



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

**#15-0463**

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

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

**DATE:** May 5, 2015

**TITLE:** Disposal of City-Owned Surplus Property located at 2941 NW 19<sup>th</sup> Street

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**Recommendation**

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 2941 NW 19<sup>th</sup> Street as being no longer needed for public use and offered for sale in accordance with Section 8.04 of the City Charter.

**Background**

The property located at 2941 NW 19<sup>th</sup> Street is no longer needed for public use and it is being recommended to be offered for sale. A property map is attached as Exhibit 1. The City acquired the escheated property from Broward County, after unpaid taxes, on January 11, 2011. The site is approximately 18,567 square feet with a 1,583 square foot building. The building was originally a residential property that was last used as a daycare facility. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an “as-is” value of \$177,000 (see Exhibit 3). The resolution is structured to require the sale to be for cash and no less than one-hundred (100%) percent of the appraised value. The site is located in the Heavy Commercial/Light Industrial Business (B-3) District, which is intended for heavy commercial business uses, wholesale, warehousing, storage operations, and establishments conducting activities of the same nature.

CBRE reviewed the list of all City owned properties and identified those which had no apparent or obvious use by the City. This property is included on the Recommended Surplus Property List

The process of selling, leasing or conveying city-owned property to private firms, persons or corporations is outlined in Section 8.04 of the City Charter. Pursuant to the Charter, in order to initiate the public disposal process for city-owned land, the City of Fort Lauderdale must first adopt a resolution declaring that the property is no longer needed for public use. Offers should be accompanied by cashier’s check in an amount equal to at least 10% of the offer. Under Charter Section 8.04 the sale shall in no event be for less than 75% of the “appraised value of the property as determined by the City Commission.” A public notice in local newspapers of general circulation is required

seven days after the resolution. Lastly, after a valid offer is secured, the City Commission shall adopt a resolution accepting the offer and authorizing the conveyance. A copy of Section 8.04 of the City Charter is attached as Exhibit 4.

The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as Exhibit 5.

Offers shall be submitted to the City of Fort Lauderdale Procurement Division no later than 2:00 pm on June 22, 2015 after an advertisement has been placed in the local newspaper. The advertisement will appear no later than seven days after the City Commission has adopted a resolution declaring the property is not needed for a public purpose and declaring that such property be offered for sale.

### **Resource Impact**

No current year budgetary impact. Upon conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale General Fund.

### **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 – Property Map  
Exhibit 2 – Warranty Deed  
Exhibit 3 – Appraisal  
Exhibit 4 – Section 8.04 of the City Charter  
Exhibit 5 – Purchase Contract  
Exhibit 6 – Resolution

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