



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

#20-0447

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 16, 2020

TITLE: Resolution Approving Notice of Award and Sale of City Owned Property Located at 1131 NE 6 Avenue, Fort Lauderdale, FL 33304 to Joseph Phanor – **(Commission District 2)**

Recommendation

It is recommended that the City Commission adopt a resolution approving the sale of City owned property located at 1131 NE 6 Avenue, Fort Lauderdale, FL 33304 to Joseph Phanor under Section 8.04 of the Charter for \$151,000.

Background

The property located 1131 NE 6 Avenue (Folio 494234041051), located in the Progresso neighborhood bounded on the North by NE 12 Avenue and on the West by NE 5 Terrace, is no longer needed for public use and it is being recommended to be offered for sale. The City acquired the property through a Special Warranty Deed on March 18, 2000 (Exhibit 1). The site is approximately 6,763 square feet and is a vacant lot (Exhibit 2). Autrey Appraisals performed an appraisal of the property and provided an “as-is” value of \$121,500. 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 RMM-25 which is Residential Multifamily Midrise and Medium High Density.

On March 3, 2020, the City Commission adopted Resolution No.20-36 (Exhibit 3) declaring the property as no longer needed for public use and available for purchase, setting the minimum bid at \$121,500. The City received one bid, to build a three-unit residence. Staff recommends awarding the sale to Joseph Phanor, adjacent property owner of the lot, for \$151,000 to build a three-unit residence (Exhibit 4). Joseph Phanor will be obligated to execute the Purchase Contract and Addendum, in substantially the form as attached (Exhibit 5).

Resource Impact

There will be a positive fiscal impact to the City in the amount of \$151,000. Upon the closing of the sale, the proceeds will be deposited into the Affordable Housing Trust Fund.

Funds available as of June 4, 2020					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
149-FD149.01-N994	Affordable Housing Trust Fund	Miscellaneous Revenues/ Affordable Housing	\$0	\$26,268	\$151,000
TOTAL AMOUNT ►					\$151,000

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 Vision Plan 2035: We are United*.

Attachments

Exhibit 1 – Special Warranty Deed
Exhibit 2 – Property Map
Exhibit 3 – Resolution No. 20-36
Exhibit 4 – Joseph Phanor Bid Proposal
Exhibit 5 – Purchase and Sale Agreement
Exhibit 6 – Resolution

Prepared by: Luisa Agathon, City Manager's Office

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager