

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF INTENT TO CONVEY REAL PROPERTY DESCRIBED BELOW, TO THE CITY OF PLANTATION FOR PUBLIC PURPOSES PURSUANT TO SECTION 8.02 OF THE CITY CHARTER SUBJECT TO TERMS AND CONDITIONS; PROVIDING NOTICE OF A PUBLIC HEARING BEFORE THE CITY COMMISSION AT **6:00 PM ON DECEMBER 21, 2021**, FOR CONSIDERATION OF THE TERMS AND CONDITIONS AND TO AUTHORIZE EXECUTION OF THE CONVEYANCE INSTRUMENTS BY THE PROPER CITY OFFICIALS; REPEALING ANY RESOLUTIONS OR PARTS THEREOF IN CONFLICT THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the City is the fee simple owner of the property located at 4270 SW 11 Street Plantation, Florida 33317, such property being legally described as:

12-50-41 W 250 OF SW ¼ OF SE ¼ OF SE ¼ LYING S OF TR F AS SHOWN ON PB15/2 BCR LESS S 275 SAME AS DB 785/202. (THE "PROPERTY")

Property Identification # 5041 12 00 0220

WHEREAS, the Property is approximately 31,787 square feet; and

WHEREAS, on January 8, 2020, the City of Plantation submitted a letter of intent to purchase the Property to create a gateway into the City of Plantation; and

WHEREAS, upon information and belief, the Property has been a vacant lot since acquisition by the City; and

WHEREAS, the City Commission finds that the City of Plantation shall use the Property for a public purpose; and

WHEREAS, deems it in the best interest of the City to require the Property to be sold "as-is" at fair market value under the provisions of Section 8.02 of the City Charter; and

WHEREAS, the City Commission, pursuant to the terms and conditions set forth in section 8.02 of the City Charter, received an appraisal of the Property providing an "as is" value of \$286,000.00; and

WHEREAS, pursuant to City Charter Section 8.02, the City is authorized to sell public lands, title to which is vested in the City, to governmental entities, upon certain terms and conditions.

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

SECTION 1. That the City Commission hereby finds that the City of Plantation shall use the Property for a public purpose and that it is in the best interests 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 8.02, the City Commission has determined that the as-is value of the Property is \$286,000.00 and that the Property, based upon the appraisal performed by Vance Real Estate Service, dated August 23, 2021, should be offered for sale pursuant to City Charter Section 8.02 and that the sale shall be for cash. Further, the City Commission has determined that it shall not accept offers to purchase for less than 100% of appraised value 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, without competitive bidding, to The City of Plantation, and that the City may reject any and all offers by the City of Plantation at any time prior to closing.
- 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. That upon award, The City of Plantation shall be required to execute in substantial form, the City's Contract for Purchase and Sale of the Property ("Contract"), subject to review and approval by the City Attorney's Office.

- D. The conveyance of the Property to The City of Plantation shall be by Quit Claim Deed without reservation of mineral rights in accordance with Section 270.11, Florida Statutes and the City of Plantation shall be responsible for payment of all closing cost(s).
- E. 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. Review of the offer by the City Commission at a Public Hearing shall be scheduled for 6:00 pm, or as soon thereafter as may be heard, on December 21, 2021, at the Regular Meeting of the City Commission. During the Public Hearing, citizens, and taxpayers shall be heard on the proposal. If the City Commission is satisfied with the terms and conditions of the proposed sale, the City Commission will pass a Resolution authorizing transfer of the Property by the proper City officials.

SECTION 5. At the Regular Meeting of the City Commission on December 21, 2021, the City Commission shall adopt another Resolution either confirming or repealing the Resolution previously adopted or confirming the previous Resolution with amendments or additions thereto.

SECTION 6. Pursuant to City Charter Section 8.02, this Resolution shall be published in full in two (2) issues of a newspaper published in the City of Fort Lauderdale with the first publication to occur not less than ten (10) days before the public hearing and the second publication one (1) week after the first publication.

SECTION 7. That any prior resolutions or parts thereof in conflict with this Resolution are hereby repealed.

SECTION 8. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

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ATTEST:

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City Clerk  
JEFFREY A. MODARELLI