



Memorandum

Memorandum No: 20-073

Date: August 3, 2020

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Parks Bond Land Acquisition – July Update

After voters overwhelmingly approved the Parks Bond on March 12, 2019, City staff has worked diligently with all interested parties to expand City green space in each Commission District. Following the first property purchase under the Parks Bond during the April 7, 2020 City Commission Meeting, City Staff and Collier’s International have continued to evaluate and pursue land. Currently, there are three properties being pursued for acquisition. Two of the three properties are waiting on a counteroffer, and one property is under contract negotiation. In addition, there are six (6) properties being evaluated for acquisition. For a complete list of all properties being evaluated please see attachment.

Property	Status	District	Notes
SW 5th Court and SW 12th Avenue (504209460050)	Pursuing	4	Negotiating contract
SE 12 Street (504214570012)	Pursuing	4	Waiting for owner’s counteroffer
NW 6 street (504204120080)	Pursuing	3	Waiting for owner’s counteroffer

Attachment: Possible Property Acquisition Listing – Update 7_28_2020

- C: Tarlesha Smith, 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
Approved	4201 N Ocean Blvd, Fort Lauderdale, FL 33308	494319030430	13,356	RMH-25	Yes	Sivel Investments LLC	Approved 4/7/20	1
	3110 SW 8 Avenue, Fort Lauderdale, FL 33315	504222530010	317,584	P	No	City of Fort Lauderdale	Lease terminated at the 4/21/20 City Commission	4
	520 SW 31 Avenue	504208171630	7,470	RS-8	No	City of Fort Lauderdale	Pending City "Park" designation	3
Pursuing	NW 6 street, Fort Lauderdale, FL 33311	504204120080	6,786	NWRAC- MU	No	Cooper, Barbara and John	Waiting on owner's ownership	3
	SE 12 Street	504214570012	27,542	RML-25	No	DOMUS CONTEMPORARY LIVING LLC	Waiting on owner's counteroffer	4
	SW 5th Court and SW 12th Avenue	504209460050	94,302	RS-8	No	HGS Holding Corp	Negotiating contract	4
Under Review	837 NE 20 Avenue	504201210050	17,340	RO	Yes	Nurse Care Inc	Under Review; Appraisals requested	2
	1143 Wyoming Avenue	504207052370	8,531	RS 6.7	Yes	Best, Hyacinth D Est	Under Review; Appraisals requested	3
	701 Cypress Creek Road	494211240020	36,285	CB	Yes	Acg 701 LLC	Under Review; Appraisals requested	1
	1637 E Lake Drive	504213040020	22,245	RS 4.4	Yes	Lake Sylvan Partners, LLC	Under Review	4
	1700 N Andrews	494234200140	52,249	CF	Yes	GJ Management LLC	Under Review; Appraisals requested	2
	2350 SW 16 Avenue	504217010630	311,097	RS 3.52	No	Slater, Charles	Under Review	4

Possible Parks Bond Property Acquisitions

Off the List

Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
1016 Waverly Road, Fort Lauderdale, FL 33312	504209090080	81,412	RS-8	Yes	Grosman, Michelle	Not approved by City Commission on 7/7/20	2
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	4
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.	1
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	2
1214 Miami Rd.	504214030200	12,982	RML-25	No	STOYANOVICH, Bree	Seller is asking for 125% above appraised value	4
1600 W Sunrise	504204160240 + 0150 + 0160	22,859	B-3	No	Seven Seven Seven LLC	Seller is asking for 45% above appraised value.	3
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	1
2637 Whale Harbor Ln, Fort Lauderdale, FL 33312	504219150070	104,088	P	Yes	Yacht Club International Inc	Owner not interested in selling	4
2025 E Sunrise Blvd	494236000291	18,951	B-1	Yes	SUNRISE 2025 LLC	City no longer interested in pursuing	2
1031 SW 28 Street	504221000140	402,153	RD-15	No	1031 SW 28 Street LLC	Seller is asking for 26% above appraised value	4
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
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	2

Possible Parks Bond Property Acquisitions

Off the List

Property Address	Folio	Size (sq./ft)	Zoning	For Sale?	Owner	Notes	District
2121 SE 21st Ave, Fort Lauderdale, FL 33316	504213101370	14,312	RS-8	Yes	R&R Walters LLC	Neighborhood opposition	4
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	1
2201 SW 12th Ave, Fort Lauderdale, FL 33315	504216450030	101,775	RS-8	Yes	Jason Kates	Conservation easement too much for maintenance cost	4
3810 SW 2 CT, Fort Lauderdale 33312	504207081230	10,001	CF	No	Melrose HOA	HOA not interested in selling	3
2100 Powerline Road, Fort Lauderdale, FL 33311	494227530010	117,214	CB	Yes	Mills Pond Property Holdings	Across from Mills Pond Parkn no need of a park in the area	1
1011 Middle Street, Fort Lauderdale, FL 33312	504209350010	66,637	RMM-25	No	Broward County	Within close proximity of property under negotiations	2
SE 17th Street, Fort Lauderdale, FL 33316	504214410012	18,863	B-1	Yes	1717 Partners LLC	Owner is developing for retail	4
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	3
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,SU NYALUK	City no longer interested in pursuing; could not reach agreement with owner	1
1236 South Ocean	504213010120	18,508	RS-44	No	BARNETT,ANDREW TAYLOR ALEXA LILY BARNETT	Neighborhood opposition	4
2901 Coral Shores Drive, Fort Lauderdale, FL 33306	494225130160	7,619	RS-8	No	Freebairn, James D	City no longer interested in pursuing	1
505 Breakers Avenue	504201040170	14,866	ABA	No	UNION HOLDINGS LLC	City no longer interested in pursuing	2
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