



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

#21-0202

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 2, 2021

TITLE: Public Hearing and Resolution Approving Purchase and Sale Agreement
for Real Property Located at NW 6 Street (Folio: 504204120080) under
the Parks Bond for \$135,000 - **(Commission District 3)**

Recommendation

Staff recommends the City Commission approve the purchase and sale agreement for real property located at NW 6 Street, Fort Lauderdale, FL 33311, identified as Property ID 504204120080, for development of a park under the parks bond.

Background

On March 12, 2019, City of Fort Lauderdale voters approved a \$200 million bond to improve City parks and recreation facilities. A portion of the parks bond (approximately \$30 million) is earmarked for land acquisition. To identify future park sites City Staff and Collier's International gathered input from neighbors, community stakeholders, along with data published by the Trust for Public Land ("Trust") to identify areas in need of a park. The Trust gives cities nationwide a score based on the percentage of residents that are within a ten (10) minute walk of a park. Currently, 77% of neighbors in the City are within the 10-minute walk.

The site is approximately 6,786 square feet zoned as NWRAC-MUw, Northwest Regional Activity Center – Mixed Use (Exhibit 1). It is a rectangular vacant lot with access via NW 6 Street and NW 6 Court. The lot abuts Lincoln Park and would add an additional 6,786 square feet to the existing recreational space. On December 5, 2019, Real Estate Analysts performed an appraisal and valued the property at \$150,000 (Exhibit 2). According to Section 166.045, Florida Statutes, if a property's value is under \$500,000 only one appraisal is required. On January 8, 2020, a Letter of Intent to purchase the land for \$125,000 was sent to the owner. The proposed purchase price is 16.67% below the appraisal value. Under due diligence, City staff has conducted an environmental assessment, archeological assessment, and confirmed zoning compatibility.

In addition, staff communicated intended plans with the abutting neighborhood, Durrs Homeowners Association (Exhibit 3), and presented the property before the Parks, Recreation and Beaches Advisory Board on January 27, 2021 for approval (Exhibit 4).

Resource Impact

Funds for this purchase and sale agreement for real property located at NW 6 Street in the amount of \$135,000 are inclusive of appraisals, environmental assessments, and advertisement costs. The property acquisition is for \$125,000. This item is contingent upon approval of the associated Budget Amendment CAM #21-0092.

<i>Funds available as of February 10, 2021</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/SUB- OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
353-P12635.353-6599	District 3 – NW 6 Street	Capital Outlay/ Construction	\$0	\$0	\$135,000
TOTAL AMOUNT ►					\$135,000

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone

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

Related CAMs

CAM #21-0207 and CAM #21-0092

Attachments

- Exhibit 1 – Property Map
- Exhibit 2 – Real Estate Appraisal
- Exhibit 3 – Durr’s Homeowner’s Association Letter
- Exhibit 4 – Parks, Recreation and Beaches Advisory Board Meeting Minutes from January 27, 2021.
- Exhibit 5 – Purchase and Sale Agreement
- Exhibit 6 – Resolution

Prepared by: Luisa Agathon, City Manager’s Office

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager