



Broward County

Legislation Details (With Text)

File #:	20-141	Version:	1	Status:	Agenda Ready
				In control:	Broward Municipal Services District
On agenda:	2/25/2020	Final action:	2/25/2020		
Title:	MOTION TO APPROVE Contract for Sale and Purchase between Broward County (Purchaser) and Dr. Larry G. James (Seller) of two parcels measuring approximately 21,478 square feet located at 2817 NW 8th Road in Fort Lauderdale in the Municipal Services District at a purchase price of \$260,000 for the expansion of Lafayette-Hart Park; authorize the Mayor and Clerk to execute Contract for Sale and Purchase; and authorize the Real Property Director to execute and process normal and customary title closing documents. (Commission District 9)				
Sponsors:					
Indexes:	Established Commission Goals				
Code sections:					
Attachments:	1. Exhibit 1 - Contract for Purchase and Sale, 2. Exhibit 2 - Property Appraiser Data Sheets, 3. Exhibit 3 - Aerial Location Map				

Date	Ver.	Action By	Action	Result
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Broward County Commission Regular Meeting

Director's Name: Steven Hammond (Acting Director)

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

Information

Requested Action

MOTION TO APPROVE Contract for Sale and Purchase between Broward County (Purchaser) and Dr. Larry G. James (Seller) of two parcels measuring approximately 21,478 square feet located at 2817 NW 8th Road in Fort Lauderdale in the Municipal Services District at a purchase price of \$260,000 for the expansion of Lafayette-Hart Park; authorize the Mayor and Clerk to execute Contract for Sale and Purchase; and authorize the Real Property Director to execute and process normal and customary title closing documents. **(Commission District 9)**

Why Action is Necessary

Board of County Commissioners' approval is required to acquire an interest in real property pursuant to Broward County Administrative Code, Section 6.23.

What Action Accomplishes

Adds property to Lafayette-Hart Park allowing expansion of existing park facilities.

Is this Action Goal Related

Yes

Previous Action Taken

None.

Summary Explanation/Background

THE PUBLIC WORKS DEPARTMENT/FACILITIES MANAGEMENT DIVISION/REAL PROPERTY SECTION AND THE PARKS AND RECREATION DIVISION RECOMMEND 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 G/S 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.

This item supports the Board's Vision of “cultivating community culture, arts, recreation, and life-long learning,” and the goals to “provide diverse artistic, cultural, educational and historical amenities and programs that contribute to add to a vibrant, multicultural and economically viable community”; to improve access to business development, educational, cultural, and recreational opportunities and amenities to the economically disadvantaged”; and “in coordination with our community partners, market and deliver world-class recreational opportunities.”

The property consists of two waterfront parcels measuring approximately 21,478 square feet and includes a vacant lot identified by Folio Number 5042-05-06-1041 and a lot with a 1,967 square-foot concrete block residence identified by Folio Number 5042-05-06-1050. Acquisition of the two parcels will allow the expansion of Lafayette-Hart Park located in the Municipal Services District. The Park hosts multiple community programs including after-school programs (2019 attendance was 2,472), teen programs (2019 attendance was 586) and summer recreation programs (2019 attendance was 2,221). The Park is also used for homeowners’ meeting and seniors’ programs.

The Broward County Property Appraiser assessed both parcels for ad valorem tax purposes for a total of \$217,830 in 2019. The parcels were appraised in January 2019 for a total value of \$260,000 (\$75,000 for the vacant lot and \$185,000 for the residential lot).

The Phase I Environmental Site Assessment found “no further investigation with regards to the environmental assessment of the subject property is recommended”.

The funding for this purchase will be from capital funds of the Broward Municipal Services District. There may be additional normal and customary closing costs incurred which are anticipated to be minimal.

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

Dan West, Director, Parks and Recreation, (954) 357-8106

Fiscal Impact

Fiscal Impact/Cost Summary

The funds for acquiring these parcels are located in Chart Field 35040-48100095-105366 LAND for a purchase price of \$260,000 plus normal and customary closing costs to include title insurance.