

**City of Fort Lauderdale**  
**City Commission Agenda Item**

**#12-1294**

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

**FROM:** Lee Feldman, City Manager

**DATE:** August 21, 2012

**TITLE:** Discussion on Fire Station No. 54 Location / Land Swap / Construction

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The purpose of this memorandum is to provide background for City Commission conference regarding a potential property exchange and public/private partnership opportunity to build Fire Station No. 54 located at 3200 NE 32st (Galt Shops Area)

The City of Fort Lauderdale residents approved a \$40 million General Obligation Bond Ballot Measure in November 2004 to construct 10 new fire stations. Fire Station (FS) 54 is one of the 10 stations. FS 54 is located at 3200 NE 32<sup>nd</sup> Street (Broward County Appraiser's Folio No. 494319010160). FS 54 property is a corner lot at the southeast corner of NE 32<sup>nd</sup> Street and NE 32<sup>nd</sup> Avenue with additional access to the south on Oakland Park Blvd frontage road. (Area Map and Appraiser's Folio page attached.)

**Fire Station 54 Relocation**

City staff had worked with the previous property owner of the parcels due west (across NE 32<sup>nd</sup> Avenue) of the FS 54 property to possibly relocate FS 54 to another location so a complete redevelopment of the area might be achieved. The properties west of FS 54 are located on the Intracoastal Waterway.

Those properties are:

- 494319010010 – no address
- 494319010020 – 3115 NE 32 Ave
- 494319010030 – 3115 NE 32 Ave
- 494319010040 – 3115 NE 32 Ave
- 494319010050 – 3201 NE 32 Ave

Since previous attempts to relocate or swap properties were unsuccessful, staff recommended and the Commission agreed to move forward with building FS 54

on the right-of-way adjacent to the existing station. While this is a no-cost viable option, it was never the preferred option in terms of best planning practices and future redevelopment.

A new opportunity has now come to our attention, which would provide for a more comprehensive redevelopment of the area and a better location for FS 54. A prospective property owner has approached the City to determine the City's interest in a possible:

### **Property swap**

Public private partnership to construct FS 54

Capstone Realty Inc. %PNC Realty Srvcs is listed as the property owner of the property due west of FS 54 that has Intracoastal Waterway access. Capstone/PNC also own properties north of FS 54, across NE 32<sup>nd</sup> Street. The potential property purchaser is interested in a property exchange with the City.

### **FS 54 Property Proposal**

The City is interested in obtaining the two parcels:

494319010690 – 3100 NE 32 Ave

494319010700 – NE 33 Ave

The two parcels would be used to build a new City Fire Station.

The basic parameters of the proposal are:

City and the Developer would agree to exchange properties

The City would obtain ownership of the two parcels in exchange for ownership of the City's current FS 54 property (3200 NE 32<sup>nd</sup> Street)

The Developer would build a new FS 54 for the City

The City would occupy new FS 54 after the Developer receives a Certificate of Occupancy.

Developer would demolition the old FS 54 building

Funding for the construction of the new (future) Fire Station and demolition of the existing Fires Station would be negotiated as part of the agreement. Funding would be based on the cost to build the previous seven (7) fire stations, in particular FS 29, which is generally the same size as the proposed new FS 54. Additional funding restrictions and distribution would be based on State Statute and Bond covenants.

Staff is currently discussing with the City Attorney's Office the best manner of integrating the requirements of competitive bidding into this transaction.

Staff is seeking consensus from City Commission on the following items:

Is the City Commission interested in entering into the negotiations with the Developer?

Is the City Commission interested in having the Developer build the new FS 54?

What specific conditions would the City Commission like to see in any proposed development or construction agreement?

With the Commission's concurrence staff can proceed with the details of the appropriate agreements.

Attached are the following documents:

- FS 54 Map
- Existing FS 54 Property
- Property City is interested in building a new FS 54
- Intracoastal Properties

### **Resource Impact**

There is no fiscal impact associated with this action. Fire Station No. 54 is funded through the 2004 Fire Rescue Bond Referendum. Funding for the FS 54 is available in P10914. A total of \$3,820,224.53 is currently available.

### **Policy Implications**

**Strategic Theme:** Public Safety

**Goal:** Be a City well-prepared and responsive to all hazards

**Objective:** Minimize preventable death and injury through quick, safe and effective response

### **Attachment(s):**

- Exhibit 1 - FS 54 Map
- Exhibit 2 - Existing FS 54 Property (City)
- Exhibit 3 - Property City is interested in building a new FS 54
- Exhibit 4 - Intracoastal Properties