



Broward County

Legislation Details (With Text)

File #:	23-102	Version:	1
		Status:	Agenda Ready
		In control:	Public Works - Real Property and Real Estate Development Division
On agenda:	2/7/2023	Final action:	2/7/2023
Title:	MOTION TO APPROVE Purchase and Sale Agreement ("Agreement") between Broward County (Seller) and Catar Homes LLC (Purchaser), for the sale of surplus real property located at NW 27th Avenue in the Broward Municipal Services District (BMSD) at a purchase price of \$2,500, plus closing costs; authorize Mayor and Clerk to execute the Agreement and Quit Claim Deed and authorize recordation of the Quit Claim Deed; and authorize the Director of Real Property and Real Estate Development Division to execute and process normal and customary title closing documents. (Commission District 8)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Exhibit 1 - Purchase and Sale Agreement, 2. Exhibit 2 - Quitclaim Deed, 3. Exhibit 3 - Easement, 4. Exhibit 4 - Property Datasheet		

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

Director's Name: Lary S. Mahoney

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

Information

Requested Action

MOTION TO APPROVE Purchase and Sale Agreement ("Agreement") between Broward County (Seller) and Catar Homes LLC (Purchaser), for the sale of surplus real property located at NW 27th Avenue in the Broward Municipal Services District (BMSD) at a purchase price of \$2,500, plus closing costs; authorize Mayor and Clerk to execute the Agreement and Quit Claim Deed and authorize recordation of the Quit Claim Deed; and authorize the Director of Real Property and Real Estate Development Division to execute and process normal and customary title closing documents. (Commission District 8)

Why Action is Necessary

Board of County Commissioners' approval is required to sell surplus property pursuant to Section 125.35(2), Florida Statutes, 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

This item relates to activities in the Broward Municipal Services District (BMSD), formerly known as Unincorporated Broward County. The Broward County Board of County Commissioners is the governing body of the District and provides municipal services for the area.

On August 14, 2018, Agenda Item No.17, the Board of County Commissioners of Broward County, Florida ("Board") declared this parcel identified by Folio Number 4942 3201 3530, approximately 2,699 square feet, and located at the northwest corner of NW 27th Avenue and NW 15th Street in the Broward Municipal Services District (BMSD) surplus to the County's needs based on its unsuitability for development or building due to its size. The minimum lot size is 3,300 square feet for RD-10 (Duplex Dwelling Maximum Ten Units per Acre) zoning district in BMSD.

On December 1, 2020, Agenda Item No. 44, the Board approved a motion authorizing the Real Property Section to manage the sale of the parcel in accordance with Section 125.35(2), Florida Statutes, which allows for the conveyance of the parcel at private sale without receiving bids or publishing notice if the parcel is not conveyed to adjacent property owners pursuant to Section 125.35(2).

As required under Section 125.35(2), notices were sent to the only adjacent property owner advising of the County's intent to sell the parcel. At that time, the adjacent property owner showed no interest to purchase. The County's Real Property Section then posted the parcel on its website and sent the link to the website to all those who have expressed interest in acquiring the subject parcel and currently registered in the Surplus Distribution List. Only one offer was received, which offer was from the adjacent property owner in the amount of \$2,500. Upon the sale of this parcel to the adjacent property owner, the County will retain an easement for traffic control devices and sidewalks, which easement shall be recorded simultaneously with the deed.

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

Source of Additional Information

Lary S. Mahoney, Director, Real Property and Real Estate Development Division, Public Works Department, (954) 357-7357

Trevor M. A. Fisher, P.E., MBA, Director, Public Works Department, (954) 357-6410

Fiscal Impact

Fiscal Impact/Cost Summary

Proceeds from the sale of this property will be deposited into ChartField 10010-61401010-490010.