

City of Fort Lauderdale

City Commission Agenda Item

#12-1288

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: August 21, 2012

TITLE: DISPOSITION OF CITY-OWNED PROPERTY AND AUTHORIZING PURCHASE AND SALE CONTRACT AND DEED OF CONVEYANCE: 1) Northwest corner of NW 7th Street and 14th Avenue and 637 NW 10 Terrace; 2) \$14,000 bid from the City of Fort Lauderdale Housing Authority.

Recommendation

It is recommended that the City Commission adopt a resolution accepting the offer of \$14,000 from the City of Fort Lauderdale Housing Authority for the purchase of the two vacant parcels of City owned property, located at the NW corner of NW 7 Street and NW 14 Avenue and 637 NW 10 Terrace; authorizing proper city officials to execute a purchase and sale contract and deed of conveyance and any documents reasonably necessary or incidental to the conveyance and closing on this property.

Background

The City of Fort Lauderdale owns two vacant parcels of land that the Fort Lauderdale Housing Authority wishes to purchase as they abut larger vacant parcels that they currently own. The parcels will be used to build affordable housing. Broward County has a combined assessed value for these two properties of \$44,080.00 (Exhibit 1).

The first parcel is located on the NW corner of NW 7 Street and NW 14 Avenue and is not buildable due to size. The second parcel is located at 637 NW 10 Terrace and is a buildable lot.

Both parcels were quit claimed to the City from Broward County on August 8, 1995 and March 24, 1998, respectively (Exhibit 2). They both have been vacant since the City has owned them. The Housing Authority has offered the City \$14,000 for the two properties.

At the July 10, 2012 meeting, the Commission adopted a resolution (Exhibit 3) declaring and determining the City of Fort Lauderdale's intention to sell two vacant parcels of City owned property to the City of Fort Lauderdale Housing Authority for a purchase price of \$14,000, in accordance with City Charter Section 8.02 "Sale of public lands and of public property to public bodies" (Exhibit 4)

Staff recommends the City Commission adopt a resolution (Exhibit 5) accepting the offer of \$14,000 from the City of Fort Lauderdale Housing Authority for the purchase of the two vacant parcels of City owned property, located at the NW corner of NW 7 Street and NW 14 Avenue and 637 NW 10 Terrace and authorizing execution of the (i) the Contract and Addendum for Purchase and Sale (Exhibit 6), (ii) the quit claim deed of conveyance (Exhibit 7) and (iii) any and all documents necessary or incidental to consummating the sale and conveyance of the two parcels.

Resource Impact

There is a positive fiscal impact to the city in the amount of \$14,000 to be deposited into Fund 001, Subfund 01, EDV010102-N412 Real Estate – Sale of Surplus Property.

Revenue deposit only, \$14,000 to be deposited into EDV010102-N412

FUND	SUB FUND	FUND NAME	INDEX #	INDEX NAME	SUB OBJECT #	SUBOBJECT NAME	AMOUNT
001	01	General	EDV010102	Real Estate	N412	Sale of Surplus Property	14,000.00

Attachments

Exhibit 1 - Broward County Property Appraiser Sheet
Exhibit 2 – Quit Claim Deeds to City
Exhibit 3 – Resolution from 07.10.2012
Exhibit 4 – City Charter Section 8.02
Exhibit 5 – Resolution
Exhibit 6 – Purchase/Sale Contract & Addendum
Exhibit 7 – Quit Claim Deed to HACFL

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Finance Director Certification: