



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

**#26-0533**

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

**FROM:** Rickelle Williams City Manager

**DATE:** June 16, 2026

**TITLE:** Resolution Approving a Notice of Intent to Dispose of City-Owned Surplus  
Property Located at South Rio Vista Boulevard, Fort Lauderdale, Florida  
33316, Pursuant to Section 8.04 of the Charter of the City of Fort  
Lauderdale - **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution declaring the City-owned property located at South Rio Vista Boulevard, Fort Lauderdale, Florida 33316, as no longer needed for public use and approving a Notice of Intent to dispose of the property pursuant to Section 8.04 of the Charter of the City of Fort Lauderdale.

**Background**

The subject property is an approximately twenty-foot (20') wide strip of waterfront land located on the south side of South Rio Vista Boulevard, adjacent to the west side of 1004 South Rio Vista Boulevard. Identified by Broward County Property Appraiser Folio ID# 504211182991, the property is legally described as the West 20 feet of Lot 8, Block 28, Rio Vista Isles, as recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida. The site contains approximately 2,498 square feet and includes frontage along the Tarpon River. The property is zoned RS-8, Single Family Residential District.

The City originally acquired the property on April 19, 1977, to accommodate an underground sewer line crossing. In 1983, the City entered into an Encroachment Agreement with the adjacent property owner at 1004 South Rio Vista Boulevard, who has maintained the parcel since that time. The adjacent owner's improvements on the parcel include a portion of their driveway, fencing, and landscaping. A copy of the Encroachment Agreement is included as part of Exhibit 1 (page 52).

The adjacent property owner inquired about acquiring the parcel after determining that the associated sewer line had been abandoned and was no longer in service. City staff confirmed the sewer infrastructure is abandoned and that the City holds fee simple ownership of the property. The City's Property and Right-of-Way Committee, comprised of City staff, reviewed the matter and determined that, given the abandoned infrastructure and the parcel's longstanding maintenance history under the Encroachment Agreement,

the property may be declared surplus. The appraisal concluded that the highest and best use of the parcel is assemblage with the adjacent residential property.

On behalf of the City, the Ernest Jones Company appraised the property and assigned a disposition value of \$75,000 as of May 11, 2026.

Charter Requirements and Disposal Process. Section 8.04 of the Charter of the City of Fort Lauderdale governs the sale, lease, or conveyance of City-owned property to private parties. The process is outlined as follows:

1. Commission Resolution — The City Commission must first adopt a resolution declaring the property surplus and no longer needed for public use. This resolution also establishes the minimum acceptable purchase price, which may not be less than 75% of the appraised value.

Based on the appraised value of \$75,000, the minimum acceptable purchase price is \$56,250. Any future purchase and sale agreement will include a covenant requiring the buyer to repair and maintain the seawall in accordance with City code and all applicable regulations.

2. Public Notice — Within seven (7) days of adoption of the resolution, a Notice of Intent to dispose of the property will be published in a newspaper of general circulation as required by Section 8.04 of the Charter. The notice will establish the offer submittal deadline and advise the public of the City's intent to dispose of the property.
3. Offer Submittal Deadline — The Public Notice will note that all offers must be submitted to the City Manager's Office no later than 2:00 p.m. on Friday, July 17, 2026. Each offer must be accompanied by a cashier's check equal to at least ten-percent (10%) of the proposed purchase price.
4. Staff Review — Following the offer deadline, staff will review all submissions and prepare the matter for City Commission consideration. The timeline between the offer deadline and the Notice to Award reflects the limited City Commission meeting schedule during the summer months, as well as the time required to evaluate offers and prepare the agenda item.
5. Commission Consideration – The City Commission will consider any proposed disposition at a future meeting. If approved, a Notice to Award will be presented to the City Commission for consideration on August 18, 2026.

### **Resource Impact**

There is no immediate fiscal impact associated with this item. Any positive fiscal impact associated with the disposition of the property will be addressed by a future City Commission action upon consideration of a proposed sale.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Guiding Principle: Fiscal Responsibility

### **Attachments**

Exhibit 1 – Appraisal

Exhibit 2 – Location Map & Survey

Exhibit 3 – Resolution

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Prepared by: Angela Salmon, Real Estate Program Manager, City Manager's Office

Charter Officer: Rickelle Williams, City Manager