



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

#22-0460

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Resolution Disposing Two City-Owned Surplus Properties Located at
12XX NE 5 Avenue, Fort Lauderdale, FL 33304 - **(Commission District
2)**

Recommendation

Staff recommends the City Commission adopt a resolution declaring two city-owned properties located at 12XX NE 5 Avenue, Fort Lauderdale, FL 33304 as being no longer needed for public use and available for purchase for \$162,000 in accordance with Section 8.04 of the City Charter.

Background

The two properties located at 12XX NE 5 Avenue (Folio# 494234032170 and 494234032160), located in the Middle River Terrace neighborhood bounded on the North by NE 13 Street and on the East by NE 15 Avenue, are no longer needed for public use and are being recommended to be offered for sale. A property map is attached as Exhibit 1. The sites combined are approximately 6,752 square feet. Cibene Appraisers performed an appraisal of both properties and provided an “as-is” value of \$81,000 for each property. 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 sites are zoned RMM-25 which is Residential Multifamily and Medium High Density.

The process of selling, leasing, or conveying city-owned property to private firms, persons, or corporations is outlined in Section 8.04 of the Charter. Pursuant to the Charter, in order to initiate the public disposal process for city-owned land, the City 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. Under Section 8.04 of the Charter, the sale shall in no event be for less than 75% of the “appraised value of the property as determined by the City Commission.” A public notice in local newspapers of general circulation is required seven days after the resolution.

Offers shall be submitted to the City Manager’s Office no later than 2:00 pm on June 3, 2022 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. The matter of the City Commission to consider a resolution accepting the best offer for the property will be scheduled on July 5, 2022. The successful bidder will be required to execute the City's Purchase and Sale Agreement, which shall be attached to the Resolution awarding the property to the successful bidder.

Resource Impact

There is no fiscal impact associated with this item. There will be a positive fiscal impact at a future City Commission meeting upon approval of the bid award. At the 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 2024 initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

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

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Appraisal – Folio# 494234032170

Exhibit 3 – Appraisal – Folio# 494234032160

Exhibit 4 – Resolution

Prepared by: Angela Salmon, City Manager's Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager