



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

#22-0866

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

FROM: Greg Chavarria, City Manager

DATE: November 1, 2022

TITLE: Public Hearing – Resolution Approving Purchase and Sale Agreement for Real Property Located at 800 NW 22 Road, Fort Lauderdale, Florida 33311 for \$955,000 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider adopting a Resolution approving the purchase and sale agreement for real property located 800 NW 22nd Road, Fort Lauderdale, Florida 33311, identified as property ID# 504205080080 (the "Property").

Background

The property located at 800 NW 22nd Road is in the Durrs Community Association and is bounded on the South by NW 6th Street and on the West by NW 24th Avenue (Exhibit 1). The property is approximately 8,292 square feet with a 5,015 square foot building. The site is zoned RMM-25 which is Residential Multifamily and Medium High Density.

The City is seeking to acquire the Property to provide a community-based need for either early childhood education or workforce development training. This goal can be accomplished in one of two ways, 1) the City can partner with an organization with shared goals, such as Bezos Academy, or 2) issue a request for proposals.

On June 13, 2022, the City of Fort Lauderdale ("City") and property owner agreed to a purchase price of \$955,000 which is 37.71% above the average of two appraisals. The average of the two appraisals was \$652,500 (Exhibit 2 and 3). The seller is requesting an additional \$302,500, which is included in the \$955,000, to meet obligations outlined in Article 6 Section 6.1 of the Purchase and Sale Agreement to terminate all leases before closing (Exhibit 4). Currently, there are three (3) leases with existing businesses on the property. There are costs associated with an orderly termination of the leases for alternative uses to be considered.

In accordance with Section 166.045, Florida Statutes, if the purchase price exceeds the average appraised price of the two appraisals, the City Commission is required to approve the purchase by an extraordinary vote. "Extraordinary vote" is not defined in Florida law, but

customarily has been construed to mean something greater than an ordinary vote by simple majority. As such, the proposed purchase must be approved by four (4) or more City Commissioners. Under due diligence, City staff has conducted an environmental assessment, title search, and survey.

Resource Impact

Funds for this purchase and sale agreement for real property located at 800 NW 22 Road in the amount of \$955,000

Source:

<i>Funds available as of October 01, 2022</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-0000-000-399-999	General Fund	Balances & Reserves / Appropriated Fund Balance	NA	NA	\$955,000
TOTAL AMOUNT →					\$955,000

Use:

ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-331-9100-521-60-6504-P12789	800 NW 22nd Road Property Purchase	Capital Outlay/ Land Acquisition	\$0	\$0	\$955,000
TOTAL AMOUNT →					\$955,000

Strategic Connections

This item is a 2022 *Commission Priority*, advancing the Workforce Training and Education initiative. Specifically advancing:

- Develop workforce training opportunities.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create educational pathways and partnerships for workforce development.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous.

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

- The Business Development Focus Area
- The Education Element
- Goal 1 and 2:

- Ensure the provision of k-12 school facilities servicing Fort Lauderdale includes consideration of local facilities adequate for the needs of current and future residents, and
- Encourage traditional and non-traditional educational opportunities beyond k-12 including higher education institutions, continuing education, workforce development and Career Technical Education by developing strategic alliances with business associations, colleges, and universities to connect skills development with jobs.

Related CAMs

#22-0894

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Appraisal

Exhibit 3 – Appraisal

Exhibit 4 –Purchase and Sale Agreement

Exhibit 5 - Resolution

Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Greg Chavarria, City Manager