494234000120	32,218	CB	No	North Andrews Uptown Village	Going to pursue 1700 N Andrews to serve more people	2
837 NE 20 Avenue	504201210050	17,340	RO	Yes	Nurse Care Inc	Could not reach agreement with property owner on price	2
1479 NE 57 St	494211065580	7,607	RS-8	Yes	Rita Meagher	Small Lot	1

Possible Parks Bond Property Acquisitions

Off the List

Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
1801 SW 12 Street	504209130250	34,651	RO	No	Avichai Levy, Elias Jafif, Mayer Cherem	Owner does not want to sell	4
Cypress Creek Rd, Oakland Park	494210083890	7,841		Yes	Radice I95 LLC	Does not serve large area of need	1
1637 E Lake Drive	504213040020	22,245	RS 4.4	Yes	Lake Sylvan Partners, LLC	House would have to be torn down	4
5811 NE 14 Rd, Fort Lauderdale FL 33334	494211064100	7,840	RMM-25	No	5811 NE 14 Road, LLC	Fully Occupied	1
701 Cypress Creek Road	494211240020	36,285	CB	Yes	Acg 701 LLC	SFWM Issue	1
5810 NE 14 Road Fort Lauderdale, FL 33334	494211064130	8,224	RMM-25	No	Waterside East LLC	Owner would want more than appraised value to make it worth it to sell	1
1711 Cypress Road Fort Lauderdale, FL	494211100010	26,948	RM-20	No	Cypress Waterfront Apartments, LLC	Owner does not want to sell	1
1832 S Ocean Dr.	504213240010	13,059	RML-25	Yes	GIACOBBE, RAFFIO SR	Neighborhood opposition	4
605 SW 12 Street	504215191600	14,711	RD-15	Yes	CARRCO @ 605 SW 12 ST INC	City no longer interested in pursuing; other parks are nearby	1
6650 NW 9 Avenue, Fort Lauderdale, FL 33309	494209290060	428,260	CC	No	Fort Lauderdale Executive Airport	Parcels contain wetlands and surface waters. FXE responsible for maintenance,	1
300 NW 66 ST, Fort Lauderdale, FL 33309	494210300010	247,610	U	No	Broward County	Broward County not interested in selling	1
550 NW 62nd Street, Fort Lauderdale, FL 33309	494210320010	623,544	B-3	No	G & I VII Pinnacle LLC	City no longer interested in pursuing; identifying other properties closer to residential	1
6545 N Andrews Ave, Fort Lauderdale, FL 33309	494210440011	38,502	B-3	No	Price Legally Corporation	City no longer interested in pursuing; identifying other properties closer to residential	1
2724 NE 21st Terr, Fort Lauderdale, FL 33306	494225131280	7,702	RS-8	No	Grand John & Maria	Parcel too small to create a boat ramp park.	2
1822 N Dixie Hwy, Fort Lauderdale, FL 33305	494226000470	57,268	RMM25 and B-3	No	Goran Dragoslavic	Seller is asking for 75% above appraised value	4
1214 Miami Rd.	504214030200	12,982	RML-25	No	STOYANOVICH, Bree	Seller is asking for 125% above appraised value	3
1600 W Sunrise	504204160240 + 0150 + 0160	22,859	B-3	No	Seven Seven Seven LLC	Seller is asking for 45% above appraised value.	1
2549 Middle River	494225031160	13,434	RS-4	No	POTENTI, ALESSANDRO & VERONICA	Could not reach agreement with adjoining property	1
2440 NE 25 Place	494225031150	13,085	RS-4	No	Allen, John S	Could not reach agreement with adjoining property	4
NE 26 St, Fort Lauderdale, FL 33306	494225170050	18,545	B-1	No	Billie Theoharis	Under Review	1
2025 E Sunrise Blvd	494236000291	18,951	B-1	Yes	SUNRISE 2025 LLC	City no longer interested in pursuing	4
1031 SW 28 Street	504221000140	402,153	RD-15	No	1031 SW 28 Street LLC	Seller is asking for 26% above appraised value	2

Possible Parks Bond Property Acquisitions

Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
1820 NE 17th Way, Fort Lauderdale, FL 33304	494235310170	6,756	RS-8	No	Ft Lauderdale Spanish Seventh Day Church	Owner not interested in selling	2
601 W Sunrise Blvd. (block)	494234050820	35,000	B1	Yes	Sunrise Development Group LLC	Seeking NW 6 Ave block from Sunrise to NW 11 ST, instead of partial lot	2
1025-1045 NE 6 Avenue	494234050770	43,911	RD-15	No	ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH FLORIDA INC	Owner not interested in selling	2
733 Breakers Avenue	504201060160 & 0201060150	57,036	NBRA	Maybe	Covenant House	Adjacent to City own property	2
1400 NE 16 Court Fort Lauderdale, FL 33305	494235000100	Approximately 40,000	B-3	No	MDR Motors, LLC	City no longer interested in pursuing; identifying other properties	2
247 SW 3rd Ave, , Fort Lauderdale, FL 33312	504210012670	11,761	H-1	Call for offers	999 NE 23 Drive LLC	Property will require mobilization of tenants	4
2121 SE 21st Ave, Fort Lauderdale, FL 33316	504213101370	14,312	RS-8	Yes	R&R Walters LLC	Neighborhood opposition	1
2601 NE 26th Street, Fort Lauderdale, FL 33306	494225030730	9,945	RS-44	Yes	Haley & William F III Russell	Meets area of need; identifying better fit for the area	1
2572 NE 26th Street, Fort Lauderdale, FL 33305	494225030730	9,945	RS-44	Yes	Hatice & Ercan Aydin	Meets area of need; identifying better fit for the area	1
6401 N Federal Hwy, Fort Lauderdale, FL 33308	494212000210	About 50,000	CF	No	North Broward Hospital District	No response from Broward Health	4
2201 SW 12th Ave, Fort Lauderdale, FL 33315	504216450030	101,775	RS-8	Yes	Jason Kates	Conservation easement too much for maintenance cost	3
3810 SW 2 CT, Fort Lauderdale 33312	504207081230	10,001	CF	No	Melrose HOA	HOA not interested in selling	1
2100 Powerline Road, Fort Lauderdale, FL 33311	494227530010	117,214	CB	Yes	Mills Pond Property Holdings	Across from Mills Pond Park no need of a park in the area	2
1000 SW 2 St, Fort Lauderdale, FL 33312	504209350010	66,637	RMM-25	No	Broward County	Within close proximity of property under negotiations	4
SE 17th Street, Fort Lauderdale, FL 33316	504214410012	18,863	B-1	Yes	1717 Partners LLC	Owner is developing for retail	3
800 W Sunrise Blvd, Fort Lauderdale, FL 33311	494234053520	6,750	B-1	Yes	Fort Lauderdale Fair Housing	Meets area of need, pursuing another property	3
2680 NW 11 Street	494232440010	171,141	B-2	No	Broward County	Not for sale by the County	3
1730 W Sunrise Blvd	504204100600	27,925	B-3	Yes	Blanchette, David	Another property has been identified	1
150 NW 58 Street	494203000541	70,385	RMM 25	No	Pan American Corp	Owner not interested in selling	1
2825 Coral Shores Drive, Fort Lauderdale, FL 33306	494225130150	7,619	RS-8	No	YUTHASUNTHORN,SUN YALUK	City no longer interested in pursuing; could not reach agreement with owner	4
1236 South Ocean	504213010120	18,508	RS-44	No	Andrew Taylor and Alexa Lily Barnett	Neighborhood opposition	1
2901 Coral Shores Drive, Fort Lauderdale, FL 33306	494225130160	7,619	RS-8	No	Freebairn, James D	City no longer interested in pursuing	2
505 Breakers Avenue	504201040170	14,866	ABA	No	UNION HOLDINGS LLC	City no longer interested in pursuing	4
SW 9 Avenue, Fort Lauderdale, FL	504209010322	261,760	RS - 8	No	Whiddon Family	City requested appraisal came back at \$28.00 PSF; owner is asking \$50.00 PSF for 160,000SF	4

Off the List

Possible Parks Bond Property Acquisitions

	Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
Off the List	301 SW 14 Way, Fort Lauderdale, FL 33312	504209170050	31,250	RS - 8	No	Donald and Sharon Wilkin	Under Review	2
	15 SW 19 Ave, Fort Lauderdale, FL	504209190040	12,960	RM-15	Yes	Softscapes, Inc	Under Review	2
	905 Coconut Dr, Fort Lauderdale, FL 33315	504209200240	57,139	RD-15	No	Lois A Ide Rev Liv Tr	Under Review	4
	6997 NW 30 Ter, Fort Lauderdale, FL 33309	494208120370	13,401	RMH-25	No	Carpelo Jeoboam	Under Review	1