



# Broward County

## Legislation Details (With Text)

**File #:** 19-488      **Version:** 1

**Status:** Agenda Ready

**In control:** Broward Municipal Services District

**On agenda:** 2/25/2020      **Final action:** 2/25/2020

**Title:** MOTION TO DECLARE Surplus to the County's needs two properties located in the Broward Municipal Services District; find that the properties are of insufficient size and shape to be issued a building permit and are of use to only one or more adjacent property owners due to their size, shape, location, and value; and authorize the Real Property Section to send notice to adjacent property owners of the County's intent to sell these surplus properties and manage the sale of the properties in accordance with Florida Statutes, Section 125.35(2) or if no bids are received, advertise the subject properties for sale and manage the sale of the properties in accordance with Florida Statutes, Section 125.35(1). (Commission District 9)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 - Parcel 1 - BCPA Data Sheet and Aerial Location Map, 2. Exhibit 2 - Parcel 2 - BCPA Data Sheet and Aerial Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### **Broward County Commission Regular Meeting**

**Director's Name:** Steven Hammond (Acting Director)

**Department:** Public Works      **Division:** Real Property

### Information

#### Requested Action

MOTION TO DECLARE Surplus to the County's needs two properties located in the Broward Municipal Services District; find that the properties are of insufficient size and shape to be issued a building permit and are of use to only one or more adjacent property owners due to their size, shape, location, and value; and authorize the Real Property Section to send notice to adjacent property owners of the County's intent to sell these surplus properties and manage the sale of the properties in accordance with Florida Statutes, Section 125.35(2) or if no bids are received, advertise the subject properties for sale and manage the sale of the properties in accordance with Florida Statutes, Section 125.35(1). **(Commission District 9)**

#### Why Action is Necessary

Board of County Commissioners' approval is required to declare as and dispose of surplus property pursuant to Florida Statutes, Section 125.35 and Broward County Administrative Code, Section 6.23.

#### What Action Accomplishes

Disposes of unused surplus real property and eliminates potential liability and maintenance costs.

#### Is this Action Goal Related

No

**Previous Action Taken**

None

**Summary Explanation/Background**

THE PUBLIC WORKS DEPARTMENT/FACILITIES MANAGEMENT DIVISION/REAL PROPERTY SECTION RECOMMENDS APPROVAL OF THE ABOVE MOTION.

This item relates to activities in the Broward Municipal Services District (BMSD) The Broward Municipal Services District, formerly known as Unincorporated Broward County, consists of 11.4 square miles and has a population of approximately 15,006.\* The Broward County Board of County Commissioners is the governing body of the District, and provides municipal services for the area, including business and housing development, library and park facilities, roadway maintenance, street enhancements, and zoning and code enforcement.

\*Source: Population data from the University of Florida's 2017 Bureau of Economic and Business Research. Land area was updated by the Planning and Development Management Division GIS Section using the latest annexation information (August 2018). The 2016 Population by Neighborhood is from the U.S. Census Bureau, 2012-2016, American Community Survey.

Parcel 1. The vacant parcel of land is identified by Folio Number 5042-05-04-1240, approximately 6,933 square feet, and located at the corner of Washington Drive & NW 8th Court in the BMSD. The parcel is zoned RM-6 (One Family Detached, Maximum Six units per acre), requiring 5,000 square feet per dwelling unit under the Broward County zoning code. The parcel's triangular shape and set-back requirements make it unbuildable. The Broward County Property Appraiser assesses the parcel's value at \$31,200. Broward County will retain a road easement at the northwest end of the property at the request of Highway Construction and Engineering Division.

Parcel 2. The vacant parcel of land is identified by Folio Number 5042-05-08-0710, approximately 3,845 square feet, and located at the corner of NW 8th Street and NW 25th Avenue in the BMSD. The parcel is zoned RM-16 (Multiple family - Maximum 16 units per acre), requiring 3,300 square feet for single family and 2,722 for all other housing under the Broward County zoning code. The parcel's irregular shape and set-back requirements make it unbuildable. The Broward County Property Appraiser assesses the parcel's value at \$17,300.

The parcels escheated to Broward County for non-payment of taxes. Titles were conveyed to the County via tax deed pursuant to Florida Statutes, Section 197.502 (8) since there were no bidders at public sales. All applicable Broward County agencies were solicited for potential County use of these properties or rights therein; no current or future use was identified for these parcels.

Pursuant to Florida Statutes, Section 125.35(2), "[w]hen the board of county commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property... and when, due to the size, shape, location, and value of the parcel, it is determined by the board that the parcel is of use only to one or more adjacent property owners, the Board may effect a private sale of the parcel" by sending notice to the adjacent property owners and accepting sealed bids from such property owners. The Board of

County Commissioners may convey the property to the highest bidder or may reject all offers.

In the event no adjacent owner submits a bid to purchase the property, staff recommends a sale offering be conducted through a bid process under Florida Statutes, Section 125.35(1) wherein the Board of County Commissioners has the authority to reject all bids in the event they are too low.

All documents have been reviewed and approved as to form by the Office of the County Attorney.

**Source of Additional Information**

Purvi A. Bhogaita, Director, Real Property Section, (954) 357-7333

Scott Campbell, Director, Facilities Management Division, (954) 357-5590

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

Proceeds from the sale of these properties will be deposited into 35040-35040-61208000-490010-BRW01-101221-ADMIN.