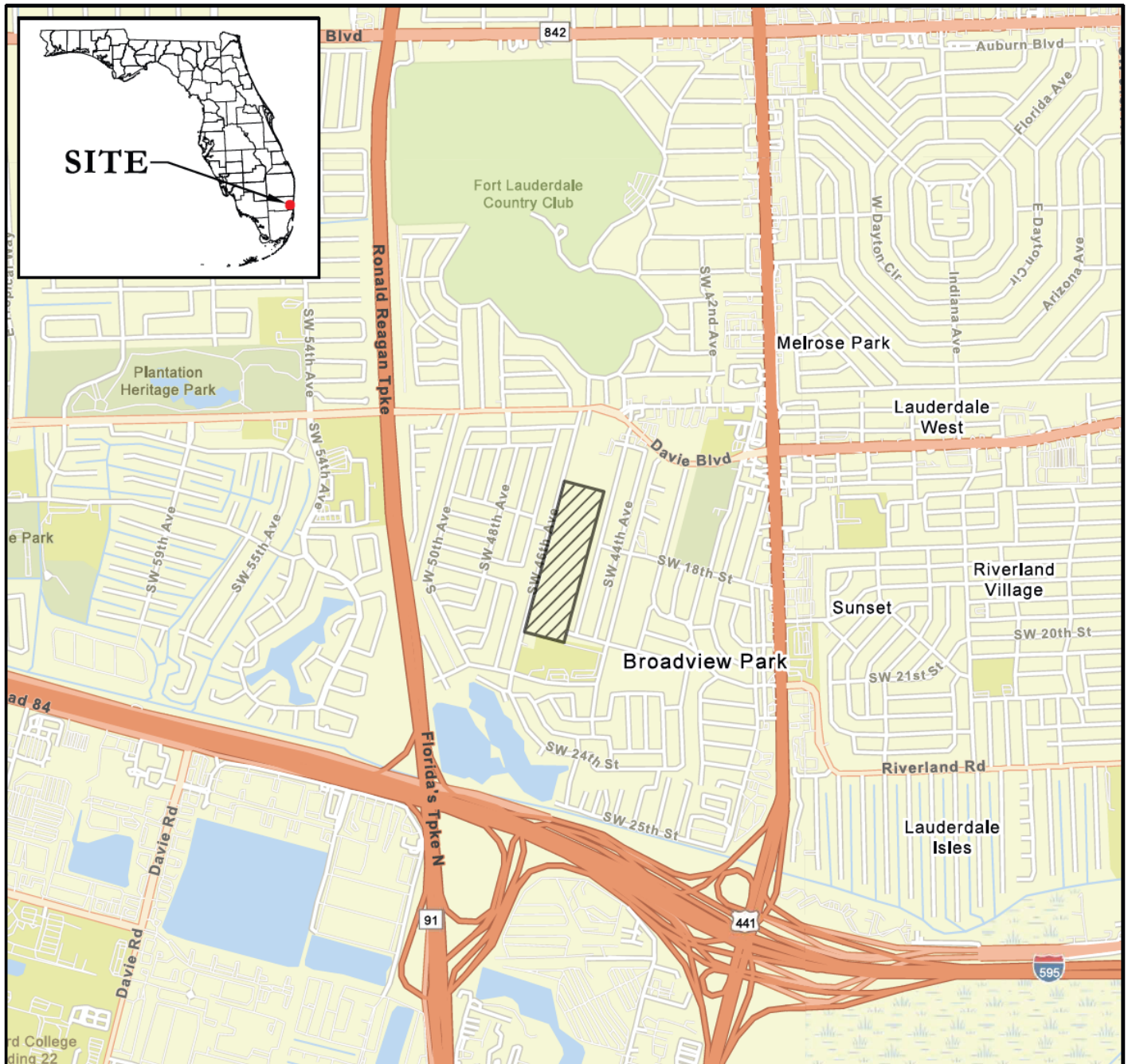
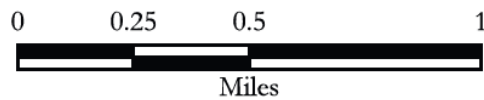


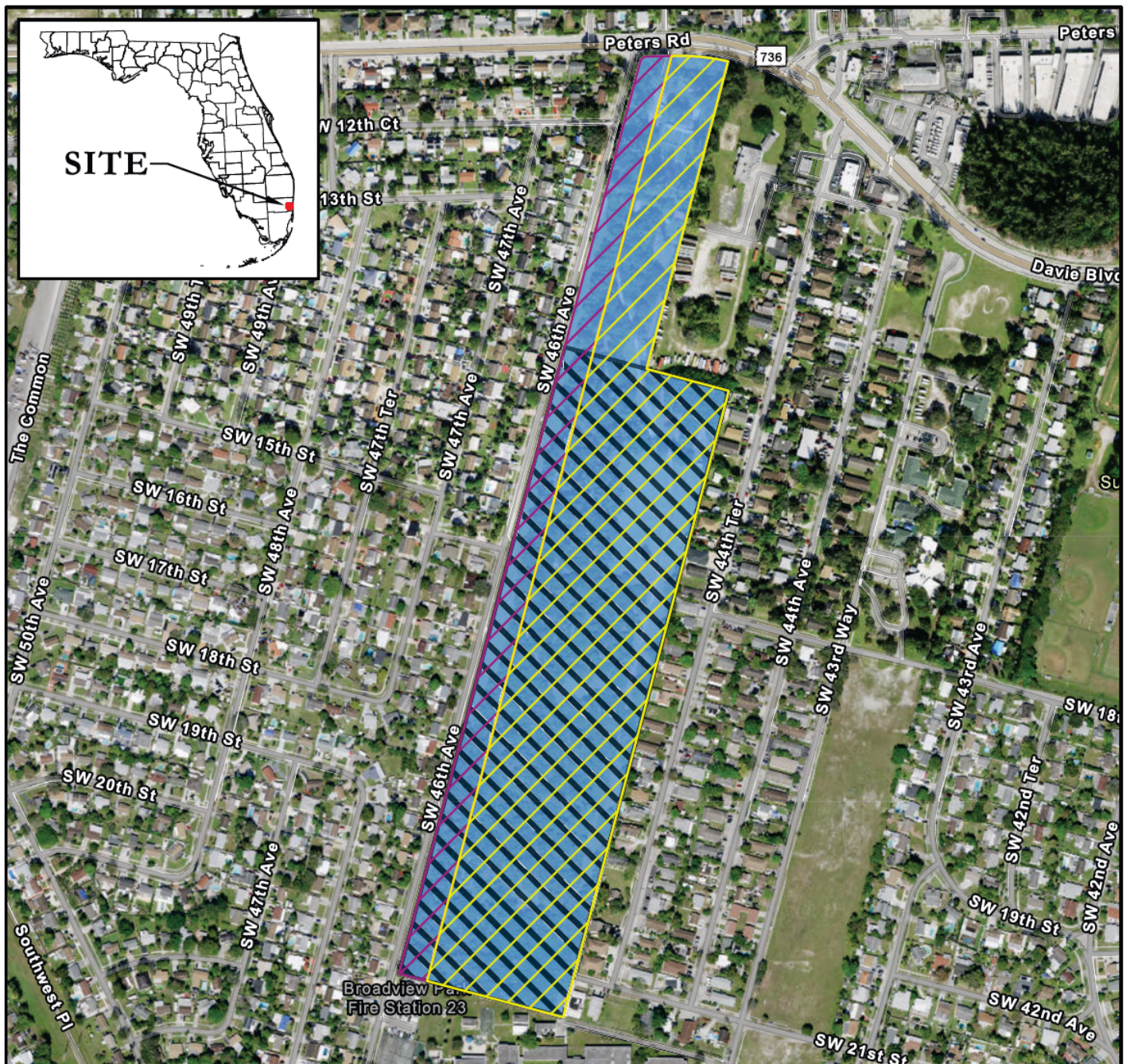


 Deed No. 19859



Housing Authority of the City of Fort Lauderdale
Broward County, Florida





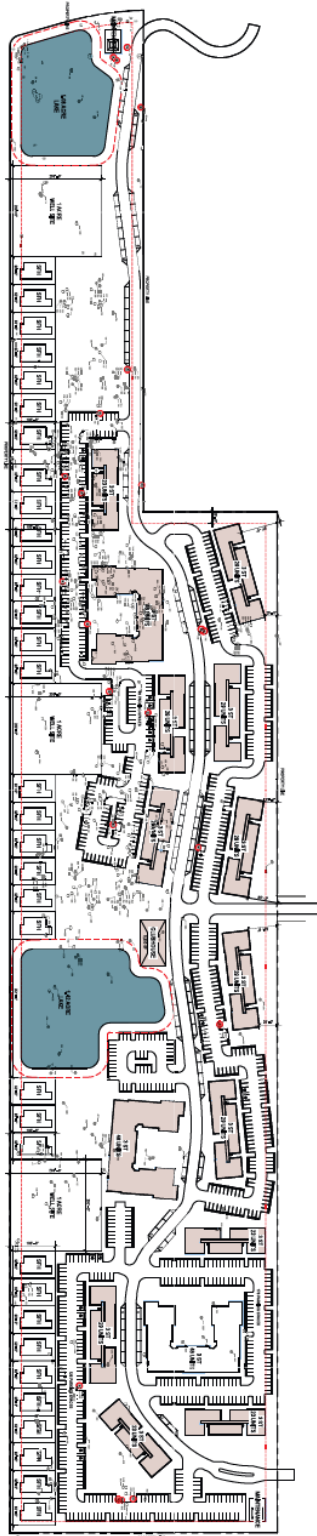
Housing Authority of the City of Fort Lauderdale Broward County, Florida



CORNELL ARCHITECTS
100 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202-3229
TEL: 303.733.1100 FAX: 303.733.1101

BROADVIEW
GARDENS

ATLANTIC PACIFIC



1 MASTER SITE PLAN
SCALE: 1" = 100'-0"



DATE:

DESIGNED BY:

REVISIONS		
NO.	REVISION	DATE

SCALE:



THIS DRAWING IS THE PROPERTY OF CORNELL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CORNELL ARCHITECTS IS PROHIBITED.

DATE:

DESIGNED BY:

PROJECT NO.:

DATE:

PROJECT NAME:

A-200

January 9, 2026

Via E-mail

Florida Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399
Attn: Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of
Florida Department of Environmental Protection, as
agent for and on behalf of the Board of Trustees of
the Internal Improvement Trust Fund of the State of
Florida

Re: Request to Release Deed Restriction (Deed No. 19859) for 4590 Peters Road, Broward
County, Florida 33317 (Parcel ID: 5041-37-01-1280)

Mr. Richardson:

The undersigned, being the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, a Florida governmental entity created under Chapter 421, Part I of the Florida Statutes (the "**Housing Authority**"), will soon be acquiring that certain real property known as 4590 Peters Road, Broward County, Florida 33317 (Parcel ID: 5041-37-01-1280) (the "**Property**"), such Property being currently owned by the CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida (the "**City**"), and further described on Attachment A hereto. The Property is subject to a deed restriction and reverter clause set forth in that certain Internal Improvement Fund, State of Florida Deed No. 19859 (the "**Deed**"), from the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (the "**Board of Trustees**"), to the City, a copy of such Deed being attached hereto as Attachment B. The restriction and reverter language set forth in the Deed reads as follows (such restriction and reverter language being hereinafter referred to, collectively, as the "**Deed Restriction**"):

"PROVIDED, HOWEVER, anything herein to the contrary notwithstanding, this deed is given and granted upon the express condition subsequent that the Grantee herein or its successors and assigns shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes.

It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above-described lands, shall in such event, revert to the Grantors or their successors."

Once acquired, the Housing Authority intends to develop the following on the Property: up to four hundred seventy-four (474) multifamily affordable housing units (collectively, the “**Multifamily Units**”), thirty-four (34) single-family housing units (collectively, the “**Single-Family Units**”), a club room, catering kitchen, fitness center, business center, bike storage, dog park, and walking trail (collectively, the “**Project**”). While the Single-Family Units will be sold at market rates, the Multifamily Units will be restricted such that forty percent (40%) of the units will be leased to families and/or individuals whose income does not exceed sixty percent (60%) of area median income, as adjusted for household size and published by the United States Department of Housing and Urban Development (“**AMI**”), with the remaining Multifamily Units to be leased to families and/or individuals whose income does not exceed one hundred twenty percent (120%) of AMI. The Housing Authority will be developing the Project alongside Atlantic Pacific Companies, an experienced developer with over 40,000 units under management, including significant experience in South Florida developing affordable housing communities.

In order to develop the Project as described above, the Housing Authority will be seeking debt and equity financing from various prospective lenders and tax credit investors (as applicable), who will likely find the Deed Restrictions to be problematic. Obtaining the necessary financing for the Project will likely be very difficult with the presence of the Deed Restriction. As such, in order to facilitate the development of the Project, including the obtaining of necessary financing, the Housing Authority respectfully requests that the Deed Restriction be removed from the Property (the “**Requested Release**”). The release of the Deed Restriction in no way waives any regulatory requirements, including, but not limited to, those of the State of Florida and/or local government.

In connection with the Requested Release, please see attached for the following Project materials:

- (i) Attachment A: Legal Description of Property
- (ii) Attachment B: Deed
- (iii) Attachment C: Site Location (Aerial View)
- (iv) Attachment D: Description of Single-Family Units
- (v) Attachment E: Description of Multifamily Units

The Housing Authority respectfully requests that the Board of Trustees place the Requested Release on the agenda for the March meeting of the Board of Trustees.

Thank you for your time and consideration. Should you have any questions, please contact Shahrzad Emami, Esq. at 561-343-6932 or shahrzad.emami@nelsonmullins.com.

[Signature appear on following page]

Sincerely,

**HOUSING AUTHORITY OF THE CITY OF
FORT LAUDERDALE**, a Florida
governmental entity created under Chapter 421,
Part I of the Florida Statutes

By: 
Name: Michael Tadros
Title: Interim Executive Director

ATTACHMENT A

Legal Description of Property

LEGAL DESCRIPTION

ALL OF TRACTS 4, 5 & 6, TIER 16, AND PORTIONS OF TRACTS 7 & 8, TIER 16, NEWMAN'S SUBDIVISION ONE AND TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF ROCK HILL SECTION "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 75°10'47" WEST, A DISTANCE OF 585.00 FEET; THENCE NORTH 14°49'13" EAST, A DISTANCE OF 3,249.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 73°50'20", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°39'33" EAST, A DISTANCE OF 94.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 753.40 FEET AND A CENTRAL ANGLE OF 14°08'59", A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 1,096.81 FEET; THENCE SOUTH 75°10'47" EAST, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, A DISTANCE OF 2,231.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,619,552 SQUARE FEET (37.180 ACRES, MORE OR LESS).

ATTACHMENT B

Deed

133710 Internal Improvement Fund, State of Florida
DEED NO. 19859

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under the provisions of Section 253.02, Florida Statutes, 1941, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to them in hand paid by THE CITY OF PORT LAUDERDALE of the County of Broward, State of Florida have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the said THE CITY OF PORT LAUDERDALE and its successors assigns, forever, the following described lands, to-wit:

Tracts 4, 5 and 6, Tier 16,
Section 13, Township 50 South,
Range 41 East, containing 30
acres, more or less.

PROVIDED, HOWEVER, anything herein to the contrary notwithstanding, this deed is given and granted upon the express condition subsequent that the Grantee herein or its successors and assigns shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes.

It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above described lands, shall in such event, revert to the Grantors or their successors.

Containing 30 acres, more or less, and lying and being in the County of Broward, in said State of Florida:

TO HAVE AND TO HOLD the above granted and described premises unto the said THE CITY OF PORT LAUDERDALE and its successors, heirs and assigns, forever.

SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, the right at any time to enter upon the said lands and make or cause to be made and constructed thereon such canals, cuts, sluice-ways, dikes and other works as may in the judgment of the said Trustees, or their successors, be necessary and needful for the drainage or reclamation of any of the lands granted to the State of Florida by Act of Congress approved September 28, 1850, and to own exclusively all rock, stone, gravel, earth or other material excavated from the works aforesaid, and to appropriate or dispose of the same, or any part thereof, as they see fit.

AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, the right to the exclusive possession, occupation, use and enjoyment of a strip of land running across the above described premises, one hundred and thirty feet on each side of the center line of any canal, cut, sluice-way or dike that may be made and constructed on said land by the said Trustees of the said Internal Improvement Fund of the State of Florida, or their successors, for the purpose aforesaid and the exclusive right to take, use, sell, dispose of and enjoy any timber, earth, stone, rock or gravel lying in or upon said strip of land.

AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same.

AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same.

IN TESTIMONY WHEREOF, The said Trustees have hereunto subscribed their names and affixed their seals, and have caused the seal of "THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA" to be hereunto affixed, at the Capital, in the City of Tallahassee, on this the 9th day of August, A. D. Nineteen Hundred and Fifty-one.

1-35

Fuller C. ... (SEAL) Governor.
C. M. Gay (SEAL) Comptroller.
Edwin ... (SEAL) Treasurer.
Richard W. ... (SEAL) Attorney-General.
... (SEAL) Commissioner of Agriculture.

1863

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument filed by record

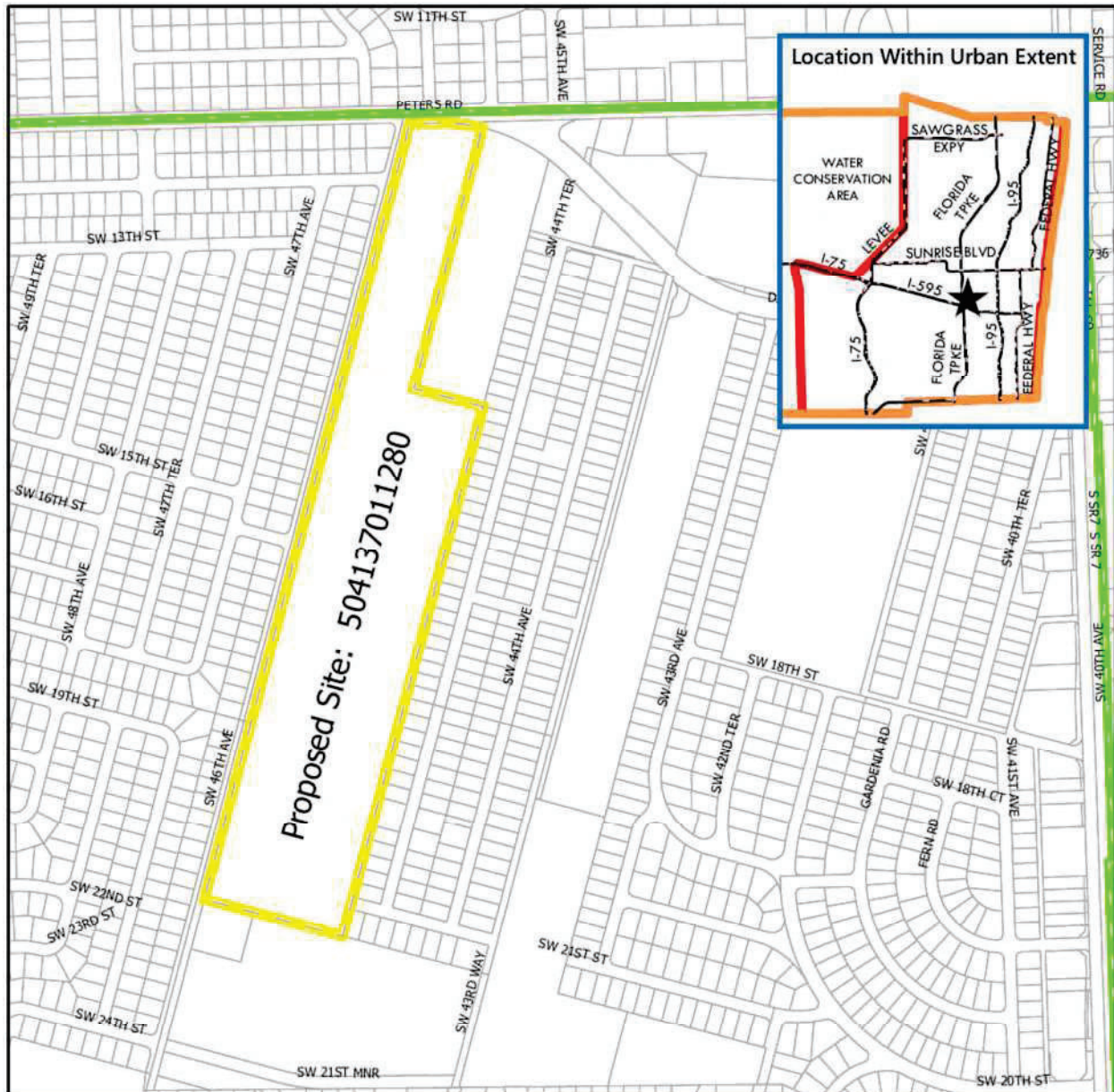
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ATTACHMENT C

Site Location (Aerial View)



ATTACHMENT D**Description of Single-Family Units****DESCRIPTION OF PROPERTY
(NOT A SURVEY)****LEGAL DESCRIPTION**

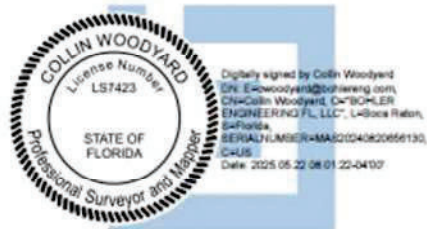
A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4, TIER 16; THENCE ALONG THE WEST LINE OF SAID TRACT 4 AND THE WEST LINE OF TRACTS 5, 6 AND 7, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW. 46TH AVENUE, NORTH 14°49'13" EAST, A DISTANCE OF 3,249.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 73°50'20", A DISTANCE OF 32.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°39'33" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, A DISTANCE OF 85.33 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 14°49'13" WEST, A DISTANCE OF 3296.80 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE WITH SAID SOUTH LINE NORTH 75°10'47" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 320,164 SQUARE FEET OR 7.534 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

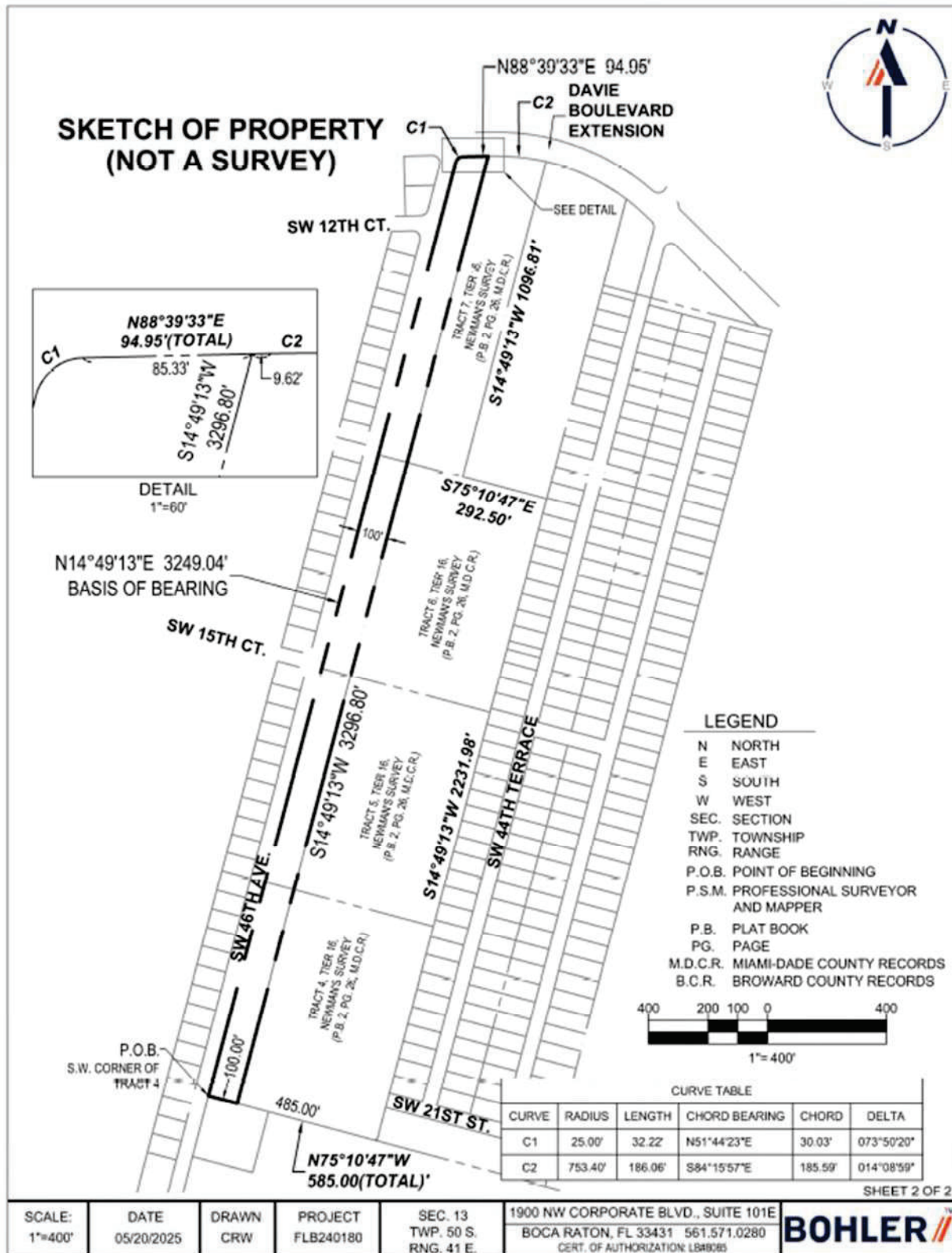
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



COLLIN WOODYARD
LS. 7423
MAY 20, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB48085	BOHLER ™
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ATTACHMENT E

Description of Multifamily Units

DESCRIPTION OF PROPERTY (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

ALSO LESS AND EXCEPT:

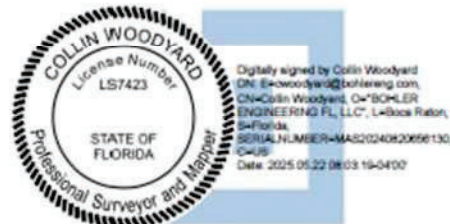
THAT PORTION OF THE WEST ONE-HALF (W1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT 4, TIER 16; THENCE NORTH 75°10'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 485.00 FEET; THENCE DEPARTING THE SAID SOUTH LINE NORTH 14°49'13" EAST, A DISTANCE OF 3296.80 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIE BOULEVARD EXTENSION; THENCE ALONG SAID SOUTH LINE NORTH 88°39'33" EAST, A DISTANCE OF 9.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 723.94 FEET AND A CENTRAL ANGLE OF 14°43'02", A DISTANCE OF 185.95 FEET TO A POINT ON THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 7; THENCE SOUTH 14°49'13" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 1,095.86 FEET TO THE SOUTH LINE OF SAID TRACT 7, AND THE NORTH LINE OF SAID TRACT 6; THENCE SOUTH 75°10'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, ALONG THE EAST LINE OF SAID TRACTS 6, 5 AND 4, A DISTANCE OF 2,232.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,387 SQUARE FEET OR 29.646 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
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6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



COLLIN WOODYARD
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SHEET 1 OF 2

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