



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0538

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

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

DATE: May 5, 2015

TITLE: Disposal of City-Owned Surplus Property located at 3110 SW 21st Street

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 3110 SW 21st Street 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 3110 SW 21st Street is no longer needed for public use and it is being recommended to be sold. A property map is attached as Exhibit 1. The City acquired the escheated property from the County, after unpaid taxes, by Certificate of Title on December 16, 2010. The site is approximately 7,344 square feet with a 1,245 square foot residential dwelling. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an “as-is” value of \$80,000. 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 site is zoned RS-6.8B which is Irregular Residential.

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

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 4.

The successful bidder will be required to execute the Purchase Contract and Addendum, in substantial form as attached hereto as Exhibit 5.

Offers shall be submitted to the City of Fort Lauderdale Procurement Division no later than 2:00 pm on June 22, 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

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

Attachments

- Exhibit 1 – Property Map
- Exhibit 2 – Certificate of Title
- Exhibit 3 – Appraisal
- Exhibit 4 – Section 8.04 of the City Charter
- Exhibit 5 – Purchase Contract
- Exhibit 6 – Resolution

Prepared by: Stacey Daley, Administrative Assistant

Department Director: Phil Thornburg