



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-1391

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

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

DATE: November 21, 2017

TITLE: Resolution to Dispose of City-Owned Surplus Property located at 15XX
NW 4 Avenue

Recommendation

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 15XX NW 4 Avenue 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 15XX NW 4 Avenue 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 through a Quit-Claim Deed on April 19, 1999 (See Exhibit 2 for Quit-Claim Deed). The site is approximately 8,782 square feet and is a vacant lot. Adrian Gonzalez & Associates, P.A., performed an appraisal of the property and provided an "as-is" value of \$40,000 (see 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 located in the Residential Single Family/Medium Density (RDS-15) District, which is intended for residential single family and duplex homes.

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.

Offers shall be submitted to the City of Fort Lauderdale City Manager's Office no later than 2:00 pm on December 14, 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 Resolution (See Exhibit 4) provides that the City Commission will review all offers at the first City Commission Meeting in January, 2018.

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 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 – Quit-Claim Deed

Exhibit 3 – 15XX NW 4 Avenue Appraisal

Exhibit 4 – Resolution

Prepared by: Ryan Henderson, City Manager's Office

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