



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

**#20-0498**

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

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

**DATE:** July 7, 2020

**TITLE:** Public Hearing and Motion Approving Purchase and Sale Agreement for  
Real Property Located at 1016 Waverly Road under the Parks Bond for  
\$2,625,000 - **(Commission District 2)**

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**Recommendation**

It is recommended that the Commission approve the purchase and sale agreement for real property located at 1016 Waverly Road, Fort Lauderdale, FL 33312, identified as Property ID 5042 09 09 0080 ("Waverly Road") for a development of a park under the parks bond.

**Background**

On March 20, 2019, City of Fort Lauderdale voters approved a \$200 million bond to improve City parks and recreation facilities. A portion of the parks bond (approximately \$30 million) is earmarked for land acquisition. To identify future park sites City Staff and Collier's International gathered input from neighbors, community stakeholders, along with data published by the Trust for Public Land ("Trust") to identify areas in need of a park. The Trust gives cities nationwide a score based on the percentage of residents that are within a ten (10) minute walk of a park. Currently, 76.5% of neighbors in the City are within the 10-minute walk.

The site is approximately 2.01 acres zoned RS-8, Residential Single Family Low Medium Density (Exhibit 1). It is vacant land with approximately 348+/- feet of frontage on the north side of the North Fork of The New River and within close proximity of Major William Lauderdale Park. The property was not listed on the market, but the seller was originally asking \$2,725,000 for the property. On November 19, 2019, Adrian Gonzalez and Associates performed an appraisal and valued the property at \$2,625,000 (Exhibit 2). According to Section 166.045, Florida Statutes, if a property's value is over \$500,000 a second appraisal is required. On January 10, 2020, The Urban Group performed an appraisal and valued the property at \$2,280,000 (Exhibit 4). The average of two appraisals is \$2,452,500.

The proposed sale purchase is seven percent (7%) above the average of the appraisals. In accordance with Section 166.045, Florida Statutes, if the purchase price exceeds the average appraised price of the two appraisals, the City Commission is required to approve the purchase by an extraordinary vote. "Extraordinary vote" is not defined in Florida law,

but customarily has been construed to mean something greater than an ordinary vote by simple majority. As such, the proposed purchase must be approved by four (4) or more City Commissioners. Under due diligence, City staff has conducted an environmental assessment, archeological assessment, and confirmed zoning compatibility. In addition, staff communicated intended plans with the abutting neighborhood, Sailboat Bend, and presented the property before the Parks, Recreation and Beaches Advisory Board on May 11, 2020 for approval (Exhibit 4).

### **Resource Impact**

Funds for this purchase and sale agreement for real property located at 1016 Waverly Road in the amount of \$2,625,000. \$1,799,104 is currently available via the FY 2020 budget and \$825,896 is contingent upon approval of the consolidated budget amendment CAM #20-0092.

<b><i>Funds available as of June 22, 2020</i></b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/SUB- OBJECT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
353-P12563.353-6599	Property Acquisition Parks Bond	Capital Outlay/ Construction	\$2,959,500	\$1,799,104	\$2,625,000
<b>TOTAL AMOUNT ►</b>					<b>\$2,625,000</b>

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks, and open spaces for everyone

### **Related CAMs**

CAMs #20-0502 and #20-0092

### **Attachments**

Exhibit 1 – Property Map

Exhibit 2 – Adrian Gonzalez and Associates Appraisal

Exhibit 3 – The Urban Group Appraisal

Exhibit 4 – Draft May 11, 2020 Parks, Recreation and Beaches Advisory Board Minutes

Exhibit 5 – Purchase and Sale Agreement

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Prepared by: Luisa Agathon, City Manager's Office

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

07/07/2020

CAM #20-0498