



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-0929

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

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

DATE: August 22, 2017

TITLE: Resolution to Declare the Disposal of City-Owned Surplus Property
located at 4030 State Road 7 in Dania Beach, Florida

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 4030 State Road 7 in Dania Beach, Florida as being no longer needed for public use and offered for sale in accordance with Section 8.04 of the City Charter.

Background

The property located at 4030 State Road 7 in Dania Beach, Florida is no longer needed for public use and it is being recommended to be offered for sale. A property map is attached as Exhibit 1. The City acquired the property through eminent domain on February 3, 1984. Formerly used as composting site, the site now is currently used for CDL testing, Fort Lauderdale Police Department motor vehicle training, and as a licensed solids receiving station. The site is approximately 24 acres with a 6,129 square foot building. The building is currently used by the City's Public Works Department. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an "as-is" value of \$13,226,000 (Exhibit 3). 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 I-G (Industrial General) by Dania Beach.

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.

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Upon award, the successful bidder will be required to execute a Contract for Purchase and Sale of the Property, including an Addendum thereto, subject to review and approval by the City Attorney's Office.

Offers shall be submitted to the City of Fort Lauderdale City Manager's Office no later than 2:00 pm on November 3, 2017, 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 November 21, 2017.

Pursuant to the City Commission approval of the real estate brokerage contract between the City of Fort Lauderdale and Colliers International, Colliers will be responsible for the marketing of the property and review of the bids. The successful bidder/purchaser shall be required to pay a brokerage commission of 4.0% of the gross sales price as a buyer expense at the time of the closing.

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 – Order of Taking
Exhibit 3 – Appraisal
Exhibit 4 – Section 8.04 of the City Charter
Exhibit 5 – Resolution

Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager

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