



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

**#18-1019**

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

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

**DATE:** September 25, 2018

**TITLE:** Resolution to Dispose of City-Owned Surplus Property located at 1801  
SW 1 Avenue

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**Recommendation**

It is recommended that the City Commission adopt a resolution conveying the property owned by the City of Fort Lauderdale at 1801 SW 1 Avenue to the Housing Authority of the City of Fort Lauderdale subject to the condition of building affordable housing units within five years with a right of reverter in favor of the City if the project is not completed.

**Background**

The property located at 1801 SW 1 Avenue, located in the Poinciana Park neighborhood bounded on the South by SW 18 Court and on the North by SW 17 Street was previously transferred to the South Florida Regional Transportation Authority for the Wave Streetcar Vehicle Maintenance Facility. With the Wave Streetcar Project no longer active, the property was reverted to the City. The Housing Authority of the City of Fort Lauderdale (HACFL) contacted the City expressing interest in purchasing the property to develop affordable housing. HACFL plans to develop 125 affordable housing units on the site. The vacant lot is approximately 142,756 square feet, see property map (Exhibit 1). Westberry & Associates, LLC performed an appraisal of the property on August 13, 2014 and provided an "as-is" value of \$2,855,100.00 (Exhibit 2). The resolution is structured to sale the property for \$1.00 to HACFL. The site is zoned B-3 which is Heavy Commercial/Light Industrial Development.

The process of selling public lands and of public property to public bodies is outlined in Section 8.02 of the City Charter. Pursuant to the Charter, in order to initiate the sale of public lands to public bodies, the City Commission must first adopt a resolution declaring its intention to sell, alienate, give, exchange, grant, or convey certain public property to a designated public body. The resolution must include the public purpose for which such property will be used by the grantee and designate a day not less than thirty (30) days after the adoption of such resolution, on which a public hearing will be had upon such proposal. Two public notices in local newspapers of general circulation are required not less than ten (10) days before public hearing and the second publication one (1) week after the first publication. At the public hearing, the terms of the proposal and the use of the property shall be explained to the public and opportunity given for citizens and

taxpayers to be heard on such proposal. At the public hearing, the City Commission shall pass another resolution either confirming or repealing the resolution previously adopted, or confirming the previous resolution with amendments or additions. The confirmed resolution shall direct the proper City officials to execute and deliver deed of conveyance under the terms and conditions set out in the resolution. If required by Florida Housing Finance Corporation, The Housing Authority of the City of Fort Lauderdale may request a \$800,000 local government contribution from the City.

### **Resource Impact**

There is no fiscal impact associated with this item. There will be a positive fiscal impact of \$1.00 at a future City Commission meeting upon approval of the resolution. 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 – Appraisal

Exhibit 3 – Resolution

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