



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

#15-0313

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

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

DATE: March 17, 2015

TITLE: Disposal of City-Owned Surplus Properties

Recommendation

It is recommended that the City Commission adopt a resolution declaring the properties owned by the City of Fort Lauderdale at 1239 NE 3rd Avenue, 1336 NW 7th Place, 1036 NW 4th Avenue and 1105 NW 1st Avenue as being no longer needed for public use and available for purchase in accordance with Section 8.04 of the City Charter.

Background

The following properties are no longer needed for public use and are being recommended to be sold:

Parcel 01

Property ID: 4942 34 03 2741

Legal: Progresso 2-18 D Lot 5 BLK 117

Site Address: 1239 NE 3rd Avenue

Size: 3,376 square feet

History: Parcel was acquired by the City by Certificate of Title dated June 19, 2000, recorded at O.R. 30623, Page 1141 of the Public Records of Broward County, Florida.

Zoning: RD-15 - Residential Single Family and Duplex/Medium Density

Parcel 02

Property ID: 5042 04 08 0120

Legal: Lauderdale Homesites SEC A 3-44 B Lot 3 BLK 2

Site Address: 1336 NW 7th Place

Size: 2,475 square feet

History: Parcel was acquired by the City by Warranty Deed dated March 8, 2004, recorded at O.R. 37092, Page 842 of the Public Records of Broward County, Florida.

Zoning: RM-15 - Residential Multifamily Low Rise/Medium Density

Parcel 03

Property ID: 4942 34 04 9770

Legal: Progresso 2-18 D Lot 43 BLK 190

03/17/2015

15-0313

Page 1 of 3

Site Address: 1036 NW 4th Avenue

Size: 3,378 square feet

History: Parcel was acquired by the City by Quit Claim Deed dated January 14, 1997, recorded at O.R. 25912, Page 396 of the Public Records of Broward County, Florida.

Zoning: RMM-25 - Residential Multifamily Mid Rise/ Medium High Density

Parcel 04

Property ID: 4942 34 03 8920

Legal: Progresso 2-18D Lot 22 BLK 138

Site Address: 1105 NW 1st Avenue

Size: 3,375 square feet

History: Parcel was acquired by the City by Quit Claim Deed dated June 19, 2007, recorded at O.R. 44549, Page 785 of the Public Records of Broward County, Florida.

Zoning: RD-15 - Residential Single Family and Duplex/Medium Density

The parcels, all of which are unbuildable, have remained vacant and unimproved since acquisition by the City and should be sold in order to place them back on the tax rolls. CBRE, the City's real estate agent of record, reviewed the list of all City owned properties and identified those which had no apparent or obvious use by the City. These properties are listed on their Recommended Surplus Property List. CBRE has provided Broker Opinion of Value for each parcel which is included as Exhibit 5.

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 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. The minimum bid for the respective Parcels shall be as follows:

Parcel 01	\$5,000.00
Parcel 02	\$2,500.00
Parcel 03	\$5,000.00
Parcel 04	\$5,000.00

The successful bidder will be obligated to pay a brokerage commission to CBRE of 4.0% of the purchase price.

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 6.

The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as Exhibit 7.

Resource Impact

No current year budgetary impact. Upon conclusion of the sale, the proceeds will be deposited into the City of Fort Lauderdale General 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.

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

Attachments

Exhibit 1 – Parcel 01 Property Information
Exhibit 2 – Parcel 02 Property Information
Exhibit 3 – Parcel 03 Property Information
Exhibit 4 – Parcel 04 Property Information
Exhibit 5 – Broker Opinion of Value
Exhibit 6 – Section 8.04 City Charter
Exhibit 7 – Purchase Contract
Exhibit 8 – Resolution

Prepared by: Stacey Daley, Administrative Assistant

Department Director: Phil Thornburg