



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

**#20-0178**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** March 3, 2020

**TITLE:** Resolution Disposing of City-Owned Surplus Property located at 741-747  
NW 20 Avenue - **(Commission District 3)**

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**Recommendation**

It is recommended that the City Commission adopt a resolution declaring the property owned by the City of Fort Lauderdale at 741-747 NW 20 Avenue 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 741-747 NW 20 Avenue (Folio 504204180530 and 504204180520), located in the Liberty Park neighborhood bounded on the North by NW 8 Street and on the East by Interstate 95, is no longer needed for public use and it is being recommended to be offered for sale. The proposed Resolution seeks proposals from public and private partners interested in redeveloping the site for affordable housing. A property map is attached as Exhibit 1. The site is approximately 10,000 square feet. Autrey Appraisals performed an appraisal of the property and provided an "as-is" value of \$145,000. The resolution is structured to require the sale to be for cash and no less than one-hundred (100%) percent of the appraised value, and will be sold "as-is." The site is zoned B-3 which is Heavy Commercial and Light Industrial Business Density.

The process of selling, leasing, or conveying city-owned property to private firms, persons, or corporations is outlined in Section 8.04 of the Charter. Pursuant to the Charter, in order to initiate the public disposal process for city-owned land, the City 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 Section 8.04 of the Charter, 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.

Offers shall be submitted to the City Manager's Office no later than 2:00 pm on April 10, 2020 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 May 5, 2020. The successful bidder will be required to execute the City's Purchase and Sale Agreement, which shall be attached to the Resolution awarding the property to the successful bidder.

### **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 2024 initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

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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Prepared by: Luisa Agathon, City Manager's Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager