



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

**#15-0028**

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**TO:** Honorable Mayor & Members  
Fort Lauderdale City Commission

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

**DATE:** January 21, 2015

**TITLE:** Resolution approving the sale of City-owned property to the Housing Authority pursuant to Charter Section 8.02

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the sale of city-owned property to the Housing Authority of the City of Fort Lauderdale under Charter Section 8.02, in the amount of \$5,000.

**Background**

The City acquired the property located at 726 NW 12<sup>th</sup> Avenue on March 29, 2011. On June 10, 2014, the Housing Authority of the City of Fort Lauderdale (HACFL) contacted the City expressing interest in purchasing the property as it abuts a larger parcel currently owned by HACFL. They plan to demolish the 87-unit apartment building on the site to the south of the City-owned vacant property and build a new 66-unit apartment building on the combined sites. The vacant lot, 3,375 square feet, is not developable due to the Code requirement of a minimum of 6,000 square feet. The City currently maintains the lot with both mowing and trash removal. The sale of this property would remove it from the Department's maintenance schedule. On December 2, 2014, the City Commission adopted a resolution, attached as Exhibit 1, declaring the property as no longer needed for public use and available for purchase and declaring its intent to convey it to the Housing Authority of the City of Fort Lauderdale for a purchase price of \$5,000.00 in accordance with the terms and conditions in that certain Contract for Purchase and Sale (Exhibit 8). The Deed of Conveyance is attached as Exhibit 9. On December 2, 2014, the first public hearing regarding the sale of the property was heard by the Commission and the second public hearing was set for January 21, 2015.

The terms of the Contract and the Deed of Conveyance contain a restrictive covenant restricting the use of the Property to construction and operation of a multi-family residential project, or facilities ancillary thereto, with the multi-family residences to be rented to elderly residents aged 55 and over who earn less than 60% of the average median income and qualify for low income housing. The covenant shall run with the land for a term of thirty (30) years from the date of conveyance.

The current assessed value as determined by the Broward County Property Appraiser is \$15,190. An independent appraisal conducted by James Riley Real Estate & Appraising, on September 1, 2014, provides an appraised value of the property of \$5,000. A copy of the appraisal report is attached as Exhibit 2.

Please see below chart for information about the said property:

<u>Folio #</u>	<u>Zoning</u>	<u>Square Footage</u>	<u>BCPA Assessed Value</u>
4942-34-06-7250	RMM-25	3,375	\$15,190

Broward County Property Appraiser Sheet is attached as Exhibit 3; Quit Claim Deed to the City is attached as Exhibit 4; surplus property information is attached as Exhibit 5; and a map identifying the property is attached as Exhibit 6.

The process of selling public lands and of public property to public bodies is outlined in Section 8.02 of the City Charter. Pursuant to the Charter, in order to initiate the sale of public lands to public bodies, the City of Fort Lauderdale must first adopt a resolution declaring its intention to sell, alienate, give, exchange, grant, or convey certain public property to a designated public body. The resolution must include the public purpose for which such property will be used by the grantee and designate a day not less than thirty (30) days after the adoption of such resolution, on which a public hearing will be had upon such proposal. Two public notices in local newspapers of general circulation are required not less than ten (10) days before public hearing and the second publication one (1) week after the first publication. At the public hearing, the terms of the proposal and the use of the property shall be explained to the public and opportunity given for citizens and taxpayers to be heard on such proposal. At the public hearing the City Commission shall pass another resolution either confirming or repealing the resolution previously adopted, or confirming the previous resolution with amendments or additions. The confirmed resolution shall direct the proper City officials to execute and deliver deed of conveyance under the terms and conditions set out in the resolution. A copy of Section 8.02 of the City Charter is attached as Exhibit 7.

**Resource Impact**

There will be a positive fiscal impact to the City in the amount of \$5,000 as well as a savings from removing it from the City’s maintenance cycle.

**Strategic Connections**

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

- **Goal 12:** Be a leading government organization, managing resources wisely and sustainably
- **Objective 1:** Ensure sound fiscal management
- **Initiative 1:** Achieve a structurally balanced budget through viable revenue

sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

**Attachments**

Exhibit 1 – Resolution No. 14-207; 12/02/14

Exhibit 2 – Appraisal

Exhibit 3 – Property Appraiser Information on City–Owned Properties

Exhibit 4 – Quit Claim Deed to City

Exhibit 5 – Surplus Property Information

Exhibit 6 – Property Map

Exhibit 7 – Section 8.02 of the City Charter

Exhibit 8 – Purchase Contract

Exhibit 9 – Deed of Conveyance to Housing Authority

Exhibit 10 – Resolution

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Prepared by: Stacey Daley, Administrative Assistant

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