

RESOLUTION NO. R-2014-023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A QUITCLAIM DEED TO ROBERT FAUTZ FOR THE SALE OF A CITY OWNED VACANT COMMERCIAL LOT, PARCEL ID NO. 514204010050, AS SURPLUS PROPERTY FOR \$28,000.00, SAID LOT LOCATED AT 2221 SHERIDAN STREET.

WHEREAS, the Director of Real Estate has identified nine (9) City owned vacant lots for classification as surplus property to be sold "AS IS" with conveyance by Quit Claim Deed; and

WHEREAS, Parcel ID No. 514204010050 (Liberia 1-34 B Lot 6 Less S 20 For Rd Blk 1) consists of an approximately 40' x 83' vacant commercial lot at 2221 Sheridan Street that escheated to the County for delinquent taxes during 1997 and was subsequently conveyed to the City on March 24, 1998; and

WHEREAS, City Charter Section 13.01., Sale of City-owned real property, states in Section (a) that any property which the city proposes to sell or otherwise dispose of must be appraised by one (1) independent, qualified appraiser. However, property which is listed by the Broward County Property Appraiser as having a value of not more than twenty-five thousand dollars (\$25,000.00) may be sold or disposed of without an appraisal. If the appraiser values the property in excess of two hundred fifty thousand dollars (\$250,000.00), a second independent appraisal is required and if the two appraisals differ by more than 25%, a third independent appraisal is required; and

WHEREAS, based on a BCPA 2014 market value of \$26,910.00, one appraisal was required, which was obtained from the appraisal firm of L. B. Slater & Company, who provided an estimated market value of \$24,000.00; and

WHEREAS, the Director of Real Estate requested that Procurement Services issue an informal sealed bid for the sale of nine (9) surplus City properties including the subject parcel; and

WHEREAS, on December 4, 2013, Notices of Availability for Sealed Sale Bid Number S-201 were mailed and the bid was advertised on-line via the City's website and DemandStar; and

WHEREAS, Sealed Bid Sale Number S-201 was opened at 3:00 P.M. on January 7, 2014 and resulted in written bids from six (6) bidders for Parcel ID No. 514204010050 as follows:

Robert Fautz, Hollywood, FL	\$28,000.00	
Henry Graham, Hollywood, FL	\$25,000.00	
Joav Holdings, LLC, Hollywood, FL	\$20,500.00	
Nicholas Tranchina, Hollywood, FL	\$13,500.00	
Michael Joshua, Miami Gardens, FL	\$ 5,000.00	
Sheryl White, Miramar FL	\$ 500.00	;and

WHEREAS, the successful bidder must provide payment within forty-five (45) days following approval by the City Commission and is responsible for all closing costs, including, but not necessarily limited to, recording fees with payment in the form of a Cashier's Check, Official Check, or U.S. Postal Money Order at a closing to be held at a time and location selected by the City; and

WHEREAS, it is the sole responsibility of the successful bidder to claim the land parcel and make payment of the bid amount and all fees prescribed herein and the City assumes no liability for such claim; and

WHEREAS, pursuant to Section 13.01. (b) and (c) of the City Charter, given that the subject sale is less than \$250,000.00 and not beach, beachfront, park, or other recreational facility, the property may be sold upon a simple majority vote of the City Commission; and

WHEREAS, given that a sale will return the property to the tax rolls and reduce the City's ongoing maintenance costs, the Director of Real Estate and the Director of Procurement Services recommend that the City Commission approve and authorize the execution, by the appropriate City Officials, of a Quitclaim Deed for the sale of Parcel ID No. 514204010050 to Robert Fautz of Hollywood, Florida in the amount of \$28,000.00;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves and authorizes the appropriate City Officials to execute a Quitclaim Deed conveying all rights, title and interest of the City of Hollywood in and to said property to Robert Fautz for the sale price of \$28,000.00, in a form acceptable to the City Manager and approved as to form and legality by the City Attorney.

RESOLUTION: SALE OF PARCEL ID NO. 514204010050 TO ROBERT FAUTZ

Section 2: That it hereby authorizes the acceptance of the sales proceeds and directs that this revenue be deposited in the Surplus Property Revenue Account Number 01.1200.00000.364.00220.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 5 day of Feb, 2014.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.


JEFFREY P. SHEFFEL, CITY ATTORNEY ^{at}