



Broward County

Legislation Details (With Text)

File #:	20-1757	Version:	1
		Status:	Agenda Ready
		In control:	County Administration - Real Property Section
On agenda:	11/10/2020	Final action:	11/10/2020
Title:	MOTION TO DECLARE Surplus to the County's needs real property comprised of approximately 12,458 square feet of Low (5) Residential Annexed zoned land located in the West Ken Lark and St. George neighborhoods in Lauderhill; find that the subject 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) allowing for the conveyance of the parcels at private sale without receiving bids or publishing notice if the parcels are not conveyed to adjacent property owners pursuant to Florida Statutes, Section 125.35(2). (Commission District 9)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Exhibit 1 - Property Fact Sheet_494231030590, 2. Exhibit 2 - Property Fact Sheet_494231050590, 3. Exhibit 3 - Property Fact Sheet_494231070670, 4. Exhibit 4 - Property Fact Sheet_504206000150, 5. Exhibit 5 - Property Fact Sheet_504206000180, 6. Exhibit 6 - Property Fact Sheet_504206020270, 7. Additional Material - Information		

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

Director's Name: Bertha Henry

Department: County Administration

Division: Real Property

Information

Requested Action

MOTION TO DECLARE Surplus to the County's needs real property comprised of approximately 12,458 square feet of Low (5) Residential Annexed zoned land located in the West Ken Lark and St. George neighborhoods in Lauderhill; find that the subject 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) allowing for the conveyance of the parcels at private sale without receiving bids or publishing notice if the parcels are not conveyed to adjacent property owners pursuant to Florida Statutes, Section 125.35(2). **(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

COUNTY ADMINISTRATION/REAL PROPERTY SECTION AND WATER AND WASTEWATER SERVICES RECOMMEND APPROVAL OF THE ABOVE MOTION.

Parcel 1. The vacant parcel of land is identified by Folio Number 4942-31-03-0590, approximately 1,512 square feet, and located south of NW 14th Street and west of NW 32nd Avenue in Lauderhill. The Broward County Property Appraiser assesses the parcel's value at \$5,290.

Parcel 2. The vacant parcel of land is identified by Folio Number 4942-31-05-0590, approximately 3,500 square feet, and located east of NW 34th Terrace in Lauderhill. Access to this parcel is via an easement over the adjacent property on the west side. The Broward County Property Appraiser assesses the parcel's value at \$28,250.

Parcel 3. The vacant parcel of land is identified by Folio Number 4942-31-07-0670, approximately 1,212 square feet, and located south of NW 14th Street and west of NW 32nd Avenue in Lauderhill. The Broward County Property Appraiser assesses the parcel's value at \$6,670.

Parcel 4. The vacant parcel of land is identified by Folio Number 5042-06-00-0150, approximately 1,000 square feet, and located south of NW 7th Place and east of NW 38th Avenue in Lauderhill. The Broward County Property Appraiser assesses the parcel's value at \$4,400.

Parcel 5. The vacant parcel of land is identified by Folio Number 5042-06-00-0180, approximately 4,609 square feet, and located south of NW 7th Place and east of NW 38th Avenue in Lauderhill. The Broward County Property Appraiser assesses the parcel's value at \$20,280.

Parcel 6. The vacant parcel of land is identified by Folio Number 5042-06-02-0270, approximately 625 square feet, and located south of NW 4th Street and east of NW 38th Avenue in Lauderhill. The Broward County Property Appraiser assesses the parcel's value at \$310.

The County acquired these parcels in the 1960's by warranty deed to be used as sewer lift stations. However, they are currently abandoned and no longer needed. All of them are zoned RS-5A, Low (5) Residential Annexed under the City of Lauderhill zoning code and deemed unbuildable. 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. The Board also may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice. In the event no adjacent owner submits a bid to purchase the property, staff recommends a private sale. To that effect, the County's Real Property Section will post the property on its website, and will send the link to the website to all those who have expressed interest in acquiring County property, currently registered in the Surplus Distribution List. The Board of County Commissioners will retain the authority to reject all bids in the event they are too low. The Board of County Commissioners must approve any sale of the property pursuant to bids received by adjacent property owners or offers to purchase the property received in response to the property's advertisement on the Real Property Section's website.

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

Source of Additional Information

Lary Mahoney, Director, Real Property Development, (954) 357- 7357

Alan W. Garcia, Director, Water & Wastewater Services, (954) 831-0704

Steve Hammond, AIA, Acting Director, Public Works Department, (954) 357-6410

Fiscal Impact

Fiscal Impact/Cost Summary

Proceeds from the sale of this property will be deposited into General Capital Fund, Account Number 10010-61208000-490010.