

Deeds

7 12
PREPARED BY AND RETURN TO:
Cynthia A. Everett, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio Number: 5042-04-06-0630

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, SUCCESSOR TO NORTHWEST NEIGHBORHOOD IMPROVEMENT DISTRICT, A DISSOLVED SPECIAL DISTRICT, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 7 and 8 , Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, page 65, of the Public Records of Broward County, Florida

NOTE: Pursuant to Florida Statute section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maxine A. Singh
Witness Signature
Printed Name: Maxine A. SINGH

Kerry Arthur
Witness Signature
Printed Name: KERRY ARTHUR

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler
John P. "Jack" Seiler, Mayor

Lee R. Feldman
Lee R. Feldman, City Manager

ATTEST:

Jeffrey A. Modarelli
Name: Jeffrey A. Modarelli, City Clerk

Cynthia A. Everett
Approved as to form (Cynthia A. Everett, City Attorney)

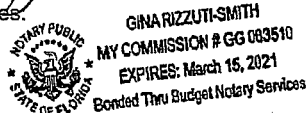
Lynn Solomon
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced as identification.

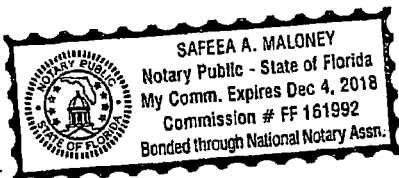
Gina Rizzuti Smith
Signature of Notary
Printed Name:

My commission expires:



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced as identification.



Safeea A. Maloney
Signature of Notary

Printed Name:

My commission expires:

Safeea A. Maloney
12/4/18



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

#26-0529

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

FROM: Christopher Cooper, Acting City Manager

DATE: October 6, 2026

TITLE: Public Hearing - Resolution Approving the Transfer of City-Owned Property
Located at 1306 NW 6th Street (Sistrunk Boulevard) in the Northwest-
Progresso-Flagler Heights Community Redevelopment Area to the Fort
Lauderdale Community Redevelopment Agency, Pursuant to Section 8.02
of the Charter of the City of Fort Lauderdale - **(Commission District 3)**

Recommendation

Staff recommends the City Commission adopt a Resolution approving the transfer of City-owned property located at 1306 NW 6th Street (Sistrunk Boulevard), within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA), to the Fort Lauderdale Community Redevelopment Agency (CRA).

Background

As stipulated in Section 8.02 of the City Charter, the City of Fort Lauderdale is authorized to convey real property it owns to another public entity for a public purpose that serves the public interest. This item involves the conveyance of 1306 NW 6th Street (Property ID Number 5042 04 06 0610) to the Fort Lauderdale CRA to address and mitigate conditions of slum and blight, encourage redevelopment, and facilitate new businesses within the area.

The property consists of a 4,069 square foot, 38-foot-wide vacant lot situated in the NPF CRA. The property is adjacent to a CRA-owned property, is zoned Northwest Regional Activity Center Mixed Use West (NWRAC MUw) and has an appraised value of \$140,000. A location map of the property is attached as Exhibit 1, Broward County Property Appraiser information is attached as Exhibit 2, and an appraisal of the property is attached as Exhibit 3.

On August 18, 2026, the City Commission adopted Resolution 26-156 (Exhibit 4) declaring its intent to convey the property to the CRA, outlining the conveyance terms and setting a date for a public hearing on October 6, 2026. To effectuate the transfer of the property from the City to the CRA, the Commission must adopt a second Resolution affirming their first resolution and execution and delivery of the deed which will occur by

Quit Claim Deed to the CRA in “As Is” condition. All fees, cost, and expenses will be borne by the CRA.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2027 Commission Priority, advancing the Public Spaces and Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Related CAM

#26-0530

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Broward County Property Appraiser Information

Exhibit 3 – Property Appraisal

Exhibit 4 – Resolution 26-156

Exhibit 5 – Resolution

Prepared by: Bob Wojcik, CRA Housing and Economic Development Manager
Vanessa Martin, CRA Manager

Acting CRA Executive Director: Christopher Cooper

→ 1769

Prepared By and Return To:

Sue Hurst

Fidelity National Title Insurance Company of New York
150 S. Pine Island Rd., #510
Plantation, FL 33324

File No. 0-015-900034

Property Appraiser's Parcel I.D.(folio) Number(s)

50-42-04-06-0610

INSTR # 99580770
OR BK 29879 PG 0544
RECORDED 09/27/99 03:27 PM
COMMISSION
BROWARD COUNTY
DOC STRP-D 471.80
DEPUTY CLERK 1012

WARRANTY DEED

THIS WARRANTY DEED dated September 3, 1999, by Conchita Johnson, A single woman, who's Post Office Address is 1008 N.W. 5th Court, Fort Lauderdale, Florida 33301 hereinafter called the grantor, to Northwest Neighborhood Improvement District, a Safe Neighborhood District created pursuant to Chapter 163, Part IV, Florida Statutes, whose post office address is 101 N.E. 3rd Avenue, #200, Fort Lauderdale, Florida hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Broward County, Florida, viz:

Lot 5, Block 4, FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof, as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

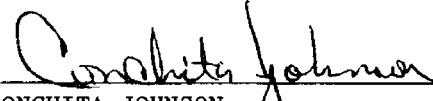
Signed, sealed and delivered in the presence of:


(Witness Signature)

SUSAN HURST
(Print Name of Witness)


(Witness Signature)

DONNA COLLINS
(Print Name of Witness)


CONCHITA JOHNSON
1008 N.W. 5TH COURT
FORT LAUDERDALE, FLORIDA 33311
(Address and Phone Number)

STATE OF Florida
COUNTY OF Broward

Sworn to and subscribed before me the 3rd day of September, 1999 by Conchita Johnson who was/were personally known to me or who presented drivers license as identification.




Notary Public
My Commission Expires:

TITLE SEARCH PROPERTY INFORMATION REPORT

Old Republic Title File Number 1743966

Issuer: Old Republic Title

Recipient: City of Ft. Lauderdale Attorney

The information contained in this Title Search Property Information Report is being furnished by the Issuer at Recipient/Agent's request for review and examination by Recipient/Agent. If this report is to be used for evaluation and determination of insurability and for the purpose of preparing and issuing a title insurance commitment or policy, it shall be the responsibility of the Recipient/Agent to conduct such evaluation and determination. Only the results of a search of the record title are reflected herein.

Agent's File Reference: 1306 NW 6 St.

After an examination and review of this search the Recipient/Agent must:

- A. Request written authorization from Issuer to issue a commitment if the amount exceeds their agency/agent limits or the transaction constitutes an extrahazardous risk.*
- B. Evaluate all instruments, plats, documents and notes contained in this report.*
- C. Include in any Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- D. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- E. Determine whether the property has legal access.*
- F. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- G. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- H. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State.*
- I. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender instructions, underwriting guidelines or advice of Issuer.*

This Title Search Property Information Report is prepared and furnished for information only. It is not an opinion of title.

This Title Search Property Information Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the Issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is

Prepared Date: May 5, 2026

Prepared by: Norma Maldonado, Commercial Examiner

Email Address: nmaldonado@OldRepublicTitle.com

Old Republic Title

TITLE SEARCH PROPERTY INFORMATION REPORT

further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Effective Date of approved base title information: September 15, 1933

Effective Date of Search: April 28, 2026 at 11:00 PM

Apparent Title Vested in:

Northwest Neighborhood Improvement District, a Safe Neighborhood District created pursuant to Chapter 163, Part IV, FS and City of Fort Lauderdale

Description of real property situated in Broward County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Olive B. Brickell to M.B. Strigglers and Francis Strigglers, recorded October 12, 1939 in Clerk's File Number [1939 - 197882](#), Public Records of Broward County, Florida.
2. Warranty Deed from M.B. Strigglers and Francis Strigglers to City of Fort Lauderdale, recorded July 11, 1969 in O.R. Book [3975, Page 358](#), Public Records of Broward County, Florida. (Additional ROW)
3. Executrix Deed's from Executrix of the Estate of Francis B. Striggles aka Francis B. Strigglers to Conchita Johnson, recorded April 23, 1982 in O.R. Book [10150, Page 746](#), Public Records of Broward County, Florida. (Legal description appears to be incorrect, missing less out to City)
4. Warranty Deed from Conchita Johnson to Northwest Neighborhood Improvement District, a Safe Neighborhood District created pursuant to Chapter 163, Part IV, FS, recorded September 27, 1999 in O.R. Book [29879, Page 544](#), Public Records of Broward County, Florida. (Legal description appears to be incorrect, missing less out to City)

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. FOR INFORMATIONAL PURPOSES ONLY: 2025 taxes for Parcel/Account ID# 5042 04 06 0610, are not being assessed.

Restrictions/Easements:

1. All matters contained on the Plat of First Addition to Tuskegee Park, as recorded in Plat Book [9, Page 65](#), Public Records of Broward County, Florida. (ROW dedicated to public in fee simple)

TITLE SEARCH PROPERTY INFORMATION REPORT

2. Revocable License Agreement recorded in O.R. Book [18234, page 559](#), of the Public Records of Broward County, Florida.
3. Resolution No. 95-86 recorded in O.R. Book [38544, page 1743](#), of the Public Records of Broward County, Florida.

Other:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. The agent is responsible for obtaining a name search unless a loan policy for a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the Agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2026 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the*

TITLE SEARCH PROPERTY INFORMATION REPORT

type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

8. *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 services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

NOTE: *This report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

NOTE: *Consideration in foreclosure proceedings should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to Agent, the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

NOTE: *The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or otherwise in excess of their agency/agent limits.*

TITLE SEARCH PROPERTY INFORMATION REPORT
Exhibit A

Fund File Number 1743966

Lot 5, Block 4, FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof, in Plat Book [9](#),
[Page 65](#) of the Public Records of Broward County, Florida.

Old Republic Title
P.O. Box 628601
Orlando, FL 32862-8601



Invoice

Date: 05/05/2026
Number: 771603243

City of Ft. Lauderdale Attorney
Attn: Angela Mozzott
1 East Broward Blvd., Suite 1320
Ft Lauderdale, FL 33301

Customer Number: 2208501

Order Date: April 30, 2026
Ordered By: Sonia Sierra

For Product Questions: (954) 421-4599
Processing Branch: 110

File Number	Transactee	Client's File #	Class/Description	Amount
1743966	CITY OF FORT LAUDERDALE	1306 NW 6 St.	Commercial Title Search Report, Policy Intent: No (C07N)	\$375.00
Total				\$375.00

Total Due	\$375.00
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Address Searched: 1306 NorthWest 6 Street, Fort Lauderdale, FL 33311

Legal Searched: FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 5 LESS RD R/W BLK 4

Invoice is due and payable upon receipt. To ensure proper credit, please accompany payments with the invoice to the above address. A charge of \$20.00 or 5% of the check, whichever is greater, will be applied to all returned checks.

Thank you for your business! Visit our website at www.thefund.com