



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

**#20-0670**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** September 1, 2020

**TITLE:** Public Hearing - Resolution Approving Purchase and Sale Agreement for  
Real Property Located at 507 SE 11 Court for Emergency Medical  
Services ("EMS") Station \$1,150,000 - **(Commission District 4)**

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**Recommendation**

It is recommended that the Commission approve the purchase and sale agreement for real property located at 507 SE 11 Court Fort Lauderdale, FL 33316, identified as Property ID 5042-15-01-0360 for the future development of an Emergency Medical Services ("EMS") Station.

**Background**

In April 2019, the Office of the Fire Chief visited several potential sites for an additional EMS Station in the downtown area. The focus of the search was the railroad tracks east to Federal Highway between Davie Boulevard and Sunrise Boulevard to provide better response times to areas both North and South of the tunnel. After analyzing different sites based on location and price, we were able to reach an agreement on 507 SE 11 Court.

The site is approximately 13,450 square feet with a 3,000 square foot residential office building. (Exhibit 1). SE 11 Court is located on the north side of SE 11 Court which is just east of Federal Highway and one block north of Davie Boulevard. The property was listed on the market for \$1,299,000. On October 28, 2019, The Ernest Jones Company performed an appraisal and valued the property at \$1,200,000 (Exhibit 2). According to Section 166.045, Florida Statutes, if a property's value is over \$500,000 a second appraisal is required. On April 3, 2020, Vance Real Estate Service performed an appraisal and valued the property at \$892,000 (Exhibit 3). The average of two appraisals is \$1,046,000. Under due diligence, City staff conducted an environmental assessment, archeological assessment, and confirmed zoning compatibility.

The proposed sale purchase is almost ten percent (9.9%) above the average of the appraisals. 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.

**Resource Impact**

Funds are available in the FY 2020 Budget for the purchase of real property located at 507 SE 11 Court in the amount of \$1,150,000 in the account listed below:

<b><i>Funds available as of August 20, 2020</i></b>					
<b>Account Number</b>	<b>Index Name (Program)</b>	<b>Character Code/ Sub Object Name</b>	<b>Amended Budget (Character)</b>	<b>Available Balance (Character)</b>	<b>Amount</b>
331-P12328.331-6599	Southeast Emergency Medical Sub-Station	Capital Outlay/ Construction	\$1,204,997	\$1,200,000	\$1,150,000
<b>TOTAL AMOUNT ►</b>					<b>\$1,150,000</b>

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- The Public Safety Focus Area
- Goal 6: Build a safe and well-prepared community
- Objective: Provide quick and exceptional fire, medical, and emergency response

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We are Community.

**Attachments**

Exhibit 1 – Property Map  
Exhibit 2 – The Ernest Jones Company Appraisal  
Exhibit 3 – The Vance Real Estate Appraisal  
Exhibit 4 – Purchase and Sale Agreement  
Exhibit 5 – Resolution

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Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager