



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

**#20-0773**

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

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

**DATE:** October 20, 2020

**TITLE:** Resolution Declaring a Public Purpose and Necessity for the Acquisition of the Property Located at 1201-1205 SW 1<sup>st</sup> Street, Fort Lauderdale, FL 33312 and Authorizing the Acquisition of the Property by Purchase or Eminent Domain for the Purpose of Constructing New Police and Public Safety Facilities - **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission adopt a Resolution determining a public purpose and necessity for the acquisition of certain lots of privately owned real property located at 1201-1205 SW 1<sup>st</sup> Street, Fort Lauderdale, Florida 33312 (Property ID # 504209092510), in order to construct new police and public safety facilities which includes the new police and public safety headquarters, as part of the Police and Public Safety Projects described in Resolution No. 20-09. Additionally, the Resolution authorizes the use of eminent domain in accordance with Chapters 73, 74, and 166, Florida Statutes for the acquisition of the real property located at 1201-1205 SW 1<sup>st</sup> Street, Fort Lauderdale, Florida 33312 in order to construct police and public safety facilities which includes the new police and public safety headquarters and parking garage.

**Background**

On March 20, 2019, City of Fort Lauderdale voters approved a \$100 million bond to design and construct new police and public safety facilities which includes the police and public safety headquarters, and parking garage as described in Resolution No. 20-09. On August 18, 2020, the City Commission approved a consulting services contract with AECOM Technical Services, Inc. During the predesign phase, staff identified the need to acquire private property located at 1201-1205 SW 1<sup>st</sup> Street, Fort Lauderdale, Florida to properly design, construct, and adequately secure the police and public safety facilities.

The site of the property is approximately 0.28 acres (12,000 SF) zoned RMM-25, Residential Multifamily High Rise/Medium Density (Exhibit 1). The property contains two (one-story) buildings with each building containing four (4) one bedroom/one-bathroom units that are approximately 474 Square feet each, for a total of eight (8) units. The total building area is approximately 3,789 Square Feet and was built in 1973 (Exhibit 2).

The City has been attempting to acquire the property located at 1201-1205 SW 1<sup>st</sup> Street, Fort Lauderdale, Florida 33312 which is necessary to construct police and public safety facilities, as part of the Police and Police Safety Projects. Staff has been unable to successfully acquire this property through reasonable negotiations with the property owner.

### **Resource Impact**

There will be a cost associated with acquiring the property through the eminent domain process. At this time, we are not able to estimate the cost of prosecuting the eminent domain action or the ultimate compensation that the property owner would be entitled to under Florida law. However, preliminary estimates and market analysis value the property in excess of \$900,000.00. If the property is obtained without eminent domain, it will proceed through our normal land acquisition process.

### **Strategic Connections**

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

- The Public Safety Focus Area
- Goal 6: Build a safe and well-prepared community.
- Objective: Be the leading model in domestic preparedness

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

### **Attachments**

Exhibit 1 – Legal Description

Exhibit 2 – Property Map

Exhibit 3 – Resolution

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