

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DECLARING, PURSUANT TO CITY CHARTER SECTION 8.04, CERTAIN PARCELS 01, 02, 03, AND 04, MORE PARTICULARLY DESCRIBED BELOW, NOT NEEDED FOR PUBLIC USE AND DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE CITY THAT SUCH PARCELS BE OFFERED FOR SALE FOR MINIMUM BIDS AS SET FORTH BELOW, WITH BIDS TO BE SUBMITTED BY **APRIL 20, 2015** AND SCHEDULED FOR FURTHER PROCEEDINGS BEFORE THE CITY COMMISSION ON **MAY 19, 2015** TO CONSIDER A RESOLUTION ACCEPTING THE BEST OFFER FOR EACH PARCEL AND AUTHORIZING CONVEYANCE OF SUCH PARCEL(S) OR REJECTING ANY AND ALL OFFERS; REQUIRING THE CITY CLERK TO PUBLISH THIS RESOLUTION IN ONE (1) ISSUE OF THE OFFICIAL NEWSPAPER OF THE CITY WITHIN SEVEN (7) DAYS OF THE ADOPTION HEREOF; REPEALING ANY RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Lauderdale acquired the Parcels 01, 02, 03, and 04 (collectively, "Parcels") in the manner set forth below; and

WHEREAS, the Parcels are currently used in the manner as set forth below; and

WHEREAS, it is desirable to the City of Fort Lauderdale to sell the Parcels as they serve no public use and require periodic maintenance without any beneficial return to the City other than avoidance of nuisance conditions; and

WHEREAS, pursuant to City Charter Section 8.04, the City is authorized to sell public lands, title to which is vested in the City to any private person, upon certain terms and conditions; and

WHEREAS, the City Commission finds that it is in the best interest of the City to offer the Parcels for sale;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

PARCEL 01

SECTION 1. That the City Commission hereby declares that the below described Parcel 01 is not needed for public use and that it is in the best interest of the City to sell Parcel 01 upon certain terms and conditions hereinafter set forth, said Parcel 01 being more particularly described as follows:

Lot 5, Block 117 PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida; said lands lying, situate and being in Broward County, Florida.

(Approximate Street Address:
1239 N.E. 3rd Avenue
Fort Lauderdale, FL)

(Property ID No. 4942 34 03 2741)

Parcel 01 was acquired by a Certificate of Title from the Clerk of the Circuit Court, dated June 19, 2000, recorded June 27, 2000 at Official Records Book 30623, Page 1141 of the Public Records of Broward County, Florida. The Parcel has remained vacant and unimproved since acquisition by the City.

City staff recommends and, in accordance with City Charter Section 8.04 the City Commission has determined that the value of Parcel 01 is **\$5,000.00**, based upon the opinion of its broker and that Parcel 01 should be offered for sale pursuant to City Charter Section 8.04, that the sale be for cash, but that the City Commission has determined that the sale shall not be for less than one-hundred (100%) per cent of the value as set forth above and that the sale be subject to additional terms and conditions as set forth herein and the Contract for Purchase and Sale. Parcel 01 is in an RD-15 zoning district.

PARCEL 02

SECTION 2. That the City Commission hereby declares that the below described Parcel 02 is not needed for public use and that it is in the best interest of the City to sell Parcel 02 upon certain terms and conditions hereinafter set forth, said Parcel 02 being more particularly described as follows:

Lot 3, Block 2 of LAUDERHILL HOMESITES SECTION "A", according to the Plat thereof, as recorded in Plat Book 3, Page 44 of the Public Records of Broward County, Florida; said lands lying, situate and being in Broward County, Florida.

(Approximate Street Address:
1336 N.W. 7th Place
Fort Lauderdale, FL)

(Property ID No. 5042 04 08 0120)

Parcel 02 was acquired by the City by Warranty Deed dated March 8, 2004, recorded March 18, 2004 at Official Records Book 37092, Page 842 of the Public Records of Broward County, Florida. Parcel 02 has remained vacant and unimproved since acquisition by the City.

City staff recommends and, in accordance with City Charter Section 8.04 the City Commission has determined that the value of Parcel 02 is **\$2,500.00**, based upon the opinion of its broker and that Parcel 02 should be offered for sale pursuant to City Charter Section 8.04, that the sale be for cash, but that the City Commission has determined that the sale shall not be for less than one-hundred (100%) per cent of the value as set forth above and that the sale be subject to additional terms and conditions as set forth herein and the Contract for Purchase and Sale. Parcel 02 is in an RM-15 zoning district

PARCEL 03

SECTION 3. That the City Commission hereby declares that the below described Parcel 03 is not needed for public use and that it is in the best interest of the City to sell Parcel 03 upon

certain terms and conditions hereinafter set forth, said Parcel 03 being more particularly described as follows:

Lot 43, Block 190 of PROGRESSO, according to the Plat thereof as recorded in Plat Book 2, Page 18 of the Public Records of Miami-Dade County, Florida; said lands lying, situate and being in Broward County, Florida.

(Approximate Street Address:
1036 N.W. 4th Avenue
Fort Lauderdale, FL)

(Property ID No. 4942 34 04 9770)

Parcel 03 was acquired by the City Quit Claim Deed from Broward County, said Deed being dated January 14, 1997, recorded January 15, 1997 at Official Records Book 25912, Page 0396 of the Public Records of Broward County, Florida. The Parcel has remained vacant and unimproved since acquisition by the City.

City staff recommends and, in accordance with City Charter Section 8.04 the City Commission has determined that the value of Parcel 03 is **\$5,000.00**, based upon the opinion of its broker and that Parcel 03 should be offered for sale pursuant to City Charter Section 8.04, that the sale be for cash, but that the City Commission has determined that the sale shall not be for less than one-hundred (100%) per cent of the value as set forth above and that the sale be subject to additional terms and conditions as set forth herein and the Contract for Purchase and Sale. Parcel 03 is in an RMM 25 zoning district.

PARCEL 04

SECTION 4. That the City Commission hereby declares that the below described Parcel 04 is not needed for public use and that it is in the best interest of the City to sell Parcel 04 upon certain terms and conditions hereinafter set forth, said Parcel 04 being more particularly described as follows:

Lot 22, Block 138 of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said lands lying, situate and being in the City of Fort Lauderdale, County of Broward, State of Florida.

(Approximate Street Address:
1105 N.W. 1st Avenue
Fort Lauderdale, FL 33311)

(Property ID No. 4942 34 03 8920)

Parcel 04 was acquired by the City by Quit Claim Deed from Broward County, said Deed being dated June 19, 2007, recorded August 29, 2007 at Official Records Book 44549, Page 785 of the Public Records of Broward County, Florida. The Parcel has remained vacant and unimproved since acquisition by the City.

City staff recommends and, in accordance with City Charter Section 8.04 the City Commission has determined that the value of Parcel 04 is **\$5,000.00**, based upon the opinion of its broker and that Parcel 04 should be offered for sale pursuant to City Charter Section 8.04, that the sale be for cash, but that the City Commission has determined that the sale shall not be for less than one-hundred (100%) per cent of the value as set forth above and that the sale be subject to additional terms and conditions as set forth herein and the Contract for Purchase and Sale. Parcel 04 is in an RD-15 zoning district.

SECTION 6. The Parcels outlined herein are offered for sale subject to the following additional terms and conditions:

- A. The City shall sell the Parcel without competitive bidding, to the party making the best offer, but the City may reject any and all offers at any time.
- B. The sale of the Parcel shall be for cash due at closing and no purchase money mortgage will be held by the City.
- C. The offer shall be accompanied by a cashier's check or certified check payable to the City in an amount equal to at least ten (10) percent of the offered purchase price.

- D. That upon award, the successful bidder shall execute a Contract for Purchase and Sale of the Parcel, including an Addendum thereto, a substantial copy of which is on file in the City Clerk's Office.
- E. The conveyance of the Parcel to the successful bidder shall be by Quit Claim Deed.
- F. The City's broker of record is CBRE. As a condition hereof and the Contract for Purchase and Sale shall so provide that the successful bidder / Buyer is obligated to pay to CBRE a brokerage commission of 4.0% of the sales price of the Parcel in question at the time of the closing.

SECTION 7. All bids must be submitted to the Director of Planning and Zoning, City of Fort Lauderdale, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL 33301, by 10:00 AM, **April 20, 2015.**

SECTION 8. Review of the bids by the City Commission shall be scheduled for 6:00 PM, **May 19, 2015** at the Regular Meeting of the City Commission, or as soon thereafter as same may be heard. During the intervening period between the adoption of this Resolution and **May 19, 2015**, taxpayers and registered electors of the City may protest or object to the sale, or propose other public uses for the Parcel, and the City Commission may rescind its former action and repeal this Resolution declaring the Parcel should not be sold, if it deems same expedient and proper.

SECTION 9. At the **May 19, 2015** Regular Meeting of the City Commission, the City Commission may adopt a Resolution accepting the best offer, authorizing execution of the Contract for Purchase and Sale of the Parcel, including the Addendum thereto, and execution and delivery of the deed of conveyance pursuant to the Contract for Purchase and Sale and Addendum, but the City Commission shall not be so obligated and may reject any and all offers.

SECTION 10. Pursuant to City Charter Section 8.04, within seven (7) days after the adoption of this Resolution, this Resolution shall be published in full by the City Clerk in one (1) issue of the official newspaper.

SECTION 11. That any prior Resolutions or parts thereof in conflict with this Resolution are hereby repealed.

SECTION 12. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this the 17th day of March, 2015.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH