



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0125

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

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

DATE: February 17, 2015

TITLE: Disposal of City-Owned Surplus Property located at 825 East Sunrise
Boulevard

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 825 East Sunrise Boulevard as being no longer needed for public use and available for purchase in accordance with Section 8.04 of the City Charter.

Background

The property located at 825 East Sunrise Boulevard is no longer needed for public use and it is being recommended to be sold. It is located at the southwest corner of Sunrise Boulevard and NE 9th Avenue. A property map is attached as Exhibit 1. The City acquired the property located east of the Pet Supermarket, located at 801 East Sunrise Boulevard, in April 2003 for \$567,000. The Warranty Deed, dated April 23, 2003, is attached as Exhibit 2. This is a vacant site with approximately 28,362 square feet of land. CBRE provided a broker opinion of value (BOV) for the property and identified the target price at \$1,134,000. The resolution has been structured to require the sale to be for cash and not be for less than one-hundred (100%) percent of the target price. The BOV is attached as Exhibit 3. The site is located in the Boulevard Business (B-1) District which is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the City through landscaping and setback requirements.

CBRE reviewed the list of all City owned properties and identified those which had no apparent or obvious use by the City. These properties were listed on their Recommended Surplus Property List on which this property is included.

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. Under Charter Section 8.04 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. 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 3.

The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as Exhibit 4.

Offers shall be submitted to the City of Fort Lauderdale Procurement Division no later than 2:00 pm on April 20, 2015 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 to dispose of the properties.

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

Attachments

Exhibit 1 – Property Map

Exhibit 2 – Warranty Deed

Exhibit 3 – Broker Opinion of Value

Exhibit 4 – Section 8.04 of the City Charter

Exhibit 5 – Purchase Contract

Exhibit 6 – Resolution

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Department Director: Phil Thornburg