



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

#14-0825

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 1, 2014

TITLE: South Side School Update

The purpose of this memorandum is to provide an update on the South Side School project.

Northeast Area:

City staff developed the schematic design for the building as a cultural and community facility as directed by the City Commission on February 4, 2014. City staff has also engaged architectural consultants, via a Request for Qualifications released in April of this year, based on the Design-Bid-Build project delivery method selected by the City Commission. Following the release and evaluation of responses received from the Request for Qualifications for architectural services, City staff will be recommending award of the contract to Synalovski, Romanik, Saye at tonight's City Commission meeting (CAM 14-0809).

Southeast Area:

Regarding the Broward County Engineering permit for the sidewalk along South Andrews Avenue, Florida Communities Trust (FCT) had replied requesting a payment for the land use area dedicated to the future sidewalk. The appraised value of the land is \$12,000 (Exhibit 1). This value reflects the discounted appraisal after considering the restrictive covenants specified for the land. Additionally, pursuant to the original grant, the City is required to pay 50% of the appraised value to FCT (\$6,000) to proceed with the sidewalk construction.

FCT has since reviewed the appraisal and provided opinion that the discounted value resulted from the restrictive covenants of the land will not be accepted (Exhibit 2). FCT is requesting the full market value of the land with no discount. The non-discounted value of the land is \$60 per square foot, or \$246,720 total (City would be responsible for 50% of total or \$123,360 pursuant to the grant). FCT also has suggested a Land Exchange as an alternative to the payment. The City staff is in the process of evaluating FCT's response, and will provide an update regarding this matter in the next South Side School Update.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- **Goal 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

Related CAM: CAM 14-0809

Attachments: Exhibit 1 – Appraisal

Exhibit 2 – FCT letter from Florida Department of Environmental Protection dated June 18, 2014

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