



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

**#16-0269**

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

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

**DATE:** March 15, 2016

**TITLE:** Resolution Approving the Disposal of City-Owned Surplus Property  
located at 520 SW 31<sup>st</sup> Avenue

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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 520 SW 31<sup>st</sup> Avenue 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 520 SW 31<sup>st</sup> Avenue 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 property from National Credit Financial Services, through a Quit-Claim Deed, on August 18, 1997. The site is approximately 7,470 square feet and is a vacant lot. Meacham and Associates performed an appraisal of the property and provided an "as-is" value of \$28,000 (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 Residential Single Family/Low Medium Density (RS-8) District.

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. 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

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than 2:00 pm on April 26, 2016 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 Affordable Housing Trust 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 – Quit Claim Deed

Exhibit 3 – Appraisal

Exhibit 4 – Section 8.04 of the City Charter

Exhibit 5 – Addendum to Deposit Receipt and Contract for Sale and Purchase

Exhibit 6 – Resolution

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Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager