

RESOLUTION NO. 20-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO CITY CHARTER SECTION 8.04 DECLARING CERTAIN PROPERTY LOCATED AT 221 NW 6 STREET, FORT LAUDERDALE, FLORIDA 33311, AS NOT NEEDED FOR PUBLIC USE; DECLARING AND DETERMINING THAT IT IS IN THE BEST INTEREST OF THE CITY THAT SUCH PROPERTY BE OFFERED FOR SALE FOR A MINIMUM BID AS SET FORTH BELOW, WITH BIDS TO BE SUBMITTED NO LATER THAN **2:00 PM ON JULY 24, 2020** AND THAT OFFERS BE PRESENTED TO THE CITY COMMISSION ON AUGUST 18, 2020, TO CONSIDER A RESOLUTION ACCEPTING THE BEST OFFER FOR SUCH PROPERTY AND AUTHORIZING CONVEYANCE OF SUCH PROPERTY OR REJECTING ANY AND ALL OFFERS; REQUIRING THE CITY CLERK TO PUBLISH THIS RESOLUTION IN FULL IN ONE (1) ISSUE OF THE OFFICIAL NEWSPAPER OF THE CITY WITHIN SEVEN (7) DAYS OF THE ADOPTION HEREOF; REPEALING ANY RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 08, 2012, the City acquired title to the property located at 221 NW 6 Street, Fort Lauderdale, Florida 33311, by Certificate of Title, such property being legally described as:

Lots 25, 26, 27 and 28 in Block 321 of PROGRESSO, according to the plat thereof, recorded in Plat Book 2 Page 18 of the Public Records of Dade County, Florida, EXCEPTING therefrom that part of Lot 25 described as follows:

Begin at that southwest corner of said Lot 25; thence go westerly 135.0 feet along the south line thereof to the southwest corner of said Lot 25; thence northerly along the west line thereof 22.64 feet to the tangent point of a circular arc having a radius of 10 feet and being concave to the northeast; thence southerly to the easterly along said arc 15.71 feet through a central angle of 90 00' to the end of said arc; thence easterly and tangent to said arc along a line being 35 feet north of and parallel to the south

boundary of the N 1/2 of Section 3, Township 50 South, range 42 East, 125.0 feet to the east line of said Lot 25; thence southerly 12.69 feet along said east line to the Point of Beginning; said lands situate, lying and being in Broward County, Florida. (the "Property")

Property Identification # 4942 34 07 6600

WHEREAS, the Property is approximately 11,765 square feet; and

WHEREAS, the City Commission finds that the Property is no longer needed for public or governmental purposes and deems it in the best interest of the City to advertise the Property to be sold "as-is" under the provisions of Section 8.04 of the City Charter; and

WHEREAS, pursuant to City Charter Section 8.04, the City is authorized to sell public lands, title to which is vested in the City, to any private person, upon certain terms and conditions; and

WHEREAS, the City Commission, pursuant to the terms and conditions set forth in Section 8.04 of the City Charter, deems it in the best interest of the citizens to seek bids from interested persons in redeveloping the site for affordable housing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission hereby declares that the Property described above is not needed for public use and that it is in the best interest of the City to sell the Property, upon terms and conditions hereinafter set forth.

SECTION 2. City staff recommends and, in accordance with City Charter Section 8.04, the City Commission has determined that the as-is value of the Property is \$560,000.00 and that the Property, based upon the appraisal performed by Callaway and Price, should be offered for sale pursuant to City Charter Section 8.04 and that the sale shall be for cash. Further, the City Commission has determined that it shall not accept offers to purchase the Property for less than 100 % of appraised value which brings the value to \$560,000.00 and that the sale shall be subject to additional terms and conditions set forth herein.

SECTION 3. The Property described above is hereby offered for sale subject to the following additional terms and conditions:

- A. The City shall sell the Property, through competitive bidding, to the party making the best offer, but the City may reject any and all offers at any time.
- B. The sale of the Property shall be for cash due at closing and no purchase money mortgage will be held by the City.
- C. The offer shall be accompanied by a cashier's check or certified check payable to the City of Fort Lauderdale in an amount equal to at least ten (10%) percent of the approved purchase price.
- D. That upon award, the successful bidder shall execute in substantial form the City's Contract for Purchase and Sale of the Property ("Contract"), attached hereto as Exhibit "A" subject to review and approval by the City Attorney's Office.
- E. The conveyance of the Property to the successful bidder shall be by Quit Claim Deed, without reservation of mineral rights in accordance with Section 270.11, Florida Statutes and the successful bidder shall bear all closing cost(s).
- F. Any and all outstanding bonds must be satisfied and discharged at closing from the proceeds of the sale of the Property and the purchase price must be sufficient to pay and discharge such bonds or obligations according to their terms.

SECTION 4. All offers must be submitted to City of Fort Lauderdale, Department of Finance, Procurement Division, 100 North Andrews Avenue, Fort Lauderdale, FL 33301-1016, no later than **2:00 pm on July 24, 2020.**

SECTION 5. Review of the bids by the City Commission shall be scheduled for 6:00 pm, on August 18, 2020 at the Regular Meeting of the City Commission, or as soon thereafter as same may be heard. During the intervening period between the adoption of this Resolution and August 5, 2020, taxpayers and registered electors of the City may protest or object to the sale, or propose other public uses for the Property, and the City Commission may rescind its former action and repeal this Resolution declaring that the Property should not be sold, if it deems same expedient, proper and in the best interest of the City.

SECTION 6. At the Regular Meeting of the City Commission on August 5, 2020, the City Commission may adopt a Resolution accepting the best offer, authorizing execution of the

Contract and execution and delivery of the deed of conveyance pursuant to the terms and conditions of the Contract; however, the City Commission shall not be obligated to do so and may reject any and all offers.

SECTION 7. Pursuant to City Charter Section 8.04, within seven (7) days after the adoption of this Resolution, this Resolution shall be published in full by the City Clerk in one (1) issue of the official newspaper.

SECTION 8. That any prior resolutions or parts thereof in conflict with this Resolution are hereby repealed.

SECTION 9. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this _____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI