



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

#15-0132

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

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

DATE: March 17, 2015

TITLE: Real Estate Purchase and Exchange Agreement with All Aboard Florida -
Operations LLC

RECOMMENDATION

It is recommended that the City Commission authorize the City Manager to sign and execute a Real Estate Purchase and Exchange Agreement (Exhibit 1) with All Aboard Florida – Operations LLC (AAF) to exchange City-owned property for AAF-owned property. Agreement will be executed in substantially the same form attached.

BACKGROUND

At its November 18, 2014 meeting, the Commission authorized the City Manager to execute a letter of intent (Exhibit 2) with AAF to exchange City-owned property located at 101 N. Andrews Avenue (referred to as the “Helicopter site”) for one AAF-owned property located at 1801 SW 1st Avenue plus payment of \$500,000.00. A parcel map of both sites is provided (Exhibit 3). The letter of intent provided the general terms and conditions under which the City and AAF may enter into a Real Estate and Exchange Agreement. The agreement includes conditions regarding payment, inspection, and closing requirements, which shall take place on or before April 30, 2015 subject to extensions.

Resource Impact

AAF will pay the City \$500,000 for Florida East Coast Railway (FECR) crossing safety improvements (Exhibit 4) as part of the quiet zone designation and the City’s commitment to improving multimodal access, connectivity, and safety.

Strategic Connections

This item is a Commission Annual Action Plan priority, included within the Management Agenda, advancing the All Aboard Florida project, the Wave Streetcar project and the Downtown Walkability Program.

It is also a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- **Goal 1:** Be a pedestrian friendly, multi-modal City.
- **Objective 1:** Improve transportation options and reduce congestion by working with agency partners.
- **Initiative 3:** Work with partners to construct the Wave Streetcar, including the Transit-Oriented Development (TOD) ordinances and connections to airport, port, and rail stations.

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

Attachments:

Exhibit 1 – Real Estate Purchase and Exchange Agreement with All Aboard Florida

Exhibit 2 – AAF Letter of Intent

Exhibit 3 – Parcel Map

Exhibit 4 – Potential Crossing Improvements

Exhibit 5 – Appraisal Report-1801 SW 1st Avenue

Exhibit 6 – Appraisal Report-Former Heliport Site

Exhibit 7 – Appraisal Report-SW Corner of N. Andrews Avenue and NW 2nd Street

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Department Director: Diana Alarcon, Transportation and Mobility