



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-1027

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

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

DATE: August 18, 2015

TITLE: Resolution Approving the Disposal of City Owned Surplus Property
located at 1543 Southwest 32nd Street

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 1543 Southwest 32nd Street as being no longer needed for public use and available for purchase in accordance with Section 8.04 of the City Charter.

Background

The property located at 1543 Southwest 32nd Street is no longer needed for public use and it is being recommended to be sold. A property map is attached as Exhibit 1. The City acquired the property from the Department of Housing and Urban Development on September 24, 2001. The vacant site is approximately 8,228 square feet. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an “as-is” value of \$55,700. 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 zoned RS-8 which is Residential Single Family/ Low-Medium Density.

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 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 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.

The successful bidder will be obligated to pay a brokerage commission to CBRE of 4% of the purchase price. In the event that a co-broker is involved, the commission will be reduced from 4% to 3%. The co-broker may earn a commission to be paid as a buyer

expense at closing. If the co-broker is employed by CBRE, the brokerage commission will be increased to 6% to be shared equally by the City's CBRE account team and the CBRE co-broker.

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's Procurement Division within the Finance Department no later than 2:00 p.m. on October 20, 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 to dispose of the properties.

Resource Impact

There is currently no budgetary impact associated with this action. Upon conclusion of the sale, the proceeds will be deposited into the City's General Fund.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Internal Support passCylinder 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.

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

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Certificate of Title

Exhibit 3 – Appraisal 1543 SW 32nd Street

Exhibit 4 – Section 8.04 of the City Charter

Exhibit 5 – Purchase Contract

Exhibit 6 – Resolution

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Department Director: Lee R. Feldman

08/18/15

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